

**PARKING LOT EXPANSION ALLENTOWN CAT CLINIC**  
**MAJOR PLAN 2023-102**  
**ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Submission Receipt dated May 17, 2023**
- 4. Township Engineer Review dated June 7, 2023**
- 5. Township Water & Sewer Engineer Review dated June 2, 2023**
- 6. Township Geotechnical Consultant Review dated June 1, 2023**
- 7. Public Works Department Review dated June 2, 2023**
- 8. Community Development Department Review dated June 8, 2023**
- 9. Zoning Officer Review dated June 9, 2023**
- 10. Public Safety Commission Review dated June 6, 2023**
- 11. Landscape and Shade Tree Commission Review dated May 26, 2023**
- 12. Lehigh Valley Planning Commission Review dated May 22, 2023**
- 13. Applicant's Correspondence:**
  - A. Project Narrative**

**TO: PLANNING COMMISSION**

**FROM: GREGG ADAMS, PLANNER**

**SUBJECT: PARKING LOT EXPANSION ALLENTOWN CAT CLINIC  
MAJOR PLAN 2023-102  
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**

**DATE: JUNE 9, 2023**

**COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, L. HARRIER,  
J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK,  
APPLICANT, SUB. FILE 2023-102**

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**LOCATION AND INTENT:**

An application to develop the property located at 4090 West Tilghman Street. The plan proposes to construct an 11-space addition to the existing 13-space parking lot on the 0.70-acre parcel. The property is served by public water and public sewer and is zoned Highway Commercial HC. David M. and Michele L. Paul are the owners and applicants.

**PREVIOUS TOWNSHIP CONSIDERATION:**

On July 18, 2003, Michael Obenski submitted an application for Major Plan 2003-108 Parking Lot Expansion 4090 Tilghman Street, an application to further develop the 0.6964-acre property located at 4090 Tilghman Street. The plan proposed to construct an additional 7-space parking area. The Planning Commission took the plan under advisement at their August 21, 2003 meeting. The plan proceeded no further, and the project was closed in 2009 due to inactivity.

On November 14, 1983, the South Whitehall Township Board of Commissioners, through Resolution 1983-56, approved Major Plan 1983-179 Michael A. Obenski, an application to convert an existing house to a veterinary clinic and the construct a parking lot. In association with the land development, the Zoning Hearing Board reviewed appeal No. A-40-83 and granted a special exception for the veterinary use and variances for lot frontage, lot area, and setback for a sign.

### **REVIEWING AGENCIES COMMENTS:**

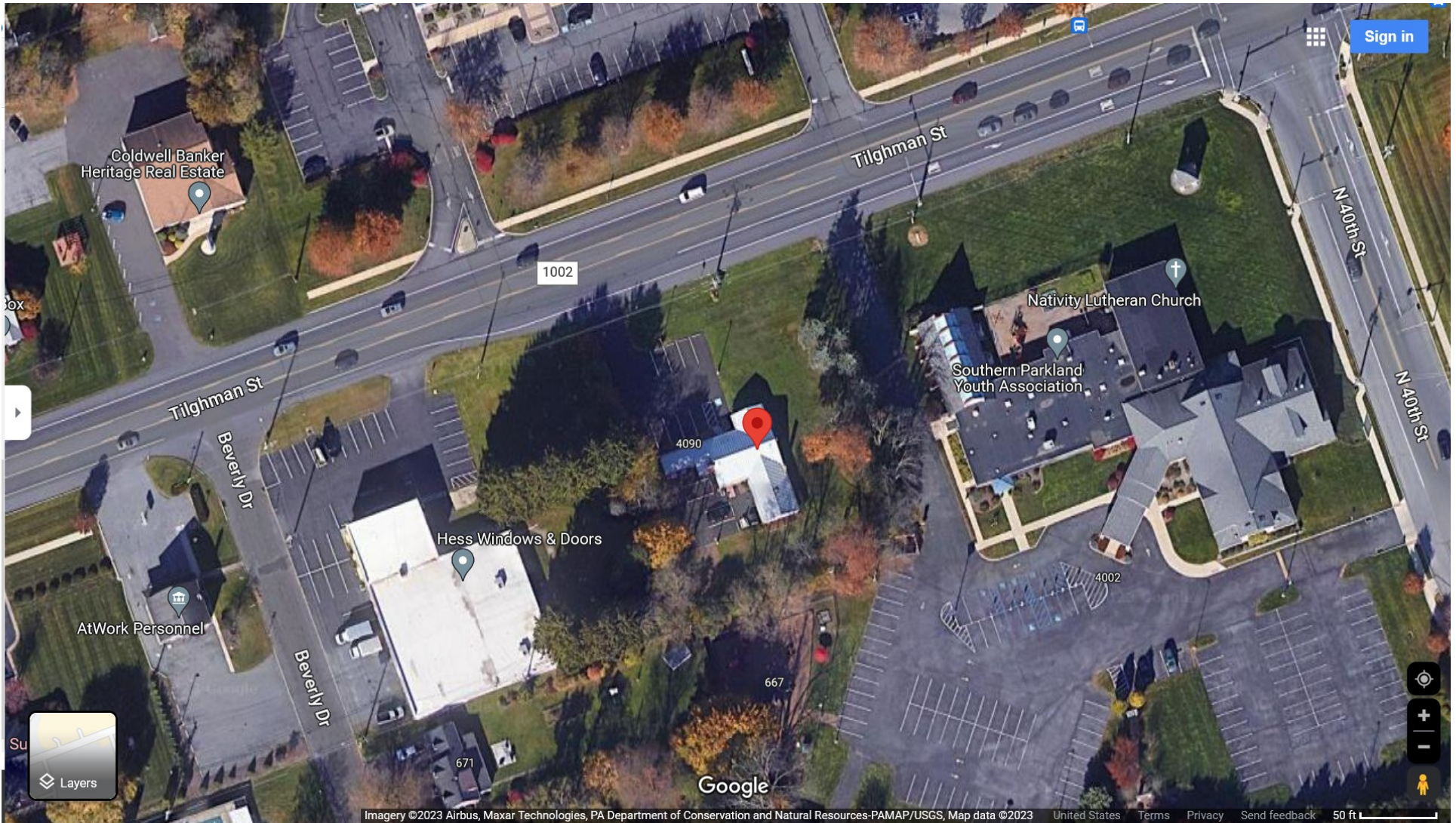
- A. **Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated June 7, 2023. Mr. Tallarida is not recommending engineering approval at this time. His comments pertain to frontage improvements, PENNDOT review, plan detail, waivers and deferrals, and outside agency reviews.
- B. **Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated June 2, 2023. His comments pertain to plan detail and future PENNDOT project notification.
- C. **Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated June 1, 2023. His comments pertain to Plan detail and Stormwater Management Ordinance compliance.
- D. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated June 2, 2023. His comments pertain to plan detail and E&SC plan requirements.
- E. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its June 5, 2023 meeting and no comments but requested a re-review of the plan when the HOP question is resolved.
- F. **Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission reviewed the plan at its May 22, 2023 meeting. The Commission recommended that the applicant present a Landscaping Plan.
- G. **Parks and Recreation Board** – The Park and Recreation Board is scheduled to review the plan at its June 12, 2023 meeting.
- H. **Lehigh Valley Planning Commission** – The Lehigh Valley Planning Commission’s comments are contained Ms. Bambi Griffin Rivera’s review dated May 22, 2023. Her comments pertain to sidewalk infrastructure.
- I. **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- J. **Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- K. **City of Allentown** – The comments of the City were not received at the time of this writing.
- L. **LANTA** – The comments of LANTA have not been received at the time of this writing.
- M. **Community Development Department** – The Department issued a submission receipt dated May 17, 2023 confirming that the application meets the submission requirements of the Subdivision and Land Development Ordinance. The Department’s technical review is dated June 8, 2023 and provides comment pertaining to zoning issues, public safety, parks, open space, water and sewer requirements, plan detail, and Official Map and Comprehensive Plan consistency.

