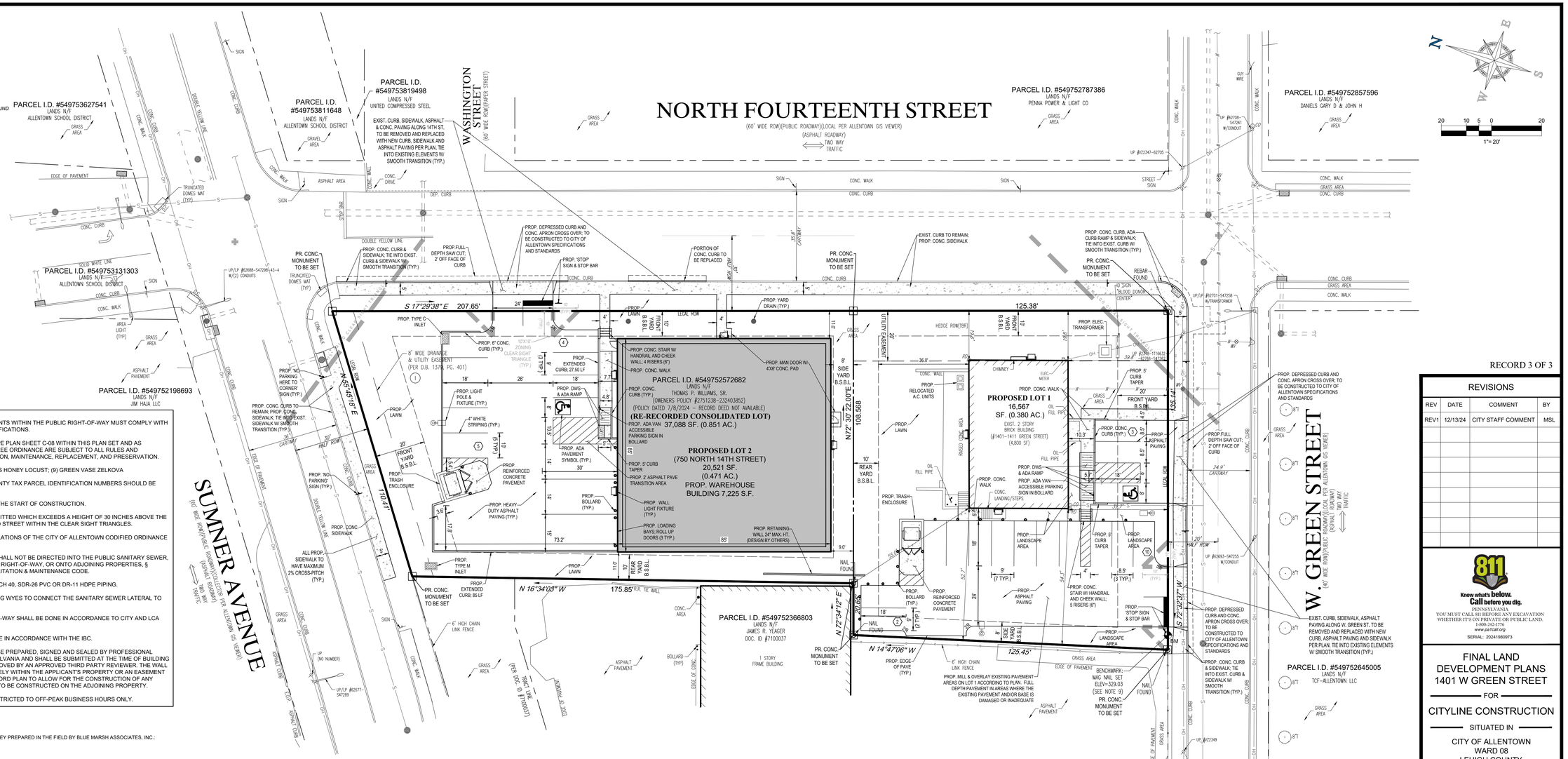
## LEGEND

- EX. PROPERTY BOUNDARY / ROW
- EX. ADJ PROPERTY LINE / ROW
- EX. EASEMENT
- EX. BUILDING
- EX. RETAINING WALL
- EX. FENCE
- EX. CONCRETE CURB
- EX. STORM SEWER
- EX. WATER LINE
- EX. OVERHEAD UTILITY WIRES
- EX. SANITARY LINE
- EX. OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- EX. SIGN
- EX. INLET
- EX. CLEAN OUT
- EX. MANHOLE
- EX. UTILITY POLE
- EX. UTILITY POLE WITH LIGHT
- EX. WATER VALVE
- EX. PROPERTY CORNER EVIDENCE
- TITLE EXCEPTION
- EX. HYDRANT
- EX. TREE
- EX. BOLLARD
- PR. SUBDIVISION LINE
- PR. SETBACK
- PR. CONCRETE CURB
- PR. FLUSH CURB
- PR. EDGE OF PAVEMENT
- PR. BUILDING
- PR. CONCRETE
- PR. BOLLARD
- PR. SIGN
- PR. PARKING SPACES
- PR. LIGHT POLE
- PR. ADA SYMBOL
- PR. CURB RAMP
- PR. CONC. MONUMENT
- PR. CLEAR SIGHT TRIANGLE




