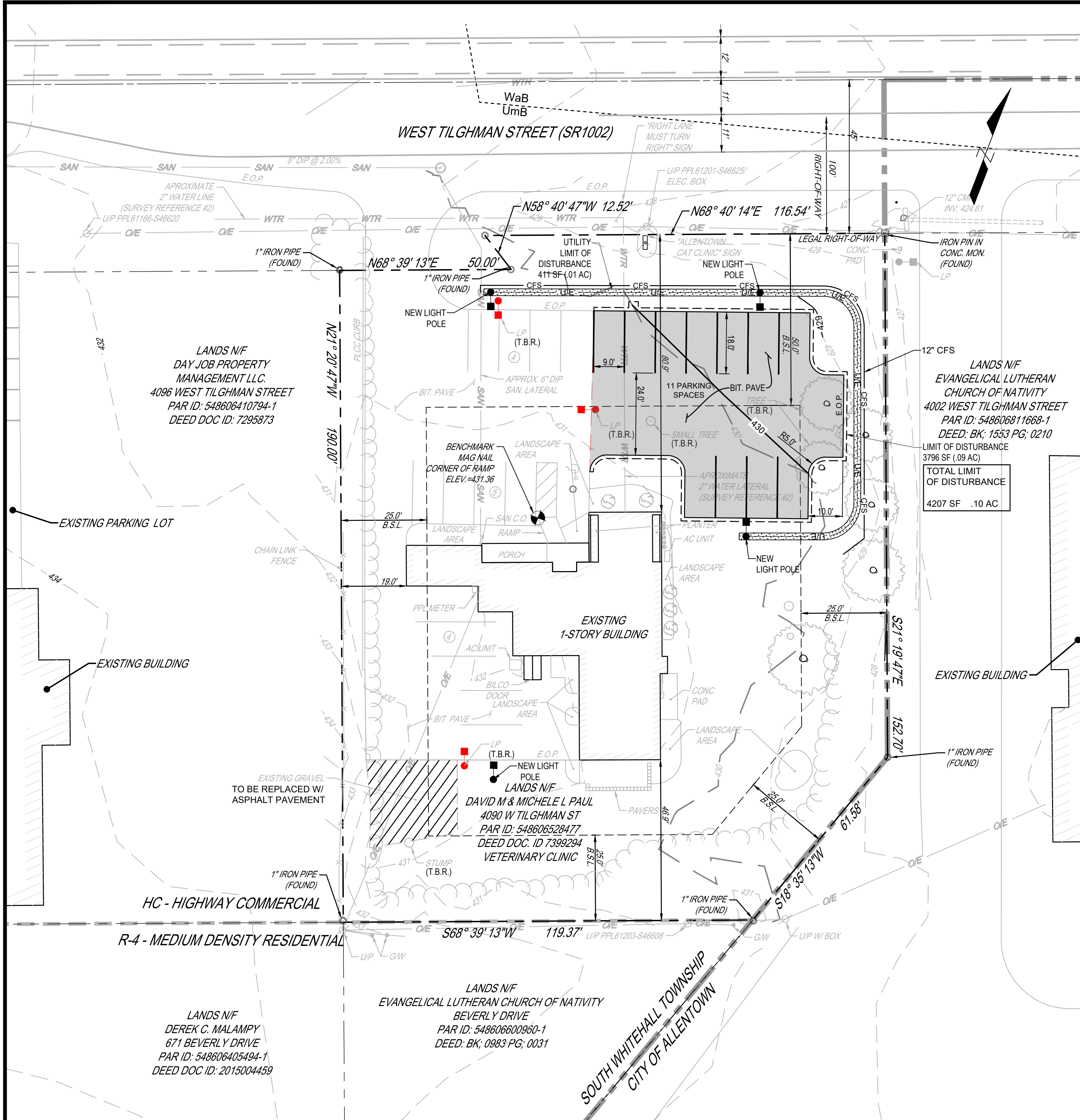


xrefs: \\23-CATCL-01\_Base [23-CATCL-01\_BaseOthers] [23-CATCL-01\_Layout] [23-CATCL-01\_24x36\_TB] [Legend-General] 01\_LayoutPlan.dwg-LP-1 LAYOUT PLAN Date: May 11, 2023 10:39am \*\*acela architects + engineers, pc\*\* USER: jking



