





CERTIFICATIONS

CERTIFICATION OF OWNER OF RECORD

LIMITED PARTNERSHIP

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 THE CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA.

THE FOREGOING ADOPTION IS MADE BY ME (US) WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL BY THE ALLENTOWN 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 WRITTEN NOTICE BY THE CITY OF ALLENTOWN THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

SIGNATURE OF LINDEN STREET COMMONS OP, LP  
J B REILLY, PRESIDENT

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. 20\_\_\_\_

(LEGIBLE IMPRESSION OF NOTARY SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

SITE DATA

EXISTING TOTAL AREA 1.758 ACRES  
EXISTING NO. OF LOTS 1  
PROPOSED NO. OF LOTS 1  
PROPOSED LOT AREA 1.758 ACRES  
EXISTING USE APARTMENTS, RETAIL, BUS TERMINAL, AND PARKING  
PROPOSED USE COMMERCIAL (APARTMENTS AND RETAIL)  
WATER SUPPLY PUBLIC (LEHIGH COUNTY AUTHORITY)  
SANITARY SEWER SUPPLY PUBLIC (LEHIGH COUNTY AUTHORITY)

APPLICANT

CITY CENTER INVESTMENT CORP.  
645 W. HAMILTON STREET, SUITE 600  
ALLENTOWN, PA 18101

SOURCE OF TITLE

LINDEN STREET COMMONS OP, LP  
PIN # \_\_\_\_\_ (PENDING)  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ (PENDING)  
CONTAINING: 76,572 SQ. FT. / 1.758 ACRES

STREET ADDRESS

SITE ADDRESS TO BE DETERMINED

ZONING DATA

B-2 (CENTRAL BUSINESS DISTRICT)  
TND0 (TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY DISTRICT)  
REQUIRED EXISTING PROPOSED  
MINIMUM LOT AREA 2,000 SF 76,572 SF UNCHANGED  
MINIMUM LOT WIDTH 20 FT 200.30 FT UNCHANGED  
IN THE B-2 DISTRICT, THERE ARE NO FRONT, REAR, OR SIDE YARD SETBACKS, AND THERE ARE NO MAXIMUM BUILDING HEIGHT OR BUILDING COVERAGE LIMITATIONS.  
TND0 FRONT YARD SETBACKS:  
WEST LINDEN: ZERO EXISTING REMAINING 0.00 FT (AVG WAS -0.20 FT), PERMITTED: +4.80 FT, AVG PROPOSED: +1.59 FT, MIN. PROPOSED: +0.06 FT  
NORTH SEVENTH: EXISTING REMAINING -0.16 FT (AVG WAS -0.29 FT), PERMITTED: +4.71 FT, SOUTH BUILDING AVG PROPOSED: +1.67 FT, MIN PROPOSED: 0.00 FT  
NORTH BUILDING AVG PROPOSED: 0.00 FT, MIN PROPOSED: 0.00 FT

A TOTAL OF 260 APARTMENTS ARE PROPOSED.  
NORTH BUILDING: \_\_\_\_\_  
SOUTH BUILDING: \_\_\_\_\_

DWELLING UNITS MEET OR EXCEED THE FOLLOWING REQUIREMENTS:  
EFFICIENCY 500 SF  
ONE BEDROOM 500 SF  
TWO BEDROOM 700 SF  
THREE BEDROOM 900 SF

PARKING REQUIRED: 260-4 = 256; 256 UNITS X 0.75 SPACES / UNIT = 192 SPACES  
PARKING PROVIDED: 192 SPACES WILL BE RESERVED WITHIN THE PARKING DECK

SHADE TREE ORDNANCE:  
CASH-IN-LIEU OF STREET PLANTING = \$2,049.30  
(15-9 = 6 TREES X \$341.55 PER TREE)

