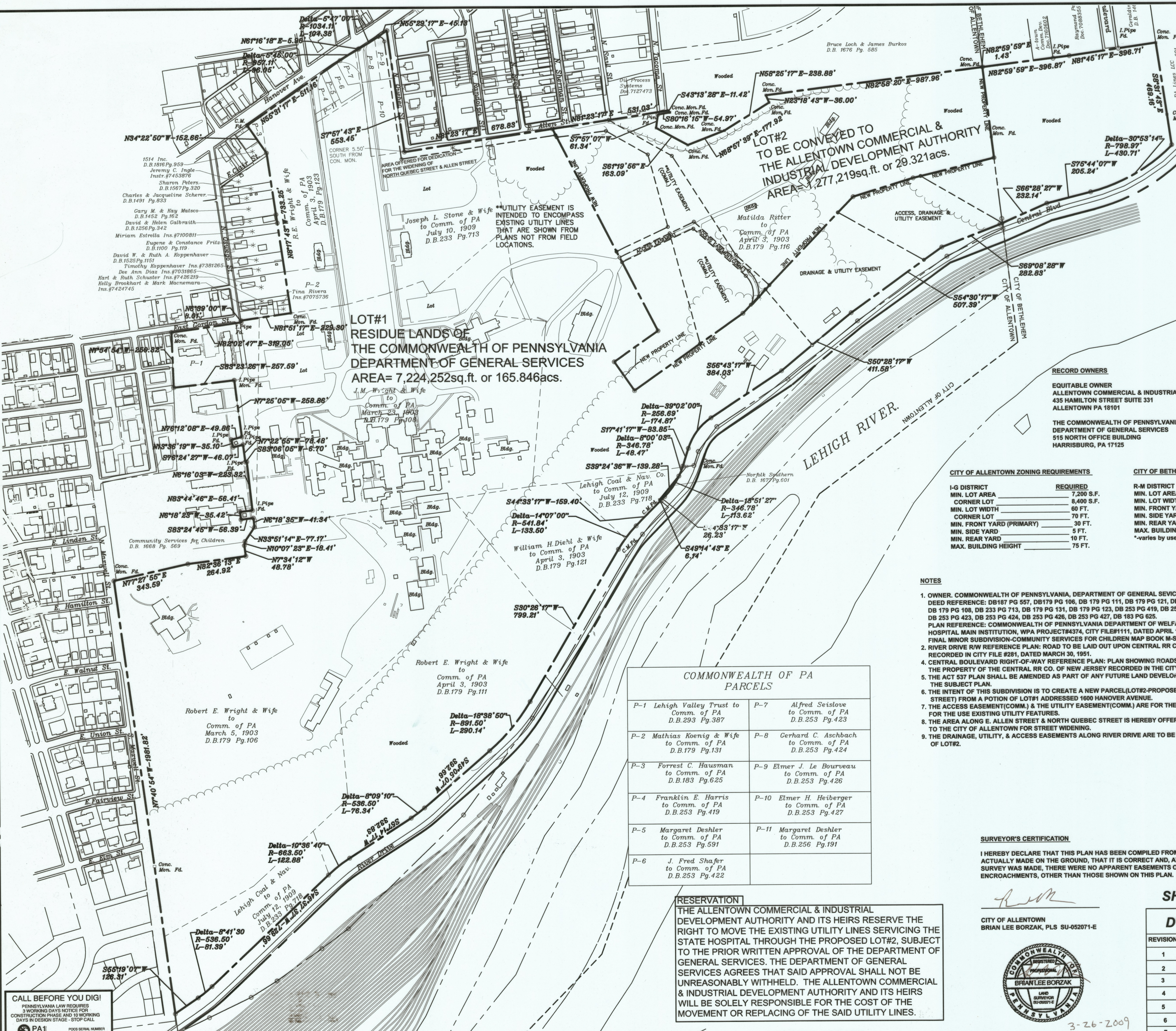


Attachment K – Site/property plan



LOT#1
RESIDUE LANDS OF
THE COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF GENERAL SERVICES
AREA= 7,224,252sq.ft. or 165.846acs.

LOT#2
TO BE CONVEYED TO
THE ALLENTOWN COMMERCIAL &
INDUSTRIAL DEVELOPMENT AUTHORITY
AREA= 1,277,219sq.ft. or 29.321acs.

UTILITY EASEMENT IS
INTENDED TO ENCOMPASS
EXISTING UTILITY LINES
THAT ARE SHOWN FROM
PLANS NOT FROM FIELD
LOCATIONS.

