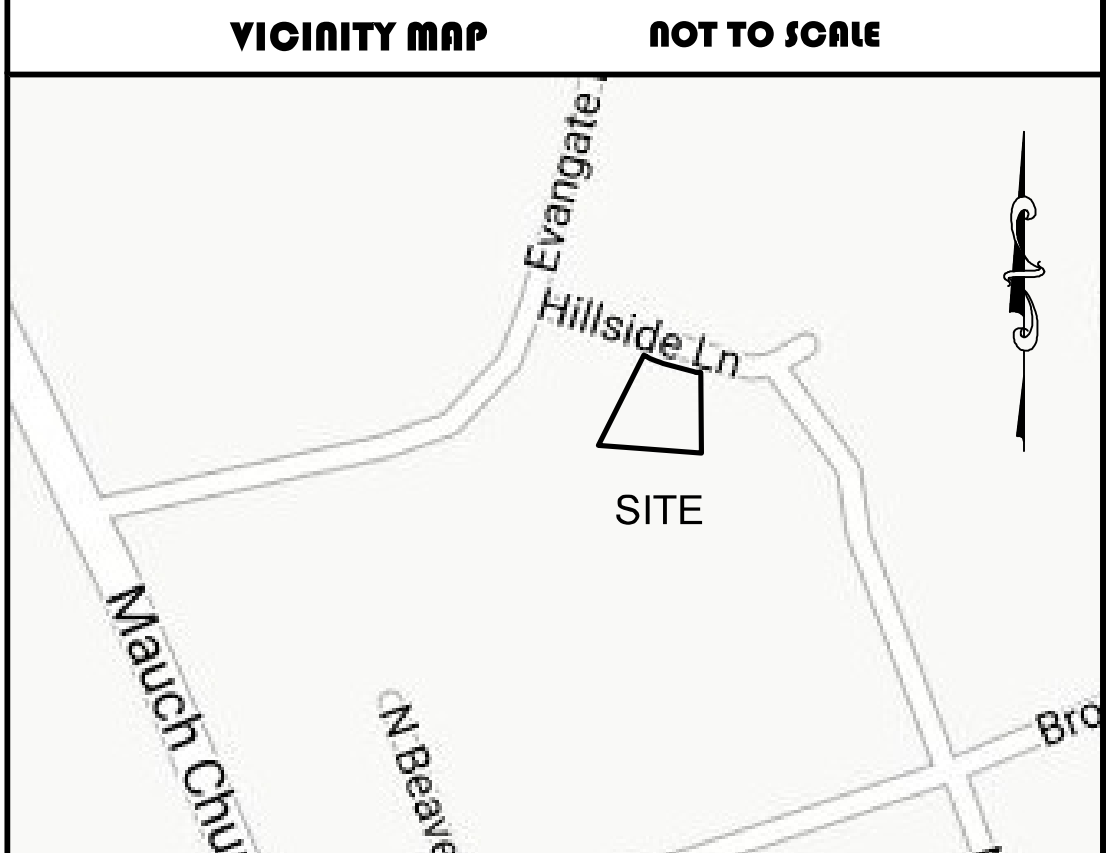


**1708 HILLSIDE LINE ADJUSTMENT PLAN**  
 1708 HILLSIDE LANE  
 ALLENTOWN, PA 18104  
 41,737 S.F. OR 0.9581 ACRE



**SITE DATA**

- PROPERTY IS KNOWN AS LOT PARCEL IN 549717590534 IN THE TOWNSHIP OF SOUTH WHITEHALL, LEHIGH COUNTY, PENNSYLVANIA.
- LOT AREA = 41,737 S.F. OR 0.9581 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- VERTICAL DATUM = NAVD 88. BENCHMARK - MAG NAIL, ELEV.=360.91
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY VALLEY LAND SERVICES, LLC. DATE OF FIELD SURVEY = 05-01-2023.
- THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH AN ORIGINAL SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT © 2023, VALLEY LAND SERVICES, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SEAL ARE NOT VALID.
- PARKING PROVIDED - NO STRIPED PARKING OBSERVED AT TIME OF SURVEY.

**STATEMENT OF INTENT**

IT IS THE INTENT OF THE APPLICANT TO ACQUIRE APPROXIMATELY 7,732 S.F. FROM MICHAEL AND CYNTHIA SALLUSTIO OF 1742 EVANGATE DR (PID 549717393316).

**UTILITY NOTES**

ONE CALL TICKET NUMBER 20231101029 CALL DATE 4-27-2023.

