

| EXISTING PARKING DEMAND | | | | | | | | | |
|---|------------------------|-----------------|-----------------|--------------------|----------|-----------------|---------------------------------|------------------|---------------------------------|
| EXISTING USE | BASE PARKING | | | ADDITIONAL PARKING | | | TOTAL NUMBER OF REQUIRED SPACES | | |
| | UNITS | NUMBER OF UNITS | SPACES PER UNIT | PARKING REQUIRED | UNITS | NUMBER OF UNITS | SPACES PER UNIT | PARKING REQUIRED | TOTAL NUMBER OF REQUIRED SPACES |
| GAMING | 0-40,000 SQ. FT. | 40,000 | 0.012 | 480 | --- | --- | --- | 0 | 480 |
| | 40,000-100,000 SQ. FT. | 60,000 | 0.006 | 360 | --- | --- | --- | 0 | 360 |
| | >100,000 SQ. FT. | 77,832 | 0.003 | 233 | --- | --- | --- | 0 | 233 |
| HOTEL | ROOM | 281 | 0.800 | 227 | EMPLOYEE | 100 | 0.50 | 50 | 277 |
| RETAIL | SQ. FT. | 178,936 | 0.004 | 716 | --- | --- | --- | 0 | 716 |
| EVENT CENTER | MAX OCCUPANCY | 3,800 | 0.250 | 950 | --- | --- | --- | 0 | 950 |
| MULTI-PURPOSE SPACE* | MAX OCCUPANCY | 972 | 0.250 | 243 | --- | --- | --- | 0 | 243 |
| RESTAURANT | SEAT | 276 | 0.250 | 69 | EMPLOYEE | 100 | 0.50 | 50 | 119 |
| TOTAL PARKING REQUIRED FOR EXISTING FACILITY: | | | | | | | | | 3,886 |
| SUPPLEMENTARY USE CREDIT**: | | | | | | | | | 1,071 |
| EXISTING FACILITY PARKING DEMAND: | | | | | | | | | 3,389 |

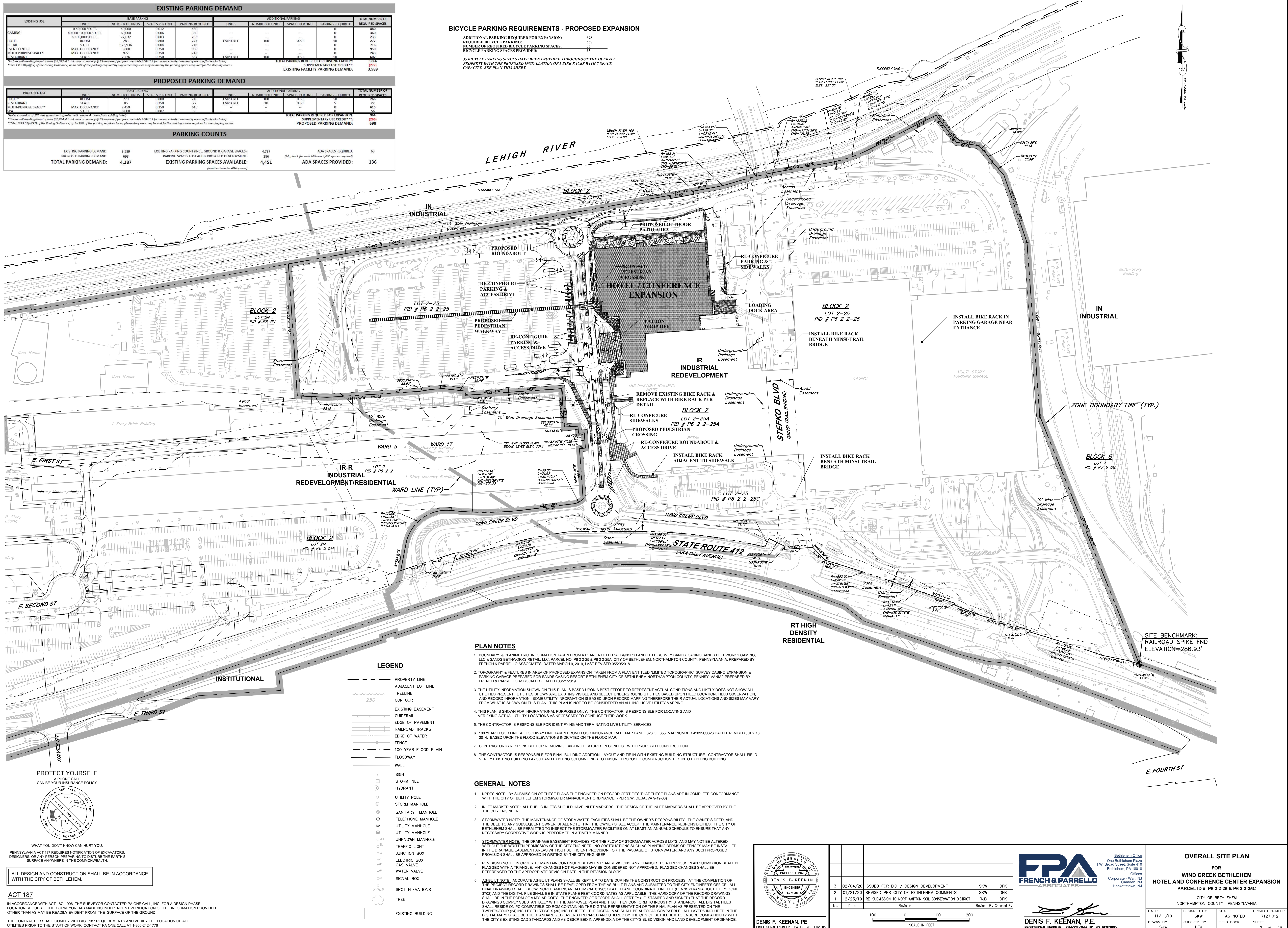
| PROPOSED PARKING DEMAND | | | | | | | | | |
|---------------------------------------|---------------|-----------------|-----------------|--------------------|----------|-----------------|---------------------------------|------------------|---------------------------------|
| PROPOSED USE | BASE PARKING | | | ADDITIONAL PARKING | | | TOTAL NUMBER OF REQUIRED SPACES | | |
| | UNITS | NUMBER OF UNITS | SPACES PER UNIT | PARKING REQUIRED | UNITS | NUMBER OF UNITS | SPACES PER UNIT | PARKING REQUIRED | TOTAL NUMBER OF REQUIRED SPACES |
| BOY'S | ROOM | 720 | 0.400 | 288 | --- | --- | --- | 0 | 288 |
| RESTAURANT | SEAT | 85 | 0.250 | 21 | EMPLOYEE | 10 | 0.50 | 5 | 27 |
| MULTI-PURPOSE SPACE** | MAX OCCUPANCY | 2,400 | 0.250 | 600 | --- | --- | --- | 0 | 600 |
| BAR | SEAT | 1,000 | 0.007 | 50 | --- | --- | --- | 0 | 50 |
| TOTAL PARKING REQUIRED FOR EXPANSION: | | | | | | | | | 888 |
| SUPPLEMENTARY USE CREDIT***: | | | | | | | | | 1,068 |
| PROPOSED PARKING DEMAND: | | | | | | | | | 698 |

