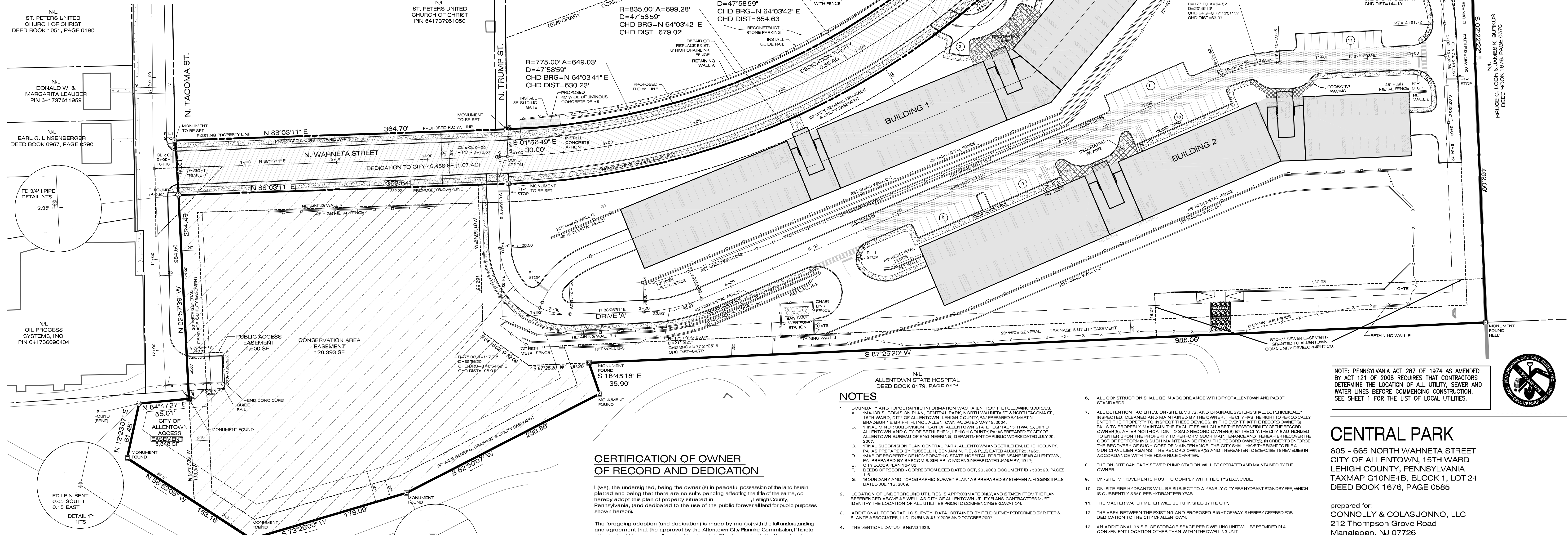


LOCATION MAP SCALE 1"=1000'

**LEGEND**

- | EXISTING FEATURES |                        | PROPOSED FEATURES |  |
|-------------------|------------------------|-------------------|--|
|                   | SANITARY MANHOLE       |                   | STORM SEWER MANHOLE                      |
|                   | STORM INLET            |                   | STORM SEWER INLET TYPE C                 |
|                   | FIRE HYDRANT           |                   | STORM SEWER INLET TYPE M OR S            |
|                   | WATER VALVE            |                   | END WALL                                 |
|                   | GAS VALVE              |                   | FIRE HYDRANT                             |
|                   | UTILITY POLE           |                   | SANITARY SEWER MANHOLE                   |
|                   | SIGN                   |                   | SIGN                                     |
|                   | SANITARY SEWER         |                   | SPOT ELEVATION                           |
|                   | UNDERGROUND WATER LINE |                   | SANITARY SEWER                           |
|                   | UNDERGROUND GAS LINE   |                   | SANITARY SEWER LATERAL                   |
|                   | AERIAL ELECTRIC LINE   |                   | SANITARY SEWER FORCE MAIN                |
|                   | FENCE LINE             |                   | STORM SEWER                              |
|                   | SOIL BOUNDARY          |                   | ROOF DRAIN                               |
|                   | MONUMENT FOUND         |                   | UNDERGROUND WATER LINE                   |
|                   | IRON PIN FOUND         |                   | UNDERGROUND WATER SERVICE LINE           |
|                   |                        |                   | UNDERGROUND ELECTRIC/COMMUNICATIONS LINE |
|                   |                        |                   | UNDERGROUND GAS LINE                     |
|                   |                        |                   | WOODEN FENCE                             |
|                   |                        |                   | CHAIN LINK FENCE                         |
|                   |                        |                   | GUIDE RAIL                               |
|                   |                        |                   | RIPRAP STILLING BASIN                    |
|                   |                        |                   | MONUMENT TO BE SET                       |