CITY OF ALLENTOWN ZONING REQUIREMENTS

	REQUIRED
I-G DISTRICT	7,200 S.F.
MIN. LOT AREA	8,400 S.F.
CORNER LOT	60 FT.
MIN. LOT WIDTH	70 FT.
CORNER LOT	30 FT.
MIN. FRONT YARD (PRIMARY)	5 FT.
MIN. SIDE YARD	10 FT.
MIN. REAR YARD	75 FT.
MAX. BUILDING HEIGHT	

CITY OF BETHLEHEM ZONING REQUIREMENTS

	REQUIRED
R-M DISTRICT	* S.F.
MIN. LOT AREA	* FT.
MIN. LOT WIDTH	* FT.
MIN. FRONT YARD	* FT.
MIN. SIDE YARD	* FT.
MIN. REAR YARD	* FT.
MAX. BUILDING HEIGHT	* FT.
	*varies by use

NOTES

- OWNER, COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF GENERAL SERVICES, TOTAL AREA 195.167acs. DEED REFERENCE: DB187 PG 557, DB179 PG 106, DB 179 PG 111, DB 179 PG 121, DB 233 PG 178, DB 179 PG 116, DB 179 PG 108, DB 233 PG 713, DB 179 PG 131, DB 179 PG 123, DB 253 PG 419, DB 253 PG 591, DB 253 PG 422, DB 253 PG 423, DB 253 PG 424, DB 253 PG 426, DB 253 PG 427, DB 183 PG 625. PLAN REFERENCE: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF WELFARE ALLENTOWN STATE HOSPITAL MAIN INSTITUTION, WPA PROJECT#4374, CITY FILE#1111, DATED APRIL 1936 FINAL MINOR SUBDIVISION-COMMUNITY SERVICES FOR CHILDREN MAP BOOK M-S 11 PG 439
- RIVER DRIVE RW REFERENCE PLAN: ROAD TO BE LAID OUT UPON CENTRAL RR CO, OF PENNA. RECORDED IN CITY FILE #291, DATED MARCH 30, 1951.
- CENTRAL BOULEVARD RIGHT-OF-WAY REFERENCE PLAN: PLAN SHOWING ROADS TO BE VACATED UPON THE PROPERTY OF THE CENTRAL RR CO. OF NEW JERSEY RECORDED IN THE CITY OF BETHLEHEM.
- THE ACT 537 PLAN SHALL BE AMENDED AS PART OF ANY FUTURE LAND DEVELOPMENT PLAN FOR THE SUBJECT PLAN.
- THE INTENT OF THIS SUBDIVISION IS TO CREATE A NEW PARCEL(LOT#2-PROPOSED ADDRESS 1900 E ALLEN STREET) FROM A PORTION OF LOT#1 ADDRESSED 1600 HANOVER AVENUE.
- THE ACCESS EASEMENT(COMM.) & THE UTILITY EASEMENT(COMM.) ARE FOR THE COMMONWEALTH OF PA FOR THE USE EXISTING UTILITY FEATURES.
- THE AREA ALONG E. ALLEN STREET & NORTH QUEBEC STREET IS HEREBY OFFERED FOR DEDICATION TO THE CITY OF ALLENTOWN FOR STREET WIDENING.
- THE DRAINAGE, UTILITY, & ACCESS EASEMENTS ALONG RIVER DRIVE ARE TO BE GRANTED FOR THE USE OF LOT#2.

COMMONWEALTH OF PA PARCELS

P-1 Lehigh Valley Trust to Comm. of PA D.B.293 Pg.387	P-7 Alfred Seislove to Comm. of PA D.B.253 Pg.423
P-2 Mathias Koenig & Wife to Comm. of PA D.B.179 Pg.131	P-8 Gerhard C. Aschbach to Comm. of PA D.B.253 Pg.424
P-3 Forrest C. Hausman to Comm. of PA D.B.183 Pg.625	P-9 Elmer J. Le Bourveau to Comm. of PA D.B.253 Pg.426
P-4 Franklin E. Harris to Comm. of PA D.B.253 Pg.419	P-10 Elmer H. Heiberger to Comm. of PA D.B.253 Pg.427
P-5 Margaret Deshler to Comm. of PA D.B.253 Pg.591	P-11 Margaret Deshler to Comm. of PA D.B.256 Pg.191
P-6 J. Fred Shafer to Comm. of PA D.B.253 Pg.422	

RESERVATION
THE ALLENTOWN COMMERCIAL & INDUSTRIAL DEVELOPMENT AUTHORITY AND ITS HEIRS RESERVE THE RIGHT TO MOVE THE EXISTING UTILITY LINES SERVICING THE STATE HOSPITAL THROUGH THE PROPOSED LOT#2, SUBJECT TO THE PRIOR WRITTEN APPROVAL OF THE DEPARTMENT OF GENERAL SERVICES. THE DEPARTMENT OF GENERAL SERVICES AGREES THAT SAID APPROVAL SHALL NOT BE UNREASONABLY WITHHELD. THE ALLENTOWN COMMERCIAL & INDUSTRIAL DEVELOPMENT AUTHORITY AND ITS HEIRS WILL BE SOLELY RESPONSIBLE FOR THE COST OF THE MOVEMENT OR REPLACING OF THE SAID UTILITY LINES.