**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:**

The Department recommends that the Planning Commission take the plan under advisement to afford the applicant the time necessary to address the reviewing agencies' comments. Our recommendation is contingent upon the applicant granting the Township a waiver from the timeframe in which to act upon the plan.

<b>Planning Commission deadline date to act on the plan:</b>	<b>July 17, 2023</b>
<b>Board of Commissioners deadline date to act on the plan:</b>	<b>August 16, 2023</b>





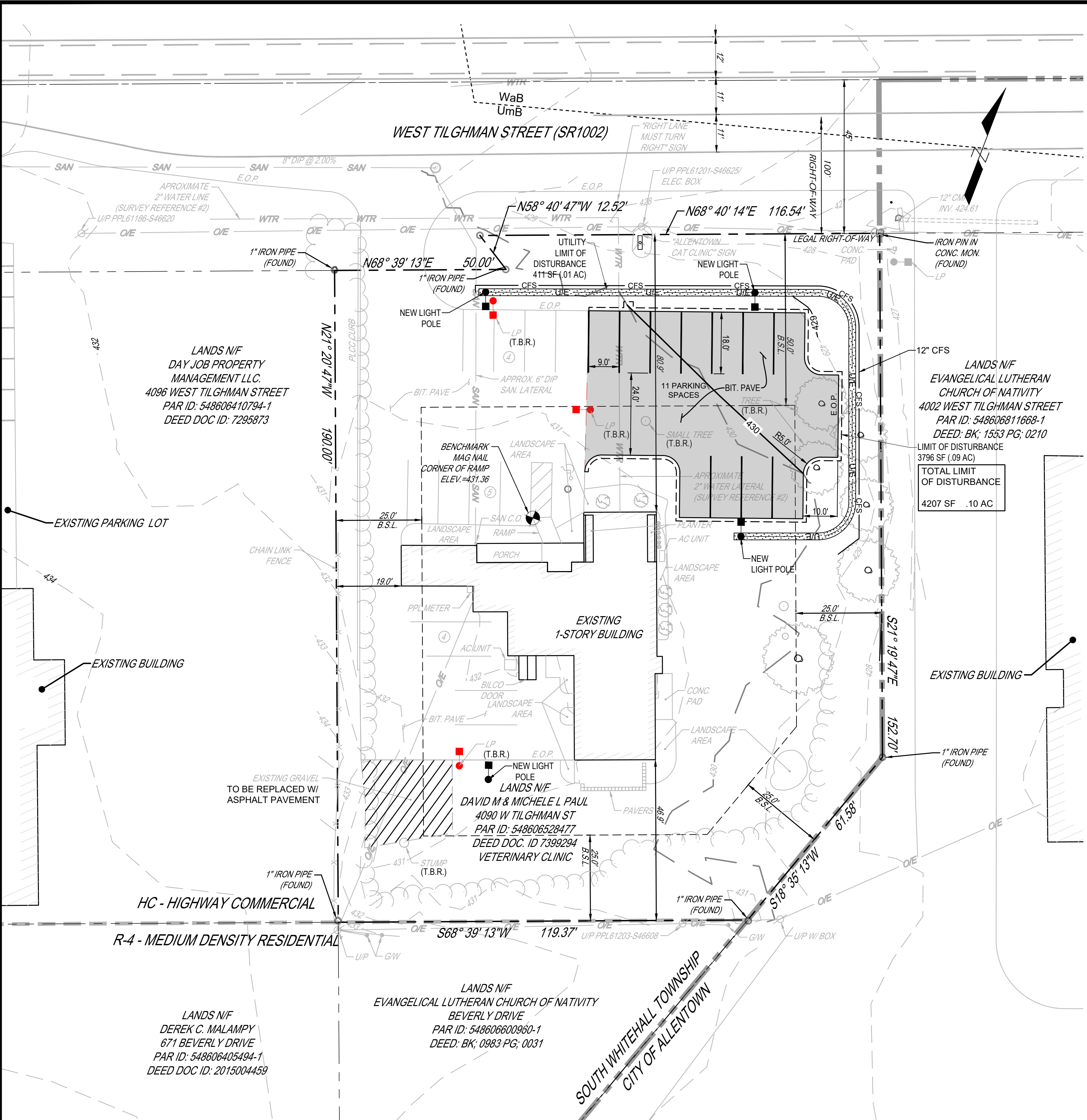
**Parking Lot Expansion Allentown Cat Clinic Major Plan 2023-102 Location**