**ZONING RMH MEDIUM HIGH DENSITY RESIDENTIAL**

	REQUIRED	PROVIDED
MINIMUM LOT AREA	9,000 SF	527,325 SF (12.10 AC PROPOSED)
FRONT YARD	20'	21'
REAR YARD	35'	45'
SIDE YARD (1.2 PAGE 88)	25'	71'
BUILDING HEIGHT	38' / 3 STORIES	38' / 3 STORIES
BUILDING COVERAGE	NA	1.63% (87,303 SF)
IMPERVIOUS COVERAGE	NA	14.79 DU/AC **
DWELLING UNITS PER ACRE	120	>226
MINIMUM LOT WIDTH	1,800 SF	2,948 SF

(\*\* PROPOSED DENSITY IS BASED ON PROPOSED LOT AREA AFTER R.O.W. DEDICATION)

**REQUIRED PARKING**

PARKING RATIO	DWELLINGS ALLOWED	DWELLINGS PROPOSED	REQUIRED	PROVIDED
1.5:1	252	179	269	58
SURFACE PARKING				226
GARAGE PARKING				284
TOTALS			269	

**REQUIRED PARKING**

PARKING RATIO	DWELLINGS ALLOWED	DWELLINGS PROPOSED	REQUIRED	PROVIDED
1.5:1	252	179	269	58
SURFACE PARKING				226
GARAGE PARKING				284
TOTALS			269	

**SITE DATA**

REFERENCE SUBDIVISION 'CENTRAL PARK'  
 TAX MAP CITY PLAN #282  
 DEED REFERENCE DEED BOOK 1676, PAGE 0585  
 TOTAL AREA (EXISTING) 13.17 ACRES  
 R.O.W. DEDICATION 1.07 ACRES  
 TOTAL AREA (PROPOSED) 12.10 ACRES  
 BANKO PROPERTY R.O.W. DEDICATION 0.55 ACRES

**CERTIFICATION OF OWNER OF RECORD AND DEDICATION**

I (we), the undersigned, being the owner (s) in peaceful possession of the land herein plotted and being that there are no suits pending affecting the title of the same, do hereby adopt this plan of property situated in Lehigh County, Pennsylvania, (and dedicated to the use of the public for all or part of the public purposes shown hereon).

The foregoing adoption (and dedication) is made by me (us) with the full understanding and agreement that the approval by the Allentown City Planning Commission, if hereto attached, will become null and void unless this Plan is recorded in the Recorder of Deeds Office of Lehigh County, Pennsylvania, within ninety (90) days of the date of said approval.

Signature of Owner \_\_\_\_\_ Signature of Owner \_\_\_\_\_  
 Signature of Owner \_\_\_\_\_

**NOTARIZATION**

Sworn and subscribed before me in the County of \_\_\_\_\_ Commonwealth of Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_ A.D. 2005.

(legible impression of notary seal)

Notary Public \_\_\_\_\_ signature \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plan has been compiled from a survey actually made on the ground, that it is correct and at the time the survey was made, there were no easements or encroachments across property lines, other than those shown.

STEPHEN A. HIGGINS, Professional Land Surveyor PA. REG. NO. SU-24477E Date \_\_\_\_\_  
 (Seal)

