

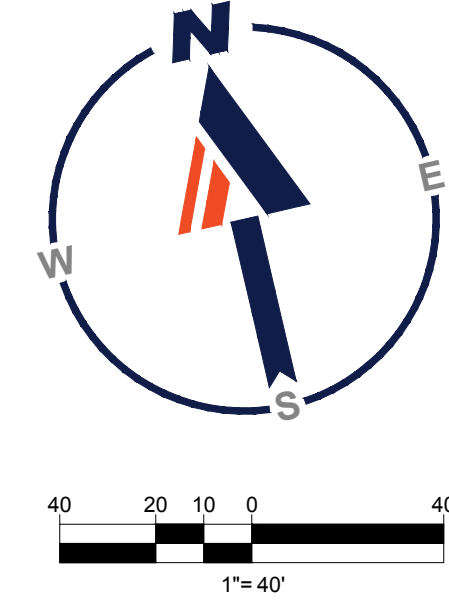
**LOCATION MAP**  
SCALE: 1" = 1,000'

**LEGEND**  
EXISTING

PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SOIL BOUNDARY	---
CONCRETE CURB	---
FENCE	---
TREELINE	---
CONCRETE MONUMENT/ IRON PIN	○
SIGN	+
AREA LIGHT	+
TREE	○
DRAINAGE INLET	+
STORM/SANITARY MANHOLE	+
WATER/GAS VALVES	+
ROOF DRAIN/CLEANOUT	+
FIRE HYDRANT	+
LIGHT POLE	+
UTILITY POLE	+
ELECTRIC LINE	---
TELEPHONE LINE	---
WATER LINE	---
SANITARY SEWER	---
STORM PIPE	---

**LEGEND**  
TO BE REMOVED

EASEMENT LINE	---
BUILDING	---
RETAINING WALL	---
CONCRETE CURB	---
FENCE	---
TREELINE	---
ACCESSIBLE SYMBOL	---
SIGN	---
PARKING COUNT	---
TREE	---
DRAINAGE INLET	---
STORM/SANITARY MANHOLE	---
WATER/GAS VALVES	---
ROOF DRAIN/CLEANOUT	---
FIRE HYDRANT	---
UTILITY POLE W/ LIGHT	---
UTILITY POLE	---
ELECTRIC LINE	---
WATER LINE	---
SANITARY SEWER	---
STORM PIPE	---



**NOTE:** 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 PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS SUCH AS CLARITY OR 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 RIGHT-OF-WAYS, 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 SOLICITOR.

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CHECKED BY: DXP  
DATE: 12/7/2023  
CAD ID: PAB220167.00-SUBD-0A

