

**TOWNSHIP OF SOUTH WHITEHALL  
LEHIGH COUNTY, PENNSYLVANIA  
LANDSCAPE AND SHADE TREE COMMISSION**

**October 28, 2024--5:30 PM**

**AGENDA**

**AGENDA ITEM # 1 - CALL TO ORDER**

**AGENDA ITEM # 2 - ACCEPTANCE OF MINUTES**

**Minutes of the August 26, 2024 meeting**

**AGENDA ITEM # 3 – APPEALS**

**A. Appeal Form Review**

**AGENDA ITEM # 4 – CORRESPONDENCE REVIEW**

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

**B. PCFLV Inc, Multi-purpose Room Expansion  
Major Plan 2024-104**

**C. Palmerio Realty LLC Crackersport Road  
Waiver from Land Development 2024-702**

**AGENDA ITEM # 5 – SUBDIVISION AND LAND DEVELOPMENT REVIEW**

**A. PSD New Operations Center – Phase 4  
Major Plan 2024-105  
Plan Dated October 9, 2024**

**B. Ruhe Subdivision  
Minor Plan 2013-201  
Plan Dated October 10, 2024**

**C. Tilghman Holdings LLC  
Coordinated Land Development 2024-102  
Plan Dated October 10, 2024**

**AGENDA ITEM # 6 - NEW BUSINESS**

**A. None**

**AGENDA ITEM # 7 - OLD BUSINESS**

**A. None**

**AGENDA ITEM # 8 – COURTESY OF THE FLOOR**

**AGENDA ITEM # 9 – ADJOURNMENT**

**TOWNSHIP OF SOUTH WHITEHALL**  
**LEHIGH COUNTY, PENNSYLVANIA**  
**LANDSCAPE AND SHADE TREE COMMISSION**

**PUBLIC MEETING**

**MINUTES**

**AUGUST 26, 2024**

The Regular Meeting of the South Whitehall Township Landscape and Shade Tree Commission was held on the above date in the Township Municipal Building located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania.

Members in attendance:

David Wilson  
Stacey Nash  
Tim Nash

Staff members in attendance:

Chris Stroehler, Long-Range Planner

**AGENDA ITEM #1 – CALL TO ORDER**

The meeting was called to order at 5:34 PM

**AGENDA ITEM #2 – ACCEPTANCE OF MINUTES**

The minutes of the July 22, 2024 meeting were accepted as submitted

**AGENDA ITEM #3 – APPEALS**

None

**AGENDA ITEM #4 – CORRESPONDENCE REVIEW**

- A. Tilghman Holdings LLC**  
**Major Plan 2024-102**  
Correspondence was accepted as submitted.
  
- B. 81 & 111 South Cedar Crest**  
**Major Plan 2023-107**  
Correspondence was accepted as submitted.

**AGENDA ITEM # 5 – SUBDIVISION AND LAND DEVELOPMENT REVIEW**

**A. Allentown Cat Clinic Parking Lot Expansion**

**Major Plan 2023-102**

The Landscape and Shade Tree Commission requests that the landscape schedule include proposed plant sizes at installation in addition to the estimated mature size. The Commission also recommends the applicant consider replacing the Azelea X Tradition with a more urban and sun-tolerant species of shrub. The Commission suggests that replacing the Azelea X Tradition with additional Thuja Occidentalis at smaller spacing would create a denser buffer between the parking lot and West Tilghman Street.

**B. PCFLV Inc, Multi-purpose Room Expansion**

**Major Plan 2024-104**

The Landscape and Shade Tree Commission notes that the planting schedule identifies the scientific name *Picea Abies* as *White Spruce*, but this species is *Norway Spruce*. The Commission has determined that either species *Picea Abies* (*Norway Spruce*) or *Picea Glauca* (*White Spruce*) is acceptable but should be noted correctly on the plan. Otherwise, the plan is acceptable.

**C. Palmerio Realty LLC Crackersport Road**

**Waiver from Land Development 2024-702**

The Landscape and Shade Tree Commission requests that the landscaping plan be updated to accurately reflect the location of *Sambucus canadensis* (*Common Elderberry*). The landscape schedule should also be updated to include proposed bucket or caliper size of trees to be purchased. The Commission also requests that, if possible, an additional shade tree should be considered in the northwest corner of the property near the arborvitae row, but out of the way of utilities.

**AGENDA ITEM # 6 - NEW BUSINESS**

None

**AGENDA ITEM # 7 - OLD BUSINESS**

Chris mentioned the proposed adoption schedule for the *South Whitehall Landscapes Plan*. The Commission members did not have any additional comments or questions on the plan.

**AGENDA ITEM #8 – COURTESY OF THE FLOOR**

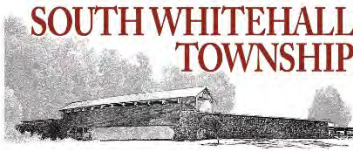
None

**AGENDA ITEM #9 - ADJOURNMENT**

The meeting was adjourned at 5:59 PM.

APPEAL MUST BE

RECEIVED BY: \_\_\_/\_\_\_/\_\_\_\_\_



South Whitehall Township

4444 Walbert Avenue

Allentown, PA 18104

610-398-0401

## SOUTH WHITEHALL TOWNSHIP SHADE TREE PERMIT APPEAL REQUEST

Permit # \_\_\_\_\_

Appealing:      Permit Denial \_\_\_\_\_      Permit Conditions of Approval \_\_\_\_\_

NAME:	ADDRESS:	DATE:
EMAIL:		DAYTIME PHONE #:

PROPERTY ADDRESS:

(PLEASE WRITE LEGIBLY) State ALL reasons for appeal.  
If necessary, use separate sheet of paper and write permit # in **upper** right corner.

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**FOR OFFICIAL USE ONLY**

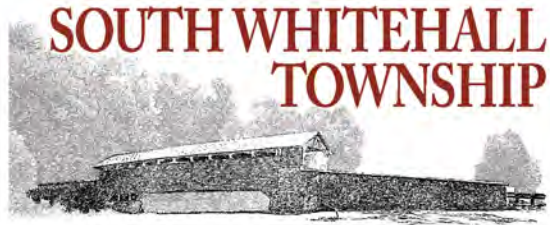
Date Received: \_\_\_/\_\_\_/\_\_\_\_\_      Reviewed By: \_\_\_\_\_

Action Taken

\_\_\_\_\_ DECISION UPHELD

\_\_\_\_\_ DECISION WITHDRAWN

Decision Letter Sent/Emailed: \_\_\_/\_\_\_/\_\_\_\_\_



**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Chris Strohler, Long-Range Planner  
**DATE:** August 26, 2024  
**SUBJECT:** Subdivision Plan Review  
Allentown Cat Clinic Parking Lot Expansion  
Major Plan 2023-102  
Plan dated July 19, 2024

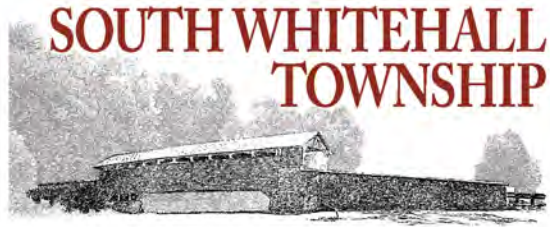
**COPIES:** Landscape and Shade Tree Commission, D. Manhardt, L. Harrier, A. Tallarida, J. Alderfer, Esq., S. Pidcock, Applicant

At their August 26, 2024, meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The Landscape and Shade Tree Commission requests that the landscape schedule include proposed plant sizes at installation in addition to the estimated mature size. The Commission also recommends the applicant consider replacing the *Azelea X Tradition (Azalea Traditional Pink)* with a more urban and sun-tolerant species of shrub. The Commission suggests that replacing the *Azelea X Tradition (Azalea Traditional Pink)* with additional *Thuja Occidentalis (Arborvitae Hetz Midget)* at smaller spacing would create a denser buffer between the parking lot and West Tilghman Street.

Respectfully submitted,

**Christopher Strohler, AICP**  
**Long-Range Planner, Community Development Department**



**MEMORANDUM**

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**TO:** Planning Commission  
**FROM:** Chris Strohler, Long-Range Planner  
**DATE:** August 26, 2024  
**SUBJECT:** Subdivision Plan Review  
PCFLV Inc, Multi-purpose Room Expansion  
Major Plan 2024-104  
Plan dated August 1, 2024

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

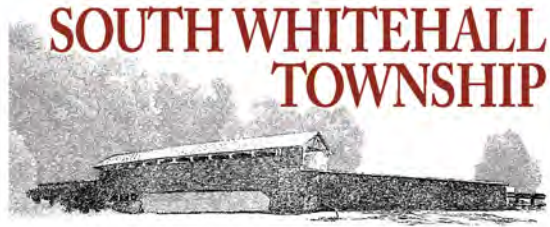
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Respectfully submitted,

**Christopher Strohler, AICP**  
**Long-Range Planner, Community Development Department**



**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Chris Strohler, Long-Range Planner  
**DATE:** August 26, 2024  
**SUBJECT:** Subdivision Plan Review  
Palmerio Realty LLC Crackersport Road  
Waiver from Land Development 2024-702  
Plan dated July 26, 2024

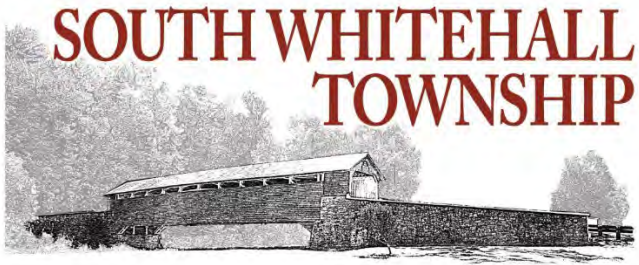
**COPIES:** Landscape and Shade Tree Commission, D. Manhardt, L. Harrier, A. Tallarida, J. Alderfer, Esq., S. Pidcock, Applicant

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The Landscape and Shade Tree Commission requests that the landscaping plan be updated to accurately reflect the location of *Sambucus canadensis* (*Common Elderberry*). The landscape schedule should also be updated to include proposed bucket or caliper size of trees to be purchased. The Commission also requests that, if possible, an additional shade tree should be considered in the northwest corner of the property near the arborvitae row, but out of the way of utilities.

Respectfully submitted,

**Christopher Strohler, AICP**  
**Long-Range Planner, Community Development Department**



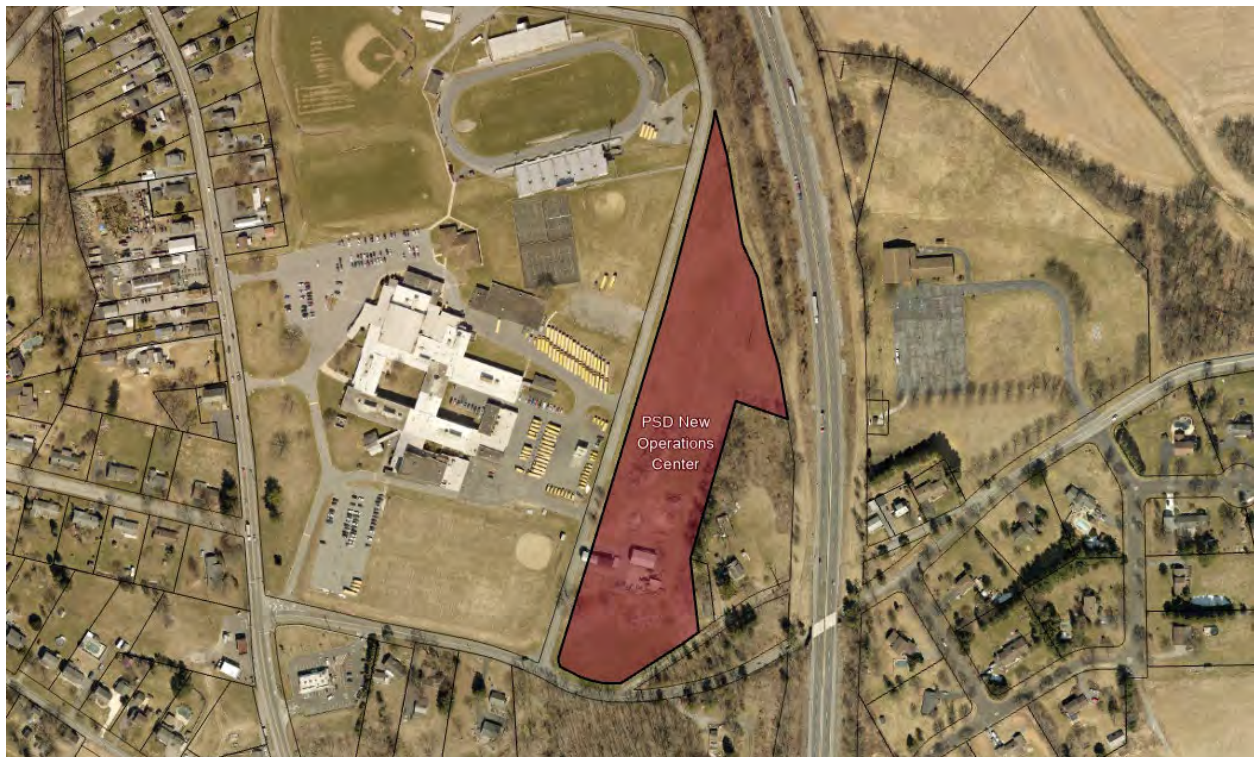
# Parkland School District New Operations Center-Phase 4

MAJOR PLAN 2024-105

Landscape & Shade Tree Commission, October 28, 2024

## Location and Intent

An application to further develop the property located at 2619 Stadium Drive. The plan proposes an additional 21,458 square feet of impervious surface for the expansion of the northern parking lot on the 8.70-acre parcel. The property is served by public water and is zoned Rural Residential RR-2. Parkland School District is the owner and applicant.







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William D. Kee, PE (Retired)  
Johann F. Szautner, PE/PLS (Retired)  
Todd R. Myers, PLS (Semiretired)  
Scott P. McMackin, PE  
Charles R. Tomko, PE  
Michael R. Smith, PE  
Wayne V. Doyle, PE

**PROJECT NARRATIVE**

Parkland School District New Operations Center – Phase 4  
2619 Stadium Road  
South Whitehall Township  
Lehigh County  
CAI 14613.37  
August 27, 2024

Site Location: 2619 Stadium Road  
Orefield, PA 18069  
PIN 547719272143

Site Owner & Applicant: Parkland School District  
1210 Spring House Road  
Allentown, PA 18104

Site Zoning District and Existing Use: RR-2 – Rural Residential 2  
Use – Institutional

Frontage Streets: Stadium Road (T-678)  
Limekiln Road (T-593)

Proposed Use: Institutional

Existing Lot Size: 8.7048 Acres (Net)

Proposed Lot Size: 8.7048 Acres (Net)

Existing and Proposed Water Service: Public – South Whitehall Township Authority

Existing and Proposed Sewer Service: Private – Orefield Middle School WWTP &  
Collection, NPDES PA0052132

Proposed Types of Stormwater BMPs: Subsurface Infiltration Beds (3)  
Detention Basin

Project/Site was approved in 2023 with a building modification approval in 2024. This proposal reflects an additional 21,459 square feet of impervious surface for the expansion of the northern parking lot. No building revisions are proposed.

SPM/WVD:aew

V:\PROJECTS\14613.37 MKSD Parkland School District Operations Center\Correspondence\Project Narrative - Phase 4.docx



7. Attached hereto as **Appendix A** is a list of the exhibits offered by the Board and marked Exhibits B-1 through B-5, and a list of Exhibits offered by the Applicant and marked Exhibits A-1 through A-9. All Exhibits were admitted into evidence and are incorporated into, and made a part of, these findings.

8. The Property is located in the Township's Low Density Residential (R-3) Zoning District and is a part of the Applicant's Orefield Middle School campus and thus permitted as an elementary or secondary school use. (B-1, 5; A-1, 3; McMackin, Oakes).

9. The Applicant is the owner of the Property. (B-1; A-1).

10. The Property comprises approximately 9.87 acres and is improved with a pole building and a partially constructed operations center (the "Building") for which land development plan approval was obtained by the Applicant in various stages starting in 2022 and continuing through the present date due to plan revisions. (A-4; McMackin).

11. The Building is presently under construction and in accordance with a revised land development plan includes a first and second floor with the first floor to be used as storage and the second floor to be used as administrative offices. (McMackin; Hoffman; Oakes; A-1, 8, and 9).

12. Based upon the application of Ordinance Section 350-48(s)(4)(D), the required odd-street parking as determined by the Zoning Officer is 194 spaces, however the Applicant desires to provide only 94. (B-1, 5; A-1; McMackin).

13. The Applicant can provide an additional 16 to 18 spaces by removing the existing pole building. (McMackin; Oakes).

14. The Applicant prefers to not remove the pole building as it houses equipment, including a truck, trailer and backhoe, and outdoor / landscape supplies, such as mulch and stone. (McMackin, Oakes).

15. The Building will serve the entire School District and provide administrative space for various departments, including IT (technology), safety and security, transportation involving supplies and equipment), food service, facilities management, curriculum, and certain student services. (Hoffman; Oakes).

16. The Building will have, among other things, loading docks, storage spaces (refrigerated and dry storage areas), offices, conference rooms, and 3 classrooms for special needs children. (Hoffman; Oakes; A-8, 9).

17. Although the Applicant calculates the maximum number of off-street parking spaces required for the use of this Building as 78 (68 employees and 10 visitors), not all spaces will be used at one time. (Oakes).

18. The total number of Applicant's employees who will be located at the Building (both first and second floors) will not exceed 68 (including 9 maintenance workers), and of the 68 who will be located at the Building, many will travel directly to, and perform their duties off-site at other locations in the School District. (Oakes).

19. Students using the Building will be bused. (Oakes).

20. The required, off-street parking calculation has increased with various iterations of the land development plan as a result of the Applicant's planning and decision to expand the second floor to take advantage of certain efficiencies resulting from the location of all administrative offices in one, geographically centralized location. (McMackin; Hoffman; Oakes).

