

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.

OUTSIDE AGENCY REVIEW / APPROVAL

THE FOLLOWING IS A LIST OF ALL OUTSIDE AGENCY PERMITS, REVIEWS AND APPROVALS THAT MUST BE OBTAINED FOR THIS DEVELOPMENT AND FILED WITH THE MUNICIPALITY:

DATE 05-04-21 LCCD (EROSION CONTROL) APPROVED 02-22-21 LVPC (PLANNING) ANTICIPATED COMPLETION DATE OF ALL IMPROVEMENTS: 12/31/21

GENERAL NOTES

- DETAILS ARE A MINIMUM STANDARD FOR ALL CONSTRUCTION WITHIN THE TOWNSHIP, 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.
 ALL CONSTRUCTION WITHIN TOWNSHIP RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS
- AND STANDARDS FOR CONSTRUCTION. REFER TO GRADING AND UTILITY PLAN FOR SPOT GRADE ELEVATIONS, CURB AND WALK SLOPES AND CROSS SLOPES. 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 TOWNSHIP OR THE PIDCOCK COMPANY. THE
- DEVELOPER/DESIGN ENGINEER IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES. AS NOTED IN THE PA MUNICIPALITIES PLANNING CODE, A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

OWNER / APPLICANT

SHIA ITHNA ASHERI JAMAAT OF PENNSYLVANIA 1500 RIDGEVIEW DRIVE ALLENTOWN, PA

THE OWNER/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.

PLAN NOTATION

THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

LOT REGULATIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA MINIMUM LOT FRONTAGE MAXIMUM IMPERVIOUS COVERAGE MAXIMUM BUILDING HEIGHT	3 ACRE 200 FEET 75% 50 FEET	4.049 ACRES 596.03 FEET SEE #4 BELOW < 50 FEET
BUILDING SETBACK REGULATIONS	REQUIRED	PROVIDED
MINIMUM FRONT TO STREET LINE MINIMUM SIDE TO LOT LINE MINIMUM REAR TO LOT LINE	75 FEET 50 FEET 50 FEET	75 FEET 50 FEET 37 FEET 50 FEET
IMPERVIOUS COVER COMPARISON:		
IMPERVIOUS COVER	EXISTING	PROPOSED

83,808 SQ.FT.

NOTE: PROPOSED DECREASE IN IMPERVIOUS COVER: 751 SQ.FT. 599 SF 5. OFF-STREET PARKING CALCULATIONS: (NO CHANGE TO # OF SEATS)

TOTAL IMPERVIOUS AREA

TOTAL IMPERVIOUS COVERAGE

MINIMUM OFF-STREET PARKING CALCULATIONS: WITHIN THE DEDICATED WORSHIP AREA, 1.0 SPACE FOR EACH FOUR (4) PERMANENT SEATS, WHERE PROVIDED, OR WHERE PERMANENT SEATING IS NOT PROVIDED 1.0 SPACE FOR EACH SEVENTY (70) SQUARE FEET OF ASSEMBLY AREA. WITHIN AREAS OTHER THAN THOSE DEDICATED FOR WORSHIP, PARKING REQUIREMENTS APPROPRIATE FOR THE USE OF THE AREA. PARKING REQUIREMENTS FOR ALL USES ARE CUMULATIVE, AS IF ALL USES ARE ACTIVE CONCURRENTLY.

-83,057 SQ.FT. 83,209 SF

EXISTING (6) PROPOSED (8)

- REQUIRED PARKING SPACES: 1 PARKING SPACE FOR EACH 4 SEATS (400 PERMANENT SEATS PROPOSED)
- 100 PARKING SPACES (INCLUDES 4 ACCESSIBLE SPACES)

 PROVIDED PARKING SPACES: 143 (INCLUDES 6 ACCESSIBLE SPACES) THE EAST WING OF THE BUILDING HAS ONE FLOOR AND NO BASEMENT. THE WEST WING OF THE BUILDING HAS THREE

FLOORS AND A BASEMENT. 6. UTILITIES: SEWER - PUBLIC WATER - PUBLIC

PARKING SPACE COUNTER

MAP LEGEND EXISTING PROPERTY LINE EXISTING RIGHT-OF-WAY LINE PROPOSED EASEMENT LINE EXISTING EASEMENT LINE ADJACENT PROPERTY LINE CLEAR SIGHT TRIANGLE BUILDING SETBACK LINE EXISTING ROADWAY CENTERLINE CHAIN LINK FENCE LINE ---X---X---X---X---X---X---EXISTING O / PROPOSED . IRON PIN OR IRON PIPE CONCRETE MONUMENT EXISTING | / PROPOSED EXISTING O / PROPOSED ROAD/PARKING SIGNAGE

