

LEGEND

- EXISTING FEATURES**
- SANITARY MANHOLE
 - STORM MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - SIGN
 - SANITARY SEWER
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - AERIAL ELECTRIC LINE
 - FENCE LINE

- PROPOSED FEATURES**
- STORM SEWER MANHOLE
 - STORM SEWER INLET TYPE C
 - STORM SEWER INLET TYPE M NUMBER 16
 - END WALL
 - FIRE HYDRANT
 - V.I.L.L.
 - SIGN
 - SPOT ELEVATION
 - SANITARY SEWER
 - SANITARY SEWER LATERAL
 - STORM SEWER
 - ROOF DRAIN
 - UNDERGROUND WATER LINE
 - UNDERGROUND WATER SERVICE LINE
 - UNDERGROUND ELECTRIC/COMMUNICATIONS LINE
 - UNDERGROUND GAS LINE
 - SPLIT RAIL FENCE
 - CONCRETE MONUMENT - TO BE SET

NOTES:

1. Boundary & topographic information taken from "Boundary & Topographic Survey Plan" prepared by Ritter & Plante Associates and dated April 28, 2006.
2. 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.
3. All retention facilities, on-site B.M.P.S., and drainage systems shall be periodically inspected, cleaned and maintained by the owner. In the event that the record owner(s) fails to properly maintain the facilities which are the responsibility of the record owner(s), after notification to said record owner(s) 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 owner(s). In order to enforce the recovery of such cost of maintenance, the City shall have the right to file a municipal lien against the record owner(s) and thereafter to exercise its remedies in accordance with the Home Rule Charter.
4. No obstruction between 30 inches above curb level and 10 feet above curb level shall be located within the proposed sight triangle areas.
5. All construction shall be in accordance with City of Allentown and PADOT standards.
6. On-site improvements must comply with the city of Allentown Building Code.
7. An additional 35 S.F. storage space per dwelling unit will be provided in a convenient location other than within the dwelling unit.
8. The master water meter will be furnished by the city.
9. On Monday, March 6, 2006 the Zoning Hearing Board approved Special Use Application ZA59850 to raze two buildings and construct two buildings containing 57 dwelling units each for total of 114 dwelling units restricted to person of 62 and older and/or the physically handicapped and their spouses, and reuse remaining building for an adult day care or medical offices.

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 _____

Approved: _____

Secretary _____ Date _____ City Engineer _____ Date _____

CERTIFICATION OF OWNER OF RECORD AND DEDICATION

I (we), the undersigned, being the owner (s) in peaceable possession of the land herein platted 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 forever all land for 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 _____

PROOF OF RECORDING

Plan recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania, Document I.D. Number _____ on the _____ day of _____, 20____.

Witness my hand and seal of office this _____ day of _____, 20____.

WITNESS: _____ Recorder of Deeds

NOTARIZATION

Sworn and subscribed before me in the County of _____ Commonwealth of Pennsylvania, this _____ day of _____, A.D. 2006.

(legible impression of notary seal)

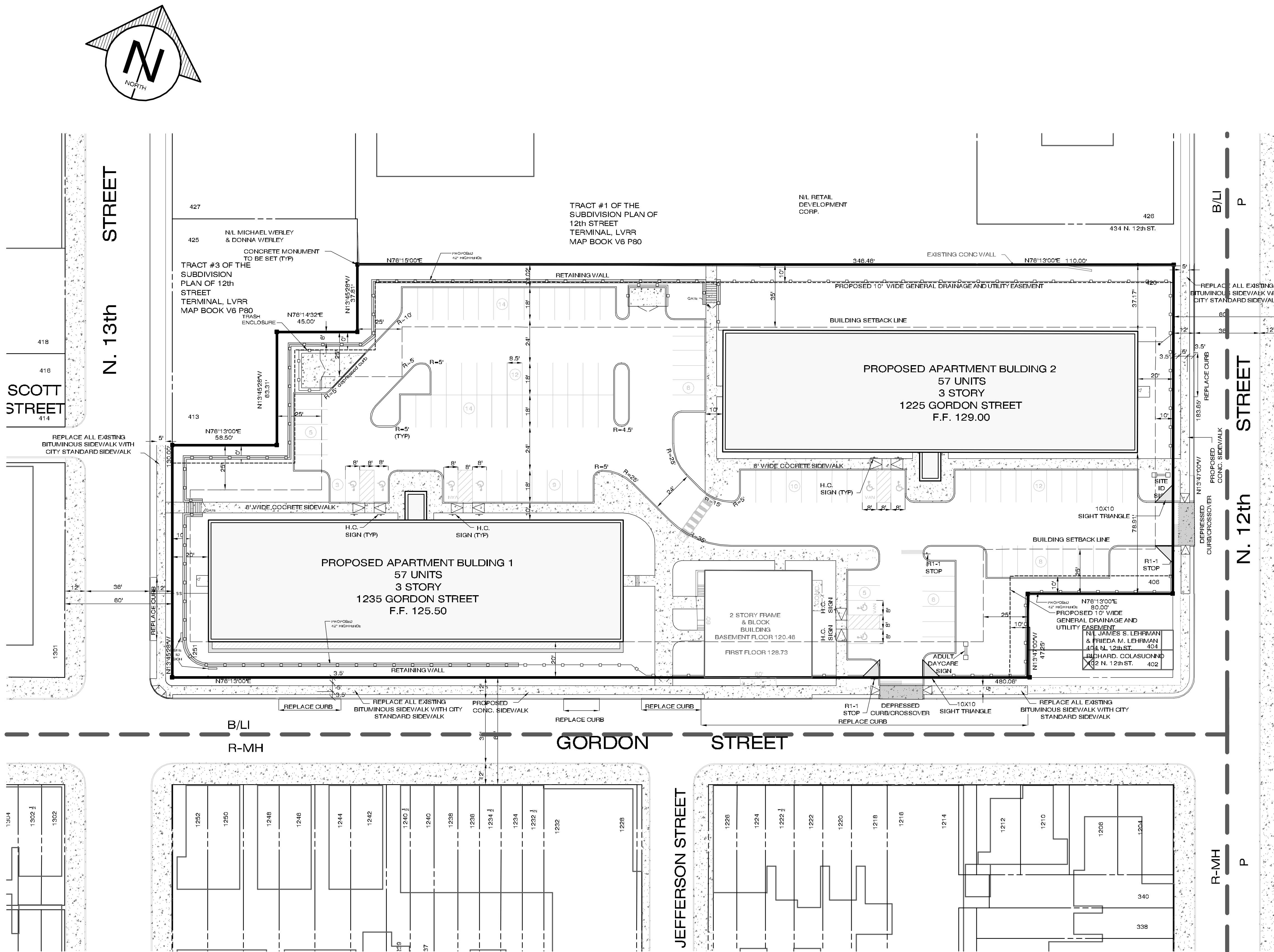
Notary Public _____ signature _____
My Commission Expires: _____