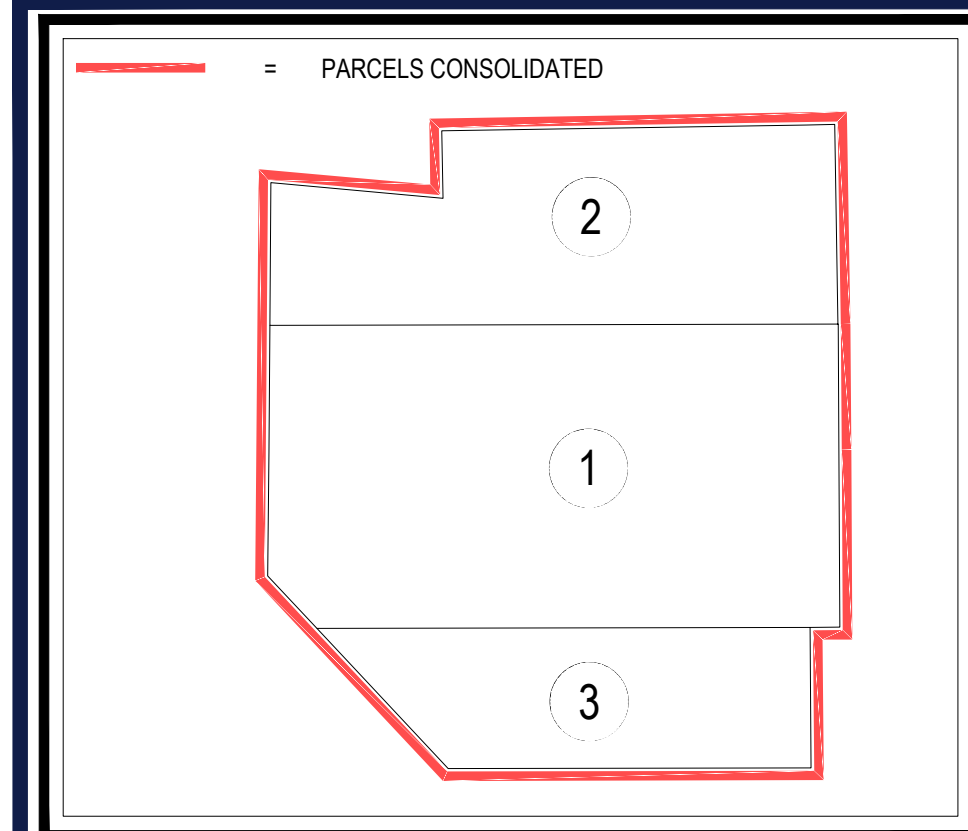
**LOT LINE ADJUSTMENT AND CONSOLIDATION PLAN**  
FOR  
**AL-AHAD ISLAMIC CENTER**  
PROPOSED DEVELOPMENT  
1500 RIDGEVIEW DRIVE  
SOUTH WHITEHALL TWP.  
LEHIGH COUNTY  
ALLENTOWN, PA 18104