PLAN TITLE	SHEET NO
COVER SHEET	1 OF 11
LAND DEVELOPMENT RECORD PLAN	2 OF 11
EXISTING FEATURES AND DEMO PLAN	3 OF 11
GRADING AND UTILITY PLAN	4 OF 11
LANDSCAPE PLAN	5 OF 11
LIGHTING PLAN	6 OF 11
SOIL EROSION AND SEDIMENT CONTROL PLAN	7 OF 11
CONSTRUCTION DETAILS	8 OF 11
UTILITY DETAILS	9 OF 11
SOIL EROSION AND SEDIMENT CONTROL DETAILS	10 OF 11
SOIL EROSION AND SEDIMENT CONTROL DETAILS	11 OF 11
DENOTES PLAN TO BE RECORDED	

SOUTH WHITEHALL TOWNSHIP 4444 WALBERT AVENUE ALLENTOWN, PA. 18104 CONTACT: JAMES BALLIET BALLIETJOSOUTHWHITEHALL.COM

BUCKEYE PARTNERS FIVE TEK PARK 9999 HAMILTON BLVD BREINIGSVILLE, PA. 18031 CONTACT: DAVE JONES

PPL ELECTRIC UTILITIES

DAJONES OBUCKEYE. COM VERIZON BUSINESS 400 INTERNATIONAL PARKWAY RICHARDSON, TX. 75081 CONTACT: DEAN BOYERS INVESTIGATIONS@VERIZON.COM

503 NEW MARKET ST WILKES BARRE, PA. 18702 CONTACT: MARK SANTAYANA MCSANTAYANAGPPLWEB.COM SERVICE ELECTRIC CABLE TV

2260 AVENUE A, LVIP 1 BETHLEHEM, PA. 18017 CONTACT: RICH PERICH RPERICHOSECTV.COM RCN TELECOM SERVICES INC 5508 NOR BATH BLVD

NORTHAMPTON, PA. 18067 CONTACT: MIKE BOZILESKY MICHAEL.BOZILESKYORCN.NET 2121 CITY LINE RD

BETHLEHEM, PA. 18017

TSAYEGH1@UGI.COM

1050 VIRGINIA DR

CONTACT: TAREK SAYEGH

VERIZON PENNSYLVANIA LLC

CONTACT: DARLINE LEPPERD

FORT WASHINGTON, PA. 19034

- 5. NO INVESTIGATION OF WETLANDS WAS PERFORMED AT THE TIME OF SURVEY. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS, WATERS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS.
- PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) LEHIGH COUNTY PENNSYLVANIA PANEL 227 OF 340 MAP NO. 42077CO227F D EFFECTIVE DATE OF JULY 16, 2004.

SURVEY REFERENCE PLANS

1. PLAN ENTITLED IN PART "KHOJA SHIA ITHNASHERI JAMAAT OF PENNSYLVANIA ISLAMIC CENTER GRADING AND UTILITY PLAN", PREPARED BY KEYSTONE CONSULTING ENGINEERS, INC., DATED FEBRUARY 19, 1999, AND LABELED AS SHEET 4 OF 11.

OWNER/APPLICANT:

SHIA ITHNA ASHERI JAMAAT OF PENNSYLVANIA 1500 RIDGEVIEW DRIVE

ALLENTOWN, PA

SITE ADDRESS:

1500 RIDGEVIEW DRIVE ALLENTOWN, PA PAR ID: 547752233175-1 INST #: 7331732

NOTE:

THIS PLAN REFERENCES A PREVIOUSLY APPROVED LAND DEVELOPMENT PLAN PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, ORIGINALLY DATED NOVEMBER 19, 2020, RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE ON AUGUST 30, 2022, DOCUMENT NO. 2022030043. THE INTENTION OF THIS PLAN IS SOLELY TO IDENTIFY THE ZONING RELIEF NECESSARY TO MODIFY THE PREVIOUSLY APPROVED BUILDING, TO EXTEND INTO THE BUILDING SETBACK ALONG THE NORTHERN PROPERTY LINE. BOHLER DOES NOT CERTIFY THE ACCURACY OF THE PREVIOUSLY APPROVED PLAN. BY OTHERS.

REVISIONS

REV DATE COMMENT



1-800-242-1776 www.pa1call.org #20200070597

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUCTIO</u>

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE.

PROJECT No.: DRAWN BY: HECKED BY: DATE:

CAD I.D.: PROJECT:

ZONING PLAN

12/14/2023

PAB220167.00-ZONE-0B

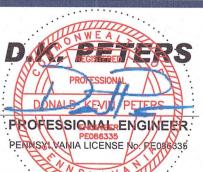
AL-AHAD ISLAMIC CENTER

PROPOSED DEVELOPMENT

1500 RIDGEVIEW DRIVE SOUTH WHITEHALL TWP. LEHIGH COUNTY **ALLENTOWN, PA 18104**

BOHLER//

74 W BROAD STREET, SUITE 500 BETHLEHEM, PA 18018 Phone: (610) 709-9971 Fax: (610) 709-9976 www.BohlerEngineering.com



SHEET TITLE:

ZONING PLAN

SHEET NUMBER:

Z-1

ORG. DATE - 12/14/2023