Parking Lot Expansion Allentown Cat Clinic Major Plan 2023-102





**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:

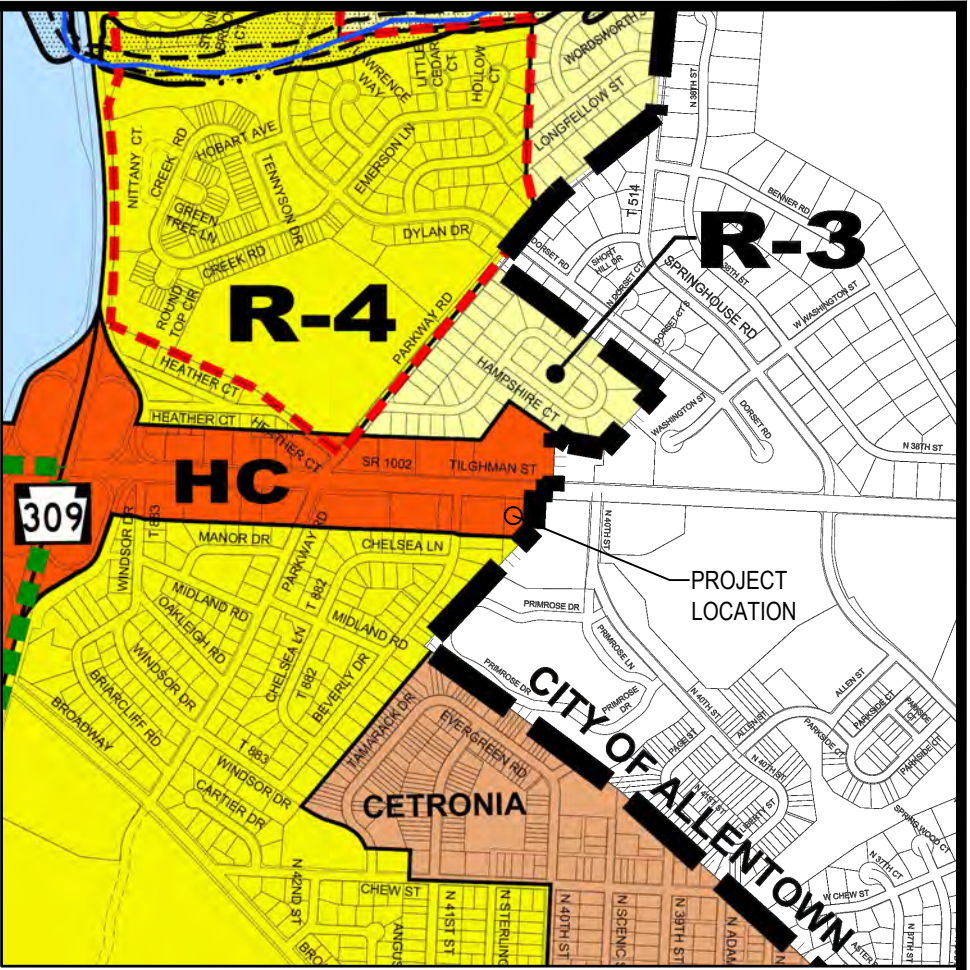
- THESE PLANS ARE A GRAPHICAL REPRESENTATION OF THE INFORMATION WHICH WAS NEEDED FOR REVIEW AGENCY APPROVALS. THEY ARE NOT NECESSARILY COMPLETE CONSTRUCTION OR STAKEOUT DOCUMENTS.
- IN ORDER TO PRESENT CLEAR DESIGN INTENT, IT IS OFTEN NECESSARY TO EXAGGERATE OR DIMENSIONALLY DISTORT CERTAIN PLANIMETRIC FEATURES. THEREFORE THE PLANS SHALL NOT BE EITHER MANUALLY OR ELECTRONICALLY SCALED. SYMBOLS, LEGENDS, AND OTHER FEATURES WERE UTILIZED TO PRESENTED 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-1
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	█	█	█
PAVEMENT	█	█	█
ZONING BOUNDARY	---	---	---
SOIL BOUNDARY	---	---	---
UTILITY POLE	○	○	○
OVERHEAD ELECTRIC	---	---	---
UNDERGROUND ELECTRIC	---	---	---
SIGN	■	■	■
LIGHT POLE (LP)	●	●	●
CONTOUR	---	---	---
EDGE OF PAVEMENT BITUMINOUS TYPICAL	---	---	---
TO BE REMOVED	---	---	---
FENCE	---	---	---
SIGN	---	---	---
SANITARY LINE, MANHOLE, & CLEANOUT	---	---	---
WATER MAIN	---	---	---
EDGE OF WOODS	---	---	---

**ZONING DATA**

DISTRICT: HC (HIGHWAY COMMERCIAL)

	REQUIRED	PROPOSED
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.

**811**

Know what's below.  
Call before you dig.

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

SCALE: 1"=20'

**SHEET LIST TABLE**

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

**acela** architects + engineers

REGISTERED PROFESSIONAL ENGINEER  
ROBERTICK M. CHRUMBELO

610.365.4023  
www.acela-ae.com  
2633 Moravian Ave.  
Allentown, PA 18103

**PRELIMINARY/ FINAL PLAN**

**PARKING LOT EXPANSION**  
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

**SP-1**

© 2022

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



# SOUTH WHITEHALL TOWNSHIP

18

4444 Walbert Avenue, Allentown, PA 18104-1699  
www.southwhitehall.com • (610) 398-0401

May 17, 2023

David M. and Michele L. Paul  
5655 Chestnut Street  
Emmaus, PA 18049

**Re: *Parking Lot Expansion Allentown Cat Clinic  
Major Plan 2023-102  
Application Completeness Review***

Gentlemen:

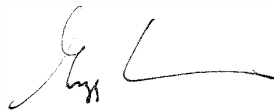
This letter constitutes the Completeness Review for your application of May 12, 2023 for preliminary/final plan review of the above-referenced Major Plan. A determination has been made that your application is **Administratively Complete**. Please find attached the following documents:

1. *The Escrow and Reimbursement Agreement*
2. An Invoice for the Application Fee
3. An Invoice for the Subdivision Escrow

In order to complete the application, complete and sign the *Escrow and Reimbursement Agreement*, attach a check for the invoiced amount to the Application Fee Invoice, and attach a check for the invoiced amount to the Subdivision Escrow Invoice, and return all three items to the Cashier at the South Whitehall Township Municipal Building **no later than 3:30 PM on Thursday May 25, 2023** in order to be on the June 15, 2023 Planning Commission meeting agenda. Should the above-mentioned items be received after the above-mentioned deadline date, the application shall be reviewed at the next available Planning Commission meeting (in accordance with the published meeting submission deadline schedule).