SHEET LIST TABLE			
SHEET NO.	DRAWING NO.	OF	SHEET TITLE
LAYOUT PLANS			
LP-1	1	OF 2	SITE PLAN
CONSTRUCTION DETAILS			
DE-1	2	OF 2	CONSTRUCTION DETAILS

### ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THE ABOVE PLAN AND SURVEY TO BE CORRECT IN ALL ITS DETAILS.

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

APPROVED \_\_\_\_\_ BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

TOWNSHIP ENGINEER \_\_\_\_\_

LEHIGH VALLEY PLANNING COMMISSION

THIS PLAN WAS REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION. \_\_\_\_\_ 20\_\_

PLANNER \_\_\_\_\_

### RECORDER OF DEEDS

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

### OWNER'S CERTIFICATION

I, THE UNDERSIGNED, AM THE APPLICANT AND LEGAL OWNER OF THE LAND TO BE DEVELOPED. THE LAND IS NOT SUBJECT TO ANY LITIGATION OR LIENS. THIS FINAL PLAN HAS BEEN PROCESSED WITH FREE CONSENT, AND IT IS DESIRED TO RECORD THE SAME.

I WILL PROPERLY GRADE ALL INDIVIDUAL LOTS TO PROVIDE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS CREATE A PUBLIC NUISANCE AND THAT HE WILL PLACE PERMANENT CONCRETE REFERENCE MONUMENTS TO GRADE AS NOTED ON THE PLAN UPON COMPLETION OF GRADING.

I ACKNOWLEDGE THAT FOLLOWING APPROVAL OF THIS PLAN, PLAN CHANGES MAY BE REQUIRED TO ADDRESS THE COMMENTS AND REGULATIONS OF OUTSIDE AGENCIES RESPONSIBLE TO REVIEW ANY ASPECT OF THE PROJECT REFLECTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO POST-CONSTRUCTION STORMWATER MANAGEMENT AND NPDES PERMIT REGULATIONS. IN THE EVENT OF CHANGES TO THE PLAN FOLLOWING APPROVAL (WHETHER OR NOT THE PLAN HAS BEEN RECORDED), I SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE I MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN (WHETHER OR NOT THE PLAN HAS BEEN RECORDED).

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

OWNER \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

"THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS, SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING, BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR 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 OWNER(S) 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 OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DEPICTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND 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 SOLICITOR."

### PLAN PURPOSE AND INTENT

ACELA ARCHITECTS & ENGINEERS, PC HAS PREPARED THESE PLANS FOR THE OWNER/DEVELOPER FOR THE PURPOSES OF OBTAINING LAND DEVELOPMENT AND PERMITTING APPROVALS FROM VARIOUS REVIEW AGENCIES AS REQUIRED. THESE PLANS ARE A GRAPHICAL REPRESENTATION OF THE DESIGN ENGINEERS/SURVEYORS INTENT TO SATISFY REVIEW AGENCY REGULATIONS, REQUIREMENTS, STANDARDS, SPECIFICATIONS, DESIRES, ETC., AT THE TIME DURING WHICH APPROVAL WAS OBTAINED.

