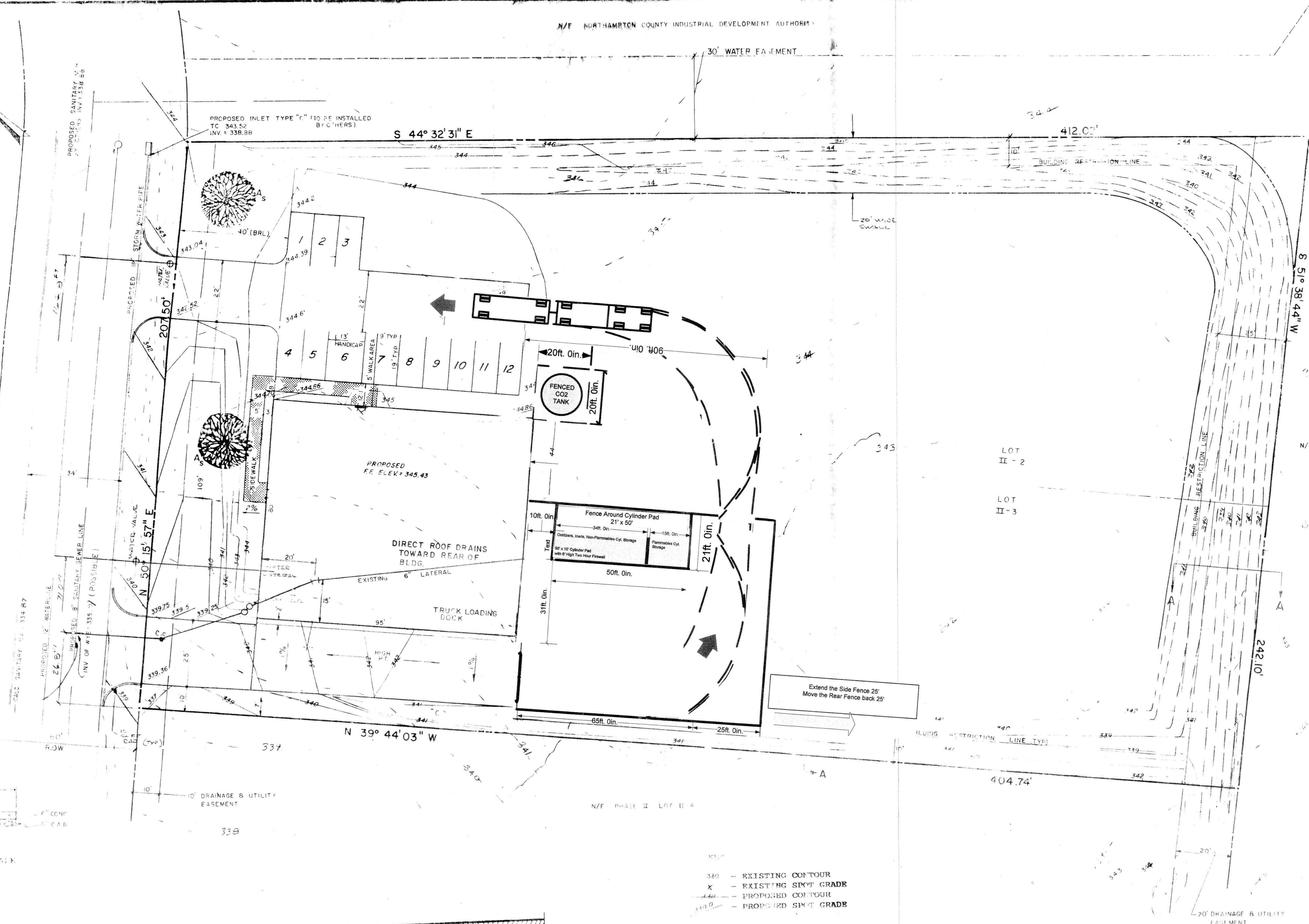


NOTE: TREE LOCATIONS ARE SHOWN FOR SCHEMATIC PURPOSES. THE ACTUAL TREE LOCATIONS ARE SUBJECT TO THE CITY FORESTER'S APPROVAL.

