

EXISTING FEATURES LEGEND	
	PROPERTY LINE
	ADJOINER LINE
	RIGHT-OF-WAY
	CENTERLINE
	EASEMENT
	CURBING
	CONC. SIDEWALK
	IRON PIN FND.
	CONC. MON. FND.
PROPOSED FEATURES LEGEND	
	CONSOLIDATED LOT

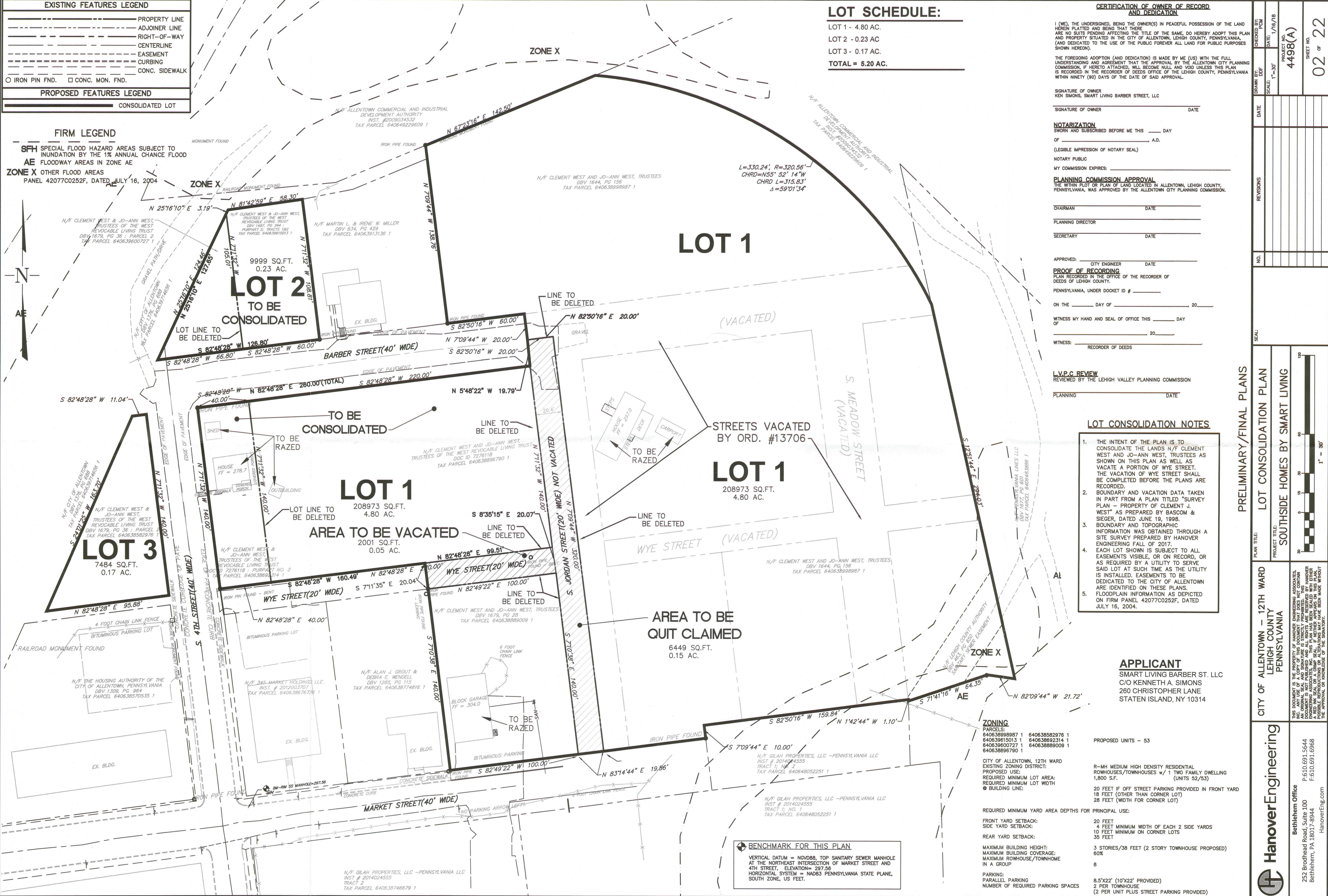
FIRM LEGEND

SFH SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

AE FLOODWAY AREAS IN ZONE AE

ZONE X OTHER FLOOD AREAS

PANEL 42077C0252F, DATED JULY 16, 2004



LOT SCHEDULE:	
LOT 1 - 4.80 AC.	
LOT 2 - 0.23 AC.	
LOT 3 - 0.17 AC.	
TOTAL = 5.20 AC.	

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 AND PROPERTY SITUATED IN THE CITY OF ALLENTOWN, 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 THE LEHIGH COUNTY, PENNSYLVANIA WITHIN NINETY (90) DAYS OF THE DATE OF SAID APPROVAL.

SIGNATURE OF OWNER
KEN SIMONS, SMART LIVING BARBER STREET, LLC

SIGNATURE OF OWNER _____ DATE _____

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D.

