LOT AREAS

LOT 1	LOT 2
39,295 SQ. FT (0.902 AC.)	130,217 SQ. FT (2.989 AC.)(GROSS)
	-52,794 SQ. FT (1.212 AC.)(STEEP AREA)
	77,423 SQ. FT (1.777 AC.)(NET)

IMPERVIOUS COVERAGE

EXISTING = 69,474 SQ. FT. (1.59 AC.)(41%)
PROPOSED: LOT 1 = 29,547 SQ. FT. (0.68 AC.)(75%)
LOT 2 = 39,927 SQ. FT. (0.91 AC.)(51%)

EASEMENTS & RESTRICTIONS NOTE:

SEE TITLE RESEARCH PREPARED BY THE AMERICAN TITLE INSURANCE COMPANY DATED 3/18/16, BINDER OR COMMITMENT #AA-1286. ISSUING OFFICE ABSTRACT AMERICA SETTLEMENT SERVICES, LCC.

SITE DATA

OWNERS: DAVID DION & ADELE COHEN
ROBIN VIOLA & DAVID GREEN
THE TRUSTEES OF THE NON-MARITAL
TRUST OF ELLIS R. SEGAL
1060 CHESTER AVENUE
DELRAN, NJ 08075

DEED: DOC. ID #20160124410
TAX MAP: 549861325370 1 & 549861700815 1
ZONE: C-2
AREA: 3.891 AC. (169,514 SQ. FT.)
USE: "C-2" = REGIONAL/COMMUNITY COMMERCIAL
MIN. AREA = 25,000 SQ.FT. (0.574 AC.)
MIN. WIDTH = 100'
MIN. SETBACKS: FRONT = 50'
REAR = 25'
ONE SIDE = 20' BOTH SIDES = 40'
MAX. HEIGHT = 35'
MAX. COVERAGE = 35%
MAX. PREVIOUS COVERAGE = 70%
WATER: PUBLIC
SEWER: PUBLIC

REFERENCE PLANS:

1. PLAN OF PROPERTY FOR BERNARD WIENER, PREPARED BY THE MARTIN H. SCHULER COMPANY, DATED 4/18/68, REVISED 9/30/75, JOB NO. 6892.
2. PLAN OF SURVEY PREPARED FOR DAVID GREEN, PREPARED BY THE MARTIN H. SCHULER COMPANY, DATED 4/27/16, JOB NO. 16-07.

FINAL-MINOR

DATE	REVISION	BY/CHKD
3/29/17	ADDED ACCESS EASEMENT DETAIL	W.E.B. EAS

SUBDIVISION PLAN OF
PREPARED FOR
1832-1906 MACARTHUR ROAD
DAVID GREEN

WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

DESN.BY	DRN. BY	CHKD.BY	FLD. CR.	SCALE	MARTIN H. SCHULER
	W.E.B.		W.B./T.D.	1" = 50'	ENGINEERS SURVEYORS
				DATE	1143 WALNUT STREET
				FEB.20.2017	ALLENTOWN, PA 181
					610-433-5201, FAX 610-4