WIN DRIVE



SITE DATA

ZONING	- P-1 - INDUSTRIAL PARK
SETBACKS	- FRONT 40' - SIDE 10' - REAR 10'
USE	- PERMITTED BY ZONING - 100,000 SQ. FT. MAX.
SEWER SERVICE	- CITY OF BETHLEHEM
WATER SERVICE	- CITY OF BETHLEHEM
PARKING SPACES	- 50 - 5' MIN. PER SPACE
BUILDING AREA	- 10,000 SQ. FT.
BUILDING COVERAGE	- 8.3%
BUILDING TYPE	- 1 STORY INDUSTRIAL BUILDING
LOT AREA	- 2.11 ACRES
TAX MAP	- P-1, L-10, R-10
DEED REFERENCE	- 159-1103
RECORD OWNER	- WIN-PROP, INC.
	- P.O. BOX 493
	- EASTON, PA 18042
	- LEO A. HANOVER
	- 1815 STEPHEN ST.
	- BETHLEHEM, PA
	- (717) 365-8111

NOTES

IN COMPLIANCE WITH ACT 207, ALL CONTRACTORS OR OWNERS PERFORMING ANY EXCAVATIONS ON THIS PROJECT SHALL CONTACT ALL COMPANIES AND UTILITIES WHO HAVE FACILITIES UNDER THE ACT AS HAVING UNDERGROUND FACILITIES WITHIN THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, THE PA PUBLIC-UTILITY MAP BE UTILIZED. (1-800-242-1776)

PLAN NOTES

- 1) THE "BETHLEHEM INDUSTRIAL PARK PROTECTIVE COVENANTS" BY THE CITY OF BETHLEHEM, 2, 1988 AND RECORDED IN THE 2ND, P-10, R-10, DEED.
- 2) SANITARY SEWER AND WATER LATERALS SHALL BE EXTERIOR TO THE BUILDING. MATERIAL AND CONSTRUCTION AND INSTALLATION OF THE LATERALS SHALL BE IN ACCORDANCE WITH THE CITY OF BETHLEHEM STANDARDS. SEE CITY OF BETHLEHEM STANDARDS.
- 3) THE DRIVEWAY ENTRANCE SHALL COMPLY TO THE CITY OF BETHLEHEM STANDARDS. DRIVEWAY ENTRANCE AND APPROACH AS SHOWN.
- 4) CURB AND ROAD MATERIAL IN WIN DRIVE TO BE INSTALLED BY OTHERS.

NOTE

DETAILED TOPOGRAPHICAL ELEVATIONS FOR THIS SITE ARE DIFFERENT FROM THE OFFICIAL TOPOGRAPHIC MAP. TOPOGRAPHY SHOWN ON THE SITE PLAN IS BASED ON THE CITY OF BETHLEHEM INDUSTRIAL PARK. OFF-SITE ELEVATIONS SHOWN ON THE BETHLEHEM INDUSTRIAL PARK PLAN SHALL BE INSTALLED BY OTHERS.

PLANTING SCHEDULE

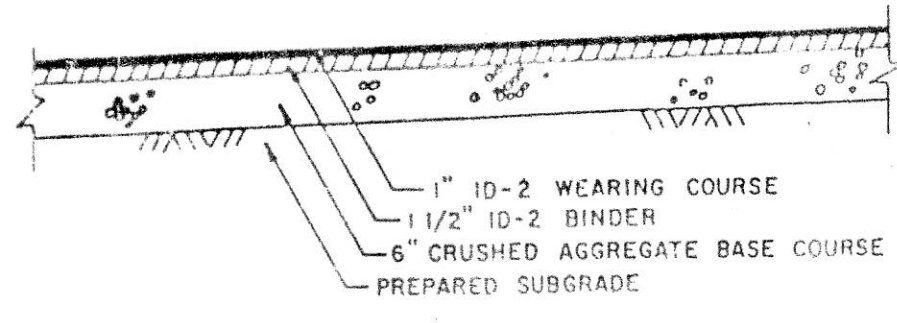
PLANT CODE	QTY.	COMMON NAME	BOTANICAL NAME	CALIBER	REMARKS
A-8	2	SOGAR PAPER	ACER SACCARINUM	2" - 2 1/2"	3' MIN. H.