(LEGIBLE IMPRESSION OF NOTARY SEAL)

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL

THE WITHIN FLOT OR PLAN OF LAND LOCATED IN ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, WAS APPROVED BY THE ALLENTOWN CITY PLANNING COMMISSION.

CHAIRMAN	DATE
PLANNING DIRECTOR	
SECRETARY	DATE

APPROVED: _____ CITY ENGINEER _____ DATE _____

PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY.

PENNSYLVANIA, UNDER DOCKET ID # _____

ON THE _____ DAY OF _____, 20____

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

WITNESS: _____

RECORDER OF DEEDS

L.V.P.C. REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

PLANNING _____ DATE _____

LOT CONSOLIDATION NOTES

1. THE INTENT OF THE PLAN IS TO CONSOLIDATE THE LANDS N/F CLEMENT WEST AND JO-ANN WEST, TRUSTEES AS SHOWN ON THIS PLAN AS WELL AS VACATE A PORTION OF WYE STREET. THE VACATION OF WYE STREET SHALL BE COMPLETED BEFORE THE PLANS ARE RECORDED.
2. BOUNDARY AND VACATION DATA TAKEN IN PART FROM A PLAN TITLED "SURVEY PLAN - PROPERTY OF CLEMENT J. WEST" AS PREPARED BY BASCOM & SIEGER, DATED JUNE 19, 1998.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED THROUGH A SITE SURVEY PREPARED BY HANOVER ENGINEERING FALL OF 2017.
4. EACH LOT SHOWN IS SUBJECT TO ALL EASEMENTS VISIBLE, OR ON RECORD, OR AS REQUIRED BY A UTILITY TO SERVE SAID LOT AT SUCH TIME AS THE UTILITY IS INSTALLED. EASEMENTS TO BE DEDICATED TO THE CITY OF ALLENTOWN ARE IDENTIFIED ON THESE PLANS.
5. FLOODPLAIN INFORMATION AS DEPICTED ON FIRM PANEL 42077C0252F, DATED JULY 16, 2004.

APPLICANT

SMART LIVING BARBER ST. LLC
C/O KENNETH A. SIMONS
260 CHRISTOPHER LANE
STATEN ISLAND, NY 10314

ZONING	PROPOSED UNITS - 53
PARCELS: 64063898987 1 640638582976 1 640638615013 1 640638892314 1 640638600727 1 640638898008 1 640638896790 1	
CITY OF ALLENTOWN, 12TH WARD EXISTING ZONING DISTRICT: PROPOSED USE: REQUIRED MINIMUM LOT AREA: REQUIRED MINIMUM LOT WIDTH BUILDING LINE:	R-MH MEDIUM HIGH DENSITY RESIDENTIAL ROWHOUSES/TOWNHOUSES w/ 1 TWO FAMILY DWELLING 1,800 S.F. (UNITS 52/53) 20 FEET IF OFF STREET PARKING PROVIDED IN FRONT YARD 18 FEET (OTHER THAN CORNER LOT) 28 FEET (WIDTH FOR CORNER LOT) REQUIRED MINIMUM YARD AREA DEPTHS FOR PRINCIPAL USE: FRONT YARD SETBACK: 20 FEET SIDE YARD SETBACK: 4 FEET MINIMUM WIDTH OF EACH 2 SIDE YARDS REAR YARD SETBACK: 10 FEET MINIMUM ON CORNER LOTS 35 FEET MAXIMUM BUILDING HEIGHT: 3 STORIES/38 FEET (2 STORY TOWNHOUSE PROPOSED) MAXIMUM BUILDING COVERAGE: 60% IN A GROUP 8 PARKING: PARALLEL PARKING NUMBER OF REQUIRED PARKING SPACES 6.5'x22' (10'x22' PROVIDED) 2 PER TOWNHOUSE (2 PER UNIT PLUS STREET PARKING PROVIDED)

BENCHMARK FOR THIS PLAN

VERTICAL DATUM = NGVD83, TOP SANITARY SEWER MANHOLE AT THE NORTHEAST INTERSECTION OF MARKET STREET AND 4TH STREET, ELEVATION= 297.56
HORIZONTAL SYSTEM = NAD83 PENNSYLVANIA STATE PLANE, SOUTH ZONE, US FEET.

PRELIMINARY/FINAL PLANS

LOT CONSOLIDATION PLAN
SOUTHSIDE HOMES BY SMART LIVING

CITY OF ALLENTOWN - 12TH WARD
LEHIGH COUNTY
PENNSYLVANIA

HanoverEngineering
Bethlehem Office
252 Brodhead Road, Suite 100
Bethlehem, PA 18017-8944
P: 610.691.5644
F: 610.691.6968
HanoverEng.com

CHECKED BY: FCM	DATE: 1/16/18
DRAWN BY: FCM	SCALE: 1"=30'
PROJECT NO: 4498(A)	SHEET NO: 02 of 22

NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PLAN TITLE:	LOT CONSOLIDATION PLAN
PROJECT TITLE:	SOUTHSIDE HOMES BY SMART LIVING
SCALE:	1" = 30'