**NOTES**

- BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE FOLLOWING SOURCES:  
 A. "MAJOR SUBDIVISION PLAN, CENTRAL PARK, NORTH WAHNETTA ST & NORTH TACOMA ST, 15TH WARD, CITY OF ALLENTOWN, LEHIGH COUNTY, PA" PREPARED BY MARTIN BRADSHAW & GRIFFITH, INC., ALLENTOWN, PA, DATED MAY 18, 2004.  
 B. "FINAL MINOR SUBDIVISION PLAN OF ALLENTOWN STATE HOSPITAL, 15TH WARD, CITY OF ALLENTOWN AND CITY OF BETHLEHEM, LEHIGH COUNTY, PA" AS PREPARED BY CITY OF ALLENTOWN BUREAU OF ENGINEERING, DEPARTMENT OF PUBLIC WORKS DATED JULY 20, 2007.  
 C. "FINAL SUBDIVISION PLAN CENTRAL PARK, ALLENTOWN AND BETHLEHEM, LEHIGH COUNTY, PA" AS PREPARED BY RUSSELL H. BENJAMIN, P.E. & P.L.S. DATED AUGUST 25, 1995.  
 D. "MAP OF PROPERTY OF HOMESPATIO STATE HOSPITAL FOR THE INSANE NEAR ALLENTOWN, PA" AS PREPARED BY BASCOM & SIELER, CIVIL ENGINEERS DATED JANUARY, 1912.  
 E. CITY BLOCK PLAN # 1402.  
 F. DEEDS OF RECORD - CORRECTION DEED DATED OCT. 20, 2008 OCCURRENCE ID 7303293, PAGES 1-6.  
 G. "BOUNDARY AND TOPOGRAPHIC SURVEY PLAN" AS PREPARED BY STEPHEN A. HIGGINS P.L.S., DATED JULY 16, 2009.
  - LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS TAKEN FROM THE PLAN REFERENCED ABOVE AS WELL AS CITY OF ALLENTOWN UTILITY PLANS. CONTRACTORS MUST IDENTIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING EXCAVATION.
  - ADDITIONAL TOPOGRAPHIC SURVEY DATA OBTAINED BY FIELD SURVEY PERFORMED BY RITTER & PLANTE ASSOCIATES, LLC, DURING JULY 2009 AND OCTOBER 2007.
  - THE VERTICAL DATUM IS NAVD 1929.
  - THE SOILS INFORMATION WAS TAKEN FROM THE LEHIGH COUNTY SOIL SURVEY PREPARED BY U.S.D.A. DATED NOVEMBER 1983.
- L.V.P.C. REVIEW**
- Reviewed by the Lehigh Valley Planning Commission.
- Planner \_\_\_\_\_ Date \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

The within plot or plan of land located in Allentown, Lehigh County, Pennsylvania, was approved by the Allentown City Planning Commission.

Chairman \_\_\_\_\_ Date \_\_\_\_\_ Planning Director \_\_\_\_\_ Date \_\_\_\_\_  
 Secretary \_\_\_\_\_ Date \_\_\_\_\_ City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**PROOF OF RECORDING**

Plan recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania, in Docket: I.D. \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness my hand and seal of office this day of \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ Recorder of Deeds \_\_\_\_\_

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ALLENTOWN AND PADOT STANDARDS.
- ALL DETENTION FACILITIES, ON-SITE R.M.P. & DRAINAGE SYSTEMS SHALL BE PERIODICALLY INSPECTED, CLEANED AND MAINTAINED BY THE OWNER. THE CITY HAS THE RIGHT TO PERIODICALLY ENTER THE PROPERTY TO INSPECT THESE DEVICES. IN THE EVENT THAT THE RECORD OWNERS FAILS TO PROPERLY MAINTAIN THE FACILITIES WHICH ARE THE RESPONSIBILITY OF THE RECORD OWNERS, AFTER NOTIFICATION TO SAID RECORD OWNERS BY THE CITY, THE CITY IS AUTHORIZED TO ENTER UPON THE PROPERTY TO PERFORM SUCH MAINTENANCE AND THEREAFTER RECOVER THE COST OF PERFORMING SUCH MAINTENANCE FROM THE RECORD OWNERS. IN ORDER TO ENFORCE THE RECOVERY OF SUCH COSTS OF MAINTENANCE, THE CITY SHALL HAVE THE RIGHT TO FILE A MUNICIPAL LIEN AGAINST THE RECORD OWNERS AND THEREAFTER TO EXERCISE ITS REMEDIES IN ACCORDANCE WITH THE HOME RULE CHARTER.
- THE ON-SITE SANITARY SEWER PUMP STATION WILL BE OPERATED AND MAINTAINED BY THE OWNER.
- ON-SITE IMPROVEMENTS MUST COMPLY WITH THE CITY'S U.L.C. CODE.
- ON-SITE FIRE HYDRANTS WILL BE SUBJECT TO A YEARLY CITY FIRE-HYDRANT STANDBY FEE, WHICH IS CURRENTLY \$350 PER HYDRANT PER YEAR.
- THE MASTER WATER METER WILL BE FURNISHED BY THE CITY.
- THE AREA BETWEEN THE EXISTING AND PROPOSED RIGHT-OF-WAY IS HEREBY OFFERED FOR DEDICATION TO THE CITY OF ALLENTOWN.
- AN ADDITIONAL 35 SF OF STORAGE SPACE PER DWELLING UNIT WILL BE PROVIDED IN A CONVENIENT LOCATION OTHER THAN WITHIN THE DWELLING UNIT.
- THE PROPOSED RETAINING WALL LOCATED ON THE FRANK BANKO PROPERTY SHALL BE OWNED AND MAINTAINED BY THE OWNER OF SAID PROPERTY.
- NO AERIAL UTILITY OR POWER LINES SHALL BE LOCATED WITHIN OR ADJACENT TO AERIAL FIRE ACCESS ROADS.
- THE 20 FEET WIDE GENERAL DRAINAGE & UTILITY EASEMENT AROUND THE PERIMETER OF THE PROPERTY IS OFFERED FOR DEDICATION TO THE CITY OF ALLENTOWN.
- THE SECTIONS OF STORM SEWER COLLECTION SYSTEM TO BE LACED WITHIN THE PUBLIC CARTWAY WILL BE OWNED AND MAINTAINED BY THE CITY. THE OWNER WILL GIVE AN IRREVOCABLE LICENSE TO THE CITY ALLOWING PUBLIC RUNOFF FROM THE N. WAHNETTA STREET RIGHT-OF-WAY TO BE DISCHARGED ONTO AND THROUGH THE DEVELOPMENT OFFERED COLLECTION SYSTEM.
- THE PROPERTY OWNER WILL MAINTAIN THE PORTION OF THE PAVED TURNAROUND LOCATED ON THE PROPERTY AT THE END OF N. TACOMA STREET.
- THE CONSERVATION EASEMENT AREA WILL BE RESTRICTED FROM FUTURE DEVELOPMENT.