| PARKING COUNTS | | | |
|------------------------------|--------------|--|--------------|
| EXISTING PARKING DEMAND: | 3,389 | EXISTING PARKING COUNT (INCL. GROUND & GARAGE SPACES): | 4,737 |
| PROPOSED PARKING DEMAND: | 698 | PARKING SPACES LOST AFTER PROPOSED DEVELOPMENT: | 286 |
| TOTAL PARKING DEMAND: | 4,287 | EXISTING PARKING SPACES AVAILABLE: | 4,451 |
| | | ADA SPACES REQUIRED: | 63 |
| | | ADA SPACES PROVIDED: | 136 |

BICYCLE PARKING REQUIREMENTS - PROPOSED EXPANSION

ADDITIONAL PARKING REQUIRED FOR EXPANSION: 698
 REQUIRED BICYCLE PARKING: 4%
 NUMBER OF REQUIRED BICYCLE PARKING SPACES: 35
 BICYCLE PARKING SPACES PROVIDED: 35

35 BICYCLE PARKING SPACES HAVE BEEN PROVIDED THROUGHOUT THE OVERALL PROPERTY WITH THE PROPOSED INSTALLATION OF BIKE RACKS WITH 2-SPACE CAPACITY. SEE PLAN THIS SHEET.



PLAN NOTES

- BOUNDARY & PLANIMETRIC INFORMATION TAKEN FROM A PLAN ENTITLED "ALTANPS LAND TITLE SURVEY SANDS CASINO SANDS BETHLEHEM GAMING, LLC & SANDS BETHLEHEM RETAIL, LLC, PARCEL NO. P6 2-25 & P6 2-25A, CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA, PREPARED BY FRENCH & PARELLO ASSOCIATES, DATED MARCH 9, 2010, LAST REVISED 05/09/2018.
- TOPOGRAPHY & FEATURES IN AREA OF PROPOSED EXPANSION TAKEN FROM A PLAN ENTITLED "LIMITED TOPOGRAPHIC SURVEY CASINO EXPANSION & PARKING GARAGE PREPARED FOR SANDS CASINO RESORT BETHLEHEM CITY OF BETHLEHEM NORTHAMPTON COUNTY, PENNSYLVANIA, PREPARED BY FRENCH & PARELLO ASSOCIATES, DATED 08/21/2019.
- UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED UPON A BEST EFFORT TO REPRESENT ACTUAL CONDITIONS AND LIKELY DOES NOT SHOW ALL UTILITIES PRESENT. UTILITIES SHOWN ARE EXISTING HISIBLE AND SELECT UNDERGROUND UTILITIES BASED UPON FIELD LOCATION, FIELD OBSERVATION, AND RECORD INFORMATION. SOME UTILITY INFORMATION IS BASED UPON RECORD MAPPING THEREFORE THEIR ACTUAL LOCATIONS AND SIZES MAY VARY FROM WHAT IS SHOWN ON THIS PLAN. THIS PLAN IS NOT TO BE CONSIDERED AN ALL-INCLUSIVE UTILITY MAPPING.
- THIS PLAN IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ACTUAL UTILITY LOCATIONS AS NECESSARY TO CONDUCT THEIR WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND TERMINATING LIFE UTILITY SERVICES.
- 100 YEAR FLOOD LINE & FLOODWAY LINE TAKEN FROM FLOOD INSURANCE RATE MAP PANEL 326 OF 355, MAP NUMBER 42095C0326 DATED REVISED JULY 16, 2014, BASED UPON THE FLOOD ELEVATIONS INDICATED ON THE FLOOD MAP.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING FEATURES IN CONFLICT WITH PROPOSED CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FINAL BUILDING ADDITION LAYOUT AND TIE IN WITH EXISTING BUILDING STRUCTURE. CONTRACTOR SHALL FIELD VERIFY EXISTING BUILDING LAYOUT AND EXISTING COLUMN LINES TO ENSURE PROPOSED CONSTRUCTION TIES INTO EXISTING BUILDING.