NOTES:

1. ALL PROPOSED CONSTRUCTION AND IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS.
2. ALL STREET TREES IDENTIFIED ON THE LANDSCAPE PLAN SHEET C-08 WITHIN THIS PLAN SET AND AS REQUIRED BY THE CITY OF ALLENTOWN SHADE TREE ORDINANCE ARE SUBJECT TO ALL RULES AND REGULATIONS CONCERNING, PRUNING, PROTECTION, MAINTENANCE, REPLACEMENT, AND PRESERVATION.

   (4) AMERICAN HORNBEAM; (3) SKYLINE THORNLESS HONEY LOCUST; (9) GREEN VASE ZELKOVA
3. PRIOR TO APPLY FOR ANY BUILDING PERMIT, COUNTY TAX PARCEL IDENTIFICATION NUMBERS SHOULD BE REASSIGNED FOR ALL NEW LOTS.
4. ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
5. NO VISION OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH EXCEEDS A HEIGHT OF 30 INCHES ABOVE THE ELEVATION OF THE INTERSECTING DRIVEWAY AND STREET WITHIN THE CLEAR SIGHT TRIANGLES.
6. THE DEVELOPER SHALL COMPLY WITH THE STIPULATIONS OF THE CITY OF ALLENTOWN CODIFIED ORDINANCE NO. 14476 (ACT 167).
7. RUNOFF FROM ALL ON-SITE IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE PUBLIC SANITARY SEWER, ACROSS THE SIDEWALK AREA WITHIN THE PUBLIC RIGHT-OF-WAY, OR ONTO ADJOINING PROPERTIES. § 455-106, § 455-106B(4) OF CITY PROPERTY REHABILITATION & MAINTENANCE CODE.
8. ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40, SDR-26 PVC OR DR-11 HDPE PIPING.
9. THE PLUMBER SHALL UTILIZE ONE OF THE EXISTING WYES TO CONNECT THE SANITARY SEWER LATERAL TO THE EXISTING SANITARY SEWER MAIN.
10. ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS.
11. WORK TO BE PERFORMED ONSITE, SHALL BE DONE IN ACCORDANCE WITH THE IBC.
12. THE PROPOSED RETAINING WALL DESIGN SHALL BE PREPARED, SIGNED AND SEALED BY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA AND SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION TO BE REVIEWED AND APPROVED BY AN APPROVED THIRD PARTY REVIEWER. THE WALL SHALL BE DESIGNED TO BE CONTAINED COMPLETELY WITHIN THE APPLICANT'S PROPERTY OR AN EASEMENT SHALL BE ACQUIRED AND INDICATED ON THE RECORD PLAN TO ALLOW FOR THE CONSTRUCTION OF ANY PORTION OF THE WALL AND / OR WALL TIEBACKS TO BE CONSTRUCTED ON THE ADJOINING PROPERTY.
13. GARBAGE AND RECYCLING PICK UP SHALL BE RESTRICTED TO OFF-PEAK BUSINESS HOURS ONLY.

## SITE NOTES

1. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC.:
   BLUE MARSH ASSOCIATES, INC.
   551 EASTON ROAD, SUITE A
   WARRINGTON, PA 18976
   ENTITLED: "ALTA/NSPS LAND TITLE SURVEY"
   PREPARED FOR: CITYLINE CONSTRUCTION
   FILE NO: 24-8-231
   DATE: 08-22-2024
2. APPLICANT/ RECORD OWNER:
   THOMAS P. WILLIAMS
   822 W. HAMILTON STREET, SUITE 301
   ALLENTOWN, PA 18101
3. PROPERTY KNOWN AS PARCEL I.D. #549752572682 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF LEHIGH COUNTY, CITY OF ALLENTOWN, COMMONWEALTH OF PENNSYLVANIA.
4. AREA = 37,088 S.F. OR 0.851 AC.
5. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SPECIFIC RESOURCES, TECHNICAL REPORTS, AND DESIGN DOCUMENTS RELATED TO THIS PROJECT AND FAMILIARIZE HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
8. ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
9. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. FEATURES TO BE REMOVED ARE NOTED (TBR).
10. NO WETLANDS OR WATERS OF THE U.S ARE PRESENT PER FIELD SURVEY, THE NATIONAL WETLANDS INVENTORY MAPPER AND PADEP EMAPPA.
11. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 'X' OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) AS PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP #42077C0251F, PANEL #251, DATED JULY 16, 2004".

