

PENN SQUARE FLATS

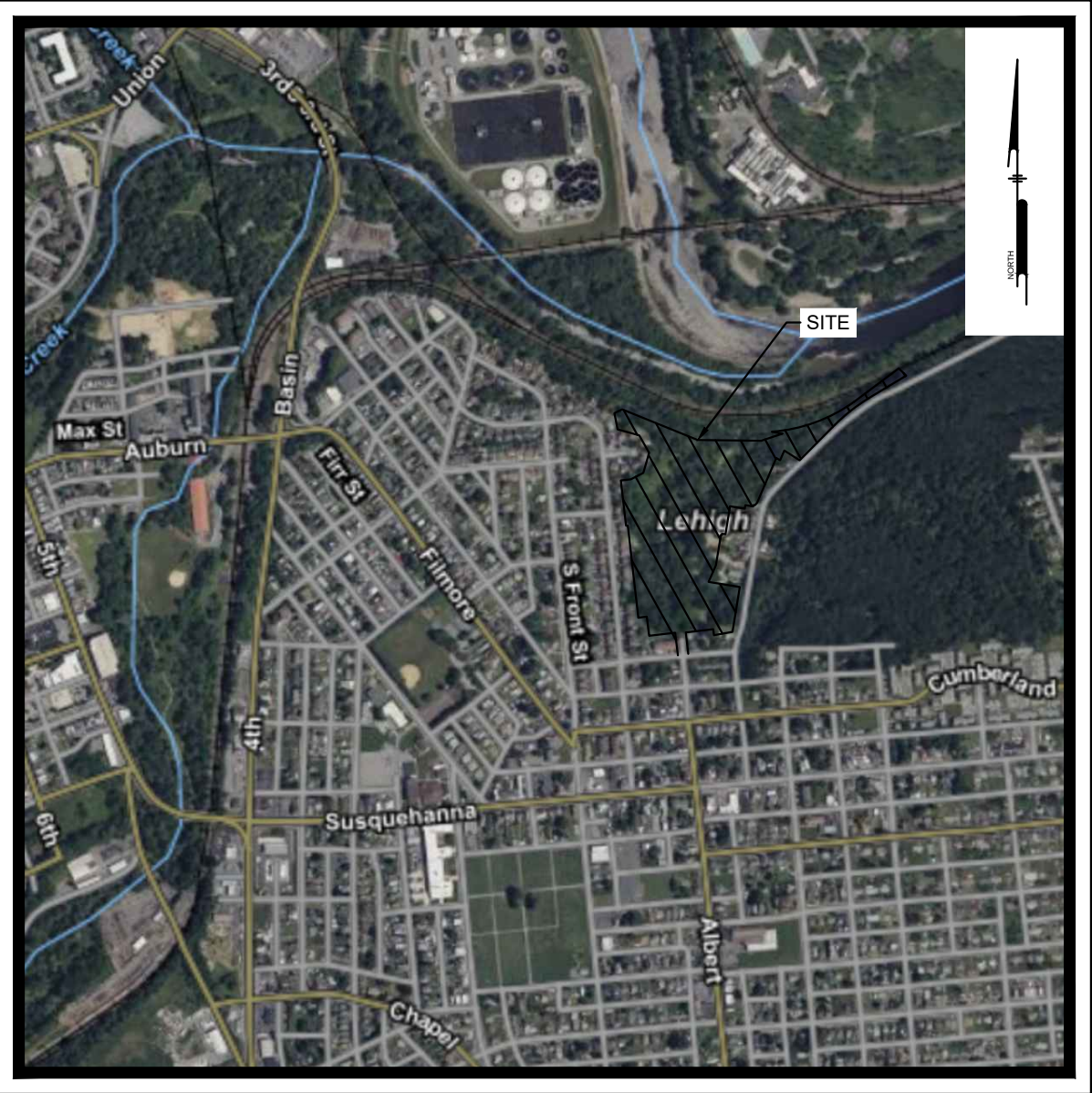
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLANS