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

WHITEHALL TWP	610-437-5524
IRONTON TEL CO	610-799-3131
PPL ELEC DESIGN	800-342-5775
SVC ELEC CATV	610-865-9100
ASTOUND BROADBAND	800-746-4726
UGI LEHIGH HAZ	800-276-2722
VERIZON EASTERN	800-492-3100

**SYMBOLS**

- (THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)
- |                                     |                            |                                |
|-------------------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND                    | ▲ SPOT LIGHT               | ⊙ WATER MANHOLE                |
| ○ MONUMENT TO BE SET                | ⚡ POWERPOLE                | ⊙ WATER VALVE                  |
| ⊕ BENCHMARK TOPO                    | ⚡ GUY WIRE                 | ⊙ WATER METER                  |
| (R) RECORD DATA                     | ☀ LIGHT POLE               | ⊙ HYDRANT / FDC                |
| (S) SURVEYED DATA                   | ⚡ STREET LIGHT POLE        | ⊙ GAS MANHOLE                  |
| R/W RIGHT OF WAY                    | ⚡ ELEC. TRANSFORMER        | ⊙ GAS VALVE                    |
| SBL SET BACK LINE                   | ⚡ AIR CONDITIONER          | ⊙ GAS METER                    |
| RCF REINFORCED CONC PIPE            | ⊙ ELEC. MANHOLE            | ⊙ UNDERGROUND GAS MARKER       |
| CMP CORRUGATED METAL PIPE           | ⊙ ELECTRIC METER           | ⊙ TELEPHONE MANHOLE            |
| PVC PLASTIC PIPE                    | ⊙ CABLE BOX                | ⊙ PAY PHONE                    |
| HDPE HIGH DENSITY POLYETHYLENE PIPE | ⊙ UNDERGROUND CABLE MARKER | ⊙ TELEPHONE BOX                |
| CIP CAST IRON PIPE                  | ⊙ TRAFFIC POLES            | ⊙ UNDERGROUND TELEPHONE MARKER |
| DIP DUCTILE IRON PIPE               | ⊙ TRAFFIC SIGNAL           | ⊙ FLAG POLE                    |
| L/S LANDSCAPING                     | ⊙ TRAFFIC MANHOLE          | ⊙ BOLLARD                      |
| ☀ DEODOROUS TREE                    | ⊙ TRAFFIC SIGNAL BOX       | ⊙ BORE HOLE                    |
| ☀ EVERGREEN TREE                    | ⊙ CLEAN OUT                | ⊙ MONITORING WELL              |
| U.G. UNDER GROUND                   | ⊙ SEWER MANHOLE            | ⊙ MAIL BOX                     |
| — C — CABLE TELEVISION LINE         | ⊙ STORM DRAIN MANHOLE      | ⊙ SIGN                         |
| — E — ELECTRICAL LINE               | ⊙ STORM INLET              | ⊙ METAL TANK COVER             |
| — G — GAS LINE                      | ⊙ CURB INLET               | ⊙ AIR COMPRESSOR               |
| — T — TELEPHONE LINE                | ⊙ ROUND STORM INLET        |                                |
| — W — WATER LINE                    | ⊙ UNKNOWN MANHOLE          |                                |
| — OH — OVERHEAD ELECTRIC WIRE       |                            |                                |

**FLOOD NOTE**

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 420593 0232 F, WHICH HAS AN EFFECTIVE DATE OF JULY 16, 2004, MAP NO. 42077C0232F AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NGVD 29)

**RECORD OWNERS/APPLICANTS**

BORKO MILOSEV 1708 HILLSIDE LANE ALLENTOWN, PA 18104	MICHAEL AND CYNTHIA SALLUSTIO 1742 EVANGATE DRIVE ALLENTOWN, PA 18104
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**SITE DATA**

RECORD OWNER:	BORKO MILOSEV	MICHAEL AND CYNTHIA SALLUSTIO
PROPERTY ADDRESS:	1708 HILLSIDE LANE	1742 EVANGATE DRIVE
TAX MAP REFERENCE:	549717590534-1	549717393316
DEED REFERENCE:	INST# 2016013955	DOC ID 7038468
LOT AREA:	0.9581 ACRES	0.3979 ACRES
WATER:	PUBLIC	PUBLIC
SANITARY SEWER:	PUBLIC	PUBLIC

**TOWNSHIP ACKNOWLEDGMENT**

BASED UPON AND EXPRESSLY IN RELIANCE ON THE FOREGOING CERTIFICATIONS OF THE OWNER AND DESIGN PROFESSIONAL, THE WITHIN PLAN IS ACCEPTED BY SOUTH WHITEHALL TOWNSHIP AS THE PLAN SATISFYING ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20-\_\_\_\_.