SURVEYOR'S CERTIFICATION

I HEREBY DECLARE 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 APPARENT EASEMENTS OR VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN ON THIS PLAN.

BRIAN LEE BORZAK, PLS SU-052071-E
CITY OF ALLENTOWN



SHEET 1 OF 2

DWG#06-005

REVISION	DATE	COMMENT
1	10-01-2007	
2	10-04-2007	Distance Edit
3	10-05-2007	DGS REVIEW
4	1-21-2009	SHEET 2
5	2-02-2009	State Comm.
6	2-09-2009	CITY REVIEW
7	3-25-2009	CITY REVIEW

CERTIFICATION OF OWNER OF RECORD AND DEDICATION
WE, THE UNDERSIGNED, BEING THE OWNERS 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, PA, AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL LAND FOR PUBLIC PURPOSES SHOWN HEREON.
THE FOREGOING ADOPTION AND DEDICATION IS MADE BY 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, PA, WITHIN NINETY (90) DAYS OF THE DATE OF SAID APPROVAL.

Brian Lee Borzak
THE COMMONWEALTH OF PENNSYLVANIA
SWORN AND SUBSCRIBED TO BEFORE ME THIS 2nd DAY OF April, 2009

Tom S. Hoover
NOTARY PUBLIC

R. Scott Unger
R. Scott Unger Executive Director ACIDA(Equitable Owner of Lot#2)
SWORN AND SUBSCRIBED TO BEFORE ME THIS 14th DAY OF April, 2009

Martha Cel
NOTARY PUBLIC

R. Scott Unger
R. Scott Unger Executive Director ACIDA(Equitable Owner of Lot#2)
SWORN AND SUBSCRIBED TO BEFORE ME THIS 14th DAY OF April, 2009

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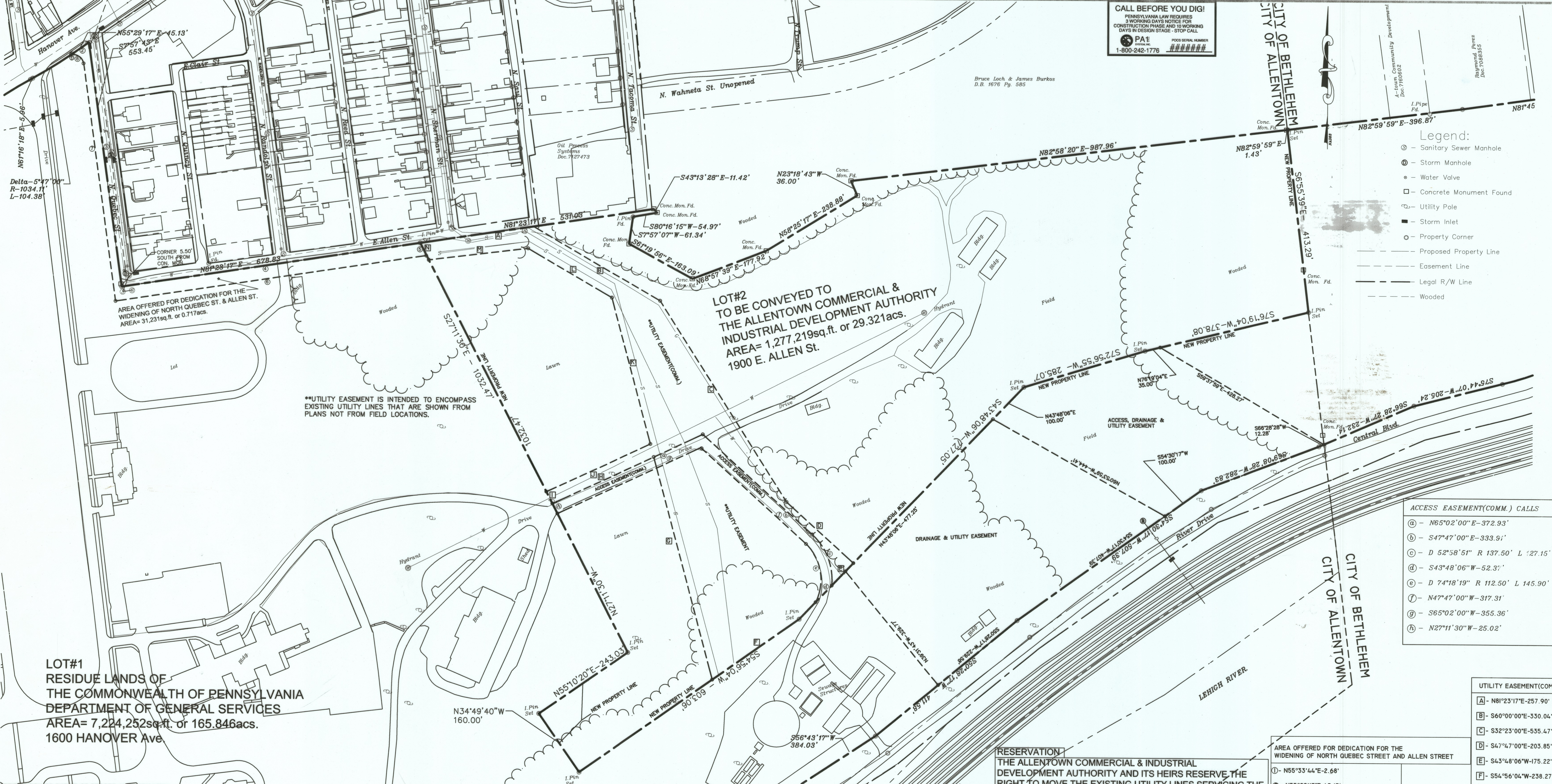
Martha Cel
NOTARY PUBLIC

