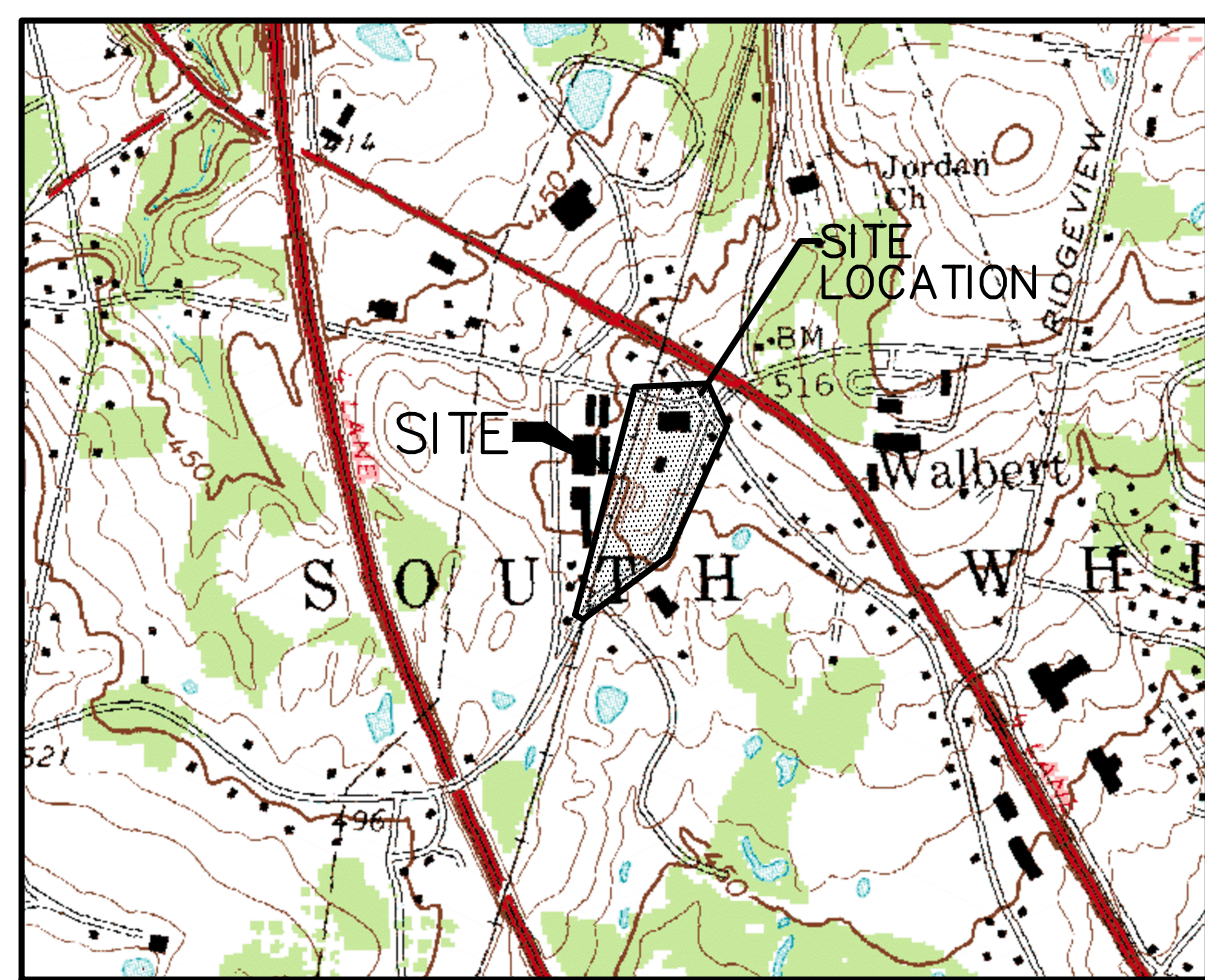


ZONING MAP
SCALE: 1"=1000'



LOCATION MAP
USGS: ALLENTOWN EAST QUADRANGLE
SCALE: 1"=1000'