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

**D.K. PETERS**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 1000000000

SHEET TITLE:  
**EXISTING CONDITIONS / DEMOLITION PLAN**  
SHEET NUMBER:  
**S-1**  
ORG. DATE - 12/7/2023

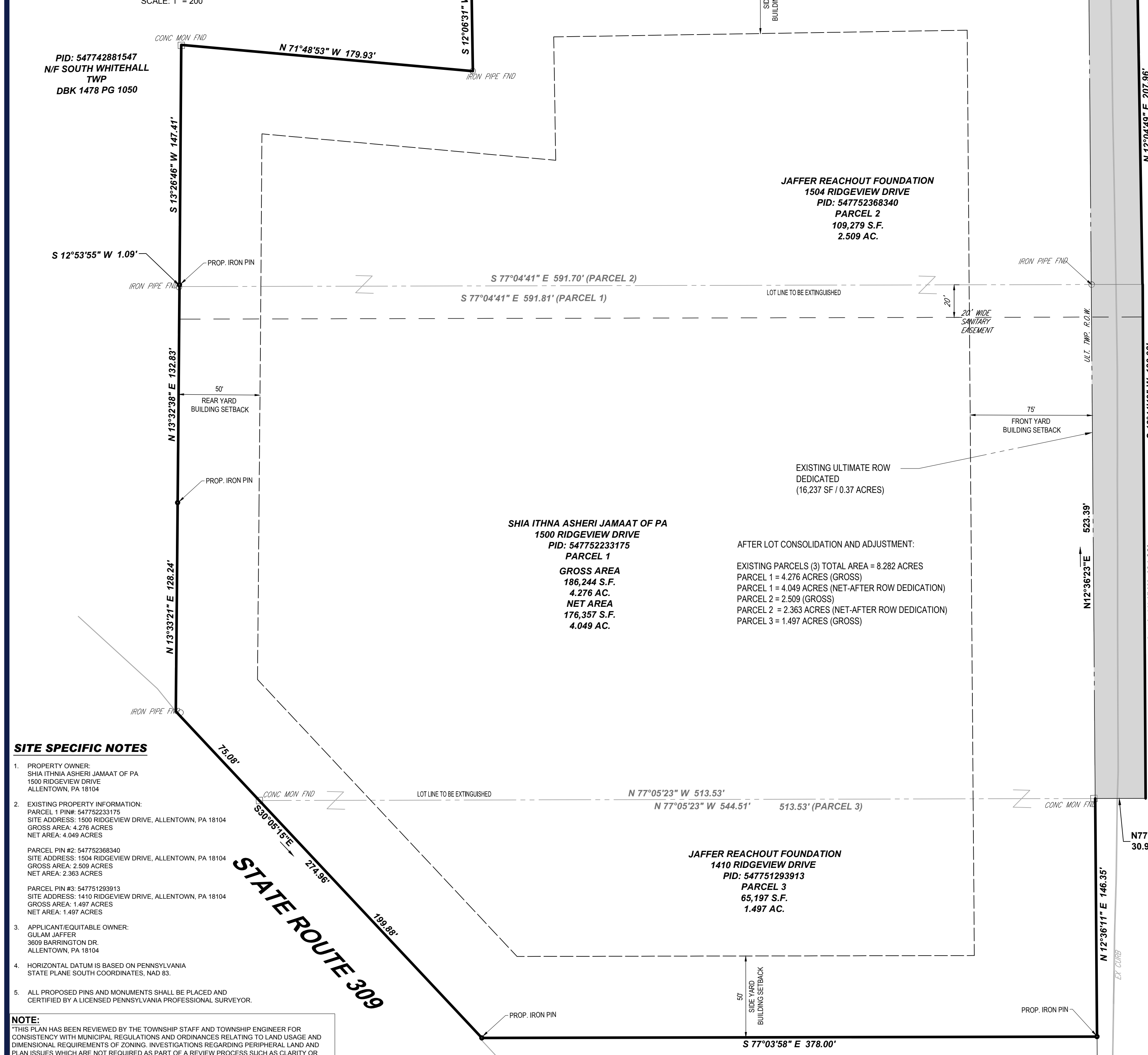




LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
CONCRETE MONUMENT/ IRON PIN	□ ○

LEGEND	
PROPOSED	
PROPERTY LINE	---
SETBACK LINE	---
IRON PIN	•

**PARCEL KEY MAP**  
SCALE: 1" = 200'



**SITE SPECIFIC NOTES**

- PROPERTY OWNER: SHIA ITHNA ASHERI JAMAAT OF PA, 1500 RIDGEVIEW DRIVE, ALLENTOWN, PA 18104
- EXISTING PROPERTY INFORMATION: PARCEL 1 PIN# 54775233175, GROSS AREA: 4.276 ACRES, NET AREA: 4.049 ACRES; PARCEL PIN #2: 547752368340, GROSS AREA: 2.509 ACRES, NET AREA: 2.363 ACRES; PARCEL PIN #3: 547751293913, GROSS AREA: 1.497 ACRES, NET AREA: 1.497 ACRES
- APPLICANT/EQUITABLE OWNER: GULAM JAFFER, 3609 BARRINGTON DR, ALLENTOWN, PA 18104
- HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE SOUTH COORDINATES, NAD 83.
- ALL PROPOSED PINS AND MONUMENTS SHALL BE PLACED AND CERTIFIED BY A LICENSED PENNSYLVANIA PROFESSIONAL SURVEYOR.

**NOTE:** 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 OR 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 RIGHT-OF-WAYS, 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 SOLICITOR.

ZONING DISTRICT REQUIREMENTS				
REQUIRED	EXISTING PARCEL #1	EXISTING PARCEL #2	EXISTING PARCEL #3	PROPOSED PARCEL (#1 + #2 + #3)
PARCEL ID	54775233175	547752368340	547751293913	-
MIN. LOT AREA	3 ACRE	4.276 GROSS ACRES	2.509 GROSS ACRES	1.497 GROSS ACRES
MAX BUILDING HEIGHT	50 FT	<50 FT	<50 FT	<50 FT
MIN. YARD SETBACKS				
FRONT	75 FT	75 FT (MIN)	75 FT (MIN)	75 FT (MIN)
SIDE YARD (EA)	50 FT	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)
REAR	50 FT	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)
MAX LOT COVERAGE	<75%	<75%	<75%	<75%
TOTAL IMPERVIOUS AREA	84,003 SF	10,090 SF	4,685 SF	98,778 SF
TOTAL IMPERVIOUS COVER	<75%	47.67%	9.80%	7.18%

**NOTE:** WHILE CURRENTLY UNDER SEPARATE OWNERSHIP, THE OWNERS OF THE PROPERTIES THAT ARE THE SUBJECT OF THIS PLAN INTEND TO SUBJECT THEIR PARCELS TO THE PA UNIFORM CONDOMINIUM ACT 64 PA. C.S. 3101 ET. SEQ., AND THE CONSOLIDATED PROPERTY WILL BE SUBJECT TO A SINGLE CONDOMINIUM ASSOCIATION.