PROPERTY KEY MAP  
PROPOSED CONDITION

PROPERTY OWNERS

N/F  
LOT 2  
LINDEN STREET COMMONS OP, LP  
PARCEL # \_\_\_\_\_ (PENDING)  
INSTRUMENT # \_\_\_\_\_ (PENDING)  
CONTAINING 0.280 ACRES

LEGEND

EXISTING BOUNDARY LINE  
EXISTING CURB  
PROPOSED CURB  
EXISTING PAVEMENT  
PROPOSED CLEAR SIGHT TRIANGLE  
PROPOSED HANDICAP CURB RAMP  
PROPOSED CONCRETE SIDEWALK  
PROPOSED STREET TREE GRATE  
PROPOSED STREET LIGHT  
RESET EXISTING STREET LIGHT  
PROPOSED SIGN POST  
PROPOSED STORM INLET W/ MH TOP  
PROPOSED CLEANOUT

NOTES

1. WITHIN CLEAR SIGHT TRIANGLES, NO STRUCTURE OR PLANTING SHALL BE MAINTAINED BETWEEN 30 INCHES AND 10 FEET ABOVE CURB LEVEL. COLUMNS AND POLES WITHIN THE CLEAR SIGHT TRIANGLE MAY HAVE A MAXIMUM OUTSIDE DIAMETER OF 20 INCHES.
2. SEE SHEET 1 FOR GENERAL NOTES.
3. ALL EXISTING SIGNS REMOVED DURING CONSTRUCTION SHALL BE RE-INSTALLED OR REPLACED IN KIND UPON COMPLETION OF SIDEWALK REPLACEMENT.
4. REPLACEMENT SIDEWALK DESIGN AND SCORING PATTERNS SHALL BE COORDINATED WITH THE CITY OF ALLENTOWN PRIOR TO INSTALLATION.
5. TRASH WILL BE STORED WITHIN THE BUILDING.

TRAFFIC CONTROL NOTES

1. UPON COMPLETION OF THE PROJECT, AN AS-BUILT ELECTRICAL PLAN MUST BE SUBMITTED TO THE CITY OF ALLENTOWN TRAFFIC UNIT FOR FUTURE REFERENCE AND MAINTENANCE PURPOSES.
2. THERMOPLASTIC ROAD MARKING MATERIAL SHALL BE UTILIZED FOR ALL NEW PAVEMENT MARKINGS.
3. A TEMPORARY TRAFFIC SIGNAL PERMIT MUST BE OBTAINED AND APPROVED FROM PENNDOT IF THE CONTRACTOR IS REQUIRED TO CLOSE/RESTRICT ANY PEDESTRIAN CROSSWALKS OR SHIFT SIGNAL HEADS.

LOT 2 NOTES

1. THIS PROJECT PROPOSES NO WORK WITHIN LOT 2 EXCEPT WHERE SPECIFICALLY NOTED.
2. IMPROVEMENTS ON LOT 2, W. NEWTON STREET, AND N. CHURCH STREET ARE TO BE CONSTRUCTED BY THE ATC RENOVATION PROJECT (ATC) AND ARE SHOWN FOR GENERAL REFERENCE ONLY.

PLANNING COMMISSION APPROVAL

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

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATION OF LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

SURVEY 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.