21. In lieu of expanding the second floor to centralize the administrative staff, the Applicant could construct a second building, however that could cost an estimated ten million dollars, assuming that suitable land is even available. (Oakes).

22. This presents an economic hardship to the Applicant. (Oakes).

23. The Property is subject to a physical hardship as it is long and narrow; subject to right-of-way, buffer, and setback restrictions; is burdened with a PP&L easement; and has slopes and soil limitations requiring substantial stormwater facilities. (McMackin).

24. The proposed use is consistent with the surrounding neighborhood and, according to the Applicant, the 94 spaces to be provided exceeds the amount actually needed. (Oakes).

25. The Board finds Applicant's witnesses credible.

26. The Board takes judicial notice of all applicable sections of the Zoning Ordinance, including but not limited to Section 350-48(s)(4).

## **II. CONCLUSIONS OF LAW.**

1. The hearing was advertised and conducted in accordance with the requirements of the Pennsylvania Municipalities Planning Code as amended (the "MPC").

2. The Applicant has standing as the owner of the Property.

3. Ordinance Section 350-48(s)(4)(d) requires 194 off-street parking spaces while the Applicant provides for 94; thus requiring a 100-space variance.
4. A variance from the minimum number of off-street parking spaces is dimensional.
5. The Applicant bears the burden of proof regarding entitlement to the variance.
6. The Applicant has submitted substantial evidence in support of its Application as set forth in the foregoing findings of fact.
7. The findings of fact are supported by substantial evidence.
8. The Applicant has sustained its burden of proof as supported by the record and as set forth in the foregoing findings of fact and Exhibits thereby incorporated by reference.
9. The Applicant is entitled to a variance to provide 94 off-street parking spaces where 194 are required.
10. The Board may impose conditions upon the award of the variance; provided that they are reasonable and consistent with the intent of the Ordinance.
11. The conditions attached hereto are reasonable and consistent with the intent of the Ordinance.

### III. DISCUSSION

For the reasons set forth in the foregoing Findings of Fact and Conclusions of Law and the Exhibits identified in **Appendix A** hereof, the Board concludes that the Applicant has sustained its burden of proof and is entitled to the variance where, as here, the variance sought is dimensional and all elements thereof are supported by substantial evidence of record.

### IV. ORDER.

**AND NOW**, this 5<sup>th</sup> day of ~~March~~<sup>APRIL</sup> 2024, upon consideration of the Application of the Parkland School District, the Board enters the following **ORDER**:

The Applicant's request for a dimensional variance from Section 350-48(s)(4)(D) of the Zoning Ordinance to permit development of the Property with 94 off-street parking spaces where 194 are required, a variance of 100 spaces, is **GRANTED**.

**IT IS FURTHER ORDERED** that the following conditions are imposed:

a. The representations, testimony, and exhibits offered by or on behalf of the Applicant in this hearing, including without limitation those set forth in the foregoing Findings of Fact are binding upon the Applicant as conditions of approval of this variance;

b. The Applicant shall provide the following landscape buffering as stated in paragraph 20 of the Notice of Appeal: 46 street trees, 9 parking lot shade trees, 93 parking lot screening shrubs, 30 basin trees, 31 basin shrubs, and 23 buffer trees, all to the satisfaction of the Township;


c. As the Applicant has presented evidence concerning the scope of use of the Building and the maximum number of employees (68) who will regularly occupy the building; Applicant's total employees and visitors shall not exceed 94 per day unless further relief is granted by the Board; and

d. The Applicant shall hold in reserve the Pole building area as designated in Exhibits B-2 and A-5 for future use as off-street parking if the Township Zoning Officer issues a determination that it is necessary.

**BY THE BOARD:**



\_\_\_\_\_  
**DON S. KLEIN, Esq., Chairman**



\_\_\_\_\_  
**DAVID EISENBERG, Esq., Vice Chairman**



\_\_\_\_\_  
**KENNETH NAVITSKY, Secretary**



\_\_\_\_\_  
**LEE SOLT, Member**

/Recused/

\_\_\_\_\_  
**DENNIS TOOMEY, P.E., Member**

**Date of Written Decision:**

April 05, 2024

**Date of Mailing Decision:**

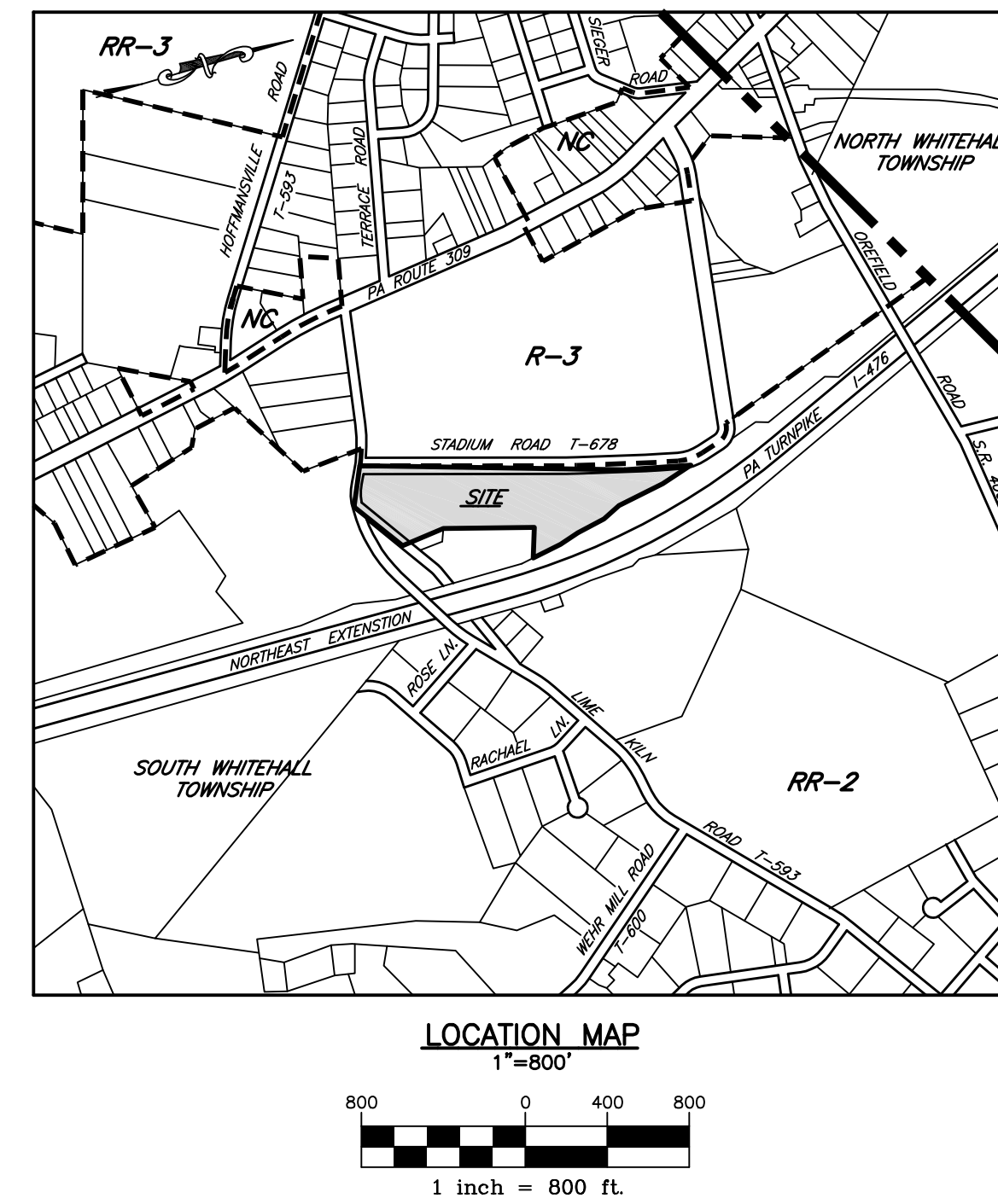
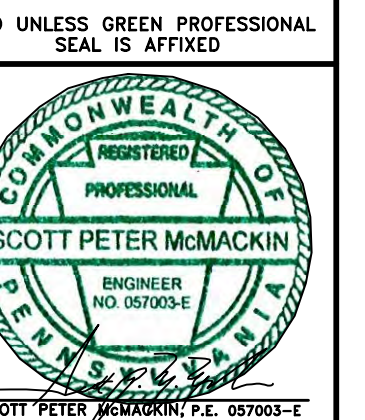
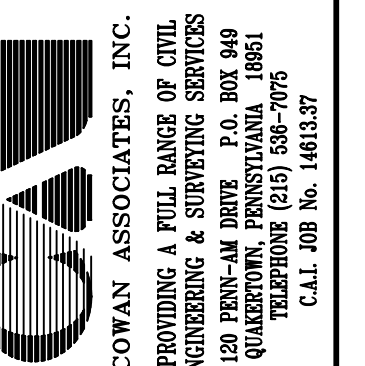
April 05, 2024

# PRELIMINARY/FINAL LAND DEVELOPMENT PLANS NEW OPERATIONS CENTER (PHASE 4)

PREPARED FOR  
**PARKLAND SCHOOL DISTRICT**  
2619 STADIUM ROAD  
SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA

Silvia A. Hoffman, AIA  
Todd O. Chambers, AIA  
Jill F. Hewes, AIA  
Jessica E. Klocek, AIA

**MKSD, LLC**  
1209 Hausman Road, Suite A  
Allentown, PA 18104  
610.366.2081 phone  
mksdarchitects.com web



I, \_\_\_\_\_ OF PARKLAND SCHOOL DISTRICT, BEING DULY SWORN  
ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS \_\_\_\_\_ DO HEREBY  
DEPOSE AND SAY THAT THE ABOVE MENTIONED SCHOOL DISTRICT IS THE TRUE AND LAWFUL OWNER OF THE  
PROPERTY SHOWN HEREON; THAT THE ABOVE DESCRIBED PROPERTY IS IN PEACEFUL POSSESSION OF SAID  
SCHOOL DISTRICT AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

(SIGNATURE)  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC  
OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_ PERSONALLY APPEARED  
WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE  
REGISTERED OWNERS OF THE DESIGNATED PLAN, AND ALL NECESSARY APPROVALS OF THE PLAN HAVE  
BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE  
RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.  
OWNER \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

RECOMMENDED BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION FOR APPROVAL \_\_\_\_\_

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

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

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

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

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION \_\_\_\_\_

LEHIGH VALLEY PLANNING COMMISSION REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

I, TODD R. MYERS, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY  
CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY ON MARCH 6, 2022, CORRECTLY REPRESENTS  
THE PROPERTY.  
TODD R. MYERS, S.U. 043353-E \_\_\_\_\_ DATE \_\_\_\_\_

I, SCOTT P. McMACKIN, A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA,  
DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE  
TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.  
SCOTT P. McMACKIN, P.E. 057003-E \_\_\_\_\_ DATE \_\_\_\_\_

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, AS  
DOCUMENT ID \_\_\_\_\_, 20\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Parkland School District  
New Operations Center (Phase 4)  
2619 Stadium Road  
Orefield, PA 18069

TMP# 547719272143-1

REVISIONS  
XX.XX.XX - Issued for Permit

No.	Date	Description
1	10-09-24	TWP Rev.

DRAWING TITLE  
RECORD SITE PLAN

PROJECT NUMBER  
22.149

DRAWN BY  
SWW

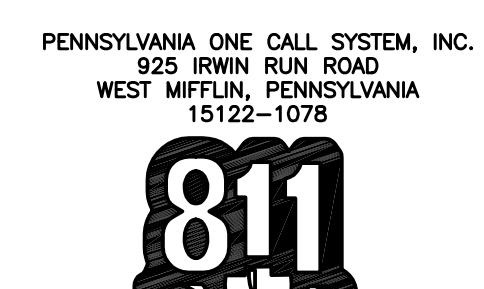
SCALE  
1"=50'

DATE  
08.27.2024

DRAWING NUMBER



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SERIAL NUMBER 2022250251

**SOUTH WHITEHALL TOWNSHIP 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 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 ARCHAEOLOGICAL 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 REPRESENTATIONS OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE DEVELOPER AND/OR LAND OWNERS) AS APPROPRIATE AND ENGAGED IN THE APPROPRIATE FIELD PRACTICES. 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 DEFINITION, CONSISTENCY, CLUSURE, 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.  
DEVELOPER'S AGREEMENT  
I HEREBY ACKNOWLEDGE THAT 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 I WILL PLACE PERMANENT CONCRETE REFERENCE MONUMENTS TO GRADE AS NOTED ON THE PLAN UPON COMPLETION OF GRADING.

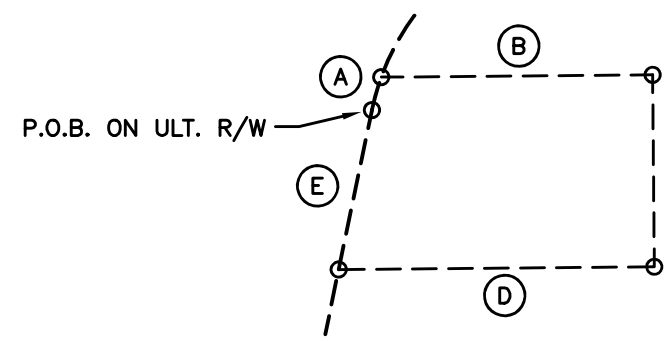
SHEET INDEX	PLANS DATED	LAST REVISED
COVER	TITLE SHEET, LOCATION MAP AND SHEET INDEX*	08-27-2024 10-09-2024
SP-1	RECORD SITE PLAN*	08-27-2024 10-09-2024
SP-2	EXISTING FEATURES/DEMOLITION PLAN	08-27-2024 10-09-2024
SP-3	GRADING PLAN	08-27-2024 10-09-2024
SP-4	UTILITY PLAN	08-27-2024 10-09-2024
SP-5	LANDSCAPE AND SIGNAGE PLAN	08-27-2024 10-09-2024
SP-6	EROSION AND SEDIMENT CONTROL PLAN	08-27-2024 10-09-2024
SP-7	EROSION AND SEDIMENT CONTROL NOTES	08-27-2024 10-09-2024
SP-8	EROSION AND SEDIMENT CONTROL NOTES	08-27-2024 10-09-2024
SP-9	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN*	08-27-2024 10-09-2024
SP-10	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS*	08-27-2024 10-09-2024
SP-10A	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS*	08-27-2024 10-09-2024
SP-11	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS*	08-27-2024 10-09-2024
SP-12	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES*	08-27-2024 10-09-2024
SP-13	PRE DEVELOPMENT DA PLAN*	08-27-2024 10-09-2024
SP-14	POST DEVELOPMENT DA PLAN*	08-27-2024 10-09-2024
SP-15	INLET DRAINAGE AREA PLAN*	08-27-2024 10-09-2024
SP-16	UTILITY PROFILES*	08-27-2024 10-09-2024
SP-17	UTILITY PROFILES*	08-27-2024 10-09-2024
SP-18	UTILITY PROFILES*	08-27-2024 10-09-2024
SP-19	CONSTRUCTION DETAILS	08-27-2024 10-09-2024
SP-20	CONSTRUCTION DETAILS	08-27-2024 10-09-2024
SP-21	CONSTRUCTION DETAILS	08-27-2024 10-09-2024
SP-22	ADA RAMP DETAILS	08-27-2024 10-09-2024
SP-23	ADA RAMP DETAILS	08-27-2024 10-09-2024
SP-24	ADA RAMP DETAILS	08-27-2024 10-09-2024
SP-25	VEHICLE TURNING TEMPLATE PLAN	08-27-2024 10-09-2024
SP-26	RETAINING WALL PLAN AND ELEVATION	08-27-2024 10-09-2024
SP-27	AERIAL PLAN	08-27-2024 10-09-2024

\*DENOTES PLAN TO BE RECORDED

V:\PROJECTS\049\049\_37 MKSD Parkland School District Operations Center\STEREANS\2024\12 NPDES MAJOR WORK\06-19-24\COVER SHEET.dwg

PROPOSED STORMWATER MANAGEMENT EASEMENT

- S 54°59'16" W 212.44'
S 88°42'05" W 60.97'
R=215.00' L=109.92'
T=56.19' D=29°17'35"
CHB=N 76°39'08" W 108.73'



PROPOSED WATER EASEMENT DETAIL

- A R=25.00' L=3.57'
T=1.79' D=08°10'43"
CHB=N 57°54'59" W 3.57'

AREA: 613.77 SQ. FT. 0.0141 ACRES

- PHASE NO. 1 - OVERALL SITE LAND DEVELOPMENT
PHASE NO. 2 - MINOR WORK AROUND POLE BUILDING
PHASE NO. 3 - EXPANDED 2ND FLOOR - NO SITE CHANGES
PHASE NO. 4 - REVISED/EXPANDED NORTH PARKING LOT

ZONING COMPLIANCE CHART table with columns for ZONING REGULATION, REQUIRED, EXISTING, and PROPOSED.

THE FOLLOWING WAIVERS FROM THE SOUTH WHITEHALL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCE ARE REQUESTED:

- 1. SECTION 312-12(b)(20) WAIVER FROM THE REQUIREMENT OF SHOWING THE LOCATION, CHARACTER AND ELEVATION OF ANY BUILDING WITHIN 100 FEET OF THE TRACT.
2. SECTION 312-12(b)(15) AND SECTION 312-12(b)(20) WAIVER FROM THE REQUIREMENT FROM THE SHOWING OF CONTOURS, SIDEWALKS, TRAILS, DRIVEWAYS, STREETS, EASEMENTS, ETC. WITHIN 400 FEET OF THE TRACT.