USERS OF THESE PLANS SHALL CONSIDER THE FOLLOWING IN THE USAGE OF THESE PLANS:

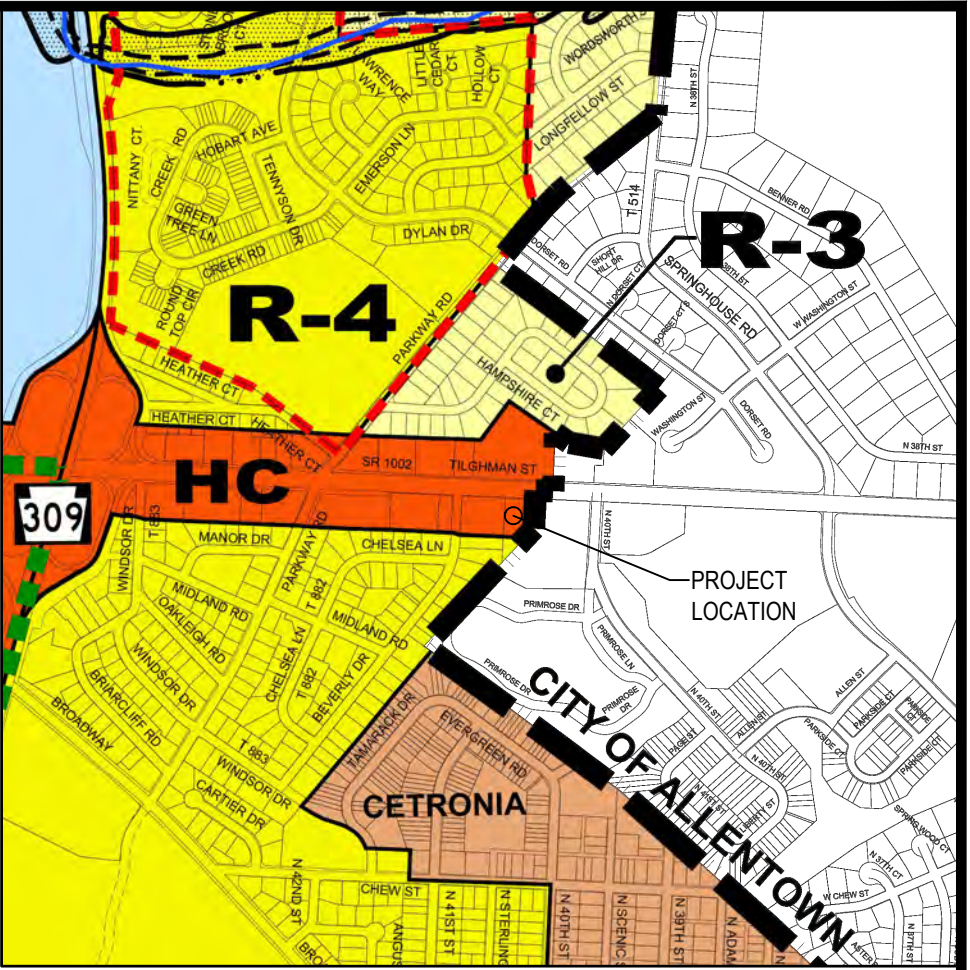
- THESE PLANS ARE A GRAPHICAL REPRESENTATION OF THE INFORMATION WHICH WAS NEEDED FOR REVIEW AGENCY APPROVALS. THEY ARE NOT NECESSARILY COMPLETE CONSTRUCTION OR STAKEOUT DOCUMENTS.
- IN ORDER TO PRESENT CLEAR DESIGN INTENT, IT IS OFTEN NECESSARY TO EXAGGERATE OR DIMENSIONALLY DISTORT CERTAIN PLANIMETRIC FEATURES. THEREFORE THE PLANS SHALL NOT BE EITHER MANUALLY OR ELECTRONICALLY SCALED. SYMBOLS, LEGENDS, AND OTHER FEATURES WERE UTILIZED TO PRESENT AND CLARIFY THE DESIGN INTENT; THEY WERE NOT INTENDED TO BE DIMENSIONALLY CORRECT.
- A PROFESSIONAL LAND SURVEYOR SHALL PERFORM THE NECESSARY COMPUTATIONS TO DETERMINE THE PRECISE GEOMETRY NEEDED FOR STAKEOUT PURPOSES. ACELA ARCHITECTS & ENGINEERS PC, CAN BE CONTRACTED TO PERFORM THESE SERVICES; HOWEVER THIS WORK WAS NOT PART OF THE PREPARATIONS OF THESE PLANS.