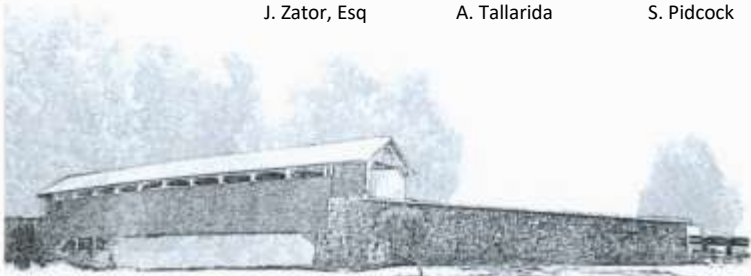
If you have any questions, please call.

Sincerely,



**Gregg R. Adams, Planner  
Community Development Department**

cc: T. Petrucci D. Manhardt L. Harrier J. Frantz S. Pidcock J. Alderfer, Esq  
J. Zator, Esq A. Tallarida S. Pidcock R. Chirumbolo, Acela Sub. File 2023-102





MEMORANDUM

TO: Mr. Gregg R. Adams via e-mail  
Planner, Community Development Department  
South Whitehall Township

FROM: Mr. Anthony F. Tallarida, PE *AFT*  
Manager, Municipal Engineering Services

SUBJECT: South Whitehall Township  
Allentown Cat Clinic  
Major Plan #2023-102  
Preliminary/Final Plan Review

DATE: June 7, 2023

COPIES: Mr. Thomas R. Petrucci, MPA  
Township Manager  
South Whitehall Township

Mr. David Manhardt, AICP  
Director of Community Development  
South Whitehall Township

Mr. Herb Bender  
Director of Township Operations  
South Whitehall Township

Mr. Mike Elias  
Public Works Utility and MS4 Program Coordinator  
South Whitehall Township

Ms. Tracy J.B. Fehnel  
Insurance Administrator & Executive Assistant  
South Whitehall Township

Ms. Laura M. Harrier, BCO  
Building Code Official/Zoning Officer  
South Whitehall Township

Mr. John G. Frantz, CFEI, BCO  
Fire Marshal, Building Code Official  
South Whitehall Township

Joseph A. Zator, II, Esq.  
South Whitehall Township Solicitor  
Zator Law

Jennifer R. Alderfer, Esq.  
Assistant South Whitehall Township Solicitor  
Zator Law

Mr. Roderick M. Chirumbolo, P.E.  
Acela Architects + Engineers, PC

David M. & Michele L. Paul  
Allentown Cat Clinic

(all via e-mail)

Mr. J. Scott Pidcock, PE, RA, Township Engineer



**REPORT:****South Whitehall Township Ordinances:**

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Ordinance (SMO)

See attached list for documents reviewed.

**Existing Lot:**

0.7 acre lot;

2,600 s.f. building w/ 13 parking spaces;

10,850± s.f. of total impervious cover;

3 light poles;

Public Water and Sewer;

**Proposal:**

The Allentown Cat Clinic, located at 4090 West Tilghman Street, is proposing to add 11 parking spaces (approximately 3,500 s.f. of impervious cover) and corresponding parking lot lighting. The Plans also indicate paving an additional 600± s.f. of existing gravel to accommodate staff parking. Stormwater management system design has not been shown on the Plans.

**Waivers/Deferrals Granted:**

None to date.

**Recommendation:**

Engineering approval is not recommended at this time.

jfw/laf

Enclosures

South Whitehall Township  
Allentown Cat Clinic  
Major Plan #2023-102  
Preliminary/Final Plan Review

June 7, 2023

## **REVIEW COMMENTS**

### **A. General**

1. Property frontage improvements (as applicable) are required along West Tilghman Street, curb, sidewalk, shade trees, etc. (SALDO §312-26(a) §312-35(b), §312-40 pertain), and should be shown on the Plans. In the event waivers/deferrals/variances are granted, add a note to the Plan listing the ordinance sections and the date of approval. Additionally, a letter listing the requested waivers/deferrals/variances should be provided;
2. Provide Plans to PENNDOT for their determination of the adequacy of the existing driveway and the Highway Occupancy Permit (HOP). Appropriate signage for the driveway should be coordinated with PENNDOT and shown on the Plans;
3. The existing nonconformities, (lot size and minimum side yard), should be confirmed with the Zoning Officer;
4. Provide a statement of intended use of the parcel on the Plans, SALDO §312-12(b)(8)(g);
5. The Shade Tree Commission should determine the acceptability of the proposed landscaping, SALDO §312-12(b)(28) and §312-12(b)(36);
6. Provide a Landscape, Lighting, and Zoning Plan, SALDO §312-12(b)(36), §312-12(b)(37), and §312-12(b)(41);
7. Stormwater management facilities should be provided for the management of the increased impervious cover. If the project is exempt from the SMO based upon the standards in §296-17, a narrative should be provided to explain the reasons for the exemption while also showing that the runoff from the additional impervious cover will not affect any neighboring properties;
8. Identify available and required sight distances on the Plan for the driveway connection to West Tilghman Street, SALDO §312-12(b)(24) and §312-35(a)(6)(F);
9. Provide a sign tabulation for existing and proposed signage;
10. Provide vehicle turning templates for Fire, Trash, and Delivery, demonstrating the ability to enter and exit the site and maneuver throughout the site;



11. Coordinate with LANTA to determine any bus stop location adjustments or facility enhancements that should be considered, SALDO §312-14(a)(10); and
12. Identify the proposed pavement striping by size, color, and material.