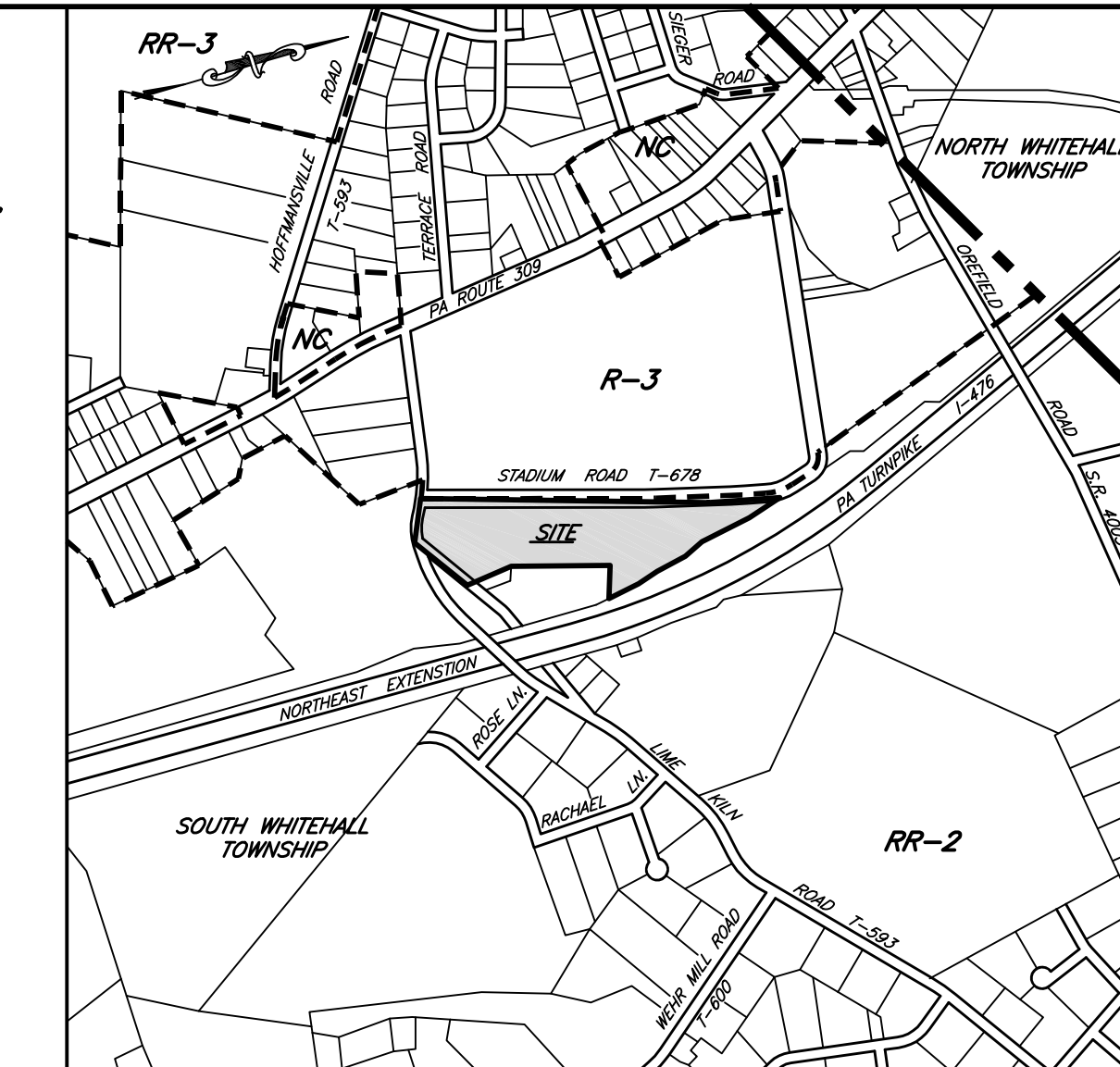
SOUTH WHITEHALL TOWNSHIP NOTE

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...

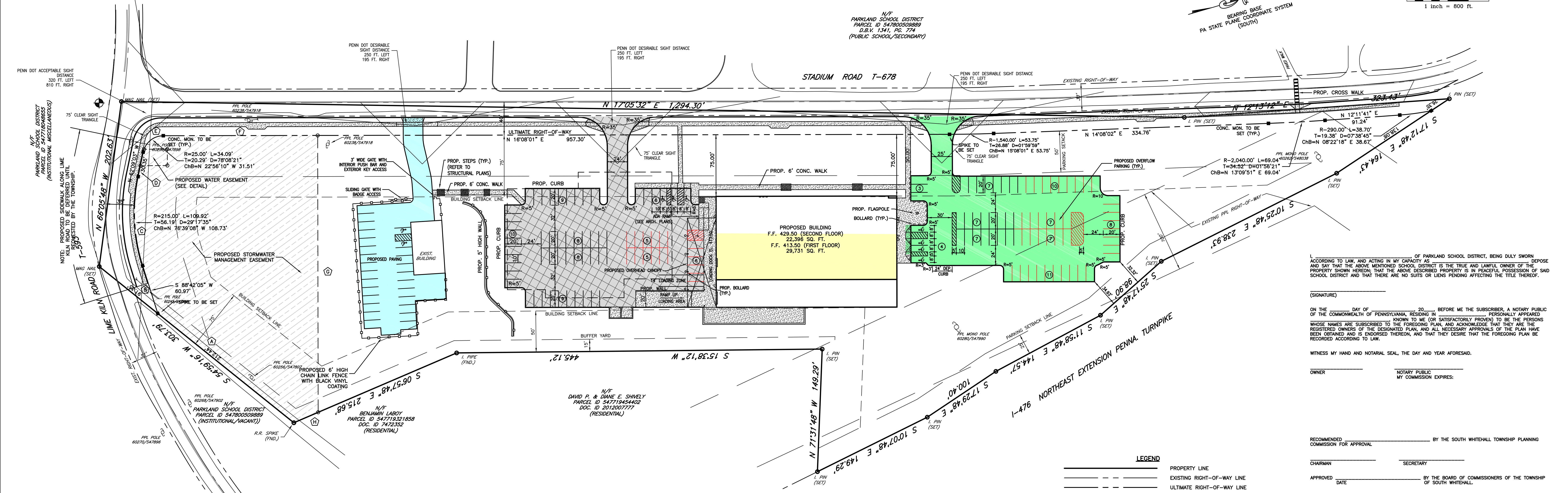
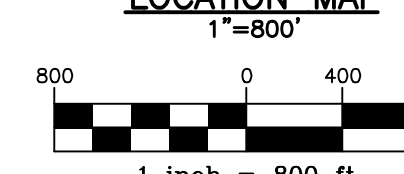
DEVELOPER'S AGREEMENT

I HEREBY ACKNOWLEDGE THAT I WILL PROPERTY GRADE ALL INDIVIDUAL LOTS TO PROMOTE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS CREATE A PUBLIC NUISANCE...

NOTE: PERMITS AND APPROVALS FROM THE FOLLOWING AGENCIES ARE REQUIRED: LEHIGH VALLEY PLANNING COMMISSION, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, LEHIGH COUNTY CONSERVATION DISTRICT



LOCATION MAP



- GENERAL NOTES: 1. OWNER: PARKLAND SCHOOL DISTRICT... 2. SITE ADDRESS: 2619 STADIUM ROAD... 3. SITE DATA: PARCEL ID 5477192272143... 4. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121... 5. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES...

LEGEND table listing symbols for PROPERTY LINE, EXISTING RIGHT-OF-WAY LINE, ULTIMATE RIGHT-OF-WAY LINE, ADJOINING LOT LINE, etc.

PA 811 LIST OF FACILITY OWNERS FOR SOUTH WHITEHALL TOWNSHIP table listing utility companies like AQUA PENNSYLVANIA INC, ASTOUND BROADBAND, etc.

THE PURPOSE OF THIS PLAN IS TO EXPAND THE NORTHERN PARKING LOT FROM 28 SPACES TO 71 SPACES WITH STORMWATER MANAGEMENT FACILITIES TO ACCOMMODATE OVERFLOW PARKING FOR HOME FOOTBALL GAMES FOR PARKLAND SCHOOL DISTRICT.



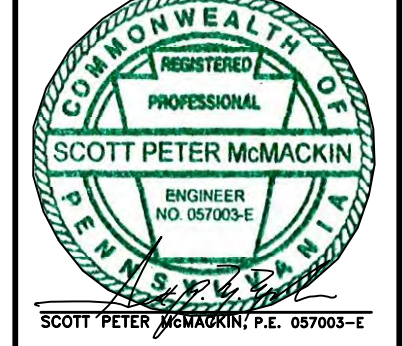
Silvia A. Hoffman, AIA, Todd O. Chambers, AIA, Jill R. Hewes, AIA, Jessica E. Klocek, AIA

MKSD, LLC, 1209 Hausman Road, Suite A, Allentown, PA 18104

610.366.2081 phone, mksdarchitects.com web



VOID UNLESS ACCOMPANIED BY PROFESSIONAL SEAL IS AFFIXED



3037 PINE STREET, P.O. BOX 27, OREFIELD, PA 18069

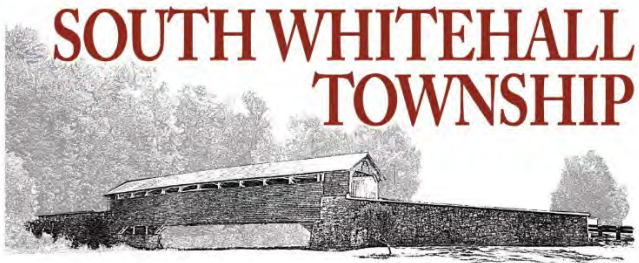
Parkland School District New Operations Center (Phase 4) 2619 Stadium Road Orefield, PA 18069

REVISIONS table with columns for No., Date, Description, TWP Rev.

DRAWING TITLE: RECORD SITE PLAN, PROJECT NUMBER: 22.149, DRAWN BY: SWW, SCALE: 1"=50', DATE: 08.27.2024, DRAWING NUMBER: SP-1







# Ruhe Subdivision

MINOR PLAN 2013-201

Landscape & Shade Tree Commission, October 28, 2024

## Location and Intent

An application to subdivide the property located at 2442 Huckleberry Road. The plan proposes to subdivide the 4.596-acre parcel into: Lot 1, containing the existing 2-story dwelling, barn and outbuilding on 1.0083 acres; Lot 2, containing 1.07673 acres; Lot 3, containing 1.0003 acres; and Lot 4, containing 1.0002 acres. All lots are proposed to be served by public water and private septic. The property is zoned R-4 Medium Density Residential. Robert H. Ruhe is the owner and applicant.



ZONING DATA

Table with zoning requirements: R-4 - MEDIUM DENSITY RESIDENTIAL. Columns include MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM BUILDING SETBACK, MAXIMUM BUILDING HEIGHT, WATER/SEWER, and LOT COVERAGE.

SITE DATA

OWNER: WILLIAM H. RUHE, ET. AL.
APPLICANT: ROBERT H. RUHE
TAX MAP DATA: PIN 548777128174-1
DEED REFERENCE: 2012006215
TOTAL AREA: 4.5920 ACRES
LENGTH OF PROPOSED DRIVE: 246 FT

GENERAL NOTES

- 1. PROPERTY IS OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
2. ALL CONSTRUCTION OF STORM SEWERAGE SYSTEMS, WATER SYSTEMS, SANITARY SEPTIC SYSTEMS, AND ROADS ARE TO BE IN ACCORDANCE WITH THE TOWNSHIP SPECIFICATIONS AND STANDARDS FOR CONSTRUCTION.
3. PADEP NPDES, LCDD, AND LVPC APPROVALS ARE REQUIRED FOR THIS PROJECT. ALL REQUIRED PERMITS AND APPROVALS SHOULD BE OBTAINED AND COPIES PROVIDED TO THE TOWNSHIP AND THE TOWNSHIP ENGINEER'S OFFICE.
4. EXISTING WELLS AND ON-LOT SEWAGE DISPOSAL SYSTEMS STATED TO BE REMOVED/ABANDONED SHALL BE ABANDONED IN ACCORDANCE WITH PADEP REGULATIONS AND PROCEDURES.
5. THE DETAILS ON THESE PLANS DEPICT A MINIMUM STANDARD FOR ALL CONSTRUCTION WITHIN THE TOWNSHIP, AND THAT INCORPORATION OF PORTIONS OR ALL OF THE TOWNSHIPS STANDARD CONSTRUCTION DETAILS ON THE PLANS CONSTITUTES AN ACCEPTANCE OF AND ENDORSEMENT OF THOSE STANDARDS BY THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
6. EXISTING BARN SHALL BE USED FOR STORAGE ONLY.
7. AN ADDITIONAL AMOUNT OF IMPERVIOUS AREA HAS BEEN ACCOUNTED FOR IN THE STORMWATER CALCULATIONS FOR THIS PROJECT AND FOR ANY FUTURE IMPERVIOUS AREAS SUCH AS SHEDS, PATIOS, POOLS, ETC. THIS AREA IS LISTED BELOW FOR EACH OF THE LOTS.
8. ALL REQUIRED WATER DISTRIBUTION SYSTEM SHUT-OFFS OR SERVICE INTERRUPTIONS SHALL BE COORDINATED THROUGH THE TOWNSHIP. THE CONTRACTOR SHALL PROVIDE MINIMUM OF SEVENTY-TWO(72) HOUR ADVANCE NOTICE TO THE TOWNSHIP PUBLIC WORKS DEPARTMENT PRIOR TO PLANNED WATER SYSTEM SHUT DOWN.
9. THE CONTRACTOR SHALL NOT OPERATE EXISTING VALVES, FIRE HYDRANTS OR APPURTENANCES WITHIN THE TOWNSHIP WATER DISTRIBUTION. UPON REQUEST TOWNSHIP PERSONNEL WILL BE AVAILABLE TO OPERATE THE EXISTING VALVES, ETC.
10. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, ELEVATIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
11. EXCAVATION IN PAVED AREAS SHALL BE SAW-CUT FULL PAVEMENT DEPTH PRIOR TO INITIAL EXCAVATION AND AGAIN AT FINAL TRENCH RESTORATION.
12. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND MAINTAIN TEMPORARY AND / OR PERMANENT SUPPORT FOR ALL EXISTING UTILITY LINES ENCOUNTERED DURING THE EXCAVATION AND INSTALLATION OF THE WATER MAIN AND APPURTENANCES. SPECIFIC UTILITY SUPPORT METHODS OR PROCEDURES SHALL BE AS RECOMMENDED BY THE AFFECTED UTILITY COMPANY, AT NO ADDITIONAL COST TO THE TOWNSHIP OR OWNER.
13. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 287 (LATEST REVISION) SEVENTY-TWO (72) HOURS PRIOR TO COMMENCEMENT OF ANY FIELD OPERATIONS.
14. ALL TRENCHES SHALL BE COMPLETELY BACKFILLED AT THE END OF EACH WORKDAY. NO EXCAVATION SHALL REMAIN OPEN DURING NON-WORKING HOURS. ALL PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE BACKFILLED AND COMPACTED WITH 2A STONE AND TEMPORARILY PAVED BY THE END OF THE WORK DAY.
15. ALL MAIN LINE FITTINGS, TEE, BENDS, SLEEVES, ETC. SHALL BE JOINED USING MEG-A-LOC GLANDS RESTRAINT. FIELD LOCK GASKETS SHALL BE INSTALLED IN ALL PUSH-ON JOINTS WITHIN 40', EITHER SIDE, OF ALL VERTICAL AND HORIZONTAL BENDS FOR 12" AND SMALLER PIPE. IN ADDITION CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL END CAPS, PLUGS, FITTINGS, ETC.
17. ADJACENT PROPERTIES SHALL NOT BE USED FOR SITE INGRESS/EGRESS, MATERIAL OR EQUIPMENT STORAGE OR CONTRACTOR PERSONNEL PARKING.
18. ALL AREAS DISTURBED OUTSIDE THE WORK ZONE AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE GRADED, SEEDED AND/OR PAVED TO MEET ORIGINAL PRE-CONSTRUCTION CONDITIONS.
19. THE APPLICANT ACKNOWLEDGES 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), THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE THE APPLICANT MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN (WHETHER OR NOT THE PLAN HAS BEEN RECORDED).
20. NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORM WATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORM WATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT THREAT 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 STORM WATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.
21. MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORM WATER MANAGEMENT FACILITIES, SHALL NOT CONSTITUTE LAND DEVELOPMENT ON BEHALF OF OR BY THE MUNICIPALITY OR OTHERWISE CAUSE THE MUNICIPALITY TO BE ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND. BY SUBMITTING AN APPLICATION UNDER THE TOWNSHIP STORM WATER MANAGEMENT PLAN, THE DEVELOPER HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE MUNICIPALITY AND ALL ITS REPRESENTATIVES, SERVANTS, EMPLOYEES, OFFICIALS AND CONSULTANTS OF AND FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION OR SUITS WHICH ARISE OUT OF OR RELATE TO THE REVIEW, APPROVAL, CONSTRUCTION OR OBSERVATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORM WATER MANAGEMENT FACILITIES.
22. SUBSURFACE UTILITY ENGINEERING (SUE) IS REQUIRED AT THE CONNECTION POINT STATION 3+43 [EXISTING 12" GATE VALVE] TO CONFIRM IF VALVE IS RODDED TO WATER MAIN.

WAIVERS

- PRIVATE STREET (Ordinance Requirement):
1. §11-32(b)(1): CURBS ARE REQUIRED ON ALL PUBLIC AND PRIVATE STREETS.
2. §11-32(c)(1)(A): SIDEWALKS SHALL BE REQUIRED WITHIN ALL SUBDIVISIONS.
3. §11-32(a)(2)(C): CUL-DE-SAC SHALL HAVE A RIGHT-OF-WAY OF 52-FOOT RADIUS AND A CURB RADIUS OF 40 FEET.
4. §11-33(c)(1): PRIVATE STREET WIDTH.
5. §11-33(d)(1)(A): GRADING BETWEEN THE CURB AND RIGHT-OF-WAY LINE TO BE NO GREATER THAN 3/8" VERTICAL PER FOOT HORIZONTAL.
6. §11-33(e)(3)(E)(i): CENTERLINES OF INTERSECTING STREETS, TWO STREETS INTERSECTING A THIRD STREET FROM OPPOSITE SIDES SHALL EITHER INTERSECT WITH A COMMON CENTERLINE, OR THEIR CENTERLINES SHALL BE OFFSET (SEE DIAGRAM) A MINIMUM DISTANCE OF FOUR HUNDRED (400) FEET, IF THE INTERSECTING STREET IS A COLLECTOR STREET.