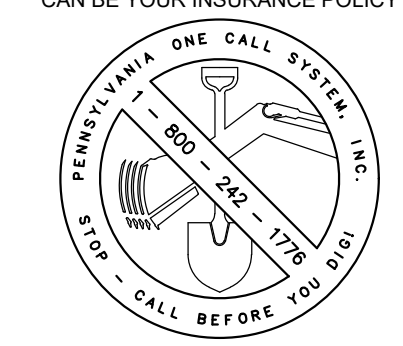
GENERAL NOTES

- NOTES: BY SUBMISSION OF THESE PLANS THE ENGINEER ON RECORD CERTIFIES THAT THESE PLANS ARE IN COMPLETE CONFORMANCE WITH THE CITY OF BETHLEHEM STORMWATER MANAGEMENT ORDINANCE. (PER S.W. DESALVA 9-19-06)
- INLET MARKER NOTE: ALL PUBLIC INLETS SHOULD HAVE INLET MARKERS. THE DESIGN OF THE INLET MARKERS SHALL BE APPROVED BY THE CITY ENGINEER.
- STORMWATER NOTE: THE MAINTENANCE OF STORMWATER FACILITIES SHALL BE THE OWNER'S RESPONSIBILITY. THE OWNER'S DEED, AND THE DEED TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES. THE CITY OF BETHLEHEM SHALL BE PERMITTED TO INSPECT THE STORMWATER FACILITIES ON AT LEAST AN ANNUAL SCHEDULE TO ENSURE THAT ANY NECESSARY CORRECTIVE WORK IS PERFORMED IN A TIMELY MANNER.
- STORMWATER NOTE: THE DRAINAGE EASEMENT PROVIDES FOR THE FLOW OF STORMWATER ACROSS LOTS, AND MAY NOT BE ALTERED WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER. NO OBSTRUCTIONS SUCH AS PLANTING BERRIES OR FENCES MAY BE INSTALLED IN THE DRAINAGE EASEMENT AREAS WITHOUT SUFFICIENT PROVISION FOR THE PASSAGE OF STORMWATER, AND ANY SUCH PROPOSED PROVISION SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER.
- REVISIONS NOTE: IN ORDER TO MAINTAIN CONTINUITY BETWEEN PLAN REVISIONS, ANY CHANGES TO A PREVIOUS PLAN SUBMISSION SHALL BE FLAGGED WITH A TRIANGLE. ANY CHANGES NOT FLAGGED MAY BE CONSIDERED NOT APPROVED. FLAGGED CHANGES SHALL BE REFERENCED TO THE APPROPRIATE REVISION DATE IN THE REVISION BLOCK.
- AS-BUILT NOTE: ACCURATE AS-BUILT PLANS SHALL BE KEPT UP TO DATE DURING THE CONSTRUCTION PROCESS. AT THE COMPLETION OF THE PROJECT RECORD DRAWINGS SHALL BE DEVELOPED FROM THE AS-BUILT PLANS AND SUBMITTED TO THE CITY ENGINEERS OFFICE. ALL FINAL DRAWINGS SHALL SHOW NORTH AMERICAN DATUM (NAD) 1983 STATE PLANE COORDINATES IN FEET. NORTHAMPTON COUNTY SOUTH, FIRE ZONE 3702) AND THE DIGITAL FILE SHALL BE IN STATE PLANE FEET COORDINATES AS APPLICABLE. THE HARD COPY OF THE RECORD DRAWINGS SHALL BE IN THE FORM OF A 24" X 36" COPY. THE ENGINEER OF RECORD SHALL CERTIFY (IF STAMPED AND SIGNED) THAT THE RECORD DRAWINGS COMPLY SUBSTANTIALLY WITH THE APPROVED PLAN AND THAT THEY CONFORM TO INDUSTRY STANDARDS. ALL DIGITAL FILES SHALL RESIDE ON PC COMPATIBLE CD ROM CONTAINING THE DIGITAL REPRESENTATION OF THE FINAL PLAN AS