**B. Policy and Information**

1. Provide a note listing all required outside agency permits and approvals on a plan to be recorded. These Agencies/permits include, but may not necessarily be limited to:
  - a. LVPC, SALDO §312-12(a)(10) and §312-14(a)(6);
  - b. PADEP, SALDO §312-12(a)(12) and §312-14(a)(8); and
  - c. LANTA, SALDO §312-12(a)(14) and §312-14(a)(10).
2. List an anticipated completion date of all public improvements on a recorded plan, SALDO §312-14(b)(7);
3. Add the following note to the Plan: “The location of existing utilities is the responsibility of the Developer/Design Engineer and the locations of such facilities have not been reviewed by The Pidcock Company or the Township. The Developer/Design Engineer is responsible for confirming the location of all utilities and to avoid conflicts of the same with proposed improvements. Significant efforts to resolve such conflicts, including but not necessarily limited to redesign, construction delays, utility relocations, etc., may result if conflicts with existing utilities are encountered during construction”;
4. Add a note to the Plans which indicates that the details are a minimum standard for all construction within the Township, and that incorporation of portions or all of the Township Standard Construction Details on the Plans constitutes an acceptance of and endorsement of those standards by the Developer and the Developer’s Engineer;
5. Add a note, indicating that all construction within Township right-of-way shall be in accordance with Township Specifications and Standards for construction, to a sheet to be recorded;
6. We have not reviewed and would defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access and fire protection requirements;
7. We defer to the Building Code Official for review of the adequacy of the existing handicapped parking spaces, appropriate signage/markings, ADA ramps/sidewalks, etc., as well as the need for additional amenities;
8. We defer to the Township Electrical Consultant for review of the proposed site lighting;

9. We defer to the Township Geotechnical Consultant for review of all geotechnical aspects of the design; and
10. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, SALDO §312-14(b)(2).

The comments noted above are the result of our engineering review. We have not reviewed items associated with legal, zoning, geotechnical, lighting, water/sanitary sewerage systems, environmental, frontage streetscape improvements, building code, public safety, and other non-engineering issues, which should be reviewed by the appropriate Township Staff and Consultants.



South Whitehall Township  
Allentown Cat Clinic  
Major Plan #2023-102  
Preliminary/Final Plan Review

List of Plans and Supplemental Information  
Prepared by Acela Architects + Engineers, PC and  
dated or last revised May 9, 2023 (except as noted)

1. Site Plan, Sheet 1 of 2;
2. Construction Details, Sheet 2 of 2;
3. Project Narrative, dated May 5, 2023;
4. Property Deed, dated February 14, 2007;
5. LVPC letter, dated May 22, 2023;
6. Transmittal Letter, dated May 11, 2023; and
7. Subdivision & Land Development Review Application, dated May 5, 2023.



June 2, 2023

Mr. Gregg Adams, Planner  
South Whitehall Township  
4444 Walbert Avenue  
Allentown PA 18104

Re: Parking Lot Expansion Allentown Cat Clinic  
Land Development #2023-102  
Review of Preliminary Final Plan  
SSM File 103400.0093

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary/Final Plan submitted for the above referenced project on 05/09/23. We have the following comments regarding the water and sanitary sewer utilities:

General Note:

1. PA One Call Design Ticket required. [Pennsylvania Underground Utility Line Protection (UULP) law. PA Act 287 of 1974, as amended by Act 50 of 2017.]
2. The applicant should be aware of a major PennDOT project in the area. The 309/Tilghman St. Interchange work is schedule for late-2024 and the site may in or near the limit of work. This comment is for applicant information only.

Water Comments:

3. Site Plan Sheet 1 of 2 – Must show all water line on plans [South Whitehall Township water line/water lateral are not shown on plan.]
4. Due to the PennDOT project in comment 2, the Twp. will be relocating the water service in order to abandon the existing main along the south side of Tilghman St. This work will be incorporated with the PennDOT contract. This comment is for applicant information only.

Sanitary Sewer Comments:

5. Sanitary sewer private lateral should be located and marked. Maybe in conflict of light pole relocation.at driveway entrance.

Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,  
Spotts, Stevens and McCoy

A handwritten signature in blue ink that reads "Jason M. Newhard".

Jason M. Newhard, CMIT, LO  
Manager, Construction Management Services  
Environmental Engineering  
[jason.newhard@ssmgroup.com](mailto:jason.newhard@ssmgroup.com)

cc: SWT, PW



# HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944  
 Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

June 1, 2023

Mr. Gregg Adams, Planner  
 South Whitehall Township  
 4444 Walbert Avenue  
 Allentown, PA 18104-1699

RE: Geotechnical Engineering Review of  
 Provided Documents  
 Parking Lot Expansion Allentown Cat Clinic  
 Major Plan #2023-102  
 South Whitehall Township, Lehigh County,  
 Pennsylvania  
 Hanover Project SWT23-11(009)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on May 24, 2023 via email. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following, as prepared by Acela Architects + Engineers, PC:

1. Document referenced as "Allentown Cat Clinic – Project Narrative", dated May 5, 2023.
2. Engineering Plan set entitled "Preliminary/Final Plan Parking Lot Expansion", Sheets 1 of 2 through 2 of 2 inclusive, dated May 9, 2023, unrevised.

Based on our review, it is our understanding that the subject property currently exists as a 30,492 square foot (0.70 acre) single tax parcel containing an existing one (1) story building utilized as a veterinary clinic. We further understand that the applicant proposes to expand the existing parking lot from fourteen (14) spaces to twenty-four (24) spaces, to pave an existing gravel area for employee parking, and change pole-mounted lighting. The proposed work will create less than 5,000 square feet (sf) of disturbance and will increase the impervious coverage from 10,847 sf to 14,416 sf. The existing building is currently served by public water and sewer service and will continue to be so served.