"AS - BUILT" WATER - SEWER & SWALE LOCATIONS

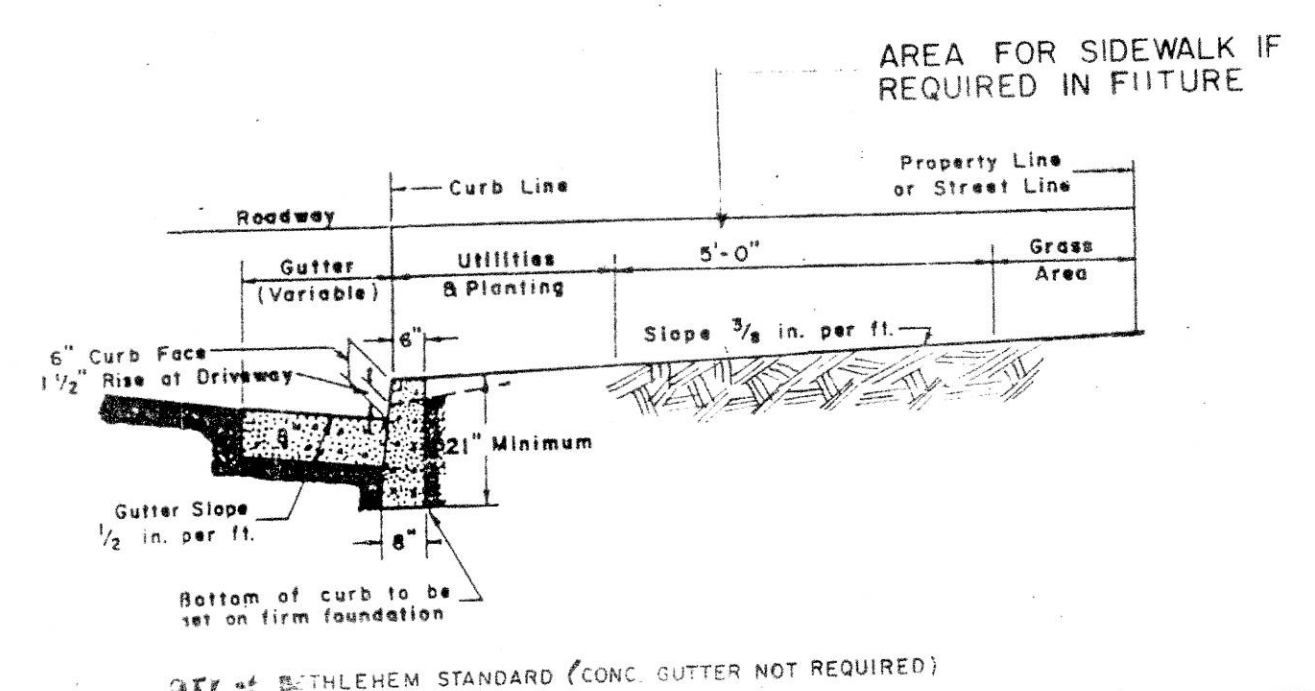
BETHLEHEM INDUSTRIAL PARK LOT II-2 & II-3
MAP REF. MAP BOOK 89, PG. 379 TITLED PHASE II & CONSOLIDATION PLAN RECORDED 11/14/89

BETHLEHEM WELDING & GATLEY SUPPLY, INC. II

REVISIONS 07/22/90 GENERAL 10/31/90 SECTION A-A B.C. CLINE 01/14/90 SWALE A.F. HAY 12/26/90 SANITARY	SITE PLAN 15th WARD CITY OF BETHLEHEM NORTHAMPTON COUNTY PENNSYLVANIA HANOVER ENGINEERING ASSOCIATES, P.C. BETHLEHEM, PENNSYLVANIA	DATE 9/27/90 SHEET NO. 1 OF 1
--	---	--



TYPICAL PAVING DETAIL



SECTION A-A

BENCH MARK
TOP OF FIRE HYDRANT AT NORTHWEST CORNER
OF SITE - ELEVATION: 350.25