836 CONSTIUTION DRIVE, CITY OF ALLENTOWN
AUGUST 8, 2025

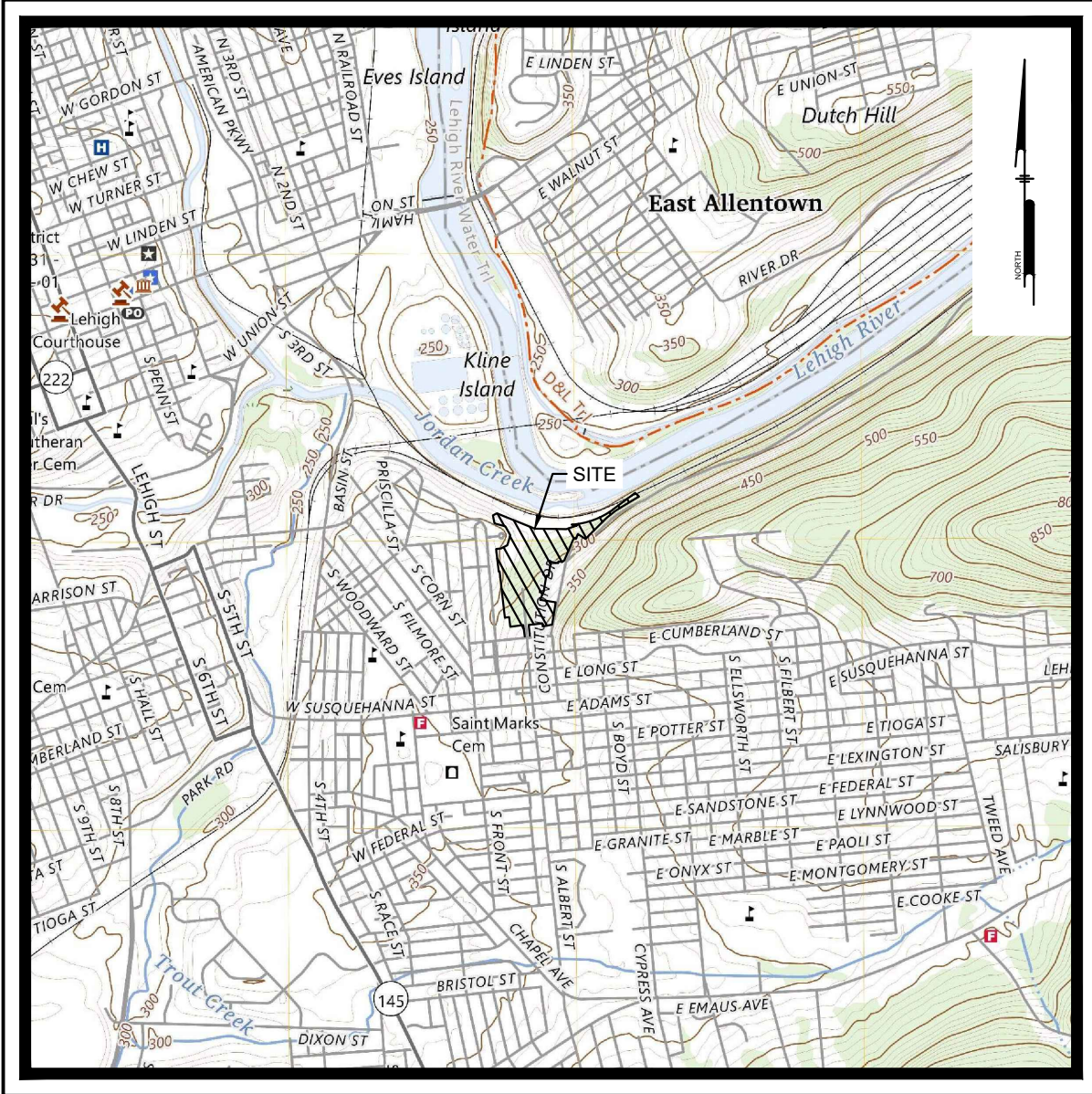
PREPARED FOR:
OWNER/DEVELOPER

STATEWIDE PARTNERS, LLC

3405 N. 6TH STREET HARRISBURG, PA 17110



LOCATION MAP
Scale: 1" = 1000'



USGS MAP
Scale: 1" = 2000'

PREPARED BY:
PENNONI ASSOCIATES INC.



158 W Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907
F 610.429.8918

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.