Martha Cel
NOTARY PUBLIC

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PAE
1-800-242-1776

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 PAI
 1-800-242-1776

CITY OF BETHLEHEM
 CITY OF ALLENTOWN
 A-Town Community Development
 Dec. 7/16/09
 Approved: Pines
 Dec. 7/28/09



- Legend:**
- - Sanitary Sewer Manhole
 - ⊙ - Storm Manhole
 - - Water Valve
 - - Concrete Monument Found
 - - Utility Pole
 - - Storm Inlet
 - - Property Corner
 - - - Proposed Property Line
 - - - Easement Line
 - - - Legal R/W Line
 - - - Wooded

- ACCESS EASEMENT(COMM.) CALLS**
- (a) - N65°02'00"E-372.93'
 - (b) - S47°47'00"E-333.91'
 - (c) - D 52°58'51" R 137.50' L '27.15'
 - (d) - S43°48'06"W-52.31'
 - (e) - D 74°18'19" R 112.50' L 145.90'
 - (f) - N47°47'00"W-317.31'
 - (g) - S65°02'00"W-355.36'
 - (h) - N27°11'30"W-25.02'

- UTILITY EASEMENT(COMM.)**
- [A] - N81°23'17"E-257.90'
 - [B] - S60°00'00"E-330.04'
 - [C] - S32°23'00"E-535.47'
 - [D] - S47°47'00"E-203.85'
 - [E] - S43°48'06"W-175.22'
 - [F] - S54°56'04"W-238.27'
 - [G] - N15°00'00"W-518.01'
 - [H] - S65°02'00"W-251.32'
 - [I] - N27°11'30"W-30.02'
 - [J] - N65°02'00"E-257.76'
 - [K] - N15°00'00"W-341.14'
 - [L] - N60°00'00"W-218.30'
 - [M] - S83°00'00"W-225.16'
 - [N] - N27°11'30"W-42.63'

LOT#1
 RESIDUE LANDS OF
 THE COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF GENERAL SERVICES
 AREA= 7,224,252sq.ft. or 165.846acs.
 1600 HANOVER Ave

LOT#2
 TO BE CONVEYED TO
 THE ALLENTOWN COMMERCIAL &
 INDUSTRIAL DEVELOPMENT AUTHORITY
 AREA= 1,277,219sq.ft. or 29.321acs.
 1900 E. ALLEN St.

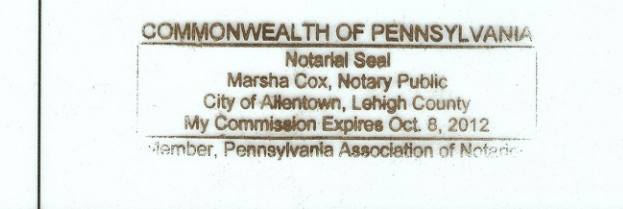
**UTILITY EASEMENT IS INTENDED TO ENCOMPASS
 EXISTING UTILITY LINES THAT ARE SHOWN FROM
 PLANS NOT FROM FIELD LOCATIONS.