PRESENTED ON THE TWENTY-FOUR (24) INCH BY THIRTY-SIX (36) INCH SHEETS. THE DIGITAL MAP SHALL BE AUTOCAD COMPATIBLE. ALL LAYERS INCLUDED IN THE DIGITAL MAPS SHALL BE THE STANDARDIZED LAYERS PREPARED AND UTILIZED BY THE CITY OF BETHLEHEM TO ENSURE COMPATIBILITY WITH THE CITY'S EXISTING CAD STANDARDS AND AS DESCRIBED IN APPENDIX A OF THE CITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- TIE LINE
- 250' CONTOUR
- EXISTING EASEMENT
- GUTTER/RAIL
- EDGE OF PAVEMENT
- RAILROAD TRACKS
- EDGE OF WATER
- FENCE
- 100 YEAR FLOOD PLAN
- FLOODWAY
- WALL
- SIGN
- STORM INLET
- HYDRANT
- UTILITY POLE
- STORM MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- UTILITY MANHOLE
- UNKNOWN MANHOLE
- TRAFFIC LIGHT
- JUNCTION BOX
- ELECTRIC BOX
- GAS VALVE
- WATER VALVE
- SIGNAL BOX
- SPOT ELEVATIONS
- TREE
- EXISTING BUILDING

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
 PENNSYLVANIA ACT 187 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BETHLEHEM.

ACT 187
 IN ACCORDANCE WITH ACT 187, 1996, THE SURVEYOR CONTACTED PA ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.

THE CONTRACTOR SHALL COMPLY WITH ACT 187 REQUIREMENTS AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK. CONTACT PA ONE CALL AT 1-800-242-1776

DENIS F. KEENAN, PE
 PROFESSIONAL ENGINEER PA, LIC. NO. 1007005

| No. | Date | Revision | By | Checked By |
|-----|----------|---|-----|------------|
| 3 | 02/04/20 | ISSUED FOR BID / DESIGN DEVELOPMENT | SKW | DFK |
| 2 | 01/21/20 | REVISED PER CITY OF BETHLEHEM COMMENTS | SKW | DFK |
| 1 | 12/23/19 | RE-SUBMISSION TO NORTHAMPTON SOIL CONSERVATION DISTRICT | RUB | DFK |

FRA
FRENCH & PARELLO
 ASSOCIATES

Bethlehem Office
 One Bethlehem Plaza
 1 W. Broad Street, Suite 410
 Bethlehem, PA 18018

Offices
 Corporate - Wall, NJ
 Camden, NJ
 Hackensack, NJ

DENIS F. KEENAN, P.E.
 PROFESSIONAL ENGINEER, PENNSYLVANIA LIC. NO. 1007005

OVERALL SITE PLAN
 FOR
WIND CREEK BETHLEHEM
HOTEL AND CONFERENCE CENTER EXPANSION
 PARCEL ID # P6 2-25 & P6 2-25C

CITY OF BETHLEHEM
 NORTHAMPTON COUNTY, PENNSYLVANIA

DATE: 11/11/19 DESIGNED BY: SKW SCALE: AS NOTED PROJECT NUMBER: 7127.012
 DRAWN BY: SKW CHECKED BY: DFK FIELD BOOK SHEETS: 2 of 19

PA_V:\1700\1727 - SANDS CASINO RESORT BETHLEHEM\1727\012 - HOTEL EXPANSION-SITE_CAD\1727\DWG\1727-012-SP-OVERALL SITE PLAN.dwg