ALLENTOWN COMMUNITY DEVELOPMENT COMPANY

NOTARIZATION

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S 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 _____ DATE _____

CERTIFICATE OF THE LEHIGH VALLEY PLANNING COMMISSION

LEHIGH VALLEY PLANNING COMMISSION. REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

_____ PLANNER _____ 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

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

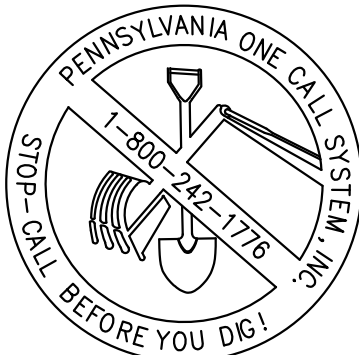
RECORDER OF DEEDS

CERTIFICATE OF DESIGN

PER ACT 367 OF PENNSYLVANIA CODE, I, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE CITY ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

_____, PE

DATE: _____



CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC. SERIAL NUMBER(S): 298220250725

SHEET LIST TABLE

SHEET	PAGE	SHEET TITLE	ISSUED DATE	REVISED DATE
CS0001	1	COVER SHEET	2025-08-08	--
CS0002	2	NOTES SHEET	2025-08-08	--
CS0201	3	OVERALL EXISTING PROPERTY PLAN	2025-08-08	--
CS202	4	EXISTING CONDITIONS-DEMOLITION PLAN	2025-08-08	--
CS0203	5	STEEP SLOPES PLAN	2025-08-08	--
CS1001	6	SITE PLAN	2025-08-08	--
CS1501	7	GRADING PLAN	2025-08-08	--
CS1701	8	UTILITY PLAN	2025-08-08	--
CS2001	9	LANDSCAPE PLAN	2025-08-08	--
CS2201	10	LIGHTING PLAN	2025-08-08	--
CS3501	11	ROADWAY PLANS AND PROFILES	2025-08-08	--
CS4001	12	STORM SEWER PROFILES	2025-08-08	--
CS4002	13	STORM SEWER PROFILES	2025-08-08	--
CS4003	14	STORM SEWER PROFILES	2025-08-08	--
CS4501	15	SANITARY SEWER PROFILES	2025-08-08	--
CS6001	16	CONSTRUCTION DETAILS	2025-08-08	--
CS6002	17	CONSTRUCTION DETAILS	2025-08-08	--
CS6401	18	UTILITY DETAILS	2025-08-08	--
CS6042	19	UTILITY DETAILS	2025-08-08	--
CS6042	20	LANDSCAPE DETAILS	2025-08-08	--
CS8001	21	EROSION & SEDIMENTATION CONTROL PLAN	2025-08-08	--
CS8501	22	EROSION & SEDIMENTATION CONTROL NOTES	2025-08-08	--
CS8502	23	EROSION & SEDIMENTATION CONTROL NOTES	2025-08-08	--
CS8503	24	EROSION & SEDIMENTATION CONTROL DETAILS	2025-08-08	--
CS9104	25	EROSION & SEDIMENTATION CONTROL DETAILS	2025-08-08	--
CS9001	26	POST CONSTRUCTION STORMWATER MANGEMENT PLAN	2025-08-08	--
CS9501	27	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES	2025-08-08	--
CS9502	28	POST CONSTRUCTION STOMRWATER MANAGEMENT NOTES	2025-08-08	--
CS9503	29	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	2025-08-08	--
CS9801	30	TRUCK TURNING PLAN	2025-08-08	--