CERTIFICATION OF OWNER OF RECORD AND DEDICATION
 WE, THE UNDERSIGNED, BEING THE OWNERS 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, PA, AND DEDICATED
 TO THE USE OF THE PUBLIC FOREVER ALL LAND PURPOSES SHOWN HEREON.
 THE FOREGOING ADOPTION AND DEDICATION IS MADE BY 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.

COMMONWEALTH OF PENNSYLVANIA
 SWORN AND SUBSCRIBED TO BEFORE ME
 THIS 4 DAY OF April, 2009
 NOTARY PUBLIC

R. Scott Unger Executive Director ACIDA/Equitable Owner of Lot#2

SWORN AND SUBSCRIBED TO BEFORE ME
 THIS 4 DAY OF April, 2009
 NOTARY PUBLIC



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

CHAIRMAN: John P. ... DATE: 5/6/09
 PLANNING DIRECTOR: Michelle ... DATE: 5/6/09
 SECRETARY: Michelle ... DATE: 5/6/09
 CITY ENGINEER: Richard ... DATE: 4/8/09

L.V.P.C. REVIEW
 REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION
 PLANNER: David P. Borzymian DATE: 05/07/09

SURVEYOR'S CERTIFICATION
 I HEREBY DECLARE THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY
 ACTUALLY MADE ON THE GROUND, THAT IT IS A CORRECT AND, AT THE TIME THE
 SURVEY WAS MADE, THERE WERE NO APPARENT EASEMENTS OR VISIBLE
 ENCROACHMENTS, OTHER THAN THOSE SHOWN ON THIS PLAN.

CITY OF ALLENTOWN
 BRIAN LEE BORZAK, PLS SU-052071-E

CERTIFICATION OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR LEHIGH
 COUNTY, PENNSYLVANIA, IN DOCUMENT I.D. NO. 2009012372
 ON May 7, 2009

WITNESS MY HAND AND SEAL OF OFFICE
 THIS 8 DAY OF May, 2009

Andrea E. Naugle
 RECORDER OF DEEDS

RESERVATION
 THE ALLENTOWN COMMERCIAL & INDUSTRIAL
 DEVELOPMENT AUTHORITY AND ITS HEIRS RESERVE THE
 RIGHT TO MOVE THE EXISTING UTILITY LINES SERVICING THE
 STATE HOSPITAL THROUGH THE PROPOSED LOT#2, SUBJECT
 TO THE PRIOR WRITTEN APPROVAL OF THE DEPARTMENT OF
 GENERAL SERVICES. THE DEPARTMENT OF GENERAL
 SERVICES AGREES THAT SAID APPROVAL SHALL NOT BE
 UNREASONABLY WITHHELD. THE ALLENTOWN COMMERCIAL
 & INDUSTRIAL DEVELOPMENT AUTHORITY AND ITS HEIRS
 WILL BE SOLELY RESPONSIBLE FOR THE COST OF THE
 MOVEMENT OR REPLACING OF THE SAID UTILITY LINES.

**AREA OFFERED FOR DEDICATION FOR THE
 WIDENING OF NORTH QUEBEC STREET AND ALLEN STREET**

①- N55°33'44"E-2.68'
 ②- N55°29'17"E-45.13'
 ③- S07°57'43"E-553.45'
 ④- N81°23'17"E-678.83'
 ⑤- S27°11'30"E-31.65'
 ⑥- S81°23'17"W-707.26'
 ⑦- N07°57'43"W-537.29'
 ⑧- R 25.00', DELTA 89°27'40", L 39.04'
 31,231sq. FT. OR 0.717acs.

SHEET 20F2

DWG#06-005

REVISION	DATE	COMMENT
1	2/2/2009	State Review
2	3/9/2009	City Review
3	3/25/2009	City Review

FINAL SUBDIVISION PLAN
 OF
ALLENTOWN STATE HOSPITAL
 1600 HANOVER AVENUE
 15th WARD, CITY OF ALLENTOWN AND
 THE CITY OF BETHLEHEM, LEHIGH COUNTY, PENNSYLVANIA

SCALE: 1" = 100' DATE: JULY 20, 2007

CITY OF ALLENTOWN
 BUREAU OF ENGINEERING, DEPARTMENT OF PUBLIC WORKS
 641 S. 10TH ST. ALLENTOWN, PA 18103-3173 610-437-7574



3-26-2009