### SOIL CHART

TYPE	DESCRIPTION
UmB	URBAN LAND-DUFFIELD COMPLEX 0% TO 8% SLOPES
WaB	WASHINGTON SILT LOAM, 3% TO 8% SLOPES

### ZONING DISTRICTS

RESIDENTIAL	COMMERCIAL
RR-3	HC
RR-2	HC-1
RR-1	NC
R-3	NC
R-2	GC-1
R-1	OC
R-10	



### LEGEND

	EXISTING	PROPOSED	DEMOLITION
PROPERTY BOUNDARY	---	---	---
LOT LINE	---	---	---
BUILDING SETBACK	---	---	---
LEGAL RIGHT-OF-WAY	---	---	---
CURBING	---	---	---
EDGE OF PAVEMENT	---	---	---
BUILDING	EXIST. BUILDING	---	---
PAVEMENT	---	---	---
ZONING BOUNDARY	---	---	---
SOIL BOUNDARY	---	---	---
UTILITY POLE	UP	---	---
OVERHEAD ELECTRIC	O/E	---	---
UNDERGROUND ELECTRIC	---	U/E	---
SIGN	---	---	---
LIGHT POLE (LP)	---	---	---
CONTOUR	500	500	---
EDGE OF PAVEMENT	E.O.P.	E.O.P.	---
BITUMINOUS TYPICAL	---	---	---
TO BE REMOVED	---	(T.B.R.)	---
FENCE	CHAIN-LINK FENCE	---	---
SIGN	---	---	---
SANITARY LINE, MANHOLE, & CLEANOUT	EX. MH	---	---
WATER MAIN	WTR	---	---
EDGE OF WOODS	---	---	---

### ZONING DATA

	REQUIRED	PROPOSED
DISTRICT: HC (HIGHWAY COMMERCIAL)		
MINIMUM LOT SIZE:	1 AC.	30,492 SF (0.70 AC.)*
MINIMUM FRONTAGE:	200 FT.	179.06'
MINIMUM YARDS:		
FRONT:	50 FT.	80.9 FT.
SIDE:	25 FT.	19 FT.*
REAR:	25 FT.	46.9 FT.
MAXIMUM		
BUILDING HEIGHT:	35 FT.	≤35 FT.
BUILDING COVERAGE:	-	8.5%
IMPERVIOUS COVERAGE:	75%	47%

\*EXISTING NON-CONFORMITY

### SITE DATA

OWNER:	DAVID M & MICHELE L. PAUL
OWNER ADDRESS:	5655 CHESTNUT ST EMMAUS PA 18049
SITE ADDRESS:	4090 W TILGHMAN ST ALLENTOWN PA 18104
CURRENT DEED:	7399294
PARCEL ID:	548606528477
TOTAL AREA:	30,492 SF (0.70 AC.)
SEWER:	PUBLIC
WATER:	PUBLIC
CURRENT USE:	VETERINARY CLINIC

### PARKING REQUIREMENTS

REQUIRED PARKING	
FOR BUILDINGS UP TO 14,999 SQUARE FEET THE PARKING RATIO SHALL BE 1.0 PARKING SPACE PROVIDED FOR EACH 200 SQUARE FEET OF "USEABLE OFFICE AREA."	
	= (200 SF / 2,635 SF) = 14 SPACES
PROVIDED PARKING	
	EXISTING SPACES: 13 SPACES PROPOSED SPACES: 11 SPACES TOTAL PARKING SPACES = 24 SPACES (INCLUDING 1 ACCESSIBLE SPACE)

### IMPERVIOUS COVER

CONDITION	IMPERVIOUS (SQ FT)
EXISTING BUILDING	2,600
EXISTING ASPHALT	7,348
EXISTING GRAVEL AREA	604
EXISTING PORCH	193
EXISTING BILCO DOORS	35
EXISTING CONCRETE	67
TOTAL EXISTING	10,847
PROPOSED PARKING AREA	3,569
TOTAL PROPOSED	14,416