We offer the following comments:

- A. Subdivision and Land Development Ordinance
  1. Section 312.12(b)(18): Provide and label the location of all significant features listed, or provide a note stating which features do not exist on the site.
- B. Stormwater Management Ordinance
  1. Section 296-5.E: This proposal would create less than 10,000 square feet (sf) of additional impervious cover and is therefore exempt from meeting the provisions of Chapter 296 Stormwater Management. However, this development plan is still required to manage the quantity, velocity, and direction of resulting stormwater runoff as is reasonably necessary to prevent injury to health, safety, or other property. Demonstrate how the requirements of this section will be met.



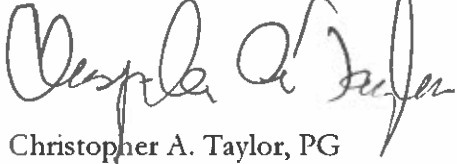
Mr. Gregg Adams  
Planner

June 1, 2023

We trust that this is the information that you require. Should you have any questions or concerns regarding this information, please do not hesitate to contact our office.

Respectfully,

HANOVER ENGINEERING

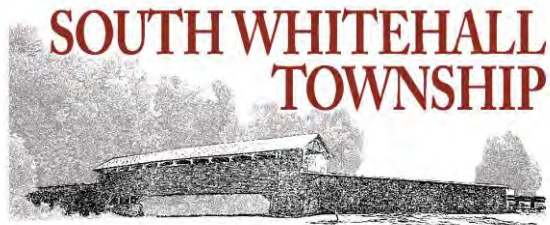


Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swt23-11(009)-ParkingLotExpansionAllentownCatClinicMajorPlan2023-102\Docs\2023-06-01-SWT Geotech, Parking Lot Expansion A'town Cat Clinic geotech cmt ltr 1.doc

- cc: Mr. Dave Manhardt, Director of Community Development (via email)
- Mr. Herb Bender, Public Works Director (via email)
- Mr. Anthony Tallarida, PE, The Pidcock Company (via email)
- Mr. Mark Gnall, PE, The Pidcock Company (via email)
- Mr. David M. Paul
- Mr. Roderick M. Chirumbolo, PE, Acela Architects + Engineers, PC



## INTEROFFICE MEMORANDUM

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**TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT**

**FROM: HERB BENDER, PUBLIC WORKS MANAGER**

**DATE: JUNE 2, 2023**

**SUBJECT: PARKING LOT EXPANSION ALLENTOWN PET CLINIC  
MAJOR PLAN 2023-102**

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The Public Works Dept. reviewed the above project and has the following comments:

1. Check calculations for impervious cover.
2. Please locate water service and curb box location prior to paving.
3. Please provide E&S plan.

# SOUTH WHITEHALL TOWNSHIP

4444 Walbert Avenue, Allentown, PA 18104-1699  
www.southwhitehall.com • (610) 398-0401

June 8, 2023

David M. and Michele L. Paul  
5655 Chestnut Street  
Emmaus, PA 18049

**Re: Parking Lot Expansion Allentown Cat Clinic**  
**Major Plan 2023-102**  
**Request for Preliminary/Final Plan Review**

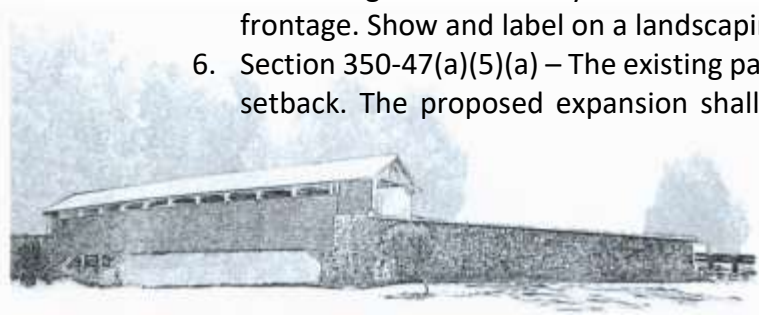
Gentlemen:

The purpose of this letter is to report zoning and non-engineering related comments that are to be addressed. My comments follow:

**Zoning**

The plan proposes additional parking spaces to an existing parking area for the clinic. The lot is nonconforming in lot size and side yard setback. Currently there are 13 existing parking spaces.

1. Section 350-48(o)(2)(E)(iii)(b)(1) – Standard parking space size is 9 feet wide and 18 and one-half long. Show and label on the plan.
2. Section 350-48(o)(2)(E)(iv)(a) – Parking areas less than 8,000 square feet require a 25 feet front yard setback from the ultimate right of way line and a 15 feet side yard setback. Show and label on the plan the parking area setbacks. No parking space shall be located within the parking setback area. A variance may be required.
3. Section 350-42(i) – Illumination of Private Streets and Driveways. A lighting plan shall be provided and reviewed by the Township Lighting Consultant.
4. Section 350-48 (o)(2)(E)(v)(b) – Provide one (1) shade tree for every ten (10) parking spaces located in a planned manner within or adjacent to the parking lot areas. Show and label on a landscaping plan.
5. Section 350-48 (o)(2)(E)(v)(c) – The area between the parking area and a public street shall be landscaped to include plantings at least 30 inches in height. Plantings shall be at least 50% evergreen shrubbery and shall average at least one (1) for every ten (10) feet of frontage. Show and label on a landscaping plan.
6. Section 350-47(a)(5)(a) – The existing parking area may be nonconforming in the front yard setback. The proposed expansion shall not create new dimensional nonconformities or







further increase existing dimensional nonconformities for setbacks. Show and label on the plan the existing parking area setback from the ultimate right of way line.

### Fire Inspector

1. The Fire Inspector reported no comments. The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire reported no comments to the plan but requested a re-review when the PENNDOT HOP issue is resolved.

### Open Space and Recreation

1. The plan will be forwarded to the Parks and Recreation Board for a recommendation on how the applicant might best meet the Open Space and Recreation Requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. Should the Parks and Recreation Board not seek an Open Space Dedication, a fee of Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land may be sought. Per the Impervious Surface Table on the Site Plan sheet SP-1, a net increase in impervious coverage of 3,569 square feet is proposed. Therefore, the fee to be charged would be \$892.25 (3,569 sq.ft. x \$0.25).