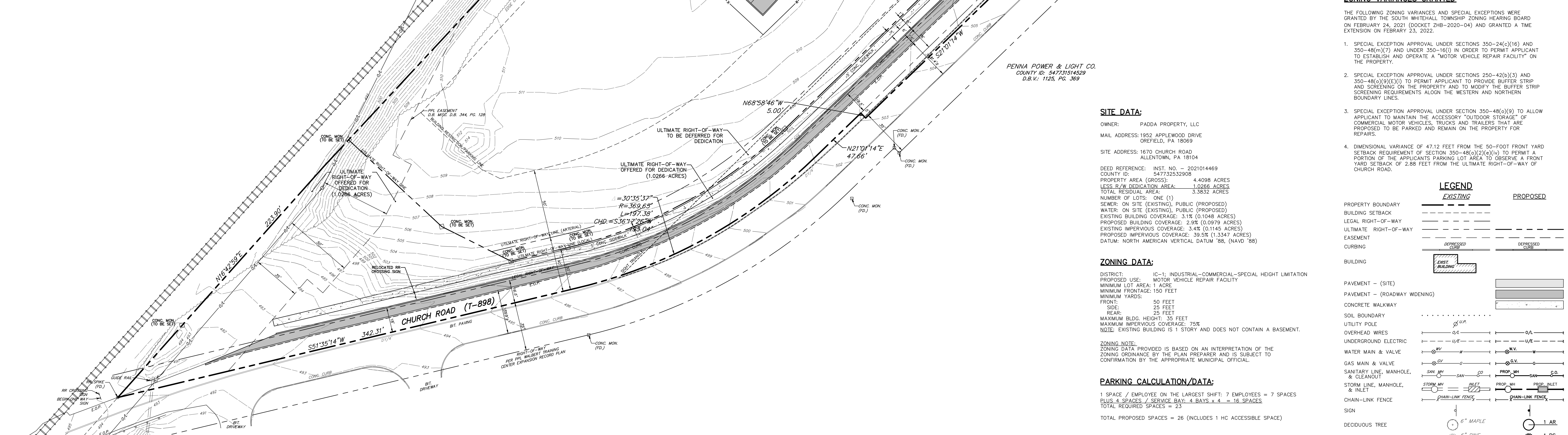
SOUTH WHITEHALL SECTION 312-1200(7)
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING FRESHWATER AND FRESHWATER WELLS WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS, SUCH AS LIABILITY OF TITLE, SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY AND HISTORIC AND GEOLOGICAL ISSUES OF SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OF THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE APPLICANT AND/OR LAND OWNERS AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE. DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OBTAINED WITH REFERENCE TO APPLICABLE SURVEYING STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DESCRIPTION, CONSISTENCY, CLOSURE, AND AREA ONLY. THE REASON FOR ANY DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY AND OTHER EASEMENTS, ETC., ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SQUAD.

SOUTH WHITEHALL SECTION 312-39(1)
NOTWITHSTANDING ANY CONCURRENCE WITH AND WHERE PROVIDED, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.
MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN, OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORMWATER MANAGEMENT FACILITIES, SHALL NOT CONSTITUTE LAND DEVELOPMENT ON BEHALF OF OR BY THE MUNICIPALITY OR OTHERWISE OBLIGATE THE MUNICIPALITY TO BE ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND, BY SUBMITTING AN APPLICATION UNDER THE TOWNSHIP STORMWATER MANAGEMENT PLAN, THE DEVELOPER HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE MUNICIPALITY AND ALL ITS REPRESENTATIVES, SERVANTS, EMPLOYEES, OFFICIALS AND CONSULTANTS AND FROM ANY AND ALL CLAIMS, DAMAGES, CAUSES OF ACTION OR SUITS WHICH MAY ARISE OUT OF OR RELATE TO THE REVIEW, APPROVAL, CONSTRUCTION OR OPERATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORMWATER MANAGEMENT FACILITIES.

PENNSYLVANIA LINES, LLC
COUNTY ID: 547732359149
D.B.V. 1672, PG. 601

PADDA PROPERTY, LLC
COUNTY PARCEL: 547732532908
INST./NO.: 2021014469
RESIDUAL AREA
LESS RIGHT-OF-WAY DEDICATION
(3.3952 ACRES)

PENNA POWER & LIGHT CO.
COUNTY ID: 547731545229
D.B.V. 1125, PG. 369



SITE DATA:
OWNER: PADDA PROPERTY, LLC
MAIL ADDRESS: 1952 APPLEWOOD DRIVE
OREFIELD, PA 18069
SITE ADDRESS: 1670 CHURCH ROAD
ALLENTOWN, PA 18104
DEED REFERENCE: INST. NO. 2021014469
COUNTY ID: 547732532908
PROPERTY AREA (GROSS): 4.4098 ACRES
LESS R/W DEDICATION AREA: 3.0266 ACRES
TOTAL RESIDUAL AREA: 3.3952 ACRES
NUMBER OF LOTS: ONE (1)
SEWER: ON SITE (EXISTING), PUBLIC (PROPOSED)
WATER: ON SITE (EXISTING), PUBLIC (PROPOSED)
EXISTING BUILDING COVERAGE: 3.1% (0.1048 ACRES)
PROPOSED BUILDING COVERAGE: 2.9% (0.0979 ACRES)
EXISTING IMPERVIOUS COVERAGE: 3.4% (0.1145 ACRES)
PROPOSED IMPERVIOUS COVERAGE: 39.5% (1.3347 ACRES)
DATUM: NORTH AMERICAN VERTICAL DATUM '88 (NAVD '88)

ZONING DATA:
DISTRICT: IC-1; INDUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION
PROPOSED USE: MOTOR VEHICLE REPAIR FACILITY
MINIMUM LOT AREA: 1 ACRE
MINIMUM FRONTAGE: 150 FEET
MINIMUM YARDS:
FRONT: 50 FEET
SIDE: 25 FEET
REAR: 25 FEET
MAXIMUM BLDG. HEIGHT: FEET
MAXIMUM IMPERVIOUS COVERAGE: 75%
NOTE: EXISTING BUILDING IS 1 STORY AND DOES NOT CONTAIN A BASEMENT.