## PARKING REQUIREMENTS

USE (LOT 1): GOVERNMENT - DISTRICT JUSTICE
FLOOR AREA: 4500 SF)

REQUIRED: 1 SPACE PER 300 SF
= (4500 SF / 300) = 15
= 15 SPACES

PROPOSED: = 15 SPACES (INCLUDING 1 ADA SPACE)

ACCESSIBLE SPACES
REQUIRED: = 1 SPACES PER 1 - 25 SPACES
PROPOSED: = 1 SPACE (1 ADA VAN)

USE (LOT 2): WAREHOUSE

REQUIRED: 1 SPACE PER 2 EMPLOYEES + 1 VISITOR SPACE
= (6 EMPL / 2) = 3 + 1
= 4 SPACES

PROPOSED: = 9 SPACES (INCLUDING 1 ADA SPACE)

ACCESSIBLE SPACES
REQUIRED: = 1 SPACES PER 1 - 25 SPACES
PROPOSED: = 1 SPACES (1 ADA VAN)

## ZONING REQUIREMENTS

REQUIREMENTS TAKEN FROM: CITY OF ALLENTOWN ZONING ORDINANCE CHAPTER 660 ADOPTED 11-3-2010 BY ORD NO 14835

ZONING: B/LI (BUSINESS / LIGHT INDUSTRIAL)
EXISTING USE: LABORATORY
PROPOSED USE: EXISTING BUILDING CONVERSION TO DISTRICT JUSTICE (LOT 1); PROPOSED WAREHOUSE (LOT 2)

| OVERALL BULK REQUIREMENTS | REQUIRED | EXISTING (CONSOLIDATED) | PROPOSED LOT 1 | PROPOSED LOT 2 |
|---|---|---|---|---|
| MINIMUM LOT AREA (SQUARE FEET) | 4,000 SF | 37,088 SF (0.851 AC.) | 16,567 SF (0.380 AC.) | 20,521 SF (0.471 AC.) |
| MINIMUM LOT WIDTH (FEET): [M] | 40 FT | 134.2 FT | 134.2 FT | 204.6 FT |
| MINIMUM BUILDING SETBACKS: | | | | |
| FRONT YARD SETBACK: [B] | 10 FT [B] | 19.6 FT | 19.6 FT | 11.0 FT. |
| REAR YARD SETBACK: [G] | 10 FT | 55.0 FT. | 36.0 FT. | 11.0 FT. |
| EA OF 2 SIDE YARDS SETBACK: [C] | 8 FT | 52.7 FT. | 52.7 FT. | 9.0 FT. |
| MAXIMUM REQUIREMENTS: | | | | |
| MAXIMUM BUILDING HEIGHT (FEET): [L] | 50 FT | <50 FT | <50 FT | <50 FT |
| MAXIMUM BUILDING COVERAGE | 70% | 6.5% (2,400 SF) | 14.5% (2,400 SF) | 35.2% (7,225 SF.) |

[B] THE REQUIRED FRONT YARD SETBACK MAY BE 10 FEET LESS THAN WHAT OTHERWISE WOULD BE REQUIRED IF NONE OF THE FOLLOWING WILL BE LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE ABUTTING CURB ALONG THE FRONT LOT LINE: VEHICLE PARKING, TRUCK LOADING DOCKS, INDUSTRIAL OUTDOOR STORAGE.

[C] EXCEPT A 20 FEET WIDE MINIMUM SETBACK SHALL APPLY FOR EACH SUCH YARD THAT IS ABUTTING OR ACROSS AN ALLEY FROM AN ADJACENT RESIDENTIAL DISTRICT.

[G] EXCEPT A 30 FEET WIDE MINIMUM SETBACK SHALL APPLY FOR EACH SUCH YARD THAT IS ABUTTING OR ACROSS AN ALLEY FROM A RESIDENTIAL DISTRICT.