### Water & Sewer

1. If deemed to be necessary, the applicant is to request allocations for water and sewer from the South Whitehall Township Board of Commissioners. Please be aware that the Board of Commissioners now charges both allocation fees and tapping (connection) fees. The applicant must address all water and sewer service issues, and obtain all approvals deemed necessary by the South Whitehall Township Board of Commissioners. You are advised to contact the Township Operations Manager Herb Bender, as soon as practicable, to learn of, or confirm any or all of:
  - a. The amount of any water and/or sewer **allocation fees**. The application is available on the Township website under Water/Sewer Forms/FAQs/Links. The fee for the allocation(s) will be due with the submission of the application;
  - b. The amount of any water and/or sewer **connection fees**. The fees are due at or before the building permit is to be issued. Application is also available on the Township website under Water/Sewer Forms/FAQs/Links;
2. The applicant is to contact the PA Department of Environmental Protection to determine what Sewage Facility Planning requirements are to be met for this development.



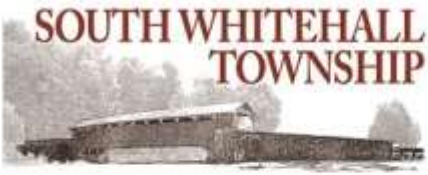
3. An Erosion and Sediment Control Plan is required for any earth disturbance activity of more than 5,000 square feet pursuant to Section 296-11(B) of the South Whitehall Township Codified Ordinance (Stormwater Management Plan).

#### **Legal and Other**

1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).
2. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
3. That the plan be amended to include a note referencing the “State Highway Law” pursuant to Section 508.6 of the PA Municipalities Planning Code and Section 312-12(a)(9) of the Subdivision and Land Development Ordinance.
4. If a dumpster is to be used, the location shall be identified on the plan and screened and buffered in accordance with Section 350-42(b) of the Zoning Ordinance and Section 288-4(c) of the Codified Ordinances.
5. Please consider the following in placement locations for street trees:
  - a. Placement over inlets should be avoided.
  - b. Provide ample clearance from streetlights and hydrants.
6. A note shall be added to the plan (in the Light Pole Detail box) stating that a building permit is required for light pole foundations prior to installation.
7. The zoning information block on the plan should be amended to include a note indicating the number of floors in each building shown and whether or not a basement will be included in each building. If so, the square footage of the basement may be counted towards parking requirements.
8. That a note be added to the site plan stating that the applicant is responsible for joining the PA One Call system and is responsible for the marking of all underground utilities prior to the utilities being formally accepted by and dedicated to the Township.
9. Confirmation of a plan submittal to PennDOT and LANTA shall be provided.
10. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

#### **Waiver and Deferral Request Commentary**

1. There are no waivers or deferrals requested at this time.



**Official Map & Comprehensive Plan**

1. The Official Map depicts the subject parcel as underlain by karst geology and fronting a Minor Arterial Road (Tilghman Street).
2. The Comprehensive Plan envisions the tract within a Business District Land Use Type. The goal of the Business District is to:
  - Incentivize infill and redevelopment.
  - Incorporate residential to create mixed-use development.
  - Encourage local connectivity to surrounding land uses.
  - Encourage walkability and multiple modes of transportation.
  - Encourage regional connectivity through transit and multimodal infrastructure and circulation.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, June 15, 2023 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will also be streamed live via GoToMeeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting.

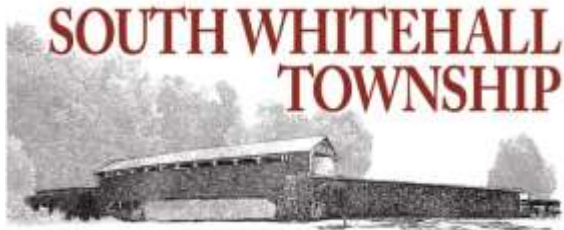
If you have any questions, please call.

Sincerely,

**Gregg R. Adams**  
Planner, Community Development Department  
South Whitehall Township  
610.398.0401  
[adamsg@southwhitehall.com](mailto:adamsg@southwhitehall.com)

cc:	T. Petrucci	D. Manhardt	L. Harrier	J. Frantz	H. Bender
	M. Elias	S. Pidcock	A. Tallarida	J. Zator, Esq	J. Alderfer, Esq
	J. Schadler, Acela Sub. File #2023-102				





## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Laura Harrier, Zoning Officer  
**DATE:** June 9, 2023  
**SUBJECT:** Subdivision Plan Review  
 Parking Lot Expansion Allentown Cat Clinic  
 Major Plan #2023-102  
 Plan Dated May 9, 2023  
**COPIES:** D. Manhardt, G. Adams, J. Alderfer, Esq., A. Tallarida, J. Frantz, Applicant

The plan proposes additional parking spaces to an existing parking area for the clinic. The lot is nonconforming in lot size and side yard setback. Currently there are 13 existing parking spaces.

1. Section 350-48(o)(2)(E)(iii)(b)(1) – Standard parking space size is 9 feet wide and 18 and one-half long. Show and label on the plan.
2. Section 350-48(o)(2)(E)(iv)(a) – Parking areas less than 8,000 square feet require a 25 feet front yard setback from the ultimate right of way line and a 15 feet side yard setback. Show and label on the plan the parking area setbacks. No parking space shall be located within the parking setback area. A variance may be required.
3. Section 350-42(i) – Illumination of Private Streets and Driveways. A lighting plan shall be provided and reviewed by the Township Lighting Consultant.
4. Section 350-48 (o)(2)(E)(v)(b) – Provide one (1) shade tree for every ten (10) parking spaces located in a planned manner within or adjacent to the parking lot areas. Show and label on a landscaping plan.
5. Section 350-48 (o)(2)(E)(v)(c) – The area between the parking area and a public street shall be landscaped to include plantings at least 30 inches in height. Plantings shall be at least 50% evergreen shrubbery and shall average at least one (1) for every ten (10) feet of frontage. Show and label on a landscaping plan.
6. Section 350-47(a)(5)(a) – The existing parking area may be nonconforming in the front yard setback. The proposed expansion shall not create new dimensional nonconformities or further increase existing dimensional nonconformities for setbacks. Show and label on the plan the existing parking area setback from the ultimate right of way line.