(REGISTERED SURVEYOR) \_\_\_\_\_ 20\_\_\_\_

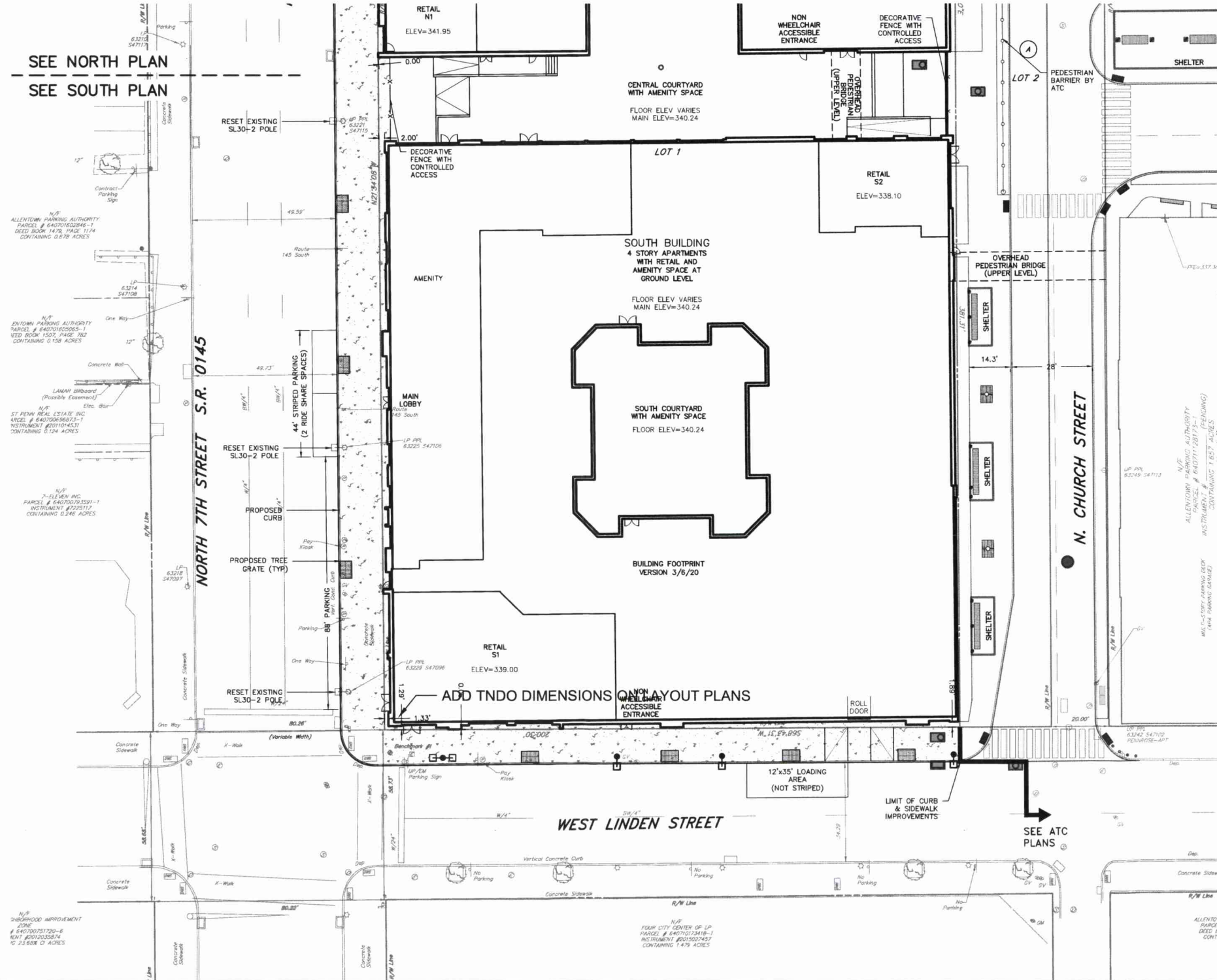
PROOF OF RECORDING

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

IN DOCKET ID # \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS: \_\_\_\_\_  
RECORDER OF DEEDS



MANAGER: PAUL A. MCENMAR, PE  
DESIGN BY: PAM  
SURV. CHIEF: DAVID COLLIER  
DRAWN BY: AJAS  
CHKD BY: PAM  
DRAWING REFERENCE: C:\Users\pam\OneDrive\Documents\72018-74\Sheet\LD Plan.dwg

CITY CENTER INVESTMENT CORP.  
645 HAMILTON STREET, SUITE 600  
ALLENTOWN, PA 18101  
CITY CENTER  
SCALE  
1"=20'  
0 10' 20' 40' 60'