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PENN SQUARE FLATS

836 CONSTITUTION DRIVE

16TH WARD, CITY OF ALLENTOWN

COVER SHEET

STATEWIDE PARTNERS, LLC

3405 N. 6TH STREET

HARRISBURG, PA 17110

NO.	DATE	REVISIONS	BY

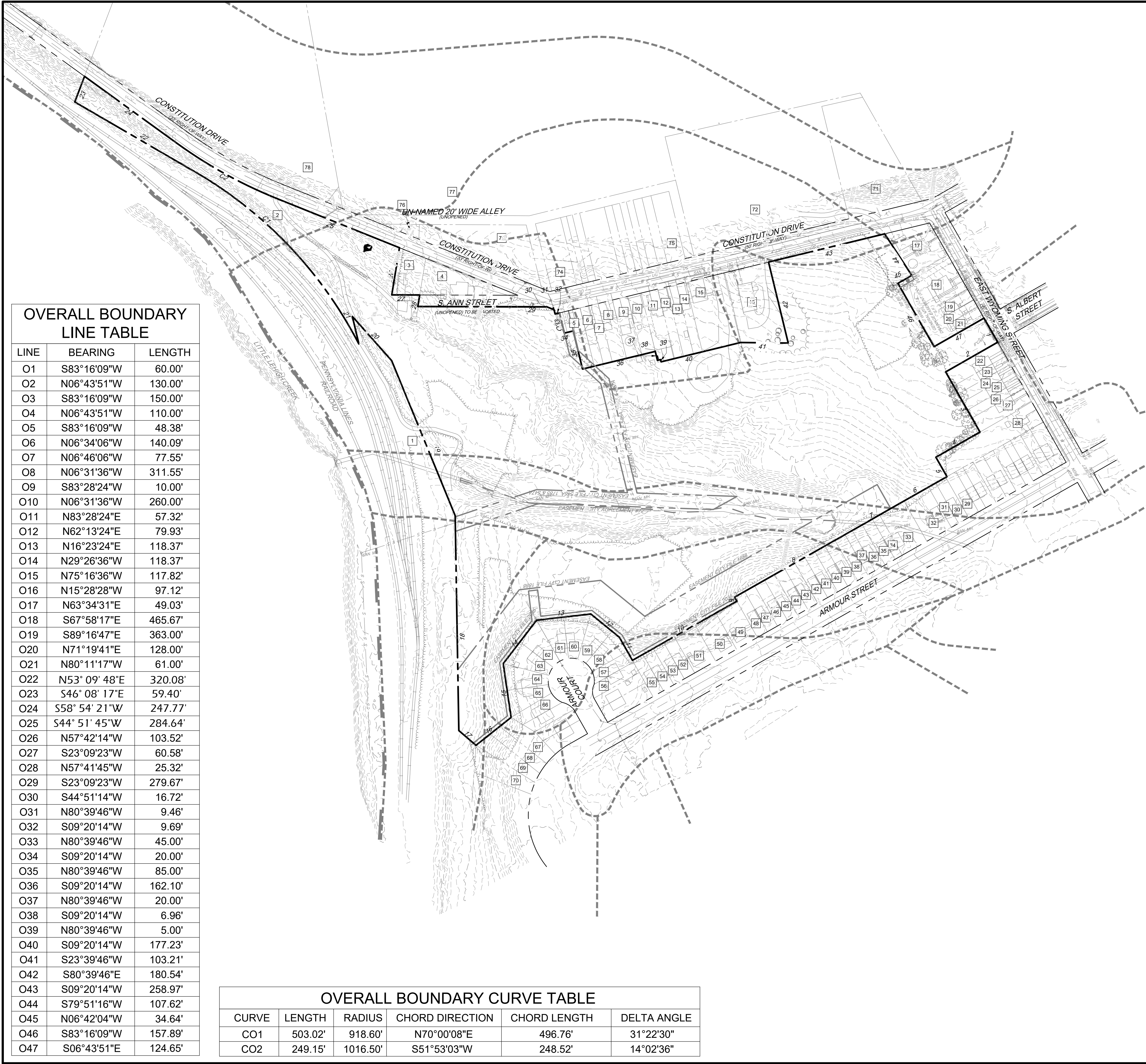
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PROJECT	STWDP25001
DATE	2025-08-08
DRAWING SCALE	AS NOTED
DRAWN BY	SML
APPROVED BY	MR

CS0001

SHEET 1 OF 30

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OVERALL BOUNDARY
LINE TABLE

LINE	BEARING	LENGTH
O1	S83°16'09"W	60.00'
O2	N06°43'51"W	130.00'
O3	S83°16'09"W	150.00'
O4	N06°43'51"W	110.00'
O5	S83°16'09"W	48.38'
O6	N06°34'06"W	140.09'
O7	N06°46'06"W	77.55'
O8	N06°31'36"W	311.55'
O9	S83°28'24"W	10.00'
O10	N06°31'36"W	260.00'
O11	N83°28'24"E	57.32'
O12	N62°13'24"E	79.93'
O13	N16°23'24"E	118.37'
O14	N29°26'36"W	118.37'
O15	N75°16'36"W	117.82'
O16	N15°28'28"W	97.12'
O17	N63°34'31"E	49.03'
O18	S67°58'17"E	465.67'
O19	S89°16'47"E	363.00'
O20	N71°19'41"E	128.00'
O21	N80°11'17"W	61.00'
O22	N53° 09' 48"E	320.08'
O23	S46° 08' 17"E	59.40'
O24	S58° 54' 21"W	247.77'
O25	S44° 51' 45"W	284.64'
O26	N57°42'14"W	103.52'
O27	S23°09'23"W	60.58'
O28	N57°41'45"W	25.32'
O29	S23°09'23"W	279.67'
O30	S44°51'14"W	16.72'
O31	N80°39'46"W	9.46'
O32	S09°20'14"W	9.69'
O33	N80°39'46"W	45.00'
O34	S09°20'14"W	20.00'
O35	N80°39'46"W	85.00'
O36	S09°20'14"W	162.10'
O37	N80°39'46"W	20.00'
O38	S09°20'14"W	6.96'
O39	N80°39'46"W	5.00'
O40	S09°20'14"W	177.23'
O41	S23°39'46"W	103.21'
O42	S80°39'46"E	180.54'
O43	S09°20'14"W	258.97'
O44	S79°51'16"W	107.62'
O45	N06°42'04"W	34.64'
O46	S83°16'09"W	157.89'
O47	S06°43'51"E	124.65'