PARKING CALCULATION/DATA:
1 SPACE / EMPLOYEE ON THE LARGEST SHIFT; 7 EMPLOYEES = 7 SPACES
PLUS 4 SPACES / SERVICE BAYS; 4 BAYS x 4 = 16 SPACES
TOTAL REQUIRED SPACES = 23
TOTAL PROPOSED SPACES = 26 (INCLUDES 1 HC ACCESSIBLE SPACE)

PAVEMENT MARKINGS

- PARKING STALL (1" SINGLE WHITE LINE)
- ACCESSIBILITY SYMBOL (WHITE SYMBOL ON 48" x 48" BLUE BACKGROUND)
- ACCESS AISLE (6" SINGLE WHITE OUTLINE AND 24" WHITE LINES 4" C-C @ 45°)

SIGN TABULATION

PLAN	SERIES	SIZE	QTY	DESCRIPTION
1	R1-1	30"x30"	1	STOP
2	R7-B W	12"x18" W	1	RESERVED PARKING W/ VAN ACCESSIBLE & PENALTY SIGNS
3	R7-BB/R7-BF	12"x6"	1	RESERVED PARKING W/ VAN ACCESSIBLE & PENALTY SIGNS

NOTES:
1. ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM, MOUNTED ON PENNDOT TYPE B BREAKAWAY POSTS.
2. SIGNS SHOULD MEET THE REQUIREMENTS OF ZONING ORDINANCE SECTION 12.39.
3. REFERENCE TO PENNDOT 408 SECTION, LATEST EDITION.

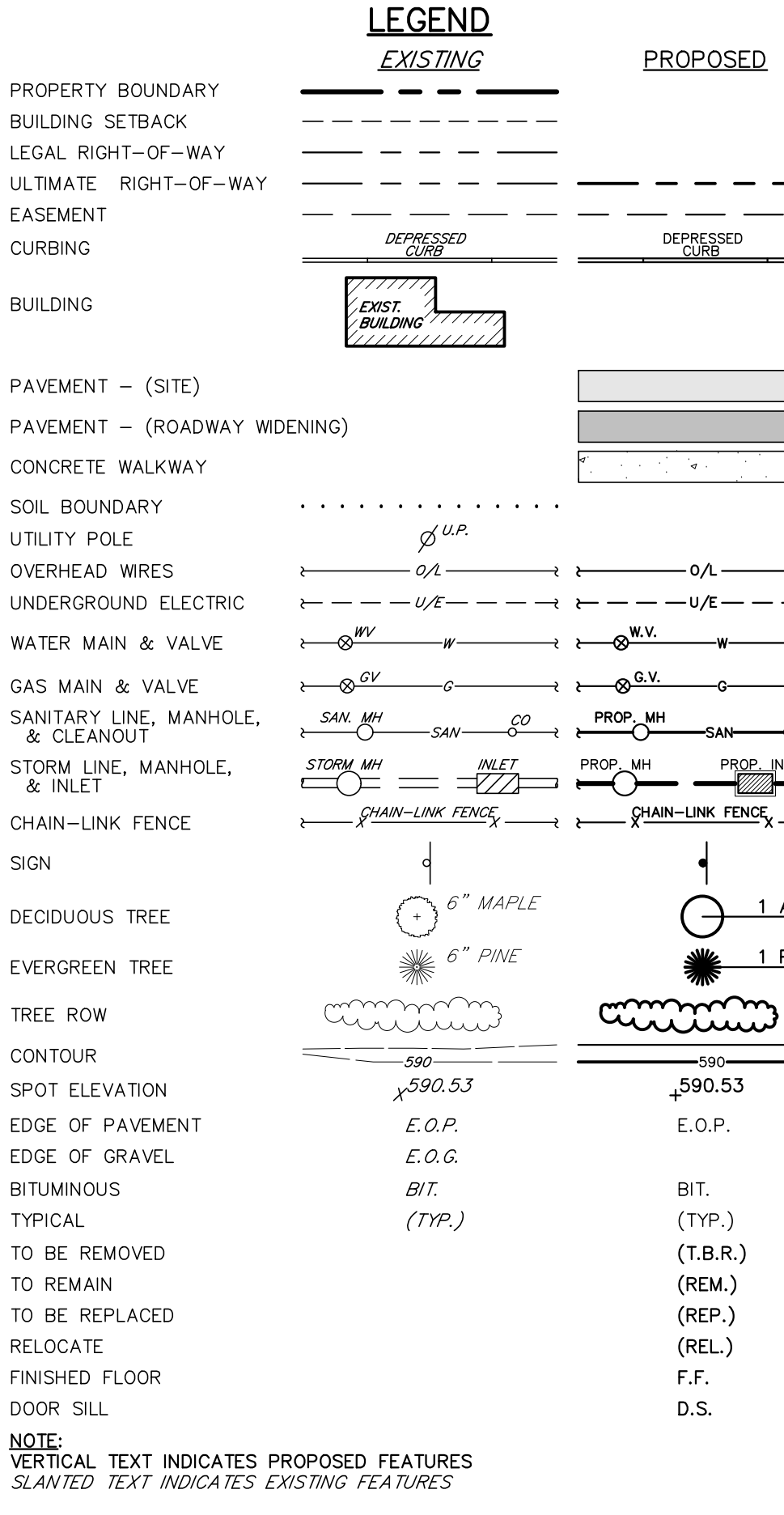
OWNER NOTE:
I Gurpreet Padda, am the managing member of Padda Property, LLC am the applicant for the proposed project at 1670 Church Road and Padda Property, LLC is also the owner of the property and have authorized this application to be made to the South Whitehall Township.