HUCKLEBERRY ROAD:

- 7. §11-33(b)(1): CARTWAY WIDTH REQUIREMENTS. (Across Frontage of Lot 3 & 4)
8. §11-33(b)(1): CARTWAY WIDTH REQUIREMENTS. (Across Frontage of Lots 1 and 2)
9. §11-32(c)(1)(o): SIDEWALKS SHALL BE REQUIRED WITH A WIDTH OF 5 FEET ALONG COLLECTOR STREETS AT A LOCATION 1 FOOT INSIDE OF THE RIGHT-OF-WAY LINE. (Frontage of Lots 1 and 2)
10. §11-33(d)(1)(A): GRADING BETWEEN THE CURB AND RIGHT-OF-WAY LINE TO BE NO GREATER THAN 3/8" VERTICAL PER FOOT HORIZONTAL. (All Lots)
12. §11-32(b)(1): CURBS ARE REQUIRED ON ALL PUBLIC AND PRIVATE STREETS. (Across Frontage of Lots 3 & 4)

DEFERRALS

- 11. §11-32(c)(1)(o): SIDEWALKS SHALL BE REQUIRED WITH A WIDTH OF 5 FEET ALONG COLLECTOR STREETS AT A LOCATION 1 FOOT INSIDE OF THE RIGHT-OF-WAY LINE. (Frontage of Lots 3 & 4)
12. §11-32(b)(1): CURBS ARE REQUIRED ON ALL PUBLIC AND PRIVATE STREETS. (Across Frontage of Lots 3 & 4)
DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.
PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER & DATE OF CALL: 217420210222-000 FEBRUARY 22, 2021



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER & DATE OF CALL: 217420210222-000 FEBRUARY 22, 2021

KEYSTONE CONSULTING ENGINEERS, INC., HAS PREPARED THESE TOPOGRAPHIC DRAWINGS FOR THE PURPOSE OF THE DESIGN OF THE SUBDIVISION OR LAND DEVELOPMENT IMPROVEMENTS SHOWN, PURSUANT TO THE REQUIREMENTS OF PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, KEYSTONE CONSULTING ENGINEERS, INC., HAS:
(1) REQUESTED THE LINE AND FACILITY INFORMATION FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
(2) SHOWN UPON THE DRAWINGS THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, DERIVED PURSUANT TO THE REQUEST MADE, INCLUDING THE FACILITY OWNER'S NAME, OFFICE ADDRESS AND TELEPHONE NUMBER AS SHOWN ON THE LIST MAINTAINED BY THE ONE-CALL SYSTEM;
(3) MADE A REASONABLE EFFORT IN PREPARATION OF THE CONSTRUCTION DRAWINGS TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH THE FACILITY OWNER'S FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNER'S FACILITIES;
(4) SHOWN UPON THE DRAWINGS THE SERIAL NUMBER AND DATE OF THE ONE CALL NOTICE. KEYSTONE CONSULTING ENGINEERS, INC., MAKES NO REPRESENTATION, ASSURANCE OR GUARANTEE THAT THE INFORMATION OBTAINED AS NOTED ABOVE AND ILLUSTRATED HEREON ACCURATELY DEPICTS FIELD CONDITIONS. ALL CONTRACTORS PERFORMING ACTUAL EXCAVATION OR DEMOLITION WORK ON THIS SITE ARE HEREBY ALERTED TO THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ONE-CALL SYSTEM AS REQUIRED BY ACT 187.

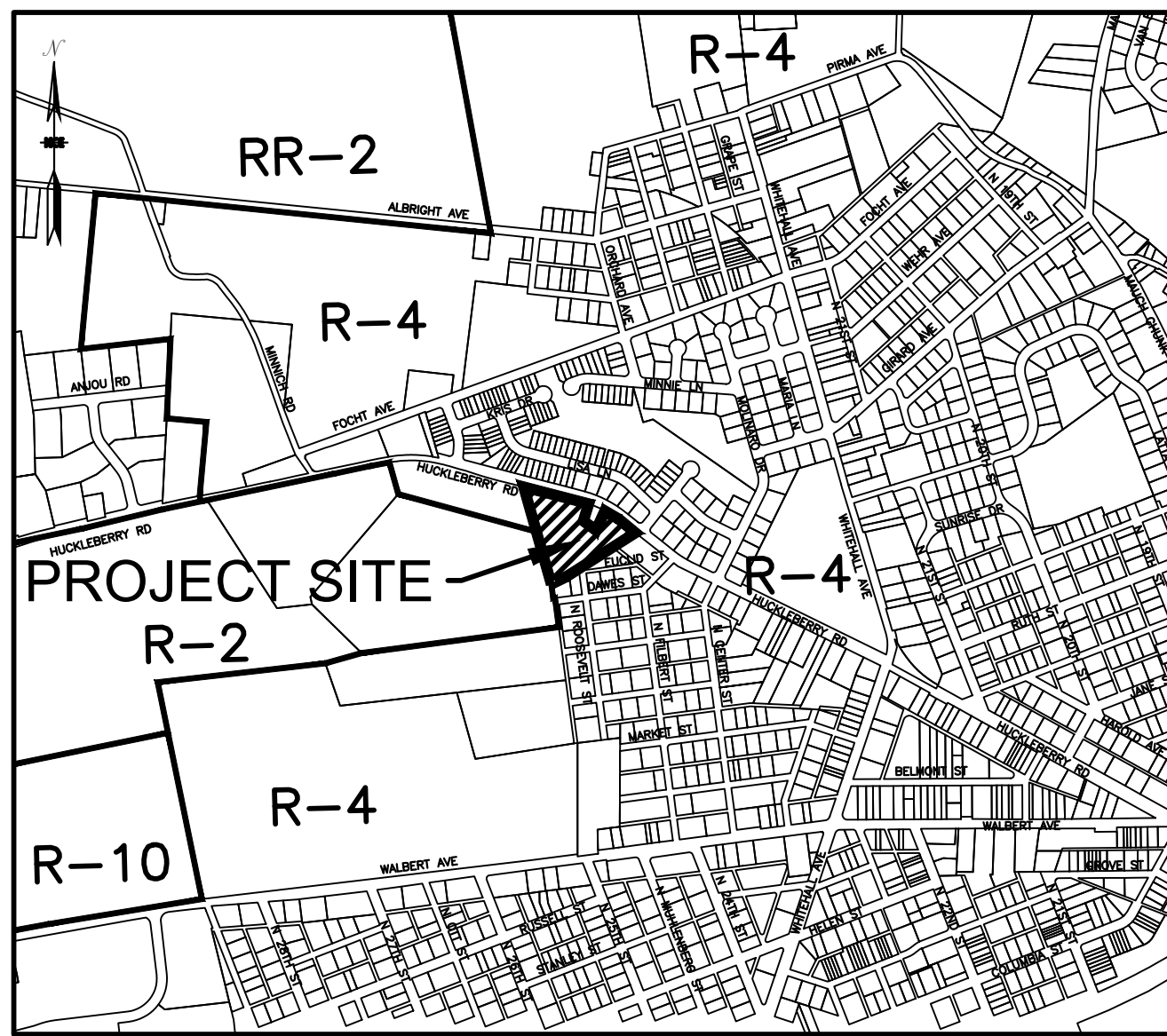
RUHE MINOR SUBDIVISION

PRELIMINARY/FINAL PLAN

2442 HUCKLEBERRY ROAD

SOUTH WHITEHALL TOWNSHIP

LEHIGH COUNTY, PENNSYLVANIA



LOCATION MAP SCALE 1" = 1000'

Site Design By: KCE Civil Engineers & Surveyors. 5012 Medical Center Circle Suite 1, Allentown, PA 18106. 610-395-0971 (P) 610-391-8942 (F) www.KCEinc.com

SHEET INDEX

Table with columns: DESCRIPTION, SHEET, ORIGINAL DATE, LAST REVISED. Includes sheets for TITLE SHEET, EXISTING FEATURES & DEMOLITION PLAN, SUBDIVISION PLAN, RECORD PLAN, FIRE TRUCK TURN PLAN, GARBAGE TRUCK TURN PLAN, GRADING & DRAINAGE PLAN, UTILITY PLAN, LANDSCAPING PLAN, SHARED PRIVATE DRIVEWAY & DRIVEWAY PROFILES, STORMWATER PLAN & PROFILE, WATER SYSTEM PLAN & PROFILE, CONSTRUCTION DETAILS, UTILITY DETAILS, STORMWATER DETAILS, EROSION & SEDIMENTATION CONTROL PLAN, EROSION & SEDIMENTATION CONTROL DETAILS, EROSION & SEDIMENTATION CONTROL DETAILS 2, POST CONSTRUCTION STORMWATER MANAGEMENT PLAN, POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS, POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS 2.

\* PLANS TO BE RECORDED

SURVEY NOTES

- 1. REFERENCE IS MADE TO A PLAN ENTITLED "SURVEY & PLAN FOR VICTOR D.D. KUHN'S" DATED MAY 1, 1948 PREPARED BY BASCOM & SIEGER REGISTERED ENGINEERS DRAWING DR 18 / 103.
2. ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM AND ARE DERIVED FROM SCALED DIMENSIONS FROM THE ALLENTOWN WEST USGS QUADRANGLE.
3. THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF FEBRUARY 12, 2021 BY KEYSTONE CONSULTING ENGINEERS INC. USING A TRIMBLE SS TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS EXISTING FEATURES AND TOPOGRAPHY ON LANDS NOW OR FORMERLY OF WILLIAM H RUHE, ET AL.
4. UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.
5. THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.
6. PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED UPON LEHIGH COUNTY TAX MAP RECORDS AS OF FEBRUARY 12, 2021 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
7. LINES AS SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION INDICATE LINES MEASURED BY THIS SURVEY. LINES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.
8. ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-8 WITH KEYNET AND ARE ACCURATE WITHIN 0.15" OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
9. THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.

SOUTH WHITEHALL TOWNSHIP REVIEW SCOPE

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 DEVELOPER AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN 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 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.

OWNER'S CERTIFICATION:

- A. THE APPLICANT IS THE OWNER, EQUITABLE OWNER OR HAS AN OPTION OR CONDITIONAL CONTRACT OF SALE ON THE LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED, THAT NO LITIGATION OR LIENS EXIST ON OR ARE PENDING AGAINST THE SITE, THAT THE PLAN HAS BEEN PROCESSED WITH THE APPLICANT'S FREE CONSENT AND THAT THE APPLICANT DESIRES TO RECORD THE PLAN.
B. THE APPLICANT CERTIFIES THAT HE 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.
C. THE APPLICANT ACKNOWLEDGES 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), THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE THE APPLICANT MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN (WHETHER OR NOT THE PLAN HAS BEEN RECORDED).

ROBERT H. RUHE OWNER

ADJACENT OWNER'S STATEMENT:

- THE UNDERSIGNED ACKNOWLEDGES ALL IMPROVEMENTS PROPOSED ON AND AROUND THE PROPERTY AT 2436 HUCKLEBERRY ROAD ARE LIMITED TO:
1. 12" WATERLINE WITH FULL TRENCH REPAIRING ALONG THE HUCKLEBERRY ROAD FRONTAGE
2. MILLING AND OVERLAY OF HUCKLEBERRY ROAD TO THE CENTERLINE OF THE ROADWAY
3. CONSTRUCTION OF THE PRIVATE DRIVEWAY - HALF WIDTH - (INCLUDING PAVEMENT MARKINGS) AND A DRIVEWAY TIE-IN TO HUCKLEBERRY ROAD
4. GRADING
5. A STUBBED AND CAPPED 1" COPPER LATERAL WATER SERVICE
6. A STORM INLET AND APPROXIMATELY 6' OF 15" HDPE
7. STREET NAME SIGN AND TRAFFIC CONTROL SIGNS ALONG THE PRIVATE DRIVEWAY

HAVE BEEN AGREED UPON.

JOHN P. LUTZ ADJACENT PROPERTY OWNER

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION:

CHAIRMAN

COUNTY PLANNING COMMISSION STAFF PERSON DATE

APPROVED BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION:

APPROVED MONTH DAY YEAR BY THE SOUTH WHITEHALL

TOWNSHIP PLANNING COMMISSION.

SECRETARY

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL:

APPROVED MONTH DAY YEAR BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL.

PRESIDENT SECRETARY

TOWNSHIP ENGINEER

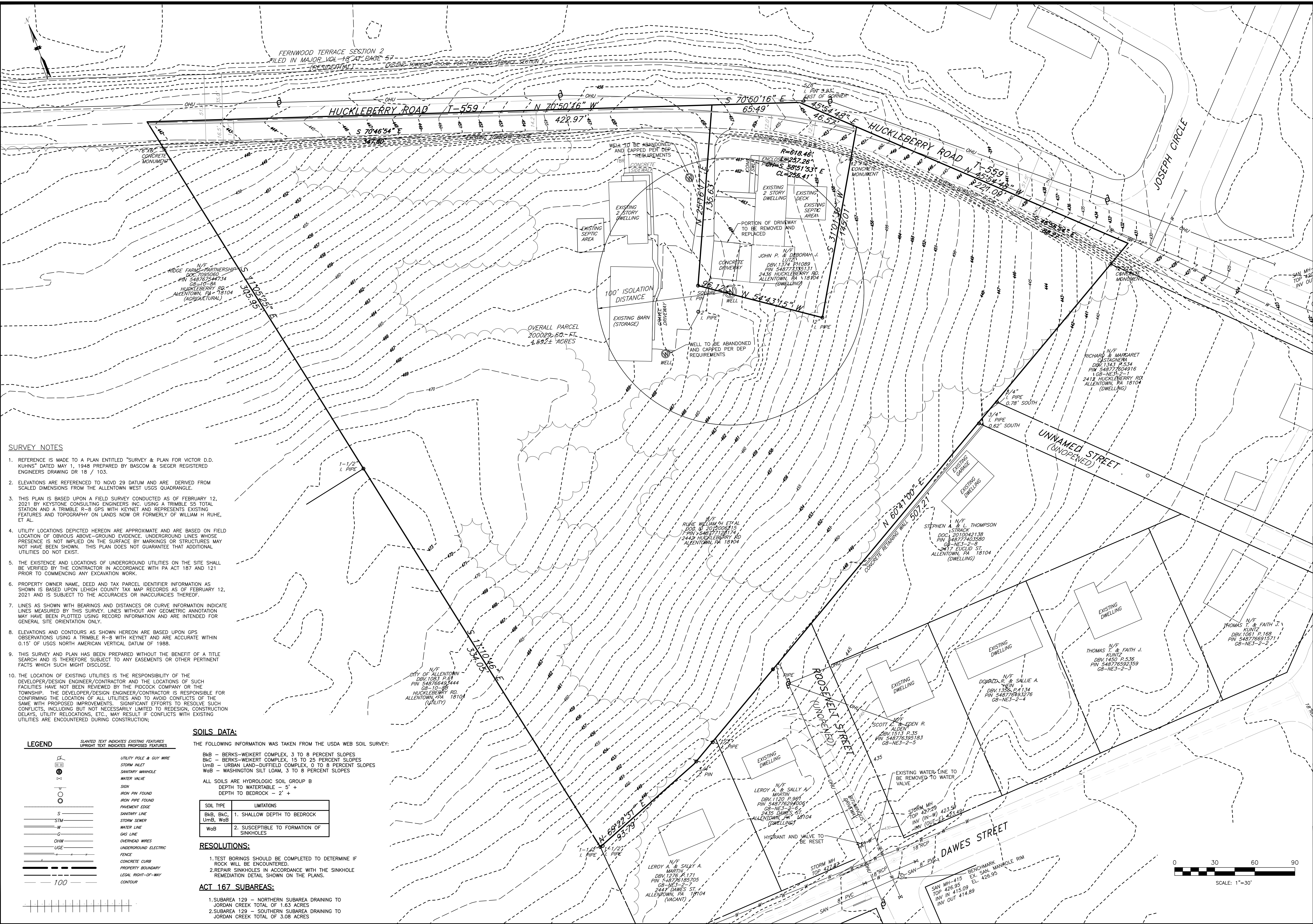
PROFESSIONAL ENGINEER'S CERTIFICATION

I, ALAN R. FORNWALT, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

ALAN R. FORNWALT P.E. PE 070879 KEYSTONE CONSULTING ENGINEERS, INC. 5012 MEDICAL CENTER CIRCLE, ALLENTOWN, PA 18106

LEHIGH COUNTY RECORDER OF DEEDS:

LEHIGH COUNTY OFFICIAL DATE



- SURVEY NOTES**
- REFERENCE IS MADE TO A PLAN ENTITLED "SURVEY & PLAN FOR VICTOR D.D. KUHN'S" DATED MAY 1, 1948 PREPARED BY BASCOM & SIEGER REGISTERED ENGINEERS DRAWING DR 18 / 103.
  - ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM AND ARE DERIVED FROM SCALED DIMENSIONS FROM THE ALLENTOWN WEST USGS QUADRANGLE.
  - THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF FEBRUARY 12, 2021 BY KEYSTONE CONSULTING ENGINEERS INC. USING A TRIMBLE S5 TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS EXISTING FEATURES AND TOPOGRAPHY ON LANDS NOW OR FORMERLY OF WILLIAM H. RUHE, ET AL.
  - UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.
  - THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.
  - PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED UPON LEHIGH COUNTY TAX MAP RECORDS AS OF FEBRUARY 12, 2021 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
  - LINE AS SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION INDICATE LINES MEASURED BY THIS SURVEY. LINES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.
  - ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-8 WITH KEYNET AND ARE ACCURATE WITHIN 0.15' OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
  - THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.
  - THE LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER/DESIGN ENGINEER/CONTRACTOR AND THE LOCATIONS OF SUCH FACILITIES HAVE NOT BEEN REVIEWED BY THE PIDCOCK COMPANY OR THE TOWNSHIP. THE DEVELOPER/DESIGN ENGINEER/CONTRACTOR 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.