OVERALL BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
CO1	503.02'	918.60'	N70°00'08"E	496.76'	31°22'30"
CO2	249.15'	1016.50'	S51°53'03"W	248.52'	14°02'36"

ADJOINING PROPERTY OWNER TABLE

I.D.	OWNER	PIN	DOC. ID	ADDRESS
1	PENNSYLVANIA LINES LLC	64067032504-1	1677-0861	
2	CITY OF ALLENTOWN	640670151025-1	1568-1102	
3	INTENTIONALLY OMITTED			
4	FRANCISCO AYALA	64067042050-1	2010202192	811 CONSTITUTION DR
5	DANIEL LUBRY	640677239101-1	2010208951	838 CONSTITUTION DR
6	GERALD D. & JEAN D. GLORE	64067719886-1	12071-0161	840 CONSTITUTION DR
7	CORREY E. ARNER	64067719446-1	2016027629	842 CONSTITUTION DR
8	ROBERT A. BECK	64067719030-1	1419-0476	844 CONSTITUTION DR
9	JOSEPH J. STETCH	64067718846-1	723576	846 CONSTITUTION DR
10	MICHAEL A. & JANETH L. MONTES	64067718156-1	738926	852 CONSTITUTION DR
11	MICHAEL & KATHRYN RAVOLIS	64067718024-1	14071-1070	856 CONSTITUTION DR
12	PETER A. & HELENE M. STETCH	64067717976-1	1446-1501	868 CONSTITUTION DR
13	SUSAN L. & WILSON D. REPPERT	64067717926-1	2016020818	862 CONSTITUTION DR
14	LISA M. COLE	64067717050-1	738945	864 CONSTITUTION DR
15	SHEHADI INVESTMENTS LLC	64067714002-1		910 CONSTITUTION DR
16	OTHER LANDS OF ALLENTOWN COMMUNITY DEVELOPMENT AUTHORITY 910 CONSTITUTION DRIVE SUBDIVISION INSTRUMENT NUMBER 201602090			
17	INTENTIONALLY OMITTED			
18	INTENTIONALLY OMITTED			
19	INTENTIONALLY OMITTED			
20	MONICA COLON	64067037186-1	1503-0356	51 E. WYOMING ST
21	MARIEL PAOLA CONTRERAS	64067022210-1	2016020333	49 E. WYOMING ST
22	ANDREW P. BRYANT	64067728433-1	2017020202	47 E. WYOMING ST
23	ALEXANDER HANEZ	64067717973-1	2016036675	45 E. WYOMING ST
24	ADRIANA MELAN	64067725320-1	2006444979	43 E. WYOMING ST
25	CHARLES K. JR. & MARIE LEMAN	64067715860-1	2010006028	41 E. WYOMING ST
26	DOROTHY E. & CRAIG HANSFORD	64067720357-1	743237	39 E. WYOMING ST
27	ALBERTO PEDRO VEGA & OLIVIA CRESPO	64067025565-1	2016020333	37 E. WYOMING ST
28	INTENTIONALLY OMITTED			
29	THOMAS KIRAH	64067036990-1	732486	937 S. ARMOUR ST
30	ALTAGRACIA C. MATOS ARAS	64067036864-1	2016020335	935 S. ARMOUR ST
31	DENNIS J. & LISA J. SOMMER	64067046045-1	2010154061	933 S. ARMOUR ST
32	CHRISTOPHER BERRANO-SOTO	64067045493-1	2000006002	931 S. ARMOUR ST
33	ROBERT D. & BETTY J. TYLER	64067055023-1	2105012	921 S. ARMOUR ST
34	DONALD L. & JANE V. CEASE	640670554473-1	2016020827	919 S. ARMOUR ST
35	EDWIN & IOVANNIE APOLAZA	640670554473-1	7170678	917 S. ARMOUR ST
36	CEBALLOS-FRANCO G. & L. VEGA PULGARIN	64067054620-1	739673	915 S. ARMOUR ST
37	ANNA MARIE WADWING	64067056104-1	1416-1165	913 S. ARMOUR ST
38	DANIEL & TONIA LE NYKTYEN	64067056373-1	1518-0626	911 S. ARMOUR ST
39	ROSEMARIE MARK	64067055465-1	727599	907 S. ARMOUR ST
40	CROCIFISSO & GRAZIELLA CARUSO REV TR	64067056114-1	2010000999	905 S. ARMOUR ST
41	OLGA I. & ARMANDO ORTIZ HERNANDEZ	64067072087-1	729509	903 S. ARMOUR ST