Sincerely,

Gurpreet Padda
Padda Property, LLC

EXISTING FEATURES NOTE:
THE PROPERTY DOES NOT CONTAIN ANY OF THE FOLLOWING TOPOGRAPHICAL AND PHYSICAL FEATURES: WETLANDS, WATER CONSERVATION AREAS, BODIES OF WATER OR WOODLANDS.

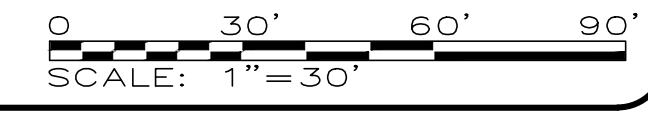
- ZONING VARIANCES GRANTED**
- THE FOLLOWING ZONING VARIANCES AND SPECIAL EXCEPTIONS WERE GRANTED BY THE SOUTH WHITEHALL TOWNSHIP ZONING HEARING BOARD ON FEBRUARY 24, 2021 (DOCKET ZIB-2020-04) AND GRANTED A TIME EXTENSION ON FEBRUARY 23, 2022.
- SPECIAL EXCEPTION APPROVAL UNDER SECTIONS 350-24(c)(16) AND 350-48(m)(7) AND UNDER 350-16(i) IN ORDER TO PERMIT APPLICANT TO ESTABLISH AND OPERATE A "MOTOR VEHICLE REPAIR FACILITY" ON THE PROPERTY.
 - SPECIAL EXCEPTION APPROVAL UNDER SECTIONS 250-42(b)(3) AND 350-48(o)(9)(3) TO PERMIT APPLICANT TO PROVIDE BUFFER STRIP AND SCREENING ON THE PROPERTY AND TO MODIFY THE BUFFER STRIP SCREENING REQUIREMENTS ALONG THE WESTERN AND NORTHERN BOUNDARY LINES.
 - SPECIAL EXCEPTION APPROVAL UNDER SECTION 350-48(c)(9) TO ALLOW APPLICANT TO MAINTAIN THE ACCESSORY "OUTDOOR STORAGE" OF COMMERCIAL MOTOR VEHICLES, TRUCKS AND TRAILERS THAT ARE PROPOSED TO BE PARKED AND REMAIN ON THE PROPERTY FOR REPAIRS.
 - DIMENSIONAL VARIANCE OF 47.12 FEET FROM THE 50-FOOT FRONT YARD SETBACK REQUIREMENT OF SECTION 350-48(c)(2)(v) TO PERMIT A PORTION OF THE APPLICANT'S PARKING LOT AREA TO OBSERVE A FRONT YARD SETBACK OF 2.88 FEET FROM THE ULTIMATE RIGHT-OF-WAY OF CHURCH ROAD.



811
Know what's below.
Call before you dig.

NOTE:
PURSUANT TO THE REQUIREMENTS OF PA ACT 287, AS AMENDED, ISETT CONTACTED ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 121. (PA ONE CALL SYSTEM, INC. 1-800-242-1776).

THE SITE NUMBER IS 20211311809.