PID: 547752840240  
N/F KOSZI, NICHOLE  
DOC ID# 2015004014

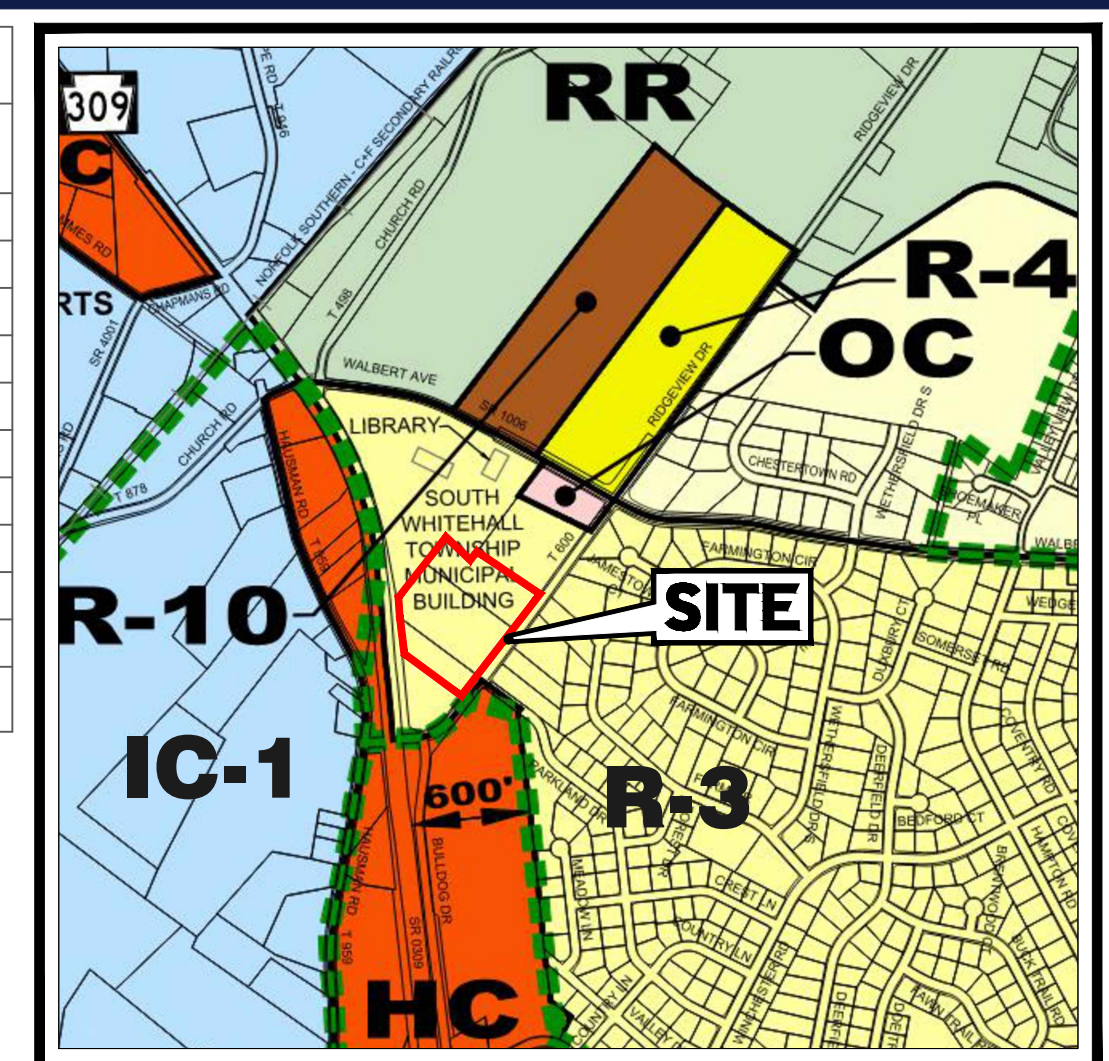
PID: 54775273716  
N/F COMMUNITY OPTIONS INC  
DOC ID# 2020023860