- ### NOTES:
- THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
  - HORIZONTAL DATUM: PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.00.
  - VERTICAL DATUM: NAVD 88.
  - UTILITIES SHOWN WERE REFERENCED FROM SURVEY REFERENCES AND PA ONE CALL RESPONSE AND WILL BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

- ### SURVEY NOTES:
- PLAN ENTITLED "PLAN OF PARKWAY MANOR" AS PREPARED BY HOWARD A. LEVON JR., DATED MARCH 24, 1941. LATEST REVISION DATED APRIL 06, 1942, RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE AS DOCUMENT VOL. 4 PG. 9.
  - PLAN ENTITLED "SOUTH WHITEHALL TOWNSHIP, SEWER PLANS & PROFILES-SECTION E", AS PREPARED BY G. EDWIN PIDCOCK CO., DATED APRIL 1963.

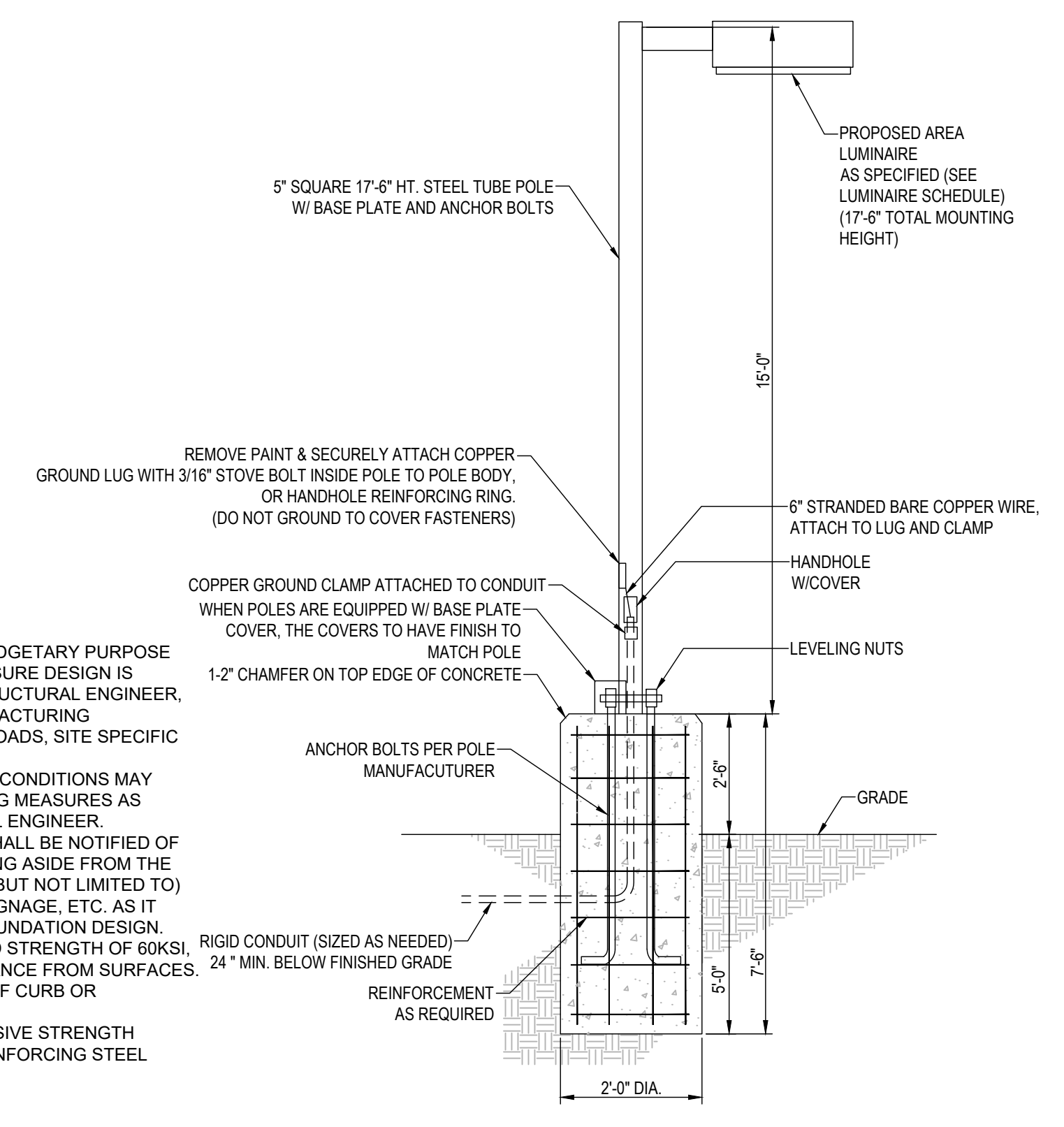
acela architects + engineers, pc  
610.365.4023  
www.acela-ae.com  
2633 Moravian Ave.  
Allentown, PA 18103