**SOILS DATA:**

THE FOLLOWING INFORMATION WAS TAKEN FROM THE USDA WEB SOIL SURVEY:

BkB - BERKS-WEIKERT COMPLEX, 3 TO 8 PERCENT SLOPES	DEPTH TO WATERTABLE - 5' +
BkC - BERKS-WEIKERT COMPLEX, 15 TO 25 PERCENT SLOPES	DEPTH TO BEDROCK - 2' +
UmB - URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES	
WbB - WASHINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES	

ALL SOILS ARE HYDROLOGIC SOIL GROUP B

SOIL TYPE	LIMITATIONS
BkB, BkC, UmB, WbB	1. SHALLOW DEPTH TO BEDROCK
WbB	2. SUSCEPTIBLE TO FORMATION OF SINKHOLES

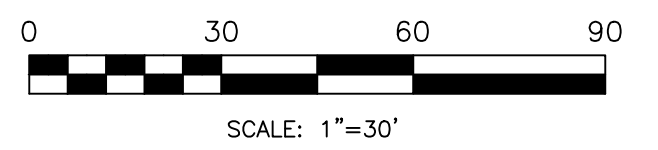
- RESOLUTIONS:**
- TEST BORINGS SHOULD BE COMPLETED TO DETERMINE IF ROCK WILL BE ENCOUNTERED.
  - REPAIR SINKHOLES IN ACCORDANCE WITH THE SINKHOLE REMEDIATION DETAIL SHOWN ON THE PLANS.
- ACT 167 SUBAREAS:**
- SUBAREA 129 - NORTHERN SUBAREA DRAINING TO JORDAN CREEK TOTAL OF 1.63 ACRES
  - SUBAREA 129 - SOUTHERN SUBAREA DRAINING TO JORDAN CREEK TOTAL OF 3.08 ACRES

**LEGEND**

SLANTED TEXT INDICATES EXISTING FEATURES  
UPRIGHT TEXT INDICATES PROPOSED FEATURES

	UTILITY POLE & GUY WIRE
	STORM INLET
	SANITARY MANHOLE
	WATER VALVE
	SIGN
	IRON PIN FOUND
	IRON PIPE FOUND
	PAVEMENT EDGE
	SANITARY LINE
	STORM SEWER
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC
	FENCE
	CONCRETE CURB
	PROPERTY BOUNDARY
	LEGAL RIGHT-OF-WAY
	CONTOUR

100



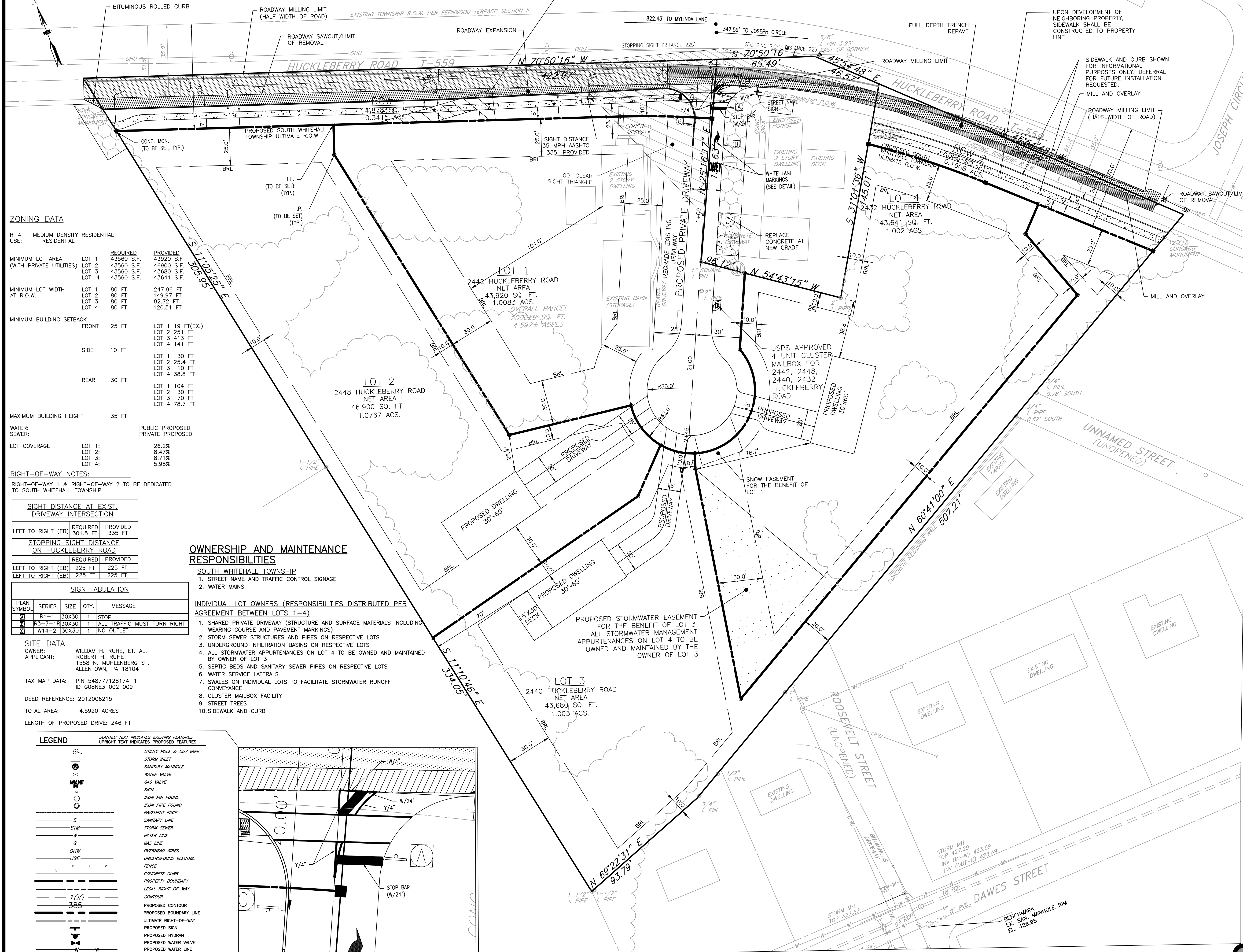
**KEYSTONE CONSULTING ENGINEERS, INC.**  
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 East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville  
 www.KCEINC.com



**EXISTING FEATURES & DEMOLITION PLAN**  
**RUHE MINOR SUBDIVISION**  
**PRELIMINARY/FINAL PLAN**  
 2442 HUCKLEBERRY ROAD  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY, PENNSYLVANIA

REVISIONS	DATE	BY
06/16/2021	MSN	MFC
12/16/2021	MSN	MFC
09/20/2023	IMK	IMK
01/17/2023	IMK	IMK
06/24/2024	IMK	IMK
09/12/2024	IMK	IMK

DESIGNED BY: KCE  
 DRAWN BY: MFC  
 CHECKED BY: MFC/ARF  
 DATE: March 05, 2021  
 SCALE: 1" = 30'  
 JOB NUMBER: CW-20-128  
 SHEET: 2 OF 23



**ZONING DATA**

R-4 - MEDIUM DENSITY RESIDENTIAL USE:

MINIMUM LOT AREA (WITH PRIVATE UTILITIES)	LOT 1	REQUIRED	PROVIDED
LOT 1	43560 S.F.	43560 S.F.	43920 S.F.
LOT 2	43560 S.F.	43560 S.F.	46900 S.F.
LOT 3	43560 S.F.	43560 S.F.	43680 S.F.
LOT 4	43560 S.F.	43560 S.F.	43641 S.F.

MINIMUM LOT WIDTH AT R.O.W.	LOT 1	REQUIRED	PROVIDED
LOT 1	80 FT	80 FT	247.96 FT
LOT 2	80 FT	80 FT	149.97 FT
LOT 3	80 FT	80 FT	82.72 FT
LOT 4	80 FT	80 FT	120.51 FT

MINIMUM BUILDING SETBACK	FRONT	25 FT
LOT 1	19 FT (EX.)	
LOT 2	25.1 FT	
LOT 3	4.13 FT	
LOT 4	14.1 FT	

SIDE	10 FT
LOT 1	30 FT
LOT 2	25.4 FT
LOT 3	10 FT
LOT 4	38.8 FT

REAR	30 FT
LOT 1	104 FT
LOT 2	30 FT
LOT 3	70 FT
LOT 4	78.7 FT

MAXIMUM BUILDING HEIGHT	35 FT
-------------------------	-------

WATER: SEWER:	PUBLIC PROPOSED	PRIVATE PROPOSED
LOT 1:	26.2%	
LOT 2:	8.47%	
LOT 3:	8.71%	
LOT 4:	5.98%	

**RIGHT-OF-WAY NOTES:**  
RIGHT-OF-WAY 1 & RIGHT-OF-WAY 2 TO BE DEDICATED TO SOUTH WHITEHALL TOWNSHIP.

**SIGHT DISTANCE AT EXIST. DRIVEWAY INTERSECTION**

LEFT TO RIGHT (EB)	REQUIRED	PROVIDED
	301.5 FT	335 FT

**STOPPING SIGHT DISTANCE ON HUCKLEBERRY ROAD**

LEFT TO RIGHT (EB)	REQUIRED	PROVIDED
	225 FT	225 FT
LEFT TO RIGHT (WB)	REQUIRED	PROVIDED
	225 FT	225 FT

**SIGN TABULATION**

PLAN SYMBOL	SERIES	SIZE	QTY.	MESSAGE
(S)	R1-1	30x30	1	STOP
(R)	R3-7-1R	30x30	1	ALL TRAFFIC MUST TURN RIGHT
(O)	W14-2	30x30	1	NO OUTLET

**SITE DATA**  
OWNER: WILLIAM H. RUHE, ET. AL.  
APPLICANT: ROBERT H. RUHE  
1558 N. MUEHLBERG ST.  
ALLENTOWN, PA 18104  
TAX MAP DATA: PIN 54877128174-1  
ID G08NE3 002 009  
DEED REFERENCE: 2012006215  
TOTAL AREA: 4.5920 ACRES  
LENGTH OF PROPOSED DRIVE: 246 FT

**LEGEND**

SLANTED TEXT INDICATES EXISTING FEATURES  
UPRIGHT TEXT INDICATES PROPOSED FEATURES

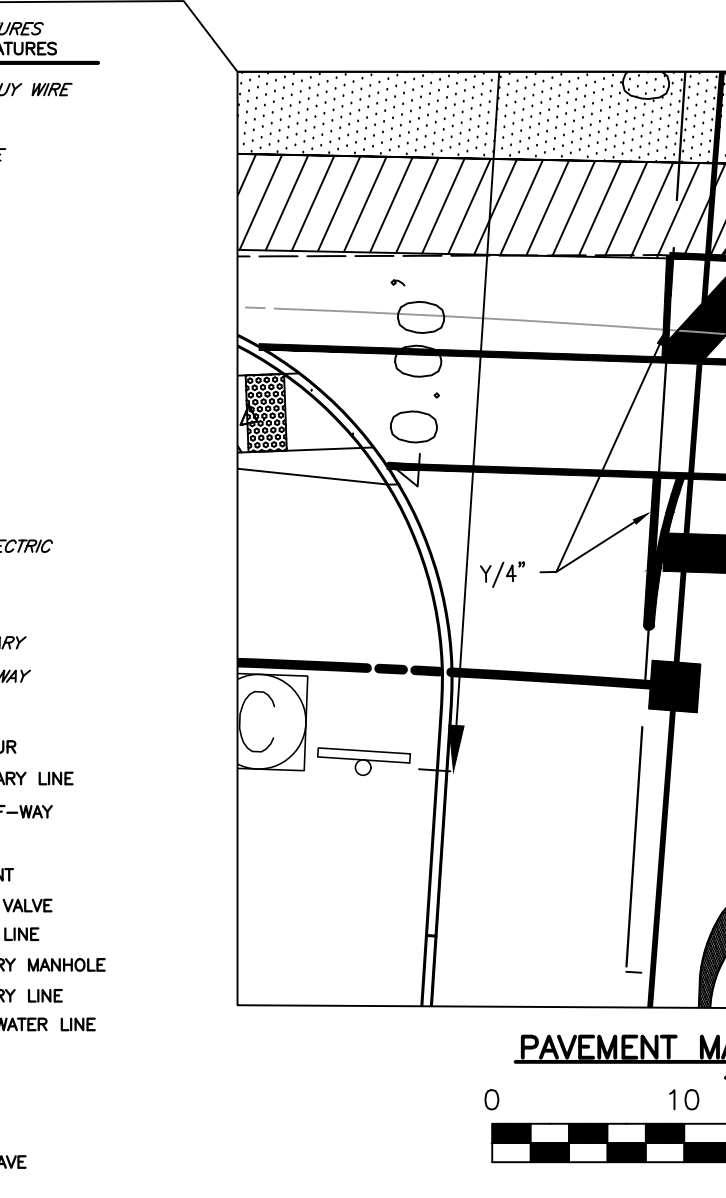
(Symbol)	UTILITY POLE & GUY WIRE
(Symbol)	STORM INLET
(Symbol)	SANITARY MANHOLE
(Symbol)	WATER VALVE
(Symbol)	GAS VALVE
(Symbol)	SIGN
(Symbol)	IRON PIN FOUND
(Symbol)	IRON PIPE FOUND
(Symbol)	PAVEMENT EDGE
(Symbol)	SANITARY LINE
(Symbol)	STORM SEWER
(Symbol)	WATER LINE
(Symbol)	GAS LINE
(Symbol)	OVERHEAD WIRES
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	FENCE
(Symbol)	CONCRETE CURB
(Symbol)	PROPERTY BOUNDARY
(Symbol)	LEGAL RIGHT-OF-WAY
(Symbol)	CONTOUR
(Symbol)	PROPOSED CONTOUR
(Symbol)	PROPOSED BOUNDARY LINE
(Symbol)	ULTIMATE RIGHT-OF-WAY
(Symbol)	PROPOSED SIGN
(Symbol)	PROPOSED HYDRANT
(Symbol)	PROPOSED WATER VALVE
(Symbol)	PROPOSED WATER LINE
(Symbol)	PROPOSED SANITARY MANHOLE
(Symbol)	PROPOSED SANITARY LINE
(Symbol)	PROPOSED STORMWATER LINE
(Symbol)	MILL AND OVERLAY
(Symbol)	FULL TRENCH REPAVE

**OWNERSHIP AND MAINTENANCE RESPONSIBILITIES**

- SOUTH WHITEHALL TOWNSHIP**
- STREET NAME AND TRAFFIC CONTROL SIGNAGE
  - WATER MAINS

**INDIVIDUAL LOT OWNERS (RESPONSIBILITIES DISTRIBUTED PER AGREEMENT BETWEEN LOTS 1-4)**

- SHARED PRIVATE DRIVEWAY (STRUCTURE AND SURFACE MATERIALS INCLUDING WEARING COURSE AND PAVEMENT MARKINGS)
- STORM SEWER STRUCTURES AND PIPES ON RESPECTIVE LOTS
- UNDERGROUND INFILTRATION BASINS ON RESPECTIVE LOTS
- ALL STORMWATER APPURTENANCES ON LOT 4 TO BE OWNED AND MAINTAINED BY OWNER OF LOT 3
- SEPTIC BEDS AND SANITARY SEWER PIPES ON RESPECTIVE LOTS
- WATER SERVICE LATERALS
- SWALES ON INDIVIDUAL LOTS TO FACILITATE STORMWATER RUNOFF CONVEYANCE
- CLUSTER MAILBOX FACILITY
- STREET TREES
- SIDEWALK AND CURB



**UTILITY NOTES:**  
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.

**WATERLINE NOTE**  
THE WATER MAIN EXTENSION IS TO BE CONSTRUCTED BY THE DEVELOPER TO THE STANDARDS OF SOUTH WHITEHALL TOWNSHIP. UPON INSTALLATION AND DEDICATION TO SOUTH WHITEHALL TOWNSHIP, THE WATER MAIN SHALL BE OWNED AND MAINTAINED BY SOUTH WHITEHALL TOWNSHIP. THE PROPOSED FIRE HYDRANT SHALL BE OWNED AND MAINTAINED PRIVATELY BY THE DEVELOPER.

**PROPOSED STORMWATER EASEMENT FOR THE BENEFIT OF LOT 3. ALL STORMWATER MANAGEMENT APPURTENANCES ON LOT 4 TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 3**

**PAVEMENT MARKING ENLARGEMENT**  
1"=10'

**UTILITY NOTES:**  
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.

**WATERLINE NOTE**  
THE WATER MAIN EXTENSION IS TO BE CONSTRUCTED BY THE DEVELOPER TO THE STANDARDS OF SOUTH WHITEHALL TOWNSHIP. UPON INSTALLATION AND DEDICATION TO SOUTH WHITEHALL TOWNSHIP, THE WATER MAIN SHALL BE OWNED AND MAINTAINED BY SOUTH WHITEHALL TOWNSHIP. THE PROPOSED FIRE HYDRANT SHALL BE OWNED AND MAINTAINED PRIVATELY BY THE DEVELOPER.

**OWNER'S CERTIFICATION:**

A. THE APPLICANT IS THE OWNER, EQUITABLE OWNER OR HAS AN OPTION OR CONDITIONAL CONTRACT OF SALE ON THE LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED, THAT NO LITIGATION OR LIENS EXIST ON OR ARE PENDING AGAINST THE SITE, THAT THE PLAN HAS BEEN PROCESSED WITH THE APPLICANT'S FREE CONSENT AND THAT THE APPLICANT DESIRES TO RECORD THE PLAN.

B. THE APPLICANT CERTIFIES THAT HE 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.

C. THE APPLICANT ACKNOWLEDGES 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), THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE THE APPLICANT MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN (WHETHER OR NOT THE PLAN HAS BEEN RECORDED).