42	DANIEL & FERNANDEZ VASQUEZ HERRERA	64067072300-1	2016000306	901 S. ARMOUR ST
43	ANA BERNARDEZ & ANTONIO REYES NEGIRON	64067072306-1	2017019569	847 S. ARMOUR ST
44	ANDRE M. & BRIGITTE FRAZIER	64067072802-1	2013003028	845 S. ARMOUR ST
45	CROCIFISSO & GRAZIELLA CARUSO REV TR	640670561076-1	2010000999	841 S. ARMOUR ST
46	CROCIFISSO & GRAZIELLA CARUSO REV TR	640670561343-1	2010000999	839 S. ARMOUR ST
47	CROCIFISSO & GRAZIELLA CARUSO REV TR	640670561516-1	2010000999	835 S. ARMOUR ST
48	TODD E. BOYER & RACHEL A. LEESSIG	64067056802-1	2016020601	833 S. ARMOUR ST
49	SANDRA L. BROWN	64067046196-1	7024783	827 S. ARMOUR ST
50	RONALD GOODWIN	64067046730-1	1660-0365	823 S. ARMOUR ST
51	ARIEL F. & INGRID M. RODRIGUEZ	640669466273-1	7248039	819 S. ARMOUR ST
52	GARY J. & LAURA A. GRANATO	64066946632-1	1423-0277	817 S. ARMOUR ST
53	NICOLA S. LOWE	640669708808-1	7251419	815 S. ARMOUR ST
54	JHOVIS VILLEGAS	640669411773-1	2016004760	813 S. ARMOUR ST
55	WILLIAM SR. & MERIDA GONZALEZ ORTIZ	640669417340-1	7310184	811 S. ARMOUR ST
56	GILBERTO TORRES	640669726056-1	7433814	30 ARMOUR CT
57	MELROSE THOMPSON	640669522022-1	2012033485	32 ARMOUR CT
58	FREDY MUNOZ	640669519446-1	2006024182	34 ARMOUR CT
59	EDGAR & MARLETA AVILA BARRA	640669535104-1	7031132	36 ARMOUR CT
60	SCOTT & DAWN M. ARGAR	640669621466-1	7295040	38 ARMOUR CT
61	JAME & NANETTE N. BUSOLITS	64066962819-1	10271-1632	40 ARMOUR CT
62	JOEL SORIANO-VIDAL	640669532357-1	201403034	39 ARMOUR CT
63	KATARZYNA & P. PODOLECKI PODOLECKA	640669530055-1	201010101	37 ARMOUR CT
64	MARJORIE PAZ- CARENAS	640669537629-1	2010203025	35 ARMOUR CT
65	AMIRIAN TABLAHSHVILI	640669533915-1	2016000716	33 ARMOUR CT
66	SAWAH A. SEADORNE & MATTHEW C. THOMAS	640669530806-1	2017035015	31 ARMOUR CT
67	SANDRA C. VERNAND	640669446219-1	1300-0967	709 S. ARMOUR CT
68	NICHOLAS F. & JONEL D. LINDNER	640669444191-1	1540-0505	707 S. ARMOUR CT
69	BARRY & SUSAN MARIE SCHUCH	64066944769-1	1346-1038	705 S. ARMOUR CT
70	DAYNA E. SOTO	640669451064-1	7470059	703 S. ARMOUR CT
71	RUTH E. TRUBS	64067286387-1	201027293	701 S. ARMOUR CT
72	INTENTIONALLY OMITTED			
73	CITY OF ALLENTOWN	64067346953-1	0816-0201	
74	WILLIAM E. MYERS	64067368994-1	2010460823	839 CONSTITUTION DR
75	SHERY & YUING XIE LI	64067374146-1	2013027458	865 CONSTITUTION DR
76	CITY OF ALLENTOWN	64067046046-1	1070-0182	
77	JOSH J. & CINDY E. YOUNG	640677020345-1	2016021027	121 E. WYOMING ST
78	YOLAND G. CRESPO & LUCIANO RIOS	64067020352-1	201611434	105 E. WYOMING ST
79	JAN REAL ESTATE LLC	64067020330-1	2016006692	103 E. WYOMING ST
80	BETSY M. & JOSE LUIS VELAZQUEZ	64067021226-1	7226341	101 E. WYOMING ST
81	ALLENTOWN COMMUNITY DEVELOPMENT CO.	64067036557-1	2010332762	803 CONSTITUTION DR
82	RICHARD D. FOSLEY	64067320645-1	2010315055	937-949 CONSTITUTION DR