PRELIMINARY/ FINAL PLAN  
 PARKING LOT EXPANSION  
 SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA  
 FOR  
 ALLENTOWN CAT CLINIC, PC  
 SITE PLAN

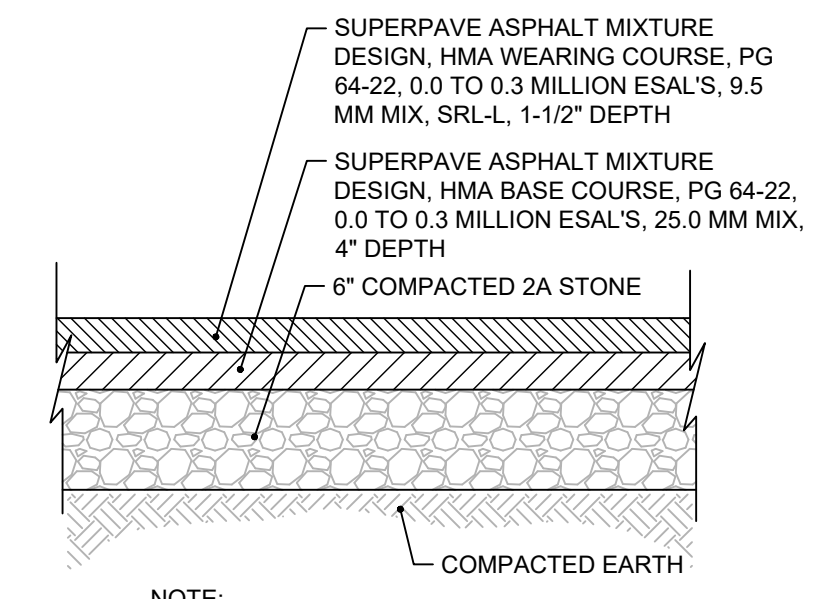
SCALE: 1"=20'	DATE: 05/09/2023
DRAWN: JK	DSGN: JK
JOB: 23-CATCL-01	P MGR: RC
SHEET: 1 OF 2	
<b>SP-1</b>	
© 2022	