TOWNSHIP OFFICIAL \_\_\_\_\_

**ZONING DATA**

MEDIUM DENSITY RESIDENTIAL (R-4)

	PER ORD.	EXISTING PID 549717590534	EXISTING PID 549717393316	PROPOSED PID 549717590534	PROPOSED PID 549717393316
MINIMUM LOT AREA:	9,600 S.F.	41,737 S.F.	17,333 S.F.	51,337 S.F.	9,601 S.F.
FRONT YARD SETBACK (COLLECTOR):	25 FEET	25 FEET	25 FEET	25 FEET	25 FEET
SIDE YARD SETBACK:	10 FEET	10 FEET	10 FEET	10 FEET	10 FEET
REAR YARD SETBACK:	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET
MAXIMUM BUILDING HEIGHT:	2.5 STORIES 35 FEET	31 FEET	31 FEET	31 FEET	31 FEET

**OWNERS CERTIFICATION**

I/[WE] BEING DULY SWORN ACCORDING TO LAW DEPOSE AND SAY THAT I/[AM/WE ARE] THE SOLE OWNER[S] OF THIS PROPERTY, IN PEACEFUL POSSESSION OF THE SAME, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF. I/[WE] DO FURTHER DEPOSE AND SAY THAT I/[WE] HAVE COMPLIED WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20-\_\_\_\_ BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN. I/[WE] AGREE THAT I/[WE] SHALL EXONERATE, INDEMNIFY, PROTECT, DEFEND AND SAVE HARMLESS THE TOWNSHIP FROM ANY AND ALL CLAIMS, LAWSUITS, DAMAGES AND LIABILITIES OF EVERY KIND, CHARACTER AND MANNER WHATSOEVER PERTAINING TO, RELATING TO, RESULTING FROM, CAUSED BY OR ARISING OUT OF THE TOWNSHIP'S APPROVAL OF THE WAIVER REQUEST AS EVIDENCED BY RESOLUTION 20-\_\_\_\_, ALL AS MORE FULLY OUTLINED IN RESOLUTION 20-\_\_\_\_.

RECORD OWNER (549717590534-1) DATE \_\_\_\_\_

**OWNERS CERTIFICATION**

I/[WE] BEING DULY SWORN ACCORDING TO LAW DEPOSE AND SAY THAT I/[AM/WE ARE] THE SOLE OWNER[S] OF THIS PROPERTY, IN PEACEFUL POSSESSION OF THE SAME, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF. I/[WE] DO FURTHER DEPOSE AND SAY THAT I/[WE] HAVE COMPLIED WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20-\_\_\_\_ BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN. I/[WE] AGREE THAT I/[WE] SHALL EXONERATE, INDEMNIFY, PROTECT, DEFEND AND SAVE HARMLESS THE TOWNSHIP FROM ANY AND ALL CLAIMS, LAWSUITS, DAMAGES AND LIABILITIES OF EVERY KIND, CHARACTER AND MANNER WHATSOEVER PERTAINING TO, RELATING TO, RESULTING FROM, CAUSED BY OR ARISING OUT OF THE TOWNSHIP'S APPROVAL OF THE WAIVER REQUEST AS EVIDENCED BY RESOLUTION 20-\_\_\_\_, ALL AS MORE FULLY OUTLINED IN RESOLUTION 20-\_\_\_\_.

RECORD OWNER (549717393316) DATE \_\_\_\_\_

**DESIGN PROFESSIONAL CERTIFICATION**

I, \_\_\_\_\_, A LICENSED PROFESSIONAL [ENGINEER/LAND SURVEYOR] OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAN[S] AND SUPPORTING DOCUMENTATION ARE TRUE, CORRECT, ACCURATE AND ARE IN COMPLIANCE WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20-\_\_\_\_ BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN.

DESIGN PROFESSIONAL \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

FIELD DATE 05-01-2023

PRELIMINARY  
NOT VALID UNTIL SEALED

**GREGORY C. NOLL**  
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR 51076040  
gnoll@valleylandservices.com

DATE \_\_\_\_\_

TYPE OF SURVEY: 1708 HILLSIDE LINE ADJUSTMENT PLAN

SITE ADDRESS: 1708 HILLSIDE LANE  
TOWNSHIP OF SOUTH WHITEHALL  
LEHIGH COUNTY, PENNSYLVANIA.

CLIENT: BORKO MILOSEV

JOB NO: V230114 DRAWN BY: KDB APPROVED BY: GCN

DATE: MAY 11, 2023

No.	DATE	DESCRIPTION