Respectfully submitted,  
 Laura Harrier  
 Zoning Officer, Community Development

**Gregg R. Adams**

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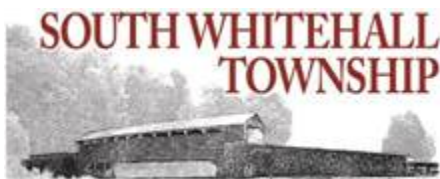
**From:** John G. Frantz  
**Sent:** Tuesday, June 6, 2023 9:36 AM  
**To:** Gregg R. Adams  
**Subject:** Allentown Cat Clinic Parking Lot Expansion - 2023-102

Gregg,

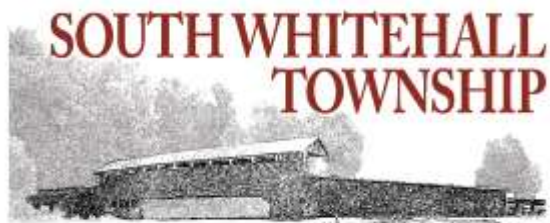
The PSC made no recommendation at this time and requested a re-review when the HOP issue is answered.

**John G. Frantz, CFEI, BCO**

Fire Marshal, Building Code Official  
South Whitehall Township  
4444 Walbert Avenue  
Allentown PA 18104-1699  
610-398-0401 (office)  
610-398-1068 (fax)  
[www.southwhitehall.com](http://www.southwhitehall.com)



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## MEMORANDUM

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**TO:** Planning Commission  
**FROM:** Gregg R. Adams, Planner  
**DATE:** May 26, 2023  
**SUBJECT:** Subdivision Plan Review  
Parking Lot Expansion Allentown Cat Clinic  
Major Plan 2023-102  
Plan dated May 9, 2023

**COPIES:** Landscape and Shade Tree Commission, D. Manhardt, A. Tallarida,  
J. Alderfer, Esq., S. Pidcock, Applicant

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At their May 22, 2023 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The applicant shall submit a Landscaping Plan for review with the next submission.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg", followed by a long horizontal line extending to the right.

**Gregg R. Adams, Planner**  
**Community Development Department**



Lehigh Valley Planning Commission

STEVEN GLICKMAN  
Chair

CHRISTOPHER AMATO  
Vice Chair

KEVIN SCHMIDT  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

May 22, 2023

Mr. Gregg Adams, Planner  
South Whitehall Township  
4444 Walbert Avenue  
Allentown, PA 18104

**Re: Allentown Cat Clinic – Land Development  
South Whitehall Township  
Lehigh County**

Dear Mr. Adams:

The subject applicant proposes expanding and paving an existing gravel parking lot of 13 parking spaces and increasing it to 24 parking spaces including one handicapped space of .10 acre at 4090 West Tilghman Street (PIN548606528477).

The LVPC offers the following comments:

The LVPC commends these improvements for accessibility. This proposed improvement will increase access for all persons (of Policy 5.2).

Sidewalk infrastructure in this area being strengthened along the frontages of existing buildings, although the sidewalk infrastructure is not fully connected, with gaps is several locations. Part of *FutureLV* the Regional Plan Policy 5.3 is to “Strengthen sidewalk infrastructure”.

The sidewalk that runs along N 40<sup>th</sup> Street and at the corner and does not extend to run along Tilghman Street. The sidewalk that runs up Parkway Road does connect with Tilghman Street, but ends prior to connecting with the corner at North 40<sup>th</sup> Street. This lack of sidewalk connectivity creates gaps in accessibility for pedestrians especially for people using a mobility devise or tools such as a wheelchair, walker, scooter, or a White Cane which allow people who are blind, DeafBlind, or visually impaired to navigate, or pushing a stroller and those who utilize public transportation. The image on the following page shows several LANTA bus stops in circled in blue, and the proposed location for the parking lot improvement circled in green.





As part of ‘improving connections between bus stops and pedestrian and bicycle infrastructure (of Policy 5.2), the LVPC suggests that a sidewalk along the frontage of this location running along Tilghman Street be installed with the intention to connect with future sidewalks on either side eventually connecting with the existing sidewalk on Tilghman and the corner at North 40<sup>th</sup> Street to completely close all existing gaps. This would increase accessibility for pedestrians and ‘incorporate universal design and ensure accessibility for all persons’ (of Policy 5.2). However, the Municipality may determine that a sidewalk may be deferred at this location to such a time as the connecting infrastructure in place.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

A handwritten signature in blue ink that reads "Bambi Griffin Rivera". The signature is fluid and cursive.

Bambi Griffin Rivera  
Senior Community and Regional Planner

cc: Michele Paul, Applicant; Acela Architects and Engineers, PC, Project Engineer/Surveyor; Scott J. Pidcock, Township Engineer; David and Michele Paul, Record Property Owner



# architects + engineers

acela architects + engineers, pc  
2633 Moravian Ave.  
Allentown, PA 18103  
office: 610.365.4023  
website: www.acela-ae.com  
email: info@acela-ae.com

May 5, 2023  
23-CATCL-01

South Whitehall Township  
4444 Walbert Avenue  
Allentown, PA 18104

### Allentown Cat Clinic - Project Narrative

The Allentown Cat Clinic, located at 4090 West Tilghman Street, is applying for Land Development approval for the expansion of their parking lot from 14 spaces to 24 spaces. Additionally, they are proposing to relocate a light pole, add additional lighting and pave an existing gravel area in the rear of the building for employee parking.

The total project will be under 5,000 sf of disturbance and will increase the impervious cover from 10,847 sf to 14,416 sf. An applicaion will be submitted to LVPC for Site Plan review only. Since there will be minimal earth disturbance, LCCD approval will not be required.

If you should have any questions, please feel free to contact me.

Roderick M. Chirumbolo, P.E.  
Acela Architects + Engineers, PC