RETTEW  
RETTEW Associates, Inc.  
515 W. Hamilton St., Suite 506, Allentown, PA 18101  
Phone (610) 738-8395  
Website: www.rettew.com  
Engineers • Planners • Surveyors • Landscape Architects  
Environmental Consultants

LAYOUT PLAN SOUTH  
FINAL MAJOR LAND DEVELOPMENT  
FOR  
7TH & LINDEN APARTMENTS  
CITY OF ALLENTOWN, 5TH WARD  
LEHIGH COUNTY, PA

DATE: 03/17/2020

SHEET NO. 4 OF 21

DWG. NO. 096772018

RECORDING NOTE:  
PLAN SHEETS 1, 4, 5, 8, 18, 19, 20, AND 21 ARE TO BE RECORDED, AND SHOULD BE REFERENCED COLLECTIVELY FOR NOTES, DATA, AND CERTIFICATIONS.



CERTIFICATIONS

CERTIFICATION OF OWNER OF RECORD

LIMITED PARTNERSHIP

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 THE CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA.

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J B REILLY, PRESIDENT

NOTARIZATION

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A.D. 20\_\_\_\_

(LEGIBLE IMPRESSION OF NOTARY SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

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EXISTING NO. OF LOTS 1  
PROPOSED NO. OF LOTS 1  
PROPOSED LOT AREA 1.758 ACRES  
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SANITARY SEWER SUPPLY PUBLIC (LEHIGH COUNTY AUTHORITY)

APPLICANT

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SOURCE OF TITLE

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PIN # \_\_\_\_\_ (PENDING)  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ (PENDING)

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SITE ADDRESS TO BE DETERMINED

ZONING DATA

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TND0 (TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY DISTRICT)

	REQUIRED	EXISTING	PROPOSED
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SOUTH BUILDING: \_\_\_\_\_

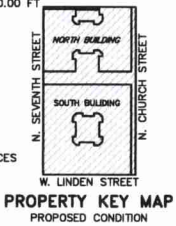
DWELLING UNITS MEET OR EXCEED THE FOLLOWING REQUIREMENTS:

EFFICIENCY	500 SF
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(15-9 = 6 TREES X \$341.55 PER TREE)



PROPERTY OWNERS

N/F LOT 2  
LINDEN STREET COMMONS OP, LP  
PARCEL # \_\_\_\_\_ (PENDING)  
INSTRUMENT # \_\_\_\_\_ (PENDING)  
CONTAINING 0.280 ACRES

N/F  
MARIAN YARTEH & GRAHMA CAMARA  
PARCEL # 640701830425-1  
INSTRUMENT # 7312732

N/F  
SEON WILSHIRE  
PARCEL # 640701849330-1  
INSTRUMENT # 2009004782

N/F  
DONALD S. HISHBAUGH  
PARCEL # 640701942421-1  
DEED BOOK 1375, PAGE 563  
CONTAINING 0.089 ACRES

LEGEND

EXISTING BOUNDARY LINE  
EXISTING CURB  
EXISTING PAVEMENT  
PROPOSED CLEAR SIGHT TRIANGLE  
PROPOSED HANDICAP CURB RAMP  
PROPOSED CONCRETE SIDEWALK  
PROPOSED STREET TREE GRATE  
PROPOSED STREET LIGHT  
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CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATION OF LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

\_\_\_\_\_, PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

SURVEY CERTIFICATION

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(REGISTERED SURVEYOR) \_\_\_\_\_ 20\_\_\_\_