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PENN SQUARE FLATS
836 CONSTITUTION DRIVE
16TH WARD, CITY OF ALLENTOWN

OVERALL EXISTING PROPERTY PLAN

STATEWIDE PARTNERS, LLC
3405 N. 6TH STREET
HARRISBURG, PA 17110

PROJECT **STWDP25001**

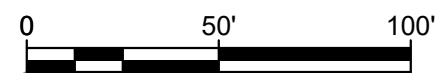
DATE **2025-08-08**

DRAWING SCALE **1"=**

DRAWN BY **SML**

APPROVED BY **MR**

CS0201
SHEET **3** OF **30**



PENN SQUARE FLATS
835 CONSTITUTION DRIVE
16TH WARD, CITY OF ALLENTOWN

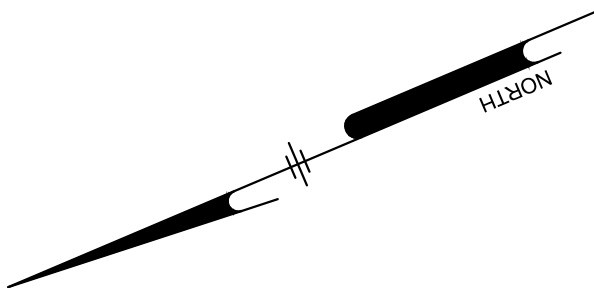
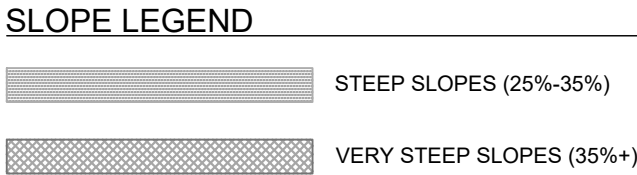
EXISTING CONDITION/DEMOLITION PLAN