DATE: 4/11/2022
BY: DFC

REVISIONS
1. TYP. COMMENTS

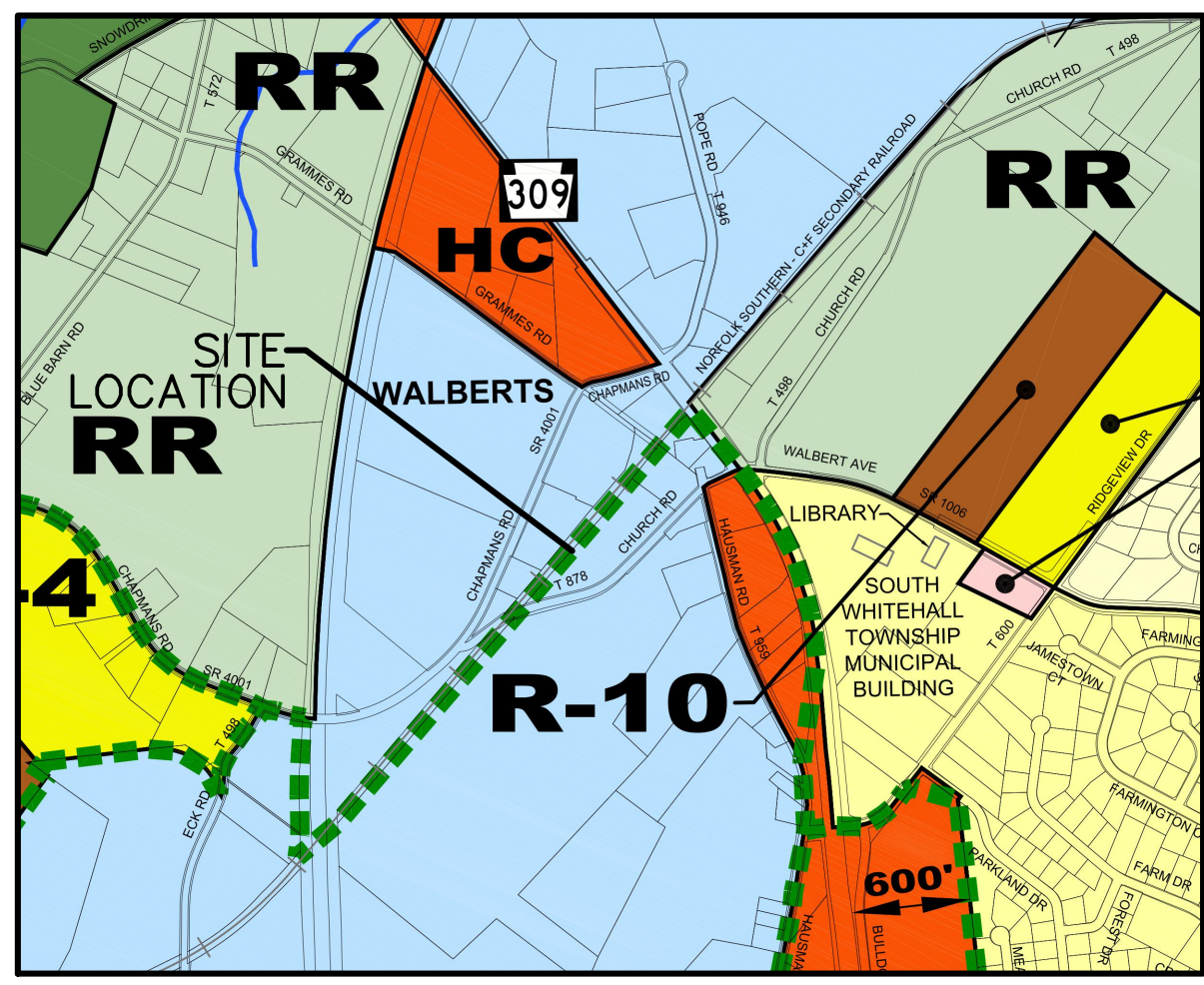
610.398.0904
baryisett.com
86 South Route 100
Allentown, PA 18106

BARRY ISETT & associates
MULTIDISCIPLINARY ENGINEERS AND CONSULTANTS

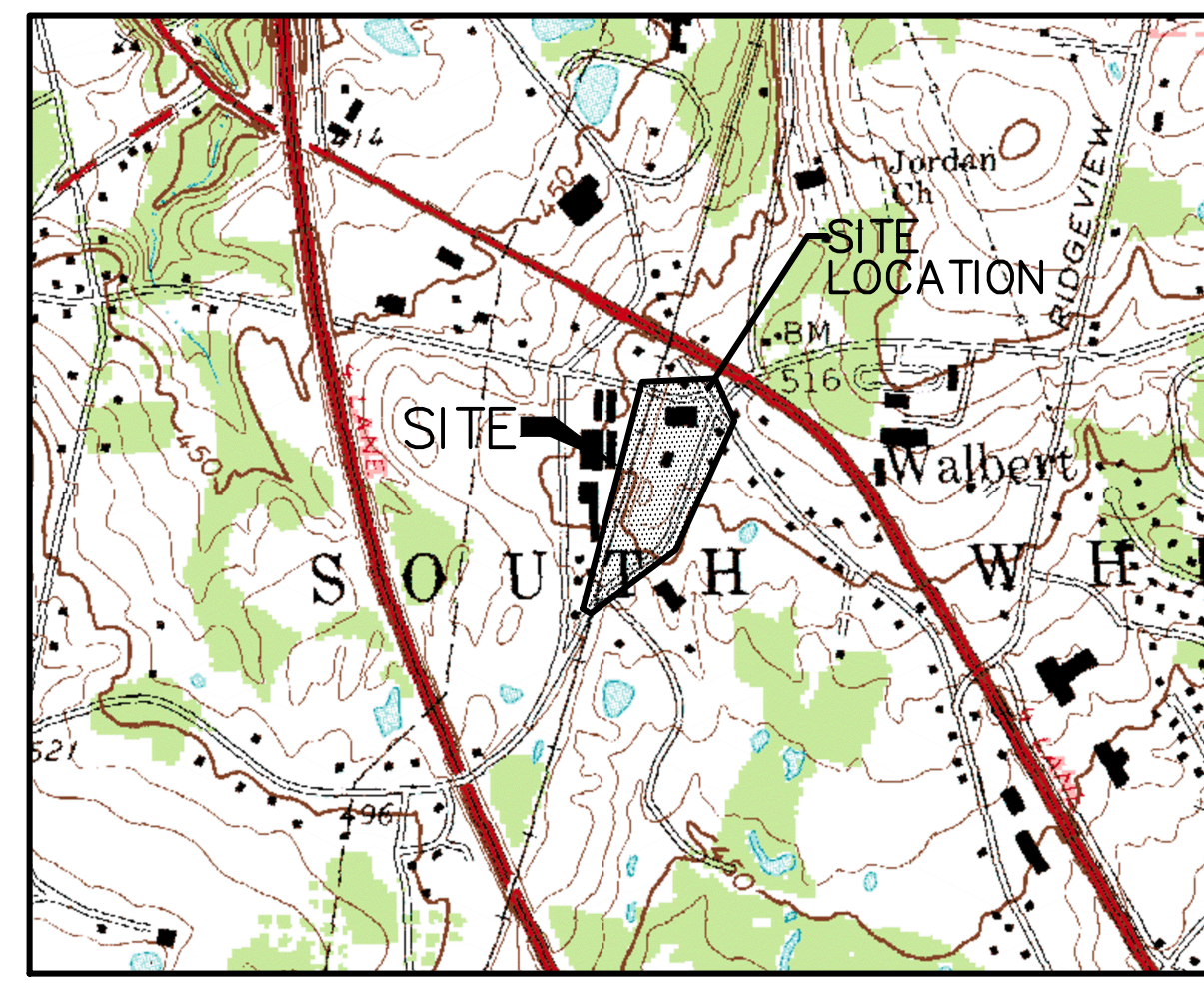
SKETCH PLAN
1670 CHURCH ROAD
PADDA PROPERTY, LLC
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

