

LOT 9

STORM AND SANITARY SEWER EASEMENT
N/E
SANYO LLC
1630 SPILLMAN DRIVE
P7-6-04-9-0204
DBV. 2017-1 PG. 059325

E. FOURTH ST. (ROUTE 412)
(VARIABLE WIDTH R.O.W.)

N/E
LEHIGH VALLEY INDUSTRIAL PARK, INC.
1780 SPILLMAN DRIVE
P7-6-04-10-0204
DBV. 2004-1 PG. 270777

LOT 23

N/E
LEHIGH VALLEY INDUSTRIAL PARK, INC.
1620 S 4TH STREET
P7-10-1-03
DBV. 2004-1 PG. 209584

24A

24B

26A

REFERENCED AS
"ONE WAY IN-OUT"

PROP. CURB

PROP. ACCESS
ROAD PAVEMENT

PROP. CURB

PROP. MACADAM
ACCESS ROAD
"BACKBONE"

EXISTING LOT LINE
TO BE EXTINGUISHED

SHEET LAYOUT NOTES:

- CONTRACTOR SHALL REFER TO THE SHEET ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH 4" WIDE, AT 45° AND 2 FEET O.C.
- ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE Pylon SIGN WITH SHEETS.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

Benchmarks for this Plan

- BENCHMARK-1, CORNER OF MAST ARM LOCATED AT THE SW CORNER OF EMERY SOUTH AND 412, IN THE WEST CONC. ISLAND, ELEVATION=292.22
- BENCHMARK-2, SW CORNER OF A LIGHT POST LOCATED AT THE SE CORNER OF Rte. 412 AND LYNN AVE. ELEVATION=306.74
- BENCHMARK-3, SOUTH TOP CURB OF STORM INLET LOCATED ON THE WEST SIDE OF EMERY SOUTH, APPROX. 292 FT. SOUTH OF BM-1, ELEVATION=289.90



"CALL BEFORE YOU DIG"

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

BETHLEHEM CITY (OX)
PPL ELECTRIC (PPL)
SERVICE ELECTRIC CABLE TV (NET)
UGI UTILITIES LEHIGH HAZLETON (U)
FIRSTLIGHT FIBER (ON)
VERIZON (V)

THIS PROJECT'S DESIGNER INDUSTRY NO. 20221514398

PROJECT / SERIAL NUMBERS / EXCAVATION-DEMOLITION / TYPE OF ONE CALL / DATE / ADDRESS / NEAREST INT. / TOWNSHIP / COUNTY

4993 / 20221514398 / EXCAVATION / ROUTINE / 6/15/2022 / 1720/1740 E. 4th ST. / EMERY STREET / CITY OF BETHLEHEM / NORTHAMPTON

Legend

---	PROPERTY LINE/RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	ADJACENT PROPERTY LINE
---	EXISTING STORM SEWER
---	EXISTING CURB
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING GAS MAIN
---	EXISTING WATER LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	EXISTING STORM INLET
---	EXISTING STORM MANHOLE
---	EXISTING SANITARY MANHOLE
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING UTILITY POLE
---	EXISTING DIRT WALK
---	EXISTING LIGHT POLE
---	EXISTING HIGH PAV
---	EXISTING TREES
---	EXISTING CONCRETE SIDEWALK
---	PROPOSED CURB

SIGN SCHEDULE

SYMBOL	QUANTITY	DESCRIPTION	AREA	HEIGHT
(A)	7	PENNDOT RT-1 "STOP" THE 3-HOUR BENEATH SHEETING	30"x30"	9'
(B)	2	PENNDOT RT-8 "RESERVED PARKING"	12"x18"	8.5'
(C)	2	PENNDOT RT-8A "VAN ACCESSIBLE"	12"x18"	8.5'

SIGNAGE NOTE:
ALL SITE AND BUILDING SIGNAGE WILL BE INSTALLED IN CONFORMITY WITH ARTICLE 1330 OF THE CITY OF BETHLEHEM ZONING ORDINANCE AND LVP COVENANTS. DETAILED DIMENSIONS WITH DESIGNED DIMENSIONS OF THE PROPOSED SIGNS WILL BE PROVIDED TO THE CITY & LVP FOR APPROVAL PRIOR TO OBTAINING ANY REQUIRED PERMITS FOR THEIR CONSTRUCTION.

ADA RAMP DETAILS

- NOTES:**
- ALL ADA CURB RAMPS SHALL CONFORM TO PENNDOT PUBLICATION 72M RC-67M OF JUNE 1, 2010 OR THE LATEST REVISION.
 - ALL PROPOSED PEDESTRIAN CURB RAMPS TO HAVE "RED" TRUNCATED DOME DETECTABLE WARNING AREAS THAT COMPLY WITH THE CURRENT PENNDOT DESIGN MANUAL AND ADA REQUIREMENTS.

AT THE MEETING ON _____, 2022, THE BETHLEHEM CITY PLANNING COMMISSION, BETHLEHEM, PENNSYLVANIA, DULY EXAMINED AND APPROVED THIS PLAN OF THE PROPERTY LOT 24A/24B, LVP VII LOCATED IN NORTHAMPTON COUNTY AS SHOWN HEREIN.

CHAIRMAN _____
SECRETARY _____

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION FOR LEHIGH AND NORTHAMPTON COUNTIES.

LVP STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____

THIS PLAN WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR NORTHAMPTON COUNTY, ON _____ IN PLAN BOOK _____ PAGE _____

Owner Signature:
LVP
COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF NORTHAMPTON }
I, _____ OF _____ CORPORATION NAME

BENING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS THE TRUE AND LAWFUL OWNER OF PROPERTY KNOWN AS _____ THAT THE ABOVE DESCRIBED PROPERTY IS IN THE PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO LIENS PENDING AFFECTING THE TITLE THEREOF.

LVP CORPORATION CORPORATION OFFICIAL

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC

Developer/Applicant Signature:
SHEETZ
COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF NORTHAMPTON }
I, _____ OF _____ CORPORATION NAME

BENING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS THE TRUE AND LAWFUL OWNER OF PROPERTY KNOWN AS _____ THAT THE ABOVE DESCRIBED PROPERTY IS IN THE PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO LIENS PENDING AFFECTING THE TITLE THEREOF.

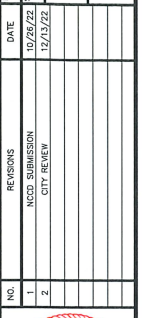
SHEETZ CORPORATION CORPORATION OFFICIAL

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC

PRELIMINARY/FINAL LAND DEVELOPMENT
(RECORD PLAN 2 OF 2)

REVISIONS	DATE	BY	DATE
1	10/26/22	SCALE: 1"=30'	10/13/22
2		CITY REVIEW	
PROJECT NO.		4993	
SHEET NO.		02 OF 21	



PLAN TITLE: RECORD PLAN
PROJECT TITLE: LVP VII - LOTS 24A and 24B
1780 EAST 4th STREET

CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

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