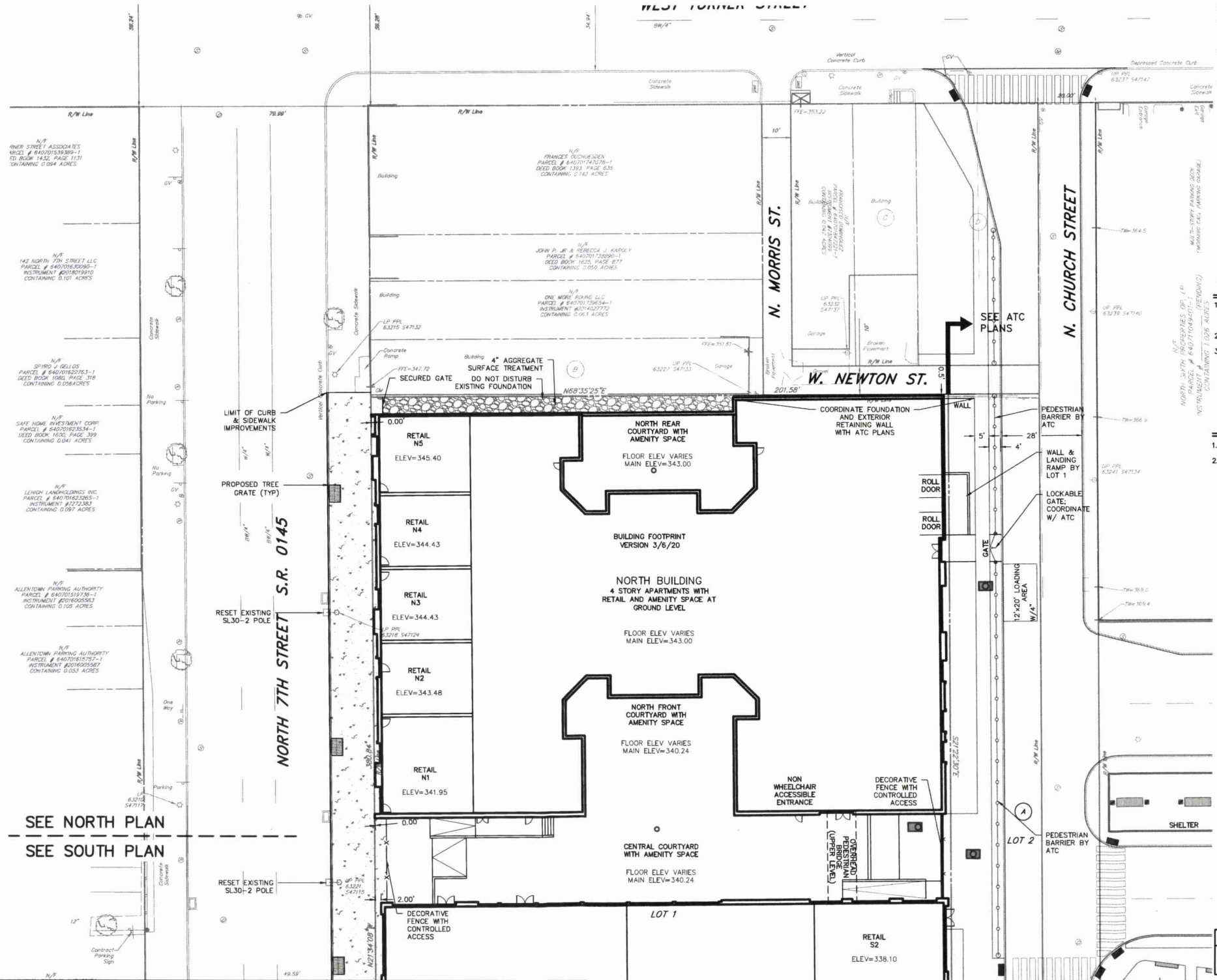
PROOF OF RECORDING

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

IN DOCKET ID # \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

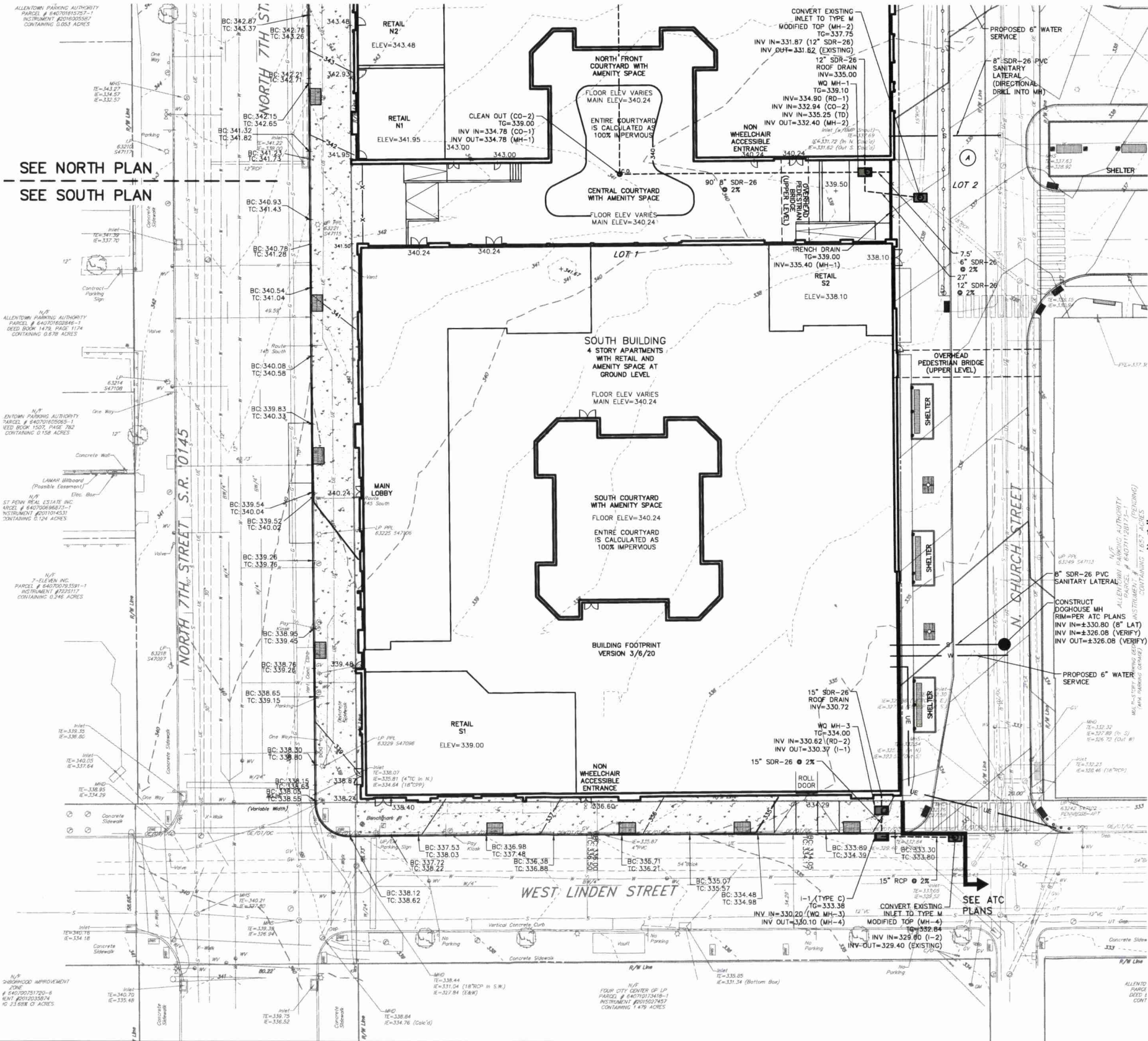
WITNESS: \_\_\_\_\_  
RECORDER OF DEEDS



RECORDING NOTE:  
PLAN SHEETS 1, 4, 5, 8, 18, 19, 20, AND 21 ARE TO BE RECORDED, AND SHOULD BE REFERENCED COLLECTIVELY FOR NOTES, DATA, AND CERTIFICATIONS.