DATE: 2/17/2022 DSGN: DFG
SCALE: 1"=30' CHK: KPM
DRAWN: DFG APPRD: KPM
JOB: 1031921.000 PMGR: KPM
SHEET: 1 of 2 COPYRIGHT 2022

SK-1



ZONING MAP
SCALE: 1"=1000'



LOCATION MAP
USGS: ALLENTOWN EAST QUADRANGLE
SCALE: 1"=1000'

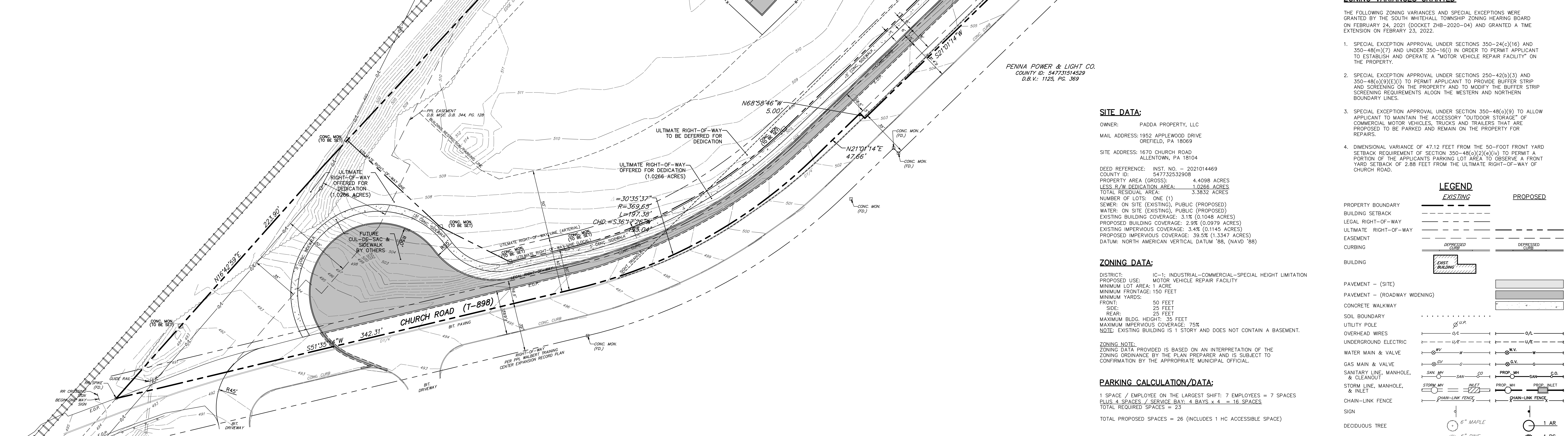
SOUTH WHITEHALL SECTION 312-1200(7)
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING FRESHWATER LAND AND WATER ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS, SUCH AS LIABILITY OF TITLE, SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL AND WATER QUALITY, HARVEST GEOLOGICAL ACTIVE AND HISTORIC AND GEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP ENGINEER. THE TOWNSHIP ENGINEER, THE TOWNSHIP ENGINEER MAKES NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE APPLICANT AND/OR LAND OWNERS AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE. DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OBTAINED WITH REFERENCE TO APPLICABLE SURVEYING STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DESCRIPTION, CONSISTENCY, CLOSURE, AND AREA ONLY. THE REASON FOR ANY DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY AND OTHER EASEMENTS, ETC., ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SQUAD.

SOUTH WHITEHALL SECTION 312-30(1)
NOTWITHSTANDING ANY CONCURRENCE WITH AND WHERE PROVIDED, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.
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PENNSYLVANIA LINES, LLC
COUNTY ID: 547732359149
D.B.V.: 1671, PG. 601

PADDA PROPERTY, LLC
COUNTY PARCEL: 547732532908
INST./NO.: 2021014469
RESIDUAL AREA
LESS RIGHT-OF-WAY DEDICATION
(3.3952 ACRES)

PENNA POWER & LIGHT CO.
COUNTY ID: 547731545229
D.B.V.: 1125, PG. 369



EXISTING FEATURES NOTE:
THE PROPERTY DOES NOT CONTAIN ANY OF THE FOLLOWING TOPOGRAPHICAL AND PHYSICAL FEATURES: WETLANDS, WATER CONSERVATION AREAS, BODIES OF WATER OR WOODLANDS.