STATEWIDE PARTNERS, LLC
3405 N. 6TH STREET
HARRISBURG, PA 17110



PROJECT	STWDP25001
DATE	2025-08-08
DRAWING SCALE	1"= 50'
DRAWN BY	SML
APPROVED BY	MR

SHEET 4 OF 30



3405 N. 6TH STREET
HARRISBURG PA 17110

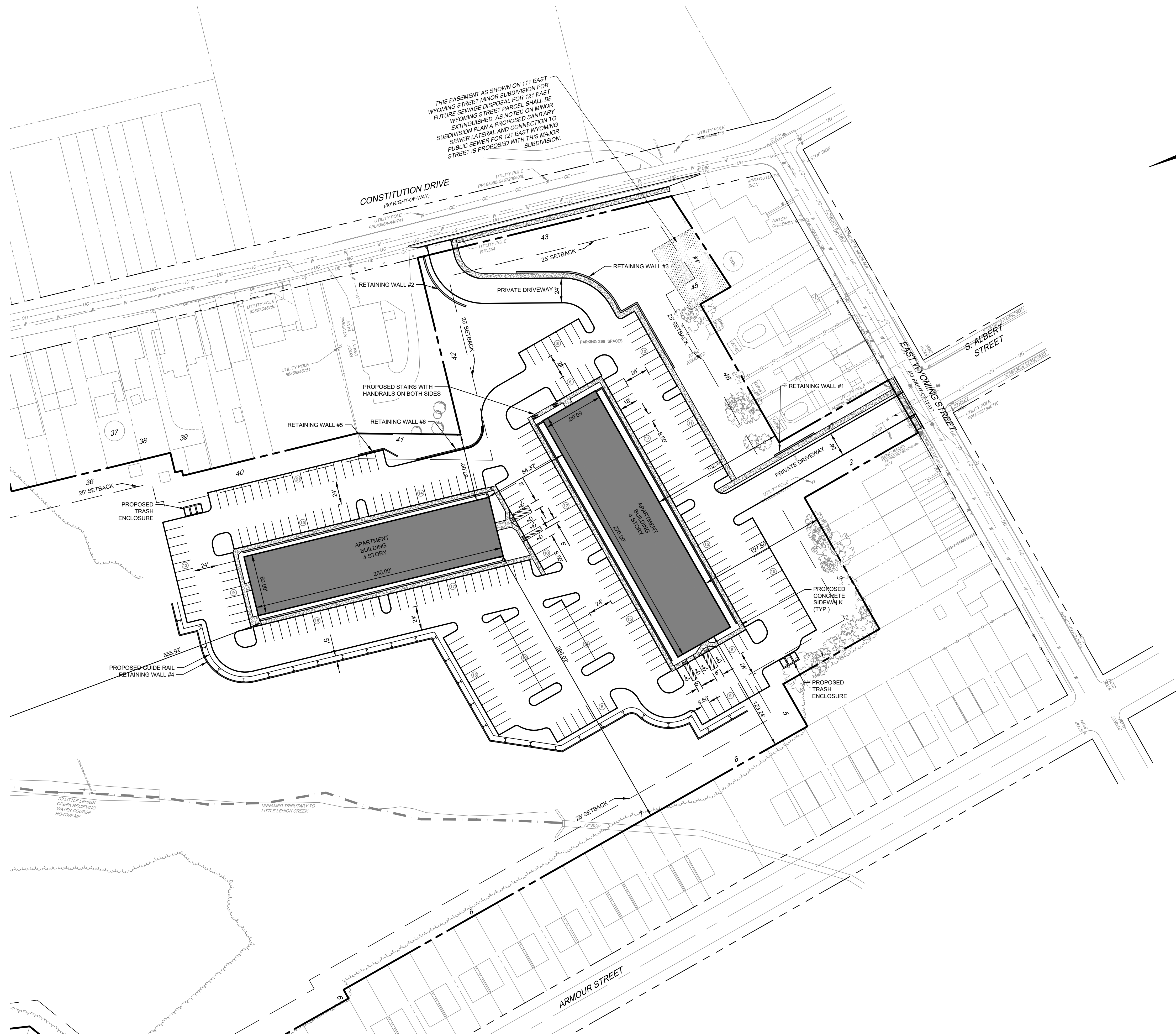
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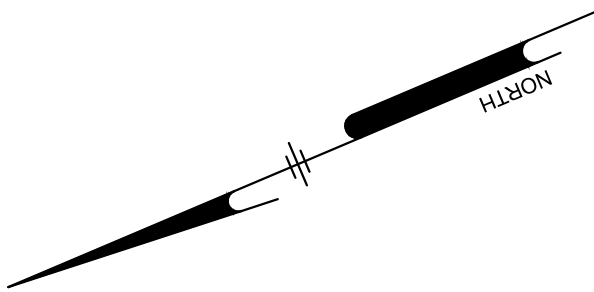
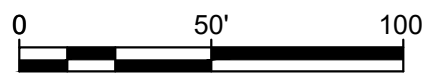
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SHEET 5 OF 30

U:\Account\STWDP\STWDP25001 - Penn Square Flats\CS1001 - Penn Square Flats\CS1001.dwg PLOTTED: 8/10/2023 3:08 PM BY: John Robinson PLOTSTYLE: Pennon MCS.ctb



FOR PROPERTY OWNERS SEE SHEET CS0201
FOR BEARING AND DISTANCES SEE SHEET CS0201

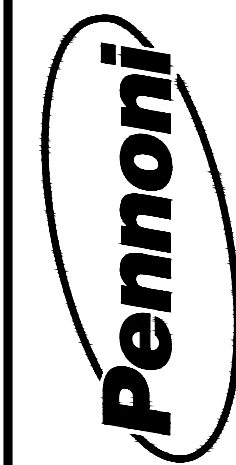


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PENN SQUARE FLATS
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16TH WARD, CITY OF ALLENTOWN

SITE PLAN

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DRAWING SCALE	1"= 50'
DRAWN BY	SML
APPROVED BY	MR

CS1001
SHEET 6 OF 30