**ADJACENT OWNER'S STATEMENT:**

THE UNDERSIGNED ACKNOWLEDGES ALL IMPROVEMENTS PROPOSED ON AND AROUND THE PROPERTY AT 2436 HUCKLEBERRY ROAD ARE LIMITED TO:

1. 12" WATERLINE WITH FULL TRENCH REPAVING ALONG THE HUCKLEBERRY ROAD FRONTAGE
2. MILLING AND OVERLAY OF HUCKLEBERRY ROAD TO THE CENTERLINE OF THE ROADWAY
3. CONSTRUCTION OF THE PRIVATE DRIVEWAY - HALF WIDTH - (INCLUDING PAVEMENT MARKINGS) AND A DRIVEWAY TIE-IN TO HUCKLEBERRY ROAD
4. GRADING
5. A STUBBED AND CAPPED 1" COPPER LATERAL WATER SERVICE
6. A STORM INLET AND APPROXIMATELY 6' OF 15" HDPE
7. STREET NAME SIGN AND TRAFFIC CONTROL SIGNS ALONG THE PRIVATE DRIVEWAY

HAVE BEEN AGREED UPON.

JOHN P. LUTZ  
ADJACENT PROPERTY OWNER

**REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION:**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY PLANNING COMMISSION STAFF PERSON \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION:**

APPROVED \_\_\_\_\_ BY THE SOUTH WHITEHALL  
MONTH DAY YEAR  
TOWNSHIP PLANNING COMMISSION.

SECRETARY \_\_\_\_\_  
**APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL:**

APPROVED \_\_\_\_\_ BY THE BOARD OF  
MONTH DAY YEAR  
COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_  
TOWNSHIP ENGINEER \_\_\_\_\_

**PROFESSIONAL ENGINEER'S CERTIFICATION**

I, ALAN R. FORNWALT, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

ALAN R. FORNWALT P.E. PE 070819  
KEYSTONE CONSULTING ENGINEERS, INC.  
5012 MEDICAL CENTER CIRCLE, ALLENTOWN, PA 18106

**LEHIGH COUNTY RECORDER OF DEEDS:**

LEHIGH COUNTY OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

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www.kceinc.com



**RECORD PLAN**  
**RUHE MINOR SUBDIVISION PRELIMINARY/FINAL PLAN**  
2442 HUCKLEBERRY ROAD  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PENNSYLVANIA

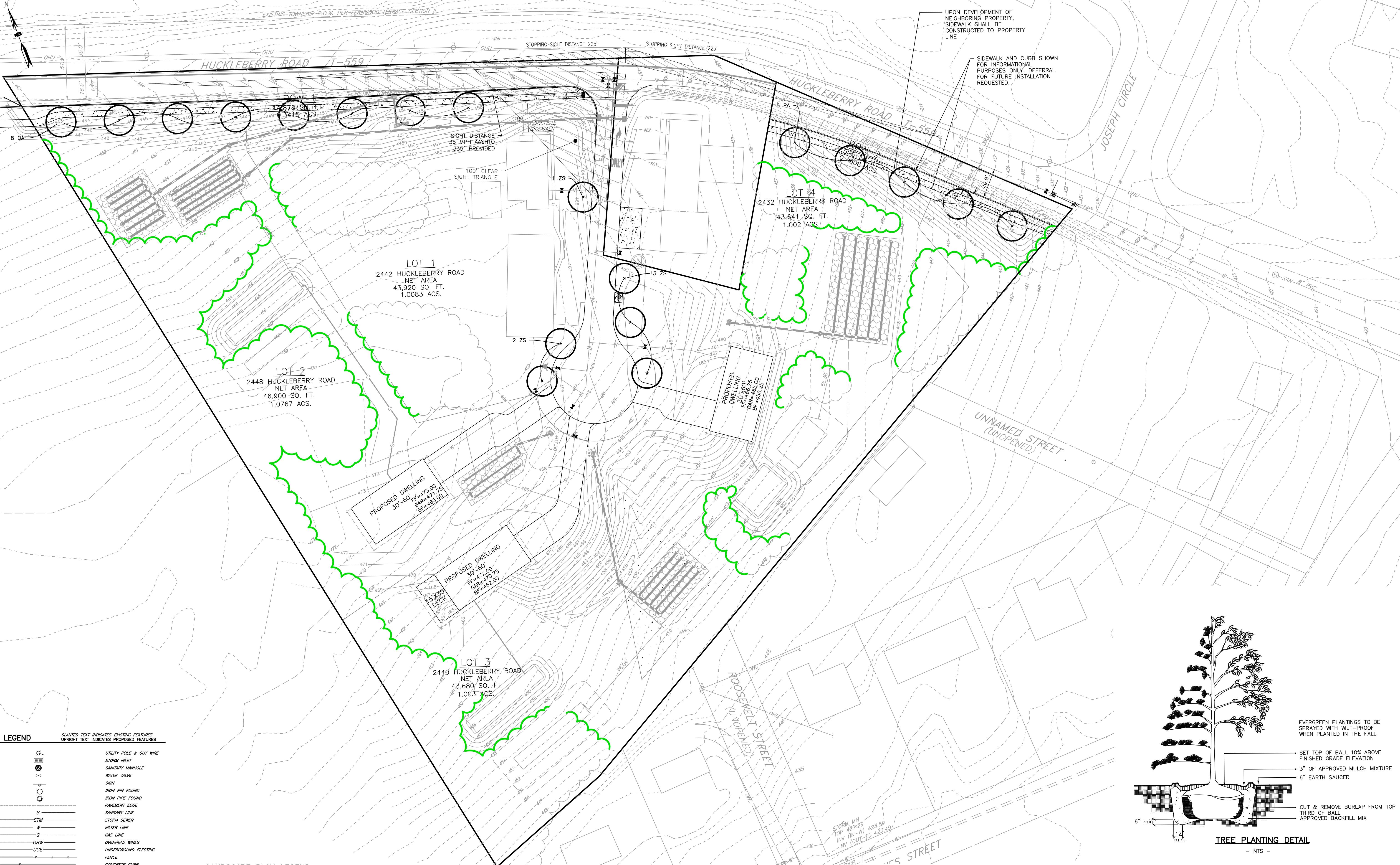
**REVISIONS**

BY	DATE
MSN	06/16/2021
MSN	12/16/2021
IMK	09/20/2023
IMK	06/24/2024
IMK	09/12/2024
IMK	10/10/2024

DESIGNED BY: KCE  
DRAWN BY: MFC/ARF  
CHECKED BY: MFC/ARF  
DATE: MARCH 5, 2021  
SCALE: 1" = 30'  
JOB NUMBER: CW-20-128  
SHEET: 6 OF 23



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.  
PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER & DATE OF CALL  
217420210222-000 FEBRUARY 22, 2021



**LEGEND**

SLANTED TEXT INDICATES EXISTING FEATURES  
UPRIGHT TEXT INDICATES PROPOSED FEATURES

	UTILITY POLE & GUY WIRE
	STORM INLET
	SANITARY MANHOLE
	WATER VALVE
	SIGN
	IRON PIN FOUND
	IRON PIPE FOUND
	PAVEMENT EDGE
	SANITARY LINE
	STORM SEWER
	WATER LINE
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	PROPERTY BOUNDARY
	LEGAL RIGHT-OF-WAY
	CONTOUR
	PROPOSED CONTOUR
	PROPOSED BOUNDARY LINE
	ULTIMATE RIGHT-OF-WAY
	PROPOSED SIGN
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY LINE
	PROPOSED STORMWATER LINE
	TEST PIT LOCATION

**LANDSCAPE PLAN LEGEND**

DECIDUOUS TREE

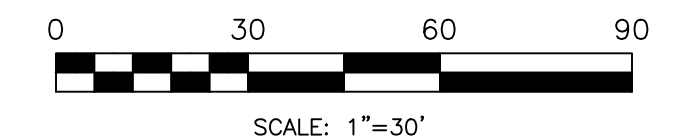
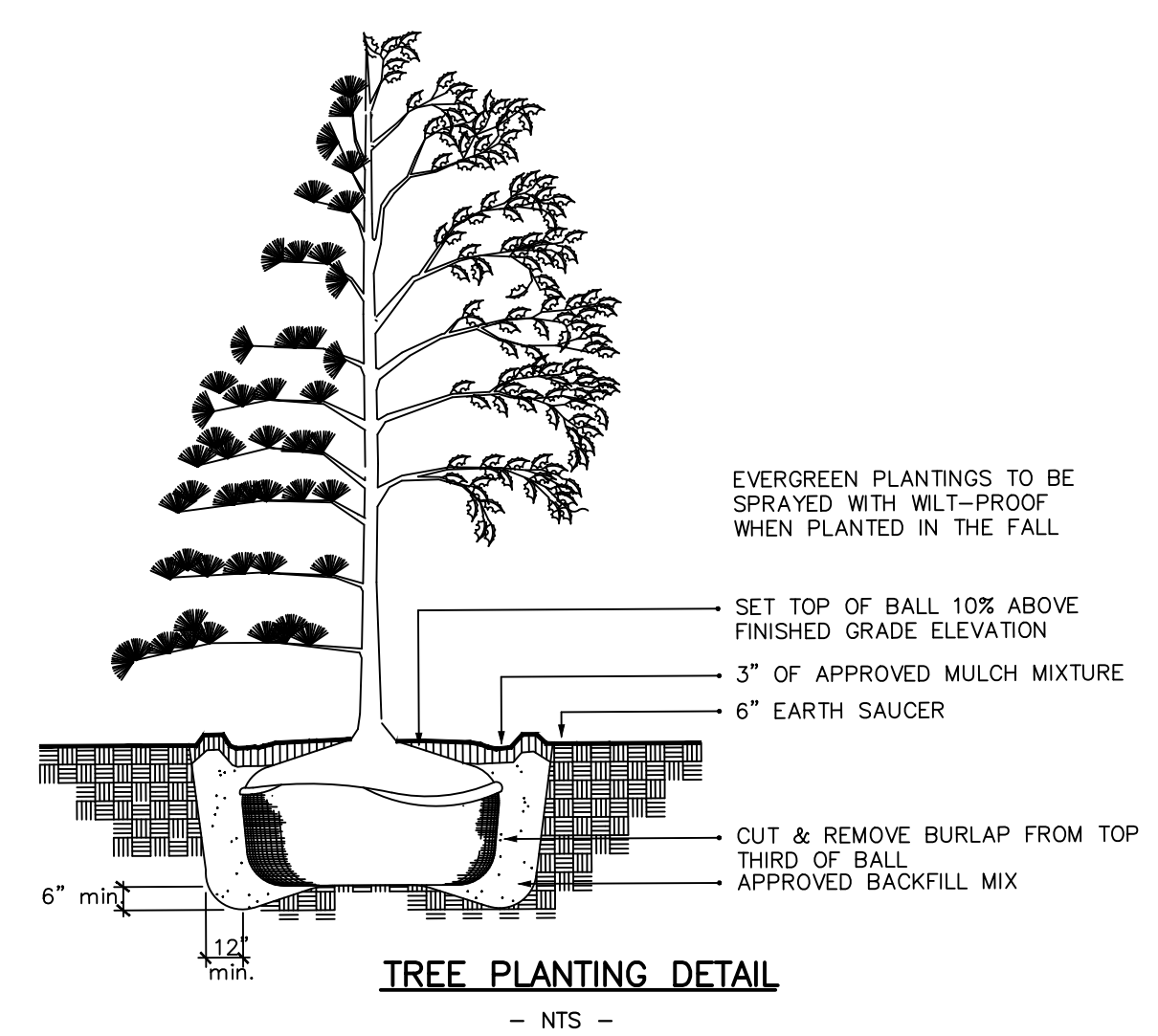
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**PLANT SCHEDULE**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	FAMILY	SIZE	CONDITION	COMMENTS
STREET TREES							
QA	8	QUERCUS ALBA	WHITE OAK	FAGACEAE	2" - 2 1/2" CAL.	B&B	
PA	5	PLATANUS x ACERIFOLIA 'BLOODGOOD'	LONDON PLANETREE	PLATANACEAE	2" - 2 1/2" CAL.	B&B	
ZS	6	ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	ULMACEAE	2" - 2 1/2" CAL.	B&B	

NOTES:  
 1. PLANTS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.  
 2. WHERE DISCREPANCIES OCCUR BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL PREVAIL.  
 3. INSTALLATION OF SHADE TREES SHALL BE DEFERRED UNTIL AFTER THE INSTALLATION OF PROPOSED SIDEWALKS.



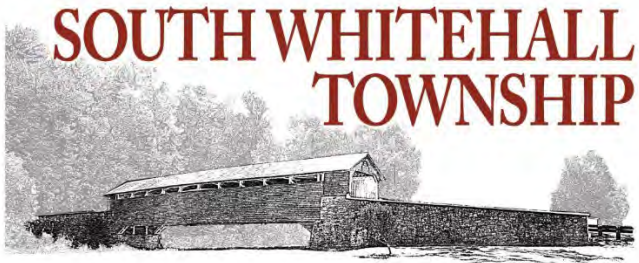
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**LANDSCAPE PLAN**  
**RUHE MINOR SUBDIVISION**  
**PRELIMINARY/FINAL PLAN**  
 2442 HUCKLEBERRY ROAD  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY: KCE  
 DRAWN BY: MSN  
 CHECKED BY: MFC/ARF  
 DATE: March 05, 2021  
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06/16/2021	MSN	
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09/12/2024	IMK	
10/10/2024	IMK	



# COORDINATED DEVELOPMENT TILGHMAN HOLDINGS LLC

MAJOR PLAN 2024-102

Landscape & Shade Tree Commission, October 28, 2024

## Location and Intent

An application to further develop the property located at 4750 West Tilghman Street. The plan includes the expansion of the enclosure of an existing covered area, and the establishment of additional uses on the 8.5-acre tract. The property is zoned Highway Commercial- Special Height Limitation (HC-1). The owner and applicant is Tilghman Holdings LLC.





October 10, 2024

South Whitehall Township  
Planning Commission  
4444 Walbert Avenue  
Allentown, PA 18104

RE: Tilghman Holdings, LLC  
Coordinated Land Development Plan (Phase 1)  
4750 West Tilghman Street

Dear Members:

On behalf of Tilghman Holdings LLC, we are hereby requesting waivers of the following SALDO provisions. The primary basis for the waiver requests stems from the fact that although the uses of the main building have changed over the years, the primary building and parking areas as well as miscellaneous minor improvements have existed on the property for a number of decades.

The specific waiver requests are as follows:

SALDO 312-12(a)(6) and (7)

The existing building is connected to the Township sanitary sewer and water systems for which service has been provided since the construction of the original structure on the property.

SALDO 312-12(a)(9)

Given the minimal nature of the project improvements and the existence of the building and driveway for decades, no significant impacts to the PennDOT roadway system are anticipated.

SALDO 312-12(b)(15) and (22)

Since no grading is proposed, proposed contour lines and soil types do not need to be shown.

SALDO 312-12(b)(37)

The parking lot lighting is existing.



Page 2

October 10, 2024

RE: Tilghman Holdings, LLC  
Coordinated Land Development Plan (Phase 1)  
4750 West Tilghman Street

SALDO 312-12(b)(38) and (39)

Since no grading and very minimal earth disturbance is proposed for the planting of trees, drainage plans and E&S plans are not required.

SALDO 312-26(a)(6)

Since the existing drainage facilities are shown on the plan and no storm drainage facilities are proposed, storm drainage plans are not required.

SALDO 312-39 Storm Drainage

Since no grading is proposed, existing storm drainage patterns on the property will remain unchanged and storm drainage facilities are not required.

SALDO 312-39(e)

Since no changes are proposed to be made in the contour of the land nor grading or excavation, we are requesting relief from the requirement to make a submission to the Lehigh County Conservation District.

SALDO 312-40(c)(1)

Given the minimal nature of the project and the fact that the existing building and other improvements have been in place since the 1980's and there are no street trees on other properties along the corridor, we propose no street trees to be planted for this project.

We look forward to your favorable consideration of the above requested waivers.

Sincerely,

Keystone Consulting Engineers



William A. Erdman, P.E.

WAE/sas

PC: Joe Bennett **via e-mail**  
Julie Burkart **via e-mail**

DATE: October 06, 2024 9:38am KeyStone Consulting Engineers, Inc. West Office - USER: cysot

USER UTILITY LIST

- COMPANY: SOUTH WHITEHALL TOWNSHIP
ADDRESS: 4444 WALBERT AVE, ALLENTOWN, PA 18104
CONTACT: MIKE ELIAS
EMAIL: ELIASM@SOUTHWHITEHALL.COM
PHONE: 610-398-0401 EXT. 280

SITE DATA (PHASE 1)
RECORD OWNER: TILGHMAN HOLDINGS LLC
PROPERTY ADDRESS: 4750 W. TILGHMAN STREET, ALLENTOWN, PA 18104
TAX ASSESSMENT PARCEL I.D.: 547654869042-1

Table with 3 columns: RESTRICTION, PERMITTED, PROPOSED. Rows include Building Height, Impervious Coverage, Lot Area, etc.