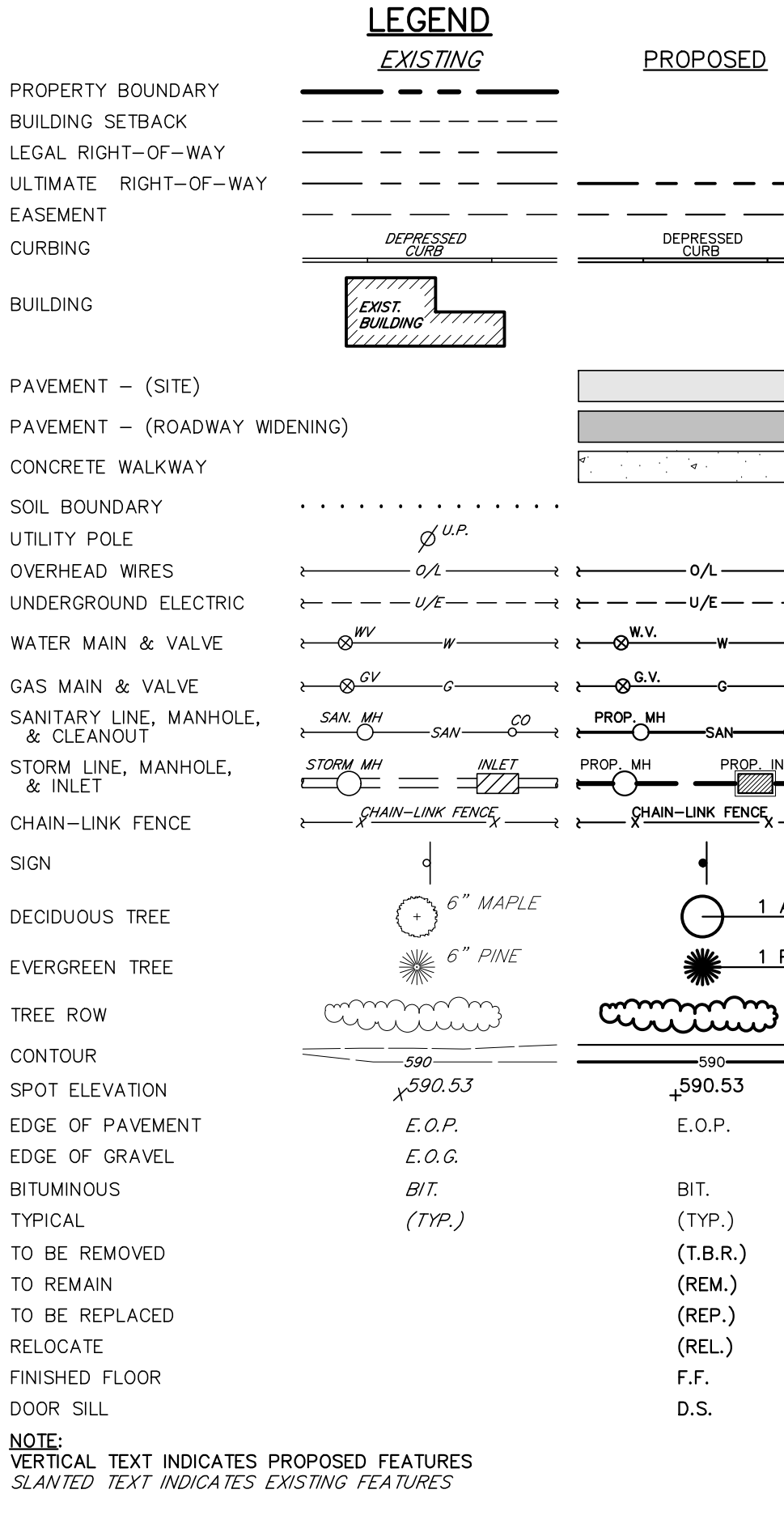
ZONING VARIANCES GRANTED
THE FOLLOWING ZONING VARIANCES AND SPECIAL EXCEPTIONS WERE GRANTED BY THE SOUTH WHITEHALL TOWNSHIP ZONING HEARING BOARD ON FEBRUARY 24, 2021 (DOCKET ZIB-2020-04) AND GRANTED A TIME EXTENSION ON FEBRUARY 23, 2022.