[L] ON A LOT HAVING AN AREA OF 15 ACRES OR MORE, THE MAXIMUM HEIGHT OF A NONRESIDENTIAL BUILDING MAY BE INCREASED TO 200 FEET, PROVIDED THAT ANY PORTION OF THE BUILDING THAT EXCEEDS 50 FEET IN HEIGHT MUST BE SET BACK FROM A RESIDENTIAL ZONING DISTRICT A DISTANCE OF TWO TIMES THE HEIGHT OF THAT PORTION OF THE BUILDING. FOR EXAMPLE, WHERE A BUILDING HAS PORTIONS WITH HEIGHTS OF 75 FEET AND 100 FEET, THE PORTION THAT IS 75 FEET HIGH MUST BE SET BACK 150 FEET FROM A RESIDENTIAL ZONING DISTRICT AND THE PORTION THAT IS 100 FEET HIGH MUST BE SET BACK 200 FEET FROM A RESIDENTIAL ZONING DISTRICT.

[M] EXCEPT AN EIGHTY-FOOT-WIDE MINIMUM LOT WIDTH SHALL APPLY TO EACH PROPERTY FRONTING ON AN ARTERIAL STREET.

## STATEMENT OF INTENT

CITYLINE CONSTRUCTION IS PROPOSING TO SUBDIVIDE AND DEVELOP THE SUBJECT COMMERCIAL LOT LOCATED AT 1401 GREEN ST. CITY OF ALLENTOWN. THE PROJECT PROPOSAL IS TO SUBDIVIDE THE EXISTING LOT INTO TWO SEPARATE LOTS. LOT 1 WILL RETAIN THE EXISTING BUILDING AND PARKING AREA. THE EXISTING BUILDING USE WILL BE CONVERTED FROM LABORATORY TO DISTRICT JUSTICE. LOT 2 WILL BE DEVELOPED WITH AN APPROXIMATELY 7,225 SF SINGLE STORY WAREHOUSE BUILDING WITH ASSOCIATED PARKING AREA WITH ACCESS ONTO N 14TH STREET. THE PROJECT ALSO PROPOSES UTILITY CONNECTIONS, STREETSCAPE AND LANDSCAPING REQUIRED TO SUPPORT THE DEVELOPMENT.

| IMPERVIOUS COVER TABLE | SQUARE FEET (SF) |
|---|---|
| IMPERVIOUS COVER PRE 1992 | 13,374 SF |
| IMPERVIOUS COVER POST CONSTRUCTION | 22,793 SF |
| NET INCREASE OF IMPERVIOUS COVER POST 1992 | 9,419 SF |

## PLAN PREPARER'S CERTIFICATION

I, MATTHEW SCOTT LONGENBERGER, A REGISTERED LANDSCAPE ARCHITECT IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

(SEAL) PLAN PREPARER'S SIGNATURE DATE

## CERTIFICATION OF OWNER OF RECORD AND DEDICATION

I (WE), THE UNDERSIGNED, BEING THE OWNER(S) IN PEACEFUL 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 90 DAYS OF THE DATE OF SAID APPROVAL.

SIGNATURE OF OWNER

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS_____ DAY OF _____, A.D. 20__
(LEGIBLE IMPRESSION OF NOTARY SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

## CERTIFICATION OF THE LEHIGH VALLEY PLANNING COMMISSION

LEHIGH VALLEY PLANNING COMMISSION, REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

PLANNER/REVIEWER 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

APPROVED: _____
CITY ENGINEER

## RECORDED BY THE LEHIGH COUNTY RECORDER OF DEEDS

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN MAP BOOK VOLUME _____, PAGE _____, ON THE _____ DAY OF _____, _____ [YEAR].

LEHIGH COUNTY RECORDER OF DEEDS

RECORD 3 OF 3

REVISIONS

| REV | DATE | COMMENT | BY |
|---|---|---|---|
| REV1 | 12/13/24 | CITY STAFF COMMENT | MSL |

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FINAL LAND DEVELOPMENT PLANS
1401 W GREEN STREET

FOR

CITYLINE CONSTRUCTION

SITUATED IN

CITY OF ALLENTOWN
WARD 08
LEHIGH COUNTY
COMMONWEALTH OF PENNSYLVANIA

RECORD OWNER

THOMAS P. WILLIAMS
822 W HAMILTON STREET
SUITE 301
ALLENTOWN PA 18101-2496


MSL CONSULTING & DESIGN LLC
331 HILLVIEW DRIVE
NAZARETH PA 18064
P. 484-821-6598


MATTHEW SCOTT LONGENBERGER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. LA0022782
NEW JERSEY LICENSE NO. 21AS01050400
FLORIDA LICENSE NO. LA6662732

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-04

4 OF 22

DATE: REV 1: 12-13-2024