NOTES:
1. ITEMS IN BLACK ARE EXISTING IN THE FIELD
2. ITEMS IN GREY ARE PROPOSED OR APPROVED, BUT MAY NOT BE BUILT. SEE PHASES 1 AND 2 FOR DETAIL ON IMPROVEMENTS TO BE BUILT PER PHASE

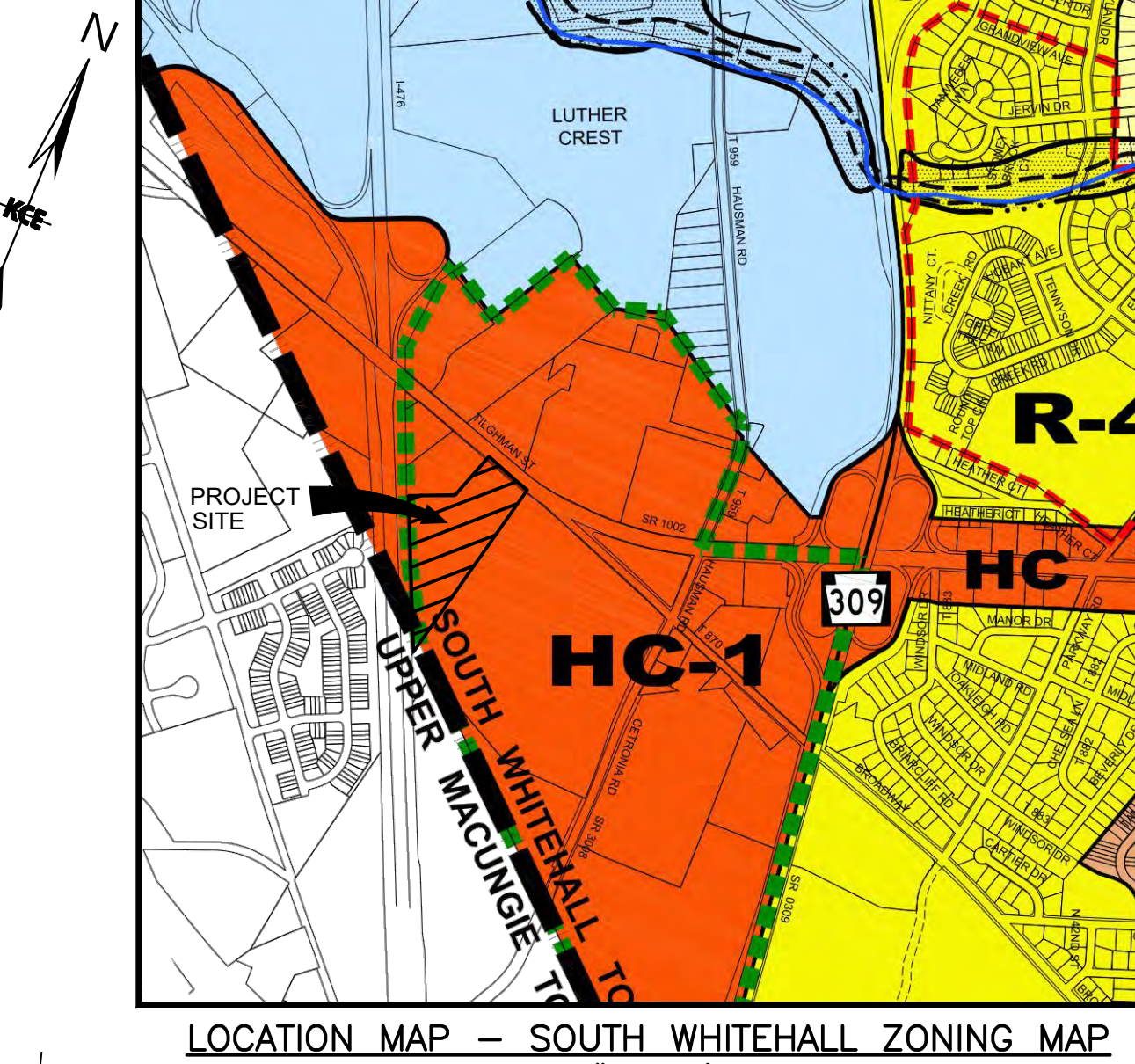
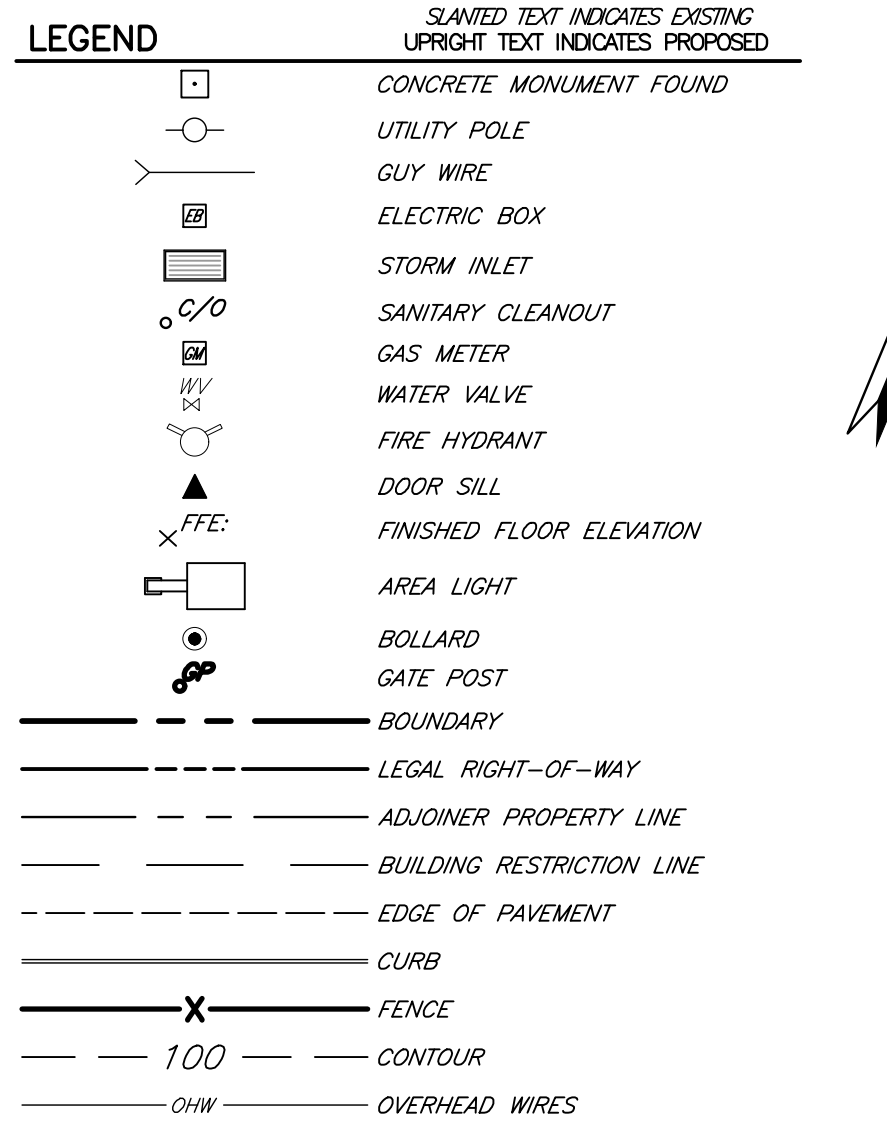
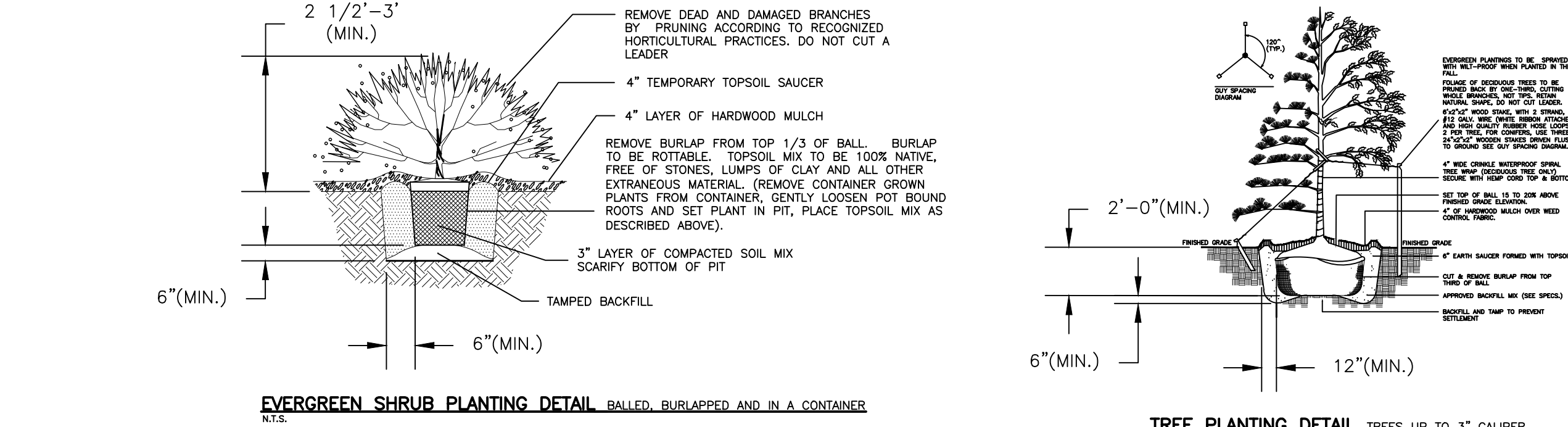
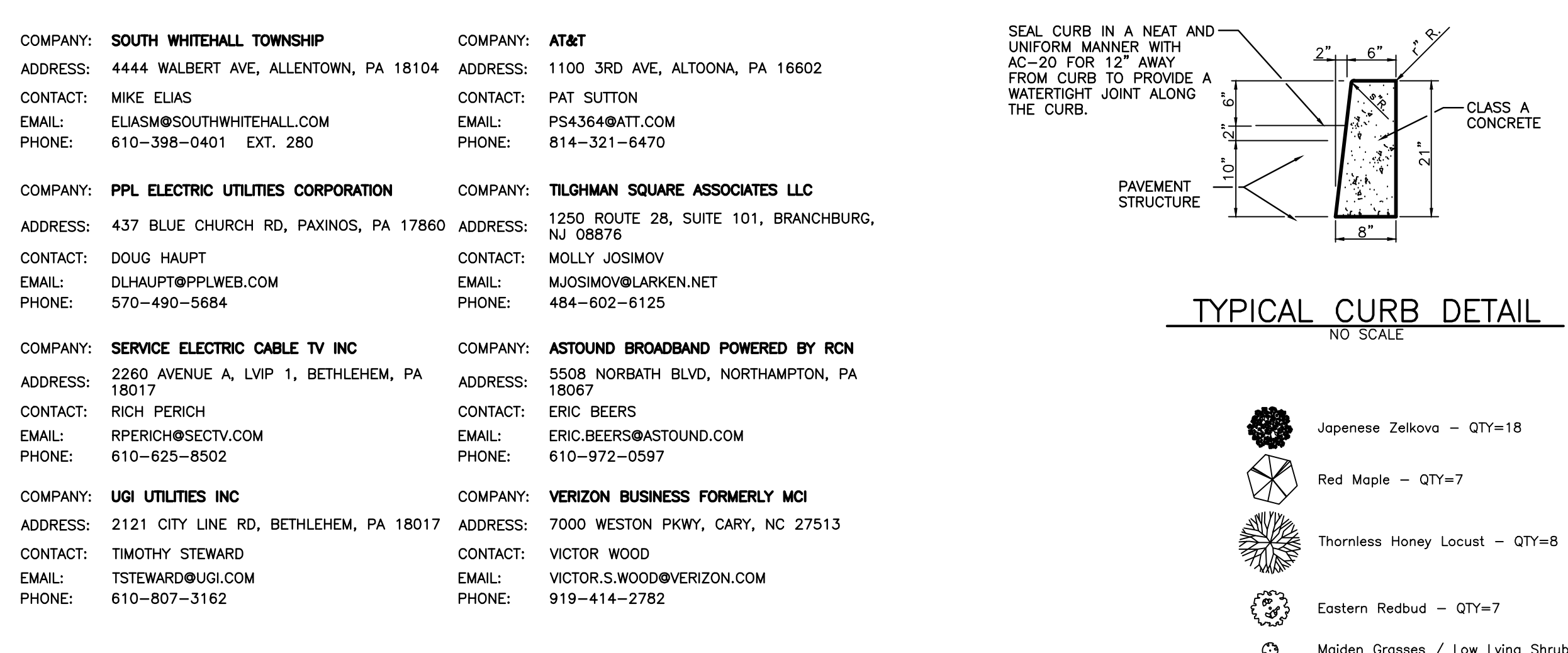
NOTES:
1. THE USE OF THE STRUCTURE ON THE SOUTHERN END OF THE PROPERTY IS A SERVICE BUSINESS.
2. THE SOIL TYPE FOR THIS PROPERTY IS W8b - WASHINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.

PARKING DATA (EX. CONDITIONS/PRIOR APPROVED)
Table with 3 columns: EXISTING, PROPOSED, TOTAL. Rows include Existing, Proposed, Total for various parking types.

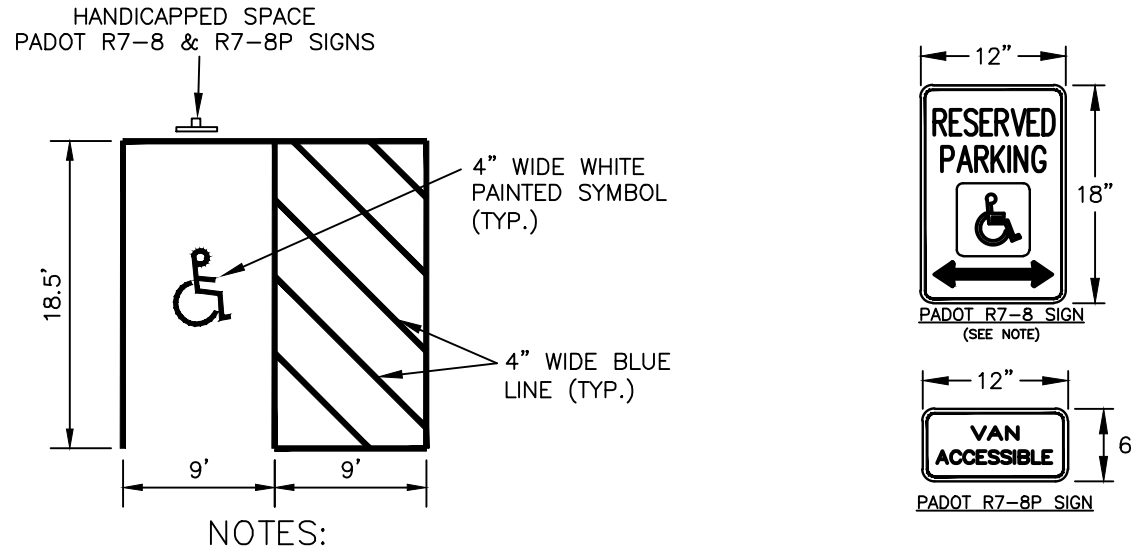
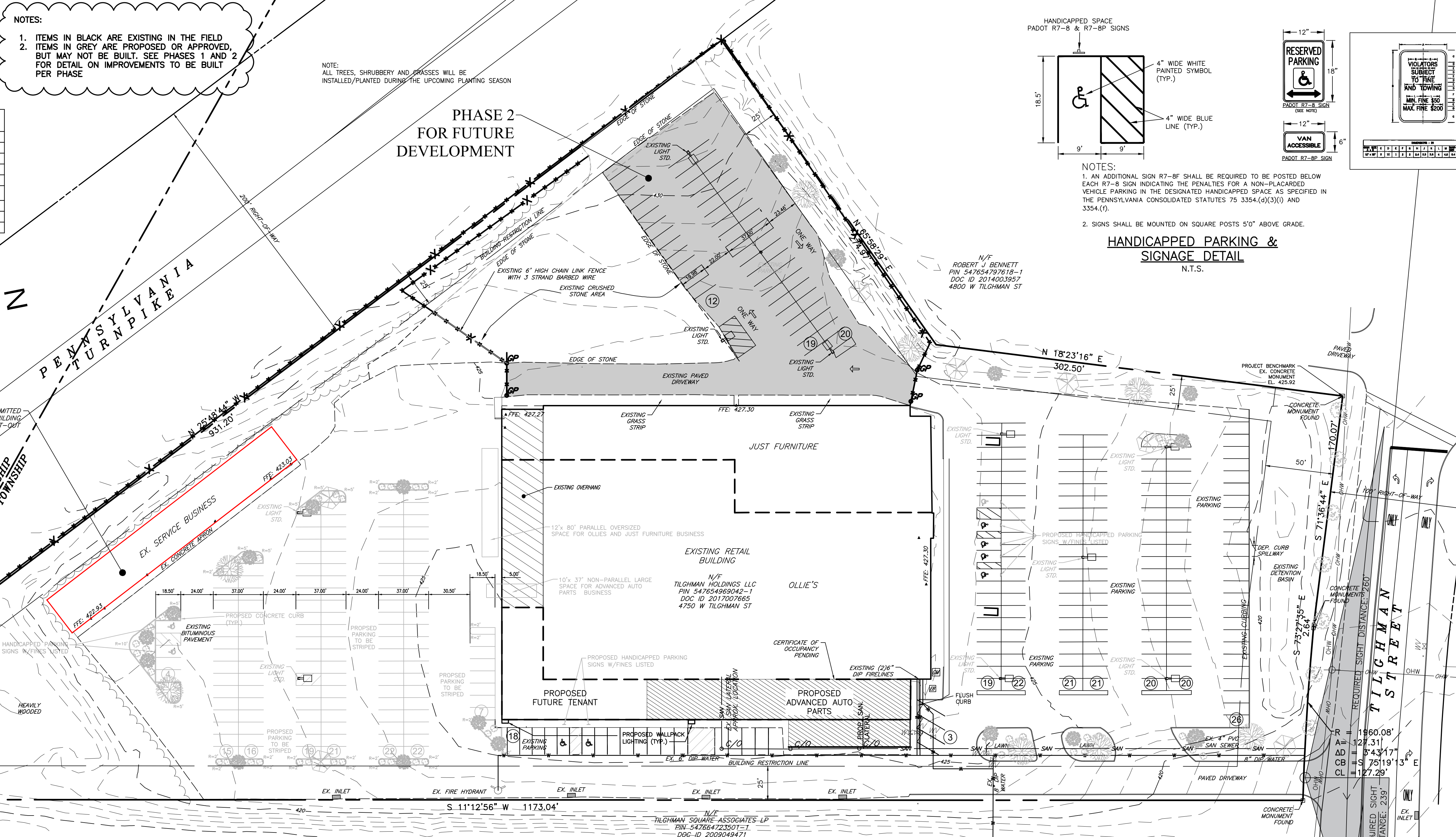
OWNER'S CERTIFICATION
I, THE APPLICANT, AS OWNER, UNDERSIGNED OFFICER, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, AND ACKNOWLEDGED HIM/HERSELF TO BE THE CORPORATOR AND THE PERSON AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIM/HERSELF AS

SURVEY NOTES
1. THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF OCTOBER 21, 2021 BY KEYSTONE CONSULTING ENGINEERS INC. USING A TRIMBLE S-5 ROBOTIC TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS A TOPOGRAPHIC SURVEY OF LANDS NOW OR FORMERLY OF TILGHMAN HOLDINGS LLC.