- SPECIAL EXCEPTION APPROVAL UNDER SECTIONS 350-24(c)(16) AND 350-48(m)(7) AND UNDER 350-16(i) IN ORDER TO PERMIT APPLICANT TO ESTABLISH AND OPERATE A "MOTOR VEHICLE REPAIR FACILITY" ON THE PROPERTY.
- SPECIAL EXCEPTION APPROVAL UNDER SECTIONS 250-42(b)(3) AND 350-48(o)(9)(3) TO PERMIT APPLICANT TO PROVIDE BUFFER STRIP AND SCREENING ON THE PROPERTY AND TO MODIFY THE BUFFER STRIP SCREENING REQUIREMENTS ALONG THE WESTERN AND NORTHERN BOUNDARY LINES.
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- DIMENSIONAL VARIANCE OF 47.12 FEET FROM THE 50-FOOT FRONT YARD SETBACK REQUIREMENT OF SECTION 350-48(c)(2)(v) TO PERMIT A PORTION OF THE APPLICANT'S PARKING LOT AREA TO OBSERVE A FRONT YARD SETBACK OF 2.88 FEET FROM THE ULTIMATE RIGHT-OF-WAY OF CHURCH ROAD.

SITE DATA:
OWNER: PADDA PROPERTY, LLC
MAIL ADDRESS: 1952 APPLEWOOD DRIVE
OREFIELD, PA 18069
SITE ADDRESS: 1670 CHURCH ROAD
ALLENTOWN, PA 18104
DEED REFERENCE: INST. NO. 2021014469
COUNTY ID: 547732532908
PROPERTY AREA (GROSS): 4.4098 ACRES
LESS R/W DEDICATION AREA: 1.0266 ACRES
TOTAL RESIDUAL AREA: 3.3832 ACRES
NUMBER OF LOTS: ONE (1)
SEWER: ON SITE (EXISTING), PUBLIC (PROPOSED)
WATER: ON SITE (EXISTING), PUBLIC (PROPOSED)
EXISTING BUILDING COVERAGE: 3.1% (0.1048 ACRES)
PROPOSED BUILDING COVERAGE: 2.9% (0.0979 ACRES)
EXISTING IMPERVIOUS COVERAGE: 3.4% (0.1145 ACRES)
PROPOSED IMPERVIOUS COVERAGE: 39.5% (1.3347 ACRES)
DATUM: NORTH AMERICAN VERTICAL DATUM '88 (NAVD '88)

ZONING DATA:
DISTRICT: IC-1; INDUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION
PROPOSED USE: MOTOR VEHICLE REPAIR FACILITY
MINIMUM LOT AREA: 1 ACRE
MINIMUM FRONTAGE: 150 FEET
MINIMUM YARDS:
FRONT: 50 FEET
SIDE: 25 FEET
REAR: 25 FEET
MAXIMUM BLDG. HEIGHT: FEET
MAXIMUM IMPERVIOUS COVERAGE: 75%
NOTE: EXISTING BUILDING IS 1 STORY AND DOES NOT CONTAIN A BASEMENT.

PARKING CALCULATION/DATA:
1 SPACE / EMPLOYEE ON THE LARGEST SHIFT; 7 EMPLOYEES = 7 SPACES
PLUS 4 SPACES / SERVICE BAYS; 4 BAYS x 4 = 16 SPACES
TOTAL REQUIRED SPACES = 23
TOTAL PROPOSED SPACES = 26 (INCLUDES 1 HC ACCESSIBLE SPACE)



PAVEMENT MARKINGS

- PARKING STALL (1" SINGLE WHITE LINE)
- ACCESSIBILITY SYMBOL (WHITE SYMBOL ON 48" x 48" BLUE BACKGROUND)
- ACCESS AISLE (6" SINGLE WHITE OUTLINE AND 24" WHITE LINES 4" C-C @ 45°)

SIGN TABULATION

PLAN	SERIES	SIZE	QTY	DESCRIPTION
1	R1-1	30"x30"	1	STOP
2	R7-B W	12"x18" W	1	RESERVED PARKING W/ VAN ACCESSIBLE & PENALTY SIGNS
3	R7-BB/R7-BF	12"x6"	1	RESERVED PARKING W/ VAN ACCESSIBLE & PENALTY SIGNS

NOTES:
1. ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM, MOUNTED ON PENNDOT TYPE B BREAKAWAY POSTS.
2. SIGNS SHOULD MEET THE REQUIREMENTS OF ZONING ORDINANCE SECTION 12.39.
3. REFERENCE TO PENNDOT 408 SECTION, LATEST EDITION.

OWNER NOTE:
I Gurpreet Padda, am the managing member of Padda Property, LLC am the applicant for the proposed project at 1670 Church Road and Padda Property, LLC is also the owner of the property and have authorized this application to be made to the South Whitehall Township.

Sincerely,

Gurpreet Padda
Padda Property, LLC

811
Know what's below.
Call before you dig.

NOTE:
PURSUANT TO THE REQUIREMENTS OF PA ACT 287, AS AMENDED, ISETT CONTACTED ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 121 (PA ONE CALL SYSTEM, INC. 1-800-242-1776).

THE SITE NUMBER IS 20211311809.

BARRY ISETT & associates
REGISTERED PROFESSIONAL ENGINEERS AND CONSULTANTS
610.398.0904
baryiset.com
86 South Route 100
Allentown, PA 18106

FUTURE RIGHT-OF-WAY IMPROVEMENTS PLAN
1670 CHURCH ROAD
PADDA PROPERTY, LLC
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

DATE: 4/11/2022 DSGN: DFG
SCALE: 1"=30' CHK: KPM
DRAWN: DFG APPRD: KPM
JOB: 1031921.000 PMGR: KPM
SHEET: 2 of 2

RP-1