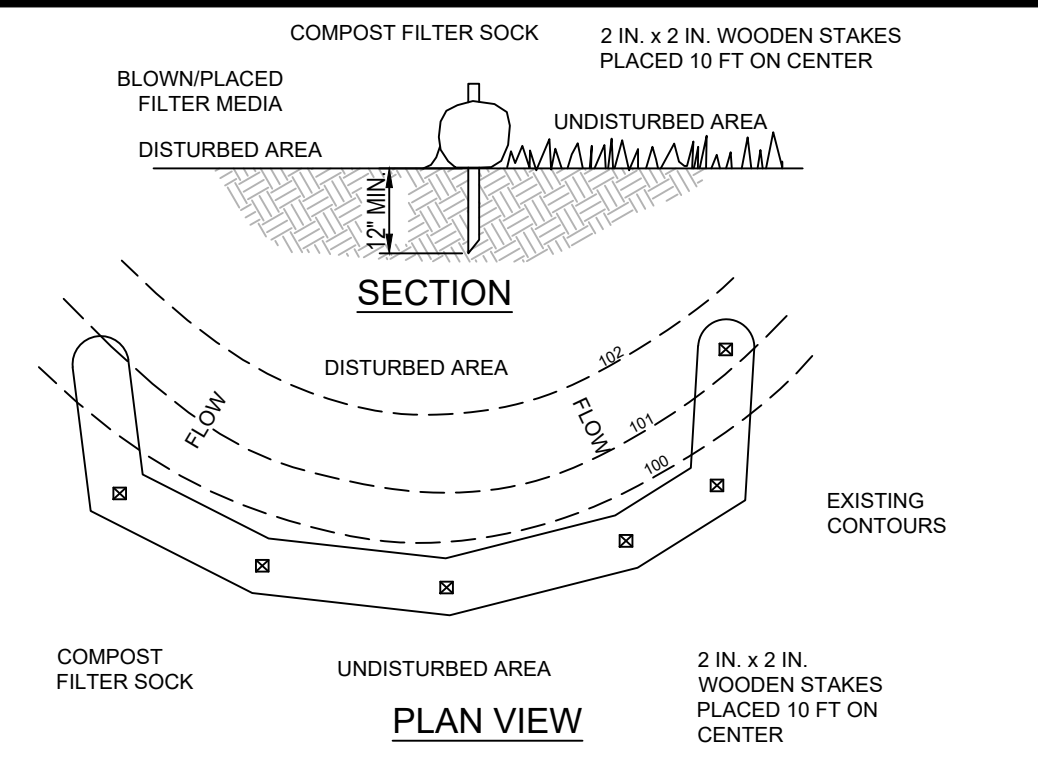
- NOTE:
- THIS DETAIL IS FOR BID AND BUDGETARY PURPOSE ONLY. CONTRACTOR SHALL ENSURE DESIGN IS PREPARED BY A QUALIFIED STRUCTURAL ENGINEER, CONSIDERING LIGHTING MANUFACTURING REQUIREMENTS, LOCAL WIND LOADS, SITE SPECIFIC SOILS PARAMETERS.
  - SOME SITE LOCATIONS AND/OR CONDITIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
  - THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING ASIDE FROM THE LIGHTING FIXTURE INCLUDING (BUT NOT LIMITED TO) CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN. ALL REBAR SHALL HAVE A YIELD STRENGTH OF 60KSI, AND MAINTAIN A 3" MIN. CLEARANCE FROM SURFACES. SET POLES 2' MIN FROM BACK OF CURB OR PAVEMENT.
  - 4,000 PSI MIN 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL (GALVANIZED)



LIGHT POLE DETAIL  
N.T.S.



LIGHT DUTY STREETS AND PARKING LOTS  
PAVEMENT SECTION  
N.T.S.



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

TABLE 4.1  
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTIFILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET CONTINUOUSLY WOUND				
	FUSION-WELDED JUNCTURES, 3/4" X 3/4" MAX. APERTURE SIZE				
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NO-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)				
	3/16" APERTURE SIZE				

SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.  
FILTREXX & JMD

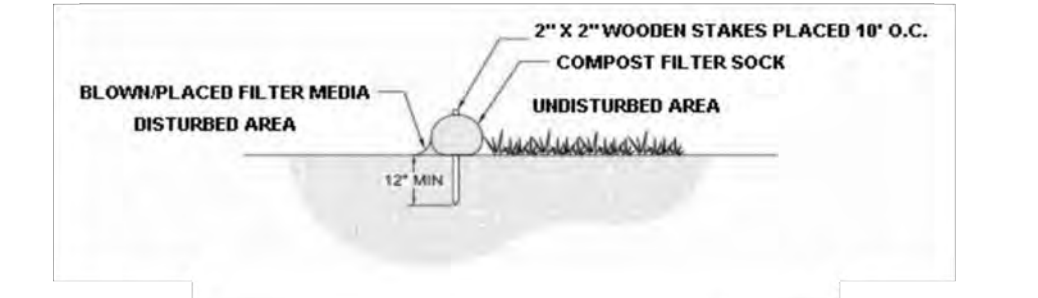
TABLE 4.2  
COMPOST STANDARDS

ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

STANDARD CONSTRUCTION DETAIL #4-1  
COMPOST FILTER SOCK

N.T.S.  
SOURCE: PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL  
STANDARD E&S WORKSHEET #1  
Compost Filter Socks

PROJECT: Allentown Cat Clinic      JOB#      23-CATCL-01  
LOCATION: South Whitehall Township      DATE:      5/9/23  
COUNTY: LEHIGH      REVISED:

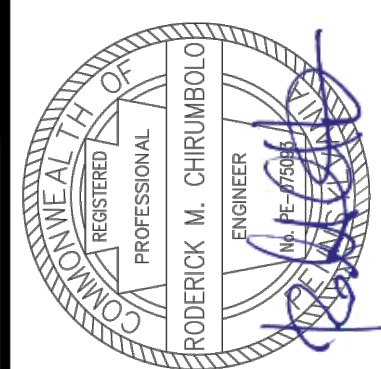


BARRIER NO.	LOCATION	SLOPE %	SLOPE LENGTH ABOVE BARRIER (FT)
12" CFS	Downhill of proposed parking lot	2.66	143

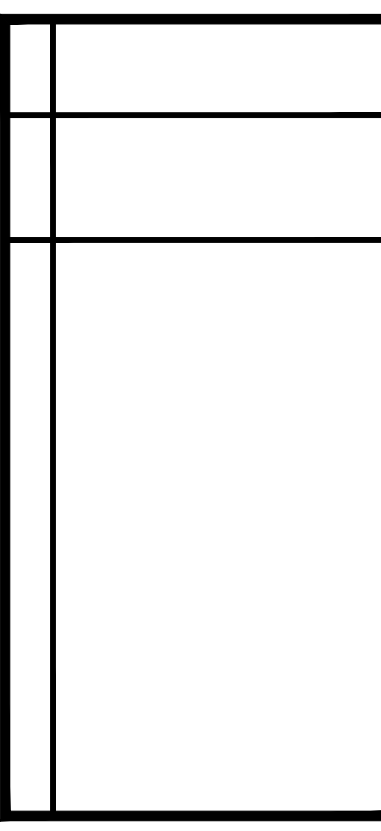
DETAIL NOTE:  
ALL DETAILS CONTAINED WITHIN THESE PLANS ARE A MINIMUM STANDARD FOR ALL CONSTRUCTION WITHIN THE TOWNSHIP AND THAT INCORPORATION OF PORTIONS OR ALL OF THE TOWNSHIP'S STANDARD CONSTRUCTION DETAILS ON THE PLANS CONSTITUTES AN ACCEPTANCE OF AND ENDORSEMENT OF THOSE STANDARDS BY THE DEVELOPER AND THE DEVELOPER'S ENGINEER.



NOTE:  
VERTICAL TEXT INDICATES PROPOSED FEATURES  
SLANTED TEXT INDICATES EXISTING FEATURES



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email: info@acela-aec.com



PRELIMINARY/ FINAL PLAN

PARKING LOT EXPANSION  
SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA  
FOR  
ALLENTOWN CAT CLINIC, PC  
CONSTRUCTION DETAILS

SCALE:	N.T.S.	DATE:	05/09/2023
DRAWN:	JK	DSGN:	JK
JOB:	23-CATCL-01	P MGR:	RC
SHEET:	2 OF 2		