PID: 547752714212  
N/F MUGHAL, SHOUKAT  
DOC ID# 7336811

PID: 547752704157  
N/F CORDERO, LUIS R. & CHRISTINE A.  
DOC ID# 2009025448

PID: 547751655884  
N/F DWYER HOLDINGS INC  
DBK 1476 PG 120

PID: 547751276936  
N/F STAHLEY, PAUL W. & JEANNETTE J.  
DBK 1462 PG 43



**ZONING MAP**  
SCALE: 1" = 1,000'

**OWNER'S CERTIFICATION**  
I, THE UNDERSIGNED, AM THE APPLICANT AND OWNER OF THE LAND SHOWN HEREON. THE LAND IS NOT SUBJECT TO ANY LITIGATION OF LIENS. THIS PLAN HAS BEEN PROCESSED WITH FREE CONSENT, AND IT IS DESIRED TO RECORD THE SAME.

GULAM JAFFER DATE  
3609 BARRINGTON DR. ALLENTOWN PA, 18104

PRINT NAME TITLE  
SWORN AND SUBSCRIBED TO ME ON THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL**

RECOMMENDED FOR APPROVAL \_\_\_\_\_ (DATE) BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL

CHAIRMAN'S SIGNATURE \_\_\_\_\_ SECRETARY'S SIGNATURE \_\_\_\_\_

**SOUTH WHITEHALL TOWNSHIP BOARD OF COMMISSIONERS APPROVAL**

APPROVED \_\_\_\_\_ (DATE) BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL

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

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

**ENGINEER'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE ABOVE PLAN TO BE CORRECT IN ALL ITS DETAILS.

DONALD K. PETERS P.E. P.E. No. PE086335

DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE ABOVE SURVEY TO BE CORRECT IN ALL ITS DETAILS.

DATE \_\_\_\_\_

**CERTIFICATION OF LEHIGH VALLEY PLANNING COMMISSION**  
REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

LVPC STAFF MEMBER RESPONSIBLE FOR REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

**PROOF OF RECORDING**  
PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA IN DOCKET ID \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS \_\_\_\_\_

RECORDER OF DEEDS \_\_\_\_\_

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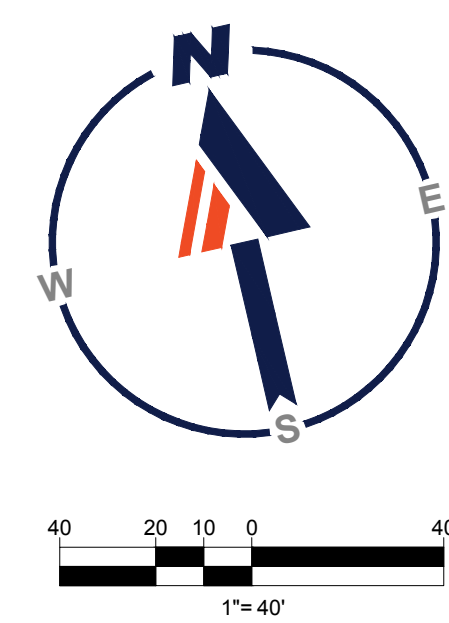
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DRAWN BY: \_\_\_\_\_ IN  
CHECKED BY: \_\_\_\_\_ DKP  
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CAD ID: PAB220167.00-SUBD-0A

**LOT LINE ADJUSTMENT AND CONSOLIDATION PLAN**  
FOR  
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**D.K. PETERS**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 75988-B  
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:  
**LOT LINE ADJUSTMENT / CONSOLIDATION PLAN**  
SHEET NUMBER:  
**S-2**  
ORG. DATE - 12/7/2023



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