FOR REVIEW ASSOCIATES BY:		REVISION	
CITY CENTER INVESTMENT CORP. 645 HAMILTON STREET, SUITE 600 ALLENTOWN, PA 18101		DATE	
CITY CENTER INVESTMENT CORP.		NO	
MANAGER: PAUL A. MCENAMAR, PE		DATE	
DESIGN BY: PAM	CHECK BY: PAM	DATE	
SURV. CHIEF: PAM	FIELDBOOK NO. 0000000000	DATE	
DRAWN BY: PAM	DATA COLLECTOR: PAM	DATE	
AUS	PAM	DATE	
DRAWING REFERENCE: C:\Users\pam\OneDrive\Documents\72018-74\General\Drawings\72018-74-1.dwg		DATE	
CLIENT: CITY CENTER INVESTMENT CORP.		DATE	
SCALE: 1"=20'		DATE	
REVIEW ASSOCIATES, INC.		DATE	
REVIEW ASSOCIATES, INC. 515 W. HAMILTON ST., SUITE 500, ALLENTOWN, PA 18101 PHONE (610) 798-8395 EMAIL: review@retire.com WEBSITE: www.retire.com		DATE	
LAYOUT PLAN NORTH FINAL MAJOR LAND DEVELOPMENT FOR 7TH & LINDEN APARTMENTS		DATE	
CITY OF ALLENTOWN, 5TH WARD		DATE	
LEHIGH COUNTY, PA		DATE	
DATE: 03/17/2020		DATE	
SHEET NO. 5 OF 21		DATE	
DWG. NO. 096772018		DATE	





PROPERTY OWNERS  
N/F LOT 2  
LINDEN STREET COMMONS OP, LP  
PARCEL # 64070101527-1 (PENDING)  
INSTRUMENT # 2010030567  
CONTAINING 0.280 ACRES

### LEGEND

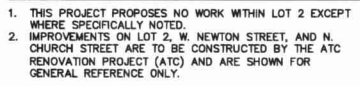
- EXISTING BOUNDARY LINE
- EXISTING CURB
- EXISTING PAVEMENT
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING STORM PIPE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC BOX
- EXISTING PARKING METER
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING CLEAN OUT
- EXISTING FIRE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING INLET
- EXISTING ELECTRIC MANHOLE
- EXISTING MANHOLE (UNKNOWN)
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM INLET W/ MH TOP
- PROPOSED CLEANOUT
- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM STRUCTURE LABEL
- PROPOSED SANITARY SEWER STRUCTURE LABEL
- PROPOSED DETECTABLE WARNING SURFACE

### LOT 2 NOTES

- THIS PROJECT PROPOSES NO WORK WITHIN LOT 2 EXCEPT WHERE SPECIFICALLY NOTED.
- IMPROVEMENTS ON LOT 2, W. NEWTON STREET, AND N. CHURCH STREET ARE TO BE CONSTRUCTED BY THE ATC RENOVATION PROJECT (ATC) AND ARE SHOWN FOR GENERAL REFERENCE ONLY.

FOR REVIEW ASSOCIATES BY:		DATE: 03/17/2020	
REVIEWER'S:		SHEET NO. 6 OF 21	
MANAGER: PAUL A. MCNEAMAR, PE		DWG. NO. 096772018	
DESIGN BY: PAM		CITY CENTER ALLENTOWN	
SURV. CHIEF: PAM		FOR RETIRE PLAN SOUTH	
DRAWN BY: PAM		FINAL MAJOR LAND DEVELOPMENT	
CHECKED BY: PAM		7TH & LINDEN APARTMENTS	
CLIENT: CITY CENTER INVESTMENT CORP.		CITY OF ALLENTOWN, 5TH WARD	
645 HAMILTON STREET, SUITE 600		LENEX COUNTY, PA	
ALLENTOWN, PA 18101			
REVIEW ASSOCIATES, INC.			
515 W. HAMILTON ST., SUITE 500, ALLENTOWN, PA 18101			
PHONE (610) 798-8395			
FAX (610) 798-8395			
EMAIL: RETIRE@RETIRE.COM			
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Engineers • Planners • Surveyors • Landscape Architects			
Environmental Consultants			





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