SURVEYORS 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 survey lines, other than those shown.

Registered Surveyor _____ Date _____

(Seal)



OWNER
JOHN BILLMAN- RITTER & SMITH CO
1233 GORDON STREET,
ALLTOWNSHIP, PA
(610) 433-0177

APPLICANT
RICHARD COLASUONO
212 THOMSON GROVE ROAD,
MANALAPAN, NJ 07728
(713) 429-4500

SITE DATA
TAX MAP
DEED REFERENCE BOOK 1439, PAGE 323
PIN NUMBER
TOTAL SITE AREA 117,900 S.F.
TOTAL FLOOR AREA 126,208 S.F. (34,656 W/O BASEMENT)
TOTAL DWELLING UNITS PROPOSED 114

CURRENT ZONING: B/LI, CONFORM TO R-MH

R-MH ZONING: RESIDENTIAL MEDIUM DENSITY

	REQUIRED	PROPOSED
MINIMUM LOT AREA	9,000 S.F.	117,900 S.F.
MINIMUM LOT WIDTH	120 FT.	478.5 FT.
FRONT YARD	20 FT.	20 FT.
REAR YARD	35 FT.	35 FT.
SIDE YARD (J.2 PAGE 68)	25 FT.	25 FT.
BUILDING HEIGHT	3 STORIES/38 FT.	3 STORIES/38 FT.
BUILDING COVERAGE	30%	30%
MIN. AVE. LOT AREA/D.U.*	1,000 S.F.	1,033.7 S.F.
SECOND FRONT	10 FT.	20 FT.

* NOTE: EACH AND EVERY DWELLING UNIT WILL BE RESTRICTED BY DEED AND BY LEASE TO RESIDENCY BY PERSONS AGE 62 AND OVER THE PHYSICALLY HANDICAPPED AND THEIR SPOUSES PER ITEM.(F) OF ARTICLE 1315 OF THE CODIFIED ORDINANCES OF THE CITY OF ALLENTOWN.

REQUIRED PARKING

	REQUIRED	PROPOSED
APARTMENTS:		
75 SPACES (114 D.U.'S)	85.5	89
ADULT DAY CARE:		
1 SPACE/12 CLIENTS	6.66	
80 CLIENTS/12=		15
1 SPACE/2 EMPLOYEES	7.5	
15 EMPLOYEES/2		
TOTALS	99.66/100	104

LANDSCAPING REQUIREMENTS

	REQUIRED	PROPOSED
BUFFER STRIP @ RES. DIST.	N/A	N/A
PARKING AREA:		
% OF HARD SURFACES	10%	12%*
1 TREE /10 SPACES	11	19
STREET TREES	40' O.C.	40' O.C.
PLANTING STRIP @ PUBLIC STREET	5' WIDE	5' WIDE
TOTAL S.F. OF LANDSCAPING:	36,765 S.F./31.2 % OF SITE	

* NOTE: REQUIRED LANDSCAPING FOR PARKING LOTS IS PROVIDED IN 5' BUFFERS ALONG NORTH OF PARKING AREA AND IN LANDSCAPE ISLANDS.

NOTE: ALL PLANTINGS & TREES IN REQUIRED BUFFERS WILL BE PROVIDED AS REQUIRED BY SECTIONS 1323.01 AND 1323.02 OF THE CITY OF ALLENTOWN ZONING ORDINANCE.



NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP'D.	
1	03-01-2006	DESIGN MODIFICATION	T	03-07-2006	LCCD & PA DRP REVIEW 1-09
2	04-14-2006	CITY PLANNERS REVIEW 9-12-06	A	04-26-2006	LCCD REVIEW 5-24-06
3	11-10-2007	CITY PLANNERS REVIEW 11-29-06	D	06-06-2009	LCCD REVIEW 6-25-09
4	7-14-2008	LCCD REVIEW & SUBMISSION			
5	10-16-2008	STATE OUT S. WALL PLANS			
6	12-11-2008	CITY REVIEW 11-17-08			

Gordon St. Apartments
BLOCK 16 LOT 4 WARD 8
1231 W. GORDON ST.
ALLENTOWN, PENNSYLVANIA

prepared for:
CONNOLLY & COLASUONNO
128 East Seventh Street
Plainfield, NJ 07060

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

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E
FINAL LAND DEVELOPMENT PLAN

Date: MAY 15, 2006 Scale: 1"=30'