**CENTRAL PARK**

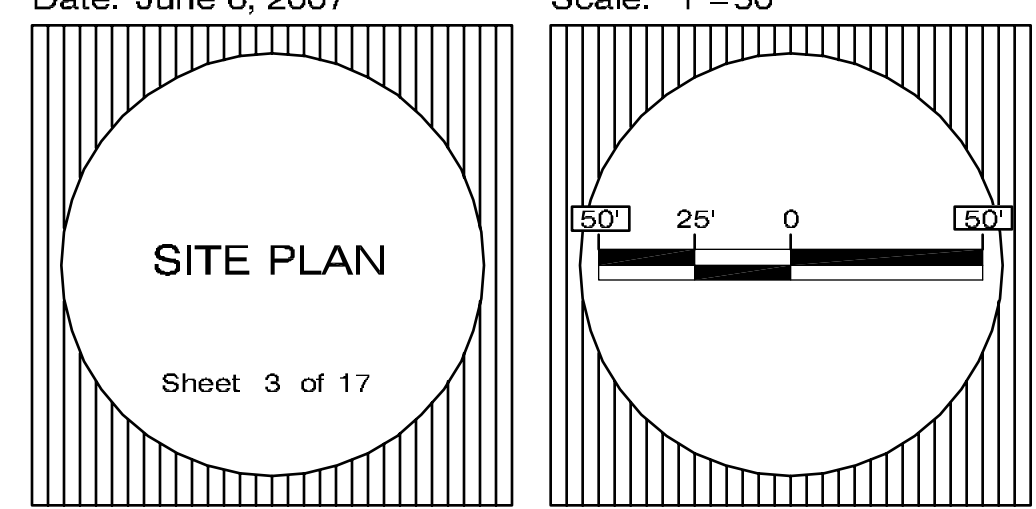
605 - 665 NORTH WAHNETA STREET  
 CITY OF ALLENTOWN, 15TH WARD  
 LEHIGH COUNTY, PENNSYLVANIA  
 TAXMAP G10NE4B, BLOCK 1, LOT 24  
 DEED BOOK 1676, PAGE 0585

prepared for:  
**CONNOLLY & COLASUONNO, LLC**  
 212 Thompson Grove Road  
 Manalapan, NJ 07726

prepared by:  
**ITTER & PLANTE ASSOCIATES, LLC**  
 4220 Main Street  
 Philadelphia, PA 19127 215-508-3900

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN  
 Date: June 6, 2007 Scale: 1"=50'



SITE PLAN Sheet 3 of 17

**OWNERS**  
 BRUCE C. LOCH & JAMES K. BURKOS  
 T/A ALLTOWN COMMUNITY DEVELOPMENT CO.  
 4805 TUDOR AVE. ST. 100  
 ALLENTOWN, PA 18104

**APPLICANT**  
 CONNOLLY & COLASUONNO, LLC  
 212 THOMPSON GROVE ROAD  
 MANALAPAN, NJ 07726

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
01	5-16-2007	CITY ENGINEERS REVIEW 7-16-07	04-28-2008
02	5-29-2007	CITY & L.V.P.C. REVIEWS 9-10-07 & 9-19-07	08-22-2009
03	10-31-2007	DRIVEWAY & EASEMENT LOCATION	08-28-07-08
04	11-27-2007	CITY REVIEW #14807	02-23-2009
05	12-18-2007	CITY & L.V.P.C. REVIEW 12-10-07	11-24-2009
06	03-23-2008	L.V.P.C. REVIEW 1-15-08	