REQUIRED OUTSIDE AGENCY PERMITS & APPROVALS
Table with 3 columns: AGENCY, PERMIT #, DATE APPROVED. Rows include Lehigh Valley Planning Commission, Pennsylvania Department of Transportation, etc.



SHEET INDEX
Table with 5 columns: SHEET NO., TITLE, DATE, LAST REVISED. Rows include Existing Conditions & Prior Approved Land Development Plan, Land Development Plan - Phase 1, Information Only Plan - Phase 2, and Denotes Plans to be Recorded.



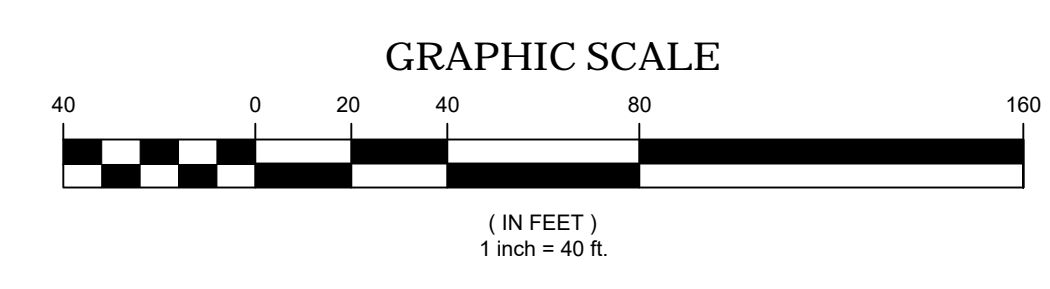
REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION:
COUNTY PLANNING COMMISSION STAFF PERSON DATE
THE TOWNSHIP PLANNING COMMISSION SHALL ENDORSE AN APPROVED PLAN AS FOLLOWS:
RECOMMENDED BY THE SOUTH WHITEHALL PLANNING COMMISSION
FOR APPROVAL DATE

SOUTH WHITEHALL TOWNSHIP REVIEW SCOPE
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.

LEHIGH COUNTY RECORDER OF DEEDS:
LEHIGH COUNTY OFFICIAL DATE

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THE ABOVE PLAN TO BE CORRECT IN ALL ITS DETAILS.
WILLIAM A. ERDMAN P.E. PE032601E
KEYSTONE CONSULTING ENGINEERS, INC.
5012 MEDICAL CENTER CIRCLE
ALLENTOWN, PA 18106

PROFESSIONAL SURVEYOR'S CERTIFICATION
I, DOUGLAS HARKOW, PLS., DO HEREBY CERTIFY THAT THIS PLAN AND SURVEY ARE CORRECT IN ALL DETAILS, AND THAT MONUMENTS WILL BE ACCURATELY PLACED AS SHOWN ON THE PLAN.



KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
5012 MEDICAL CENTER CIRCLE, SUITE 1, ALLENTOWN, PA 18106 610-395-0971
East Office: Bethlehem, West Office: Kresgeville
www.KCEINC.com
PRELIMINARY/FINAL
EXISTING CONDITIONS & PRIOR APPROVED LAND DEVELOPMENT PLAN
TILGHMAN HOLDINGS LLC
4750 W TILGHMAN ST
ALLENTOWN, PA 18104
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA
DESIGNED BY: X
DRAWN BY: MFC
CHECKED BY: MFC
DATE: 06-28-2024
SCALE: 1" = 40'
JOB NUMBER: CW-23-119
SHEET: 1 OF 3

USER UTILITY LIST

- COMPANY: SOUTH WHITEHALL TOWNSHIP
ADDRESS: 4444 WALBERT AVE, ALLENTOWN, PA 18104
CONTACT: MIKE ELIAS
EMAIL: ELIASM@SOUTHWHITEHALL.COM
PHONE: 610-398-0401 EXT. 280

SITE DATA (PHASE 1)

RECORD OWNER: TILGHMAN HOLDINGS LLC
PROPERTY ADDRESS: 4750 W. TILGHMAN STREET, ALLENTOWN, PA 18104
TAX ASSESSMENT PARCEL I.D.: 547654869042-1
TOTAL ACREAGE OF LOT: 8.5 AC.

Table with 3 columns: RESTRICTIONS, PERMITTED, PROPOSED. Rows include Building Height, Impervious Coverage, and Minimum Requirements.

- NOTES: 1. THE USE OF THE STRUCTURE ON THE SOUTHERN END OF THE PROPERTY IS A SERVICE BUSINESS.
2. THE SOIL TYPE FOR THIS PROPERTY IS w8b - WASHINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.

PARKING DATA (PHASE 1)

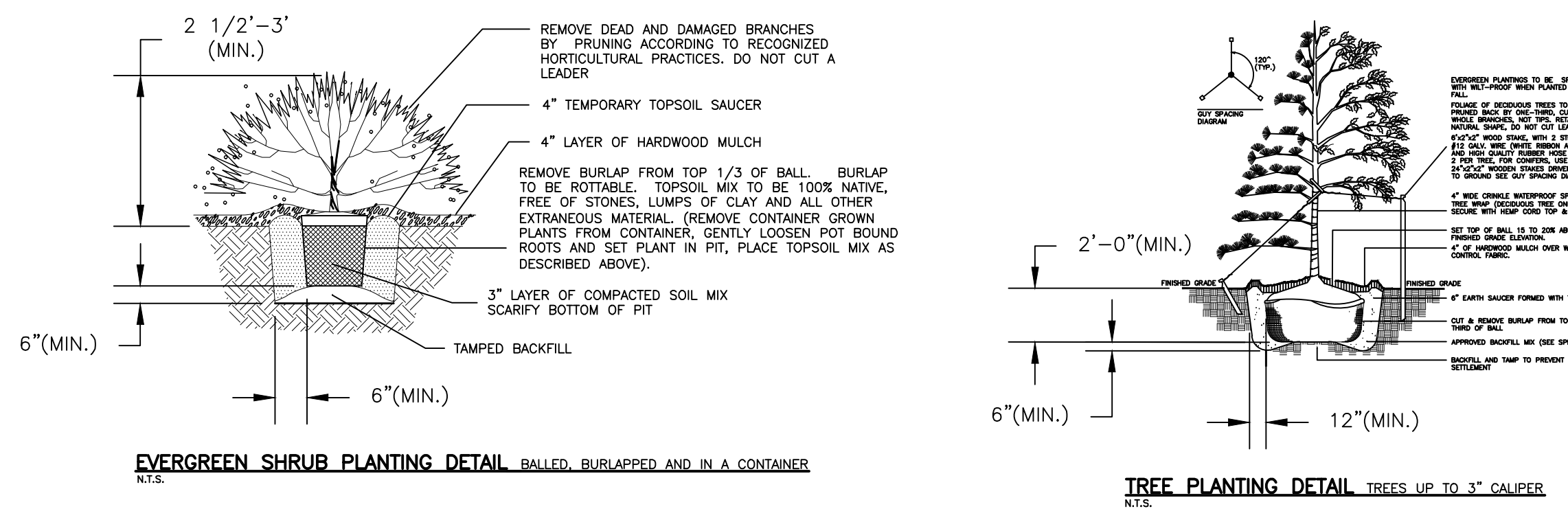
Table with 3 columns: EXISTING, PROPOSED, TOTAL. Rows include 221 spaces, 126 spaces, 347 spaces.

811 PENNSYLVANIA ONE CALL SYSTEM PRELIMINARY DESIGN SERIAL NUMBER 20212992862-000
PENNSYLVANIA ONE CALL SYSTEM FINAL DESIGN SERIAL NUMBER 20240711445-000

- 1. REQUESTED THE LINE AND FACILITY INFORMATION FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

- NOTES: 1. ITEMS IN BLACK ARE EXISTING IN THE FIELD.
2. ITEMS IN GREY ARE PROPOSED OR APPROVED, BUT MAY NOT BE BUILT.
3. ITEMS IN RED ARE NEWLY PROPOSED

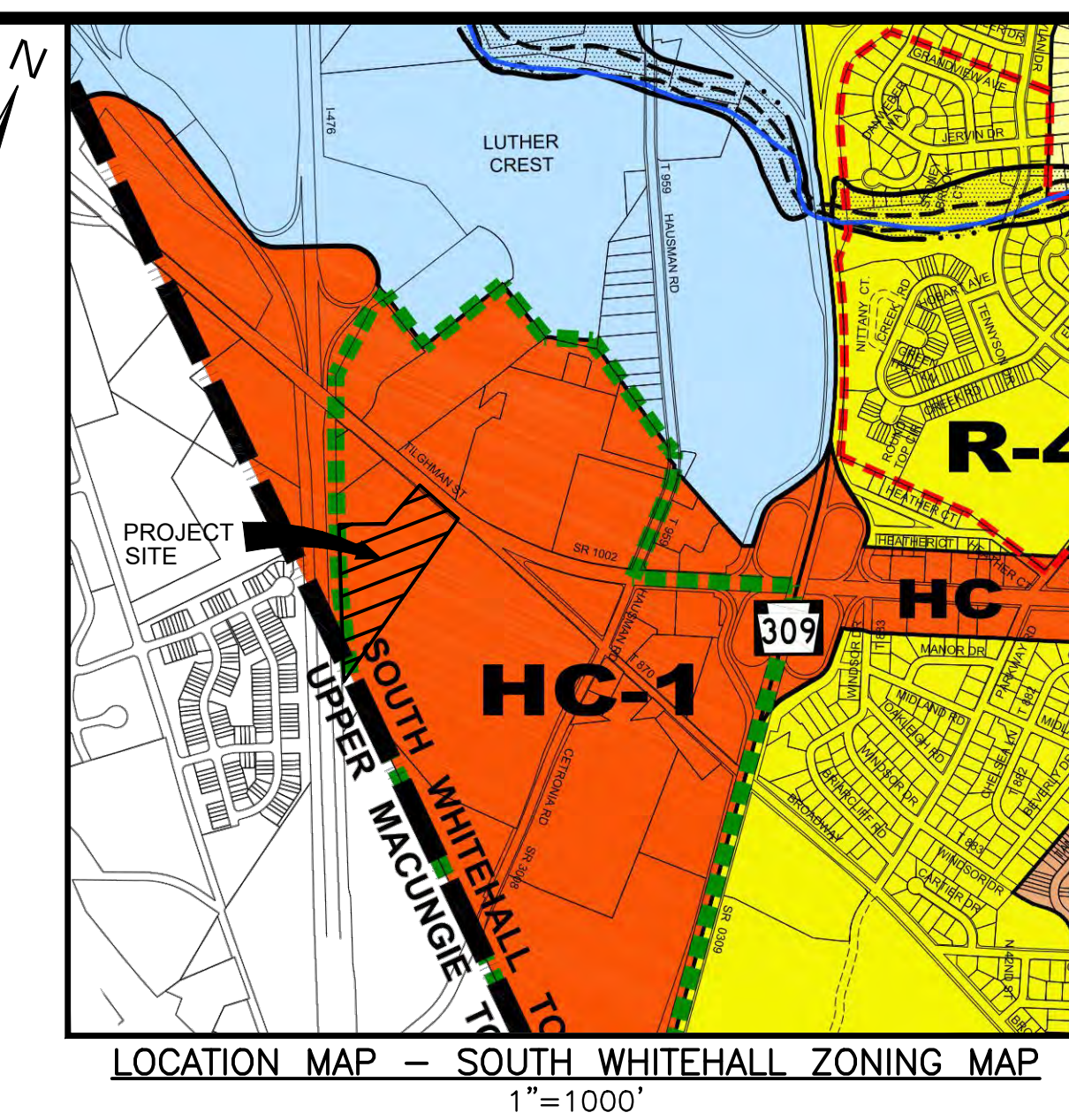
- Japanese Zelkova - QTy=18
Serviceberry - QTy=7
Thornless Honey Locust - QTy=8
Eastern Redbud - QTy=7
Maiden Grasses / Low Lying Shrubs



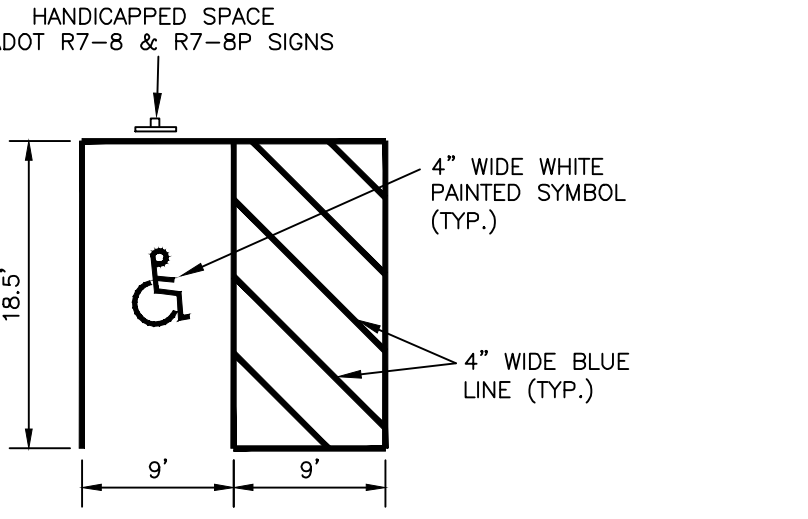
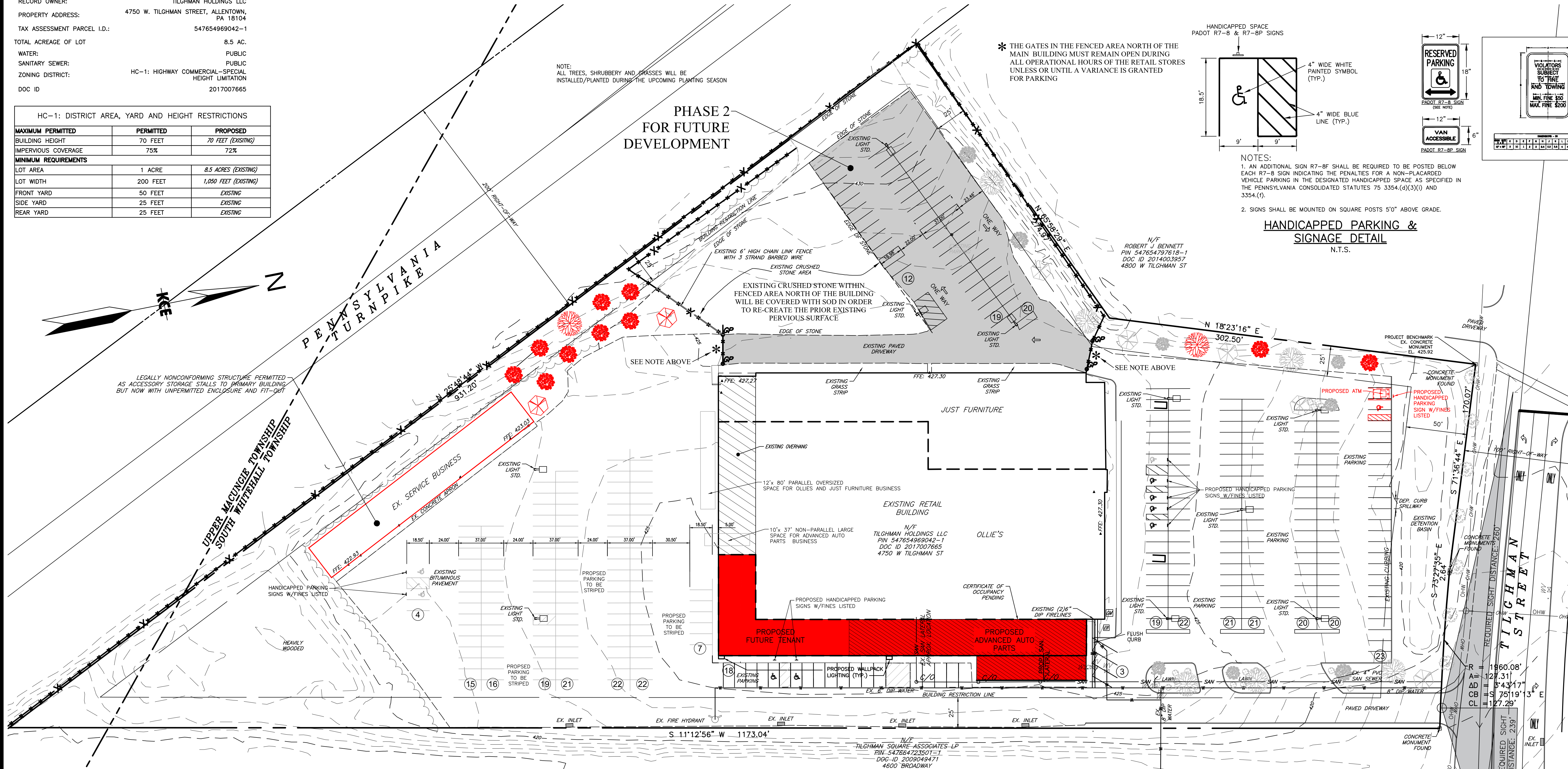
PURPOSE OF PLAN: THIS PHASE 1 LAND DEVELOPMENT PLAN IS INTENDED TO (i) PERMIT UNPERMITTED BUT EXISTING IMPROVEMENTS, (ii) PROPOSE NEW IMPROVEMENTS TO THE EXISTING COORDINATED DEVELOPMENT, AND (iii) ALTER THE PLACEMENT OF PREVIOUSLY PERMITTED IMPROVEMENTS THAT WERE NOT YET INSTALLED.

LEGEND

- SLANTED TEXT INDICATES EXISTING
UPRIGHT TEXT INDICATES PROPOSED
CONCRETE MONUMENT FOUND
UTILITY POLE



PHASE 2 FOR FUTURE DEVELOPMENT



- NOTES: 1. AN ADDITIONAL SIGN R7-8F SHALL BE REQUIRED TO BE POSTED BELOW EACH R7-8 SIGN INDICATING THE PENALTIES FOR A NON-PLACARDED VEHICLE PARKING IN THE DESIGNATED HANDICAPPED SPACE AS SPECIFIED IN THE PENNSYLVANIA CONSOLIDATED STATUTES 75 3354.0(x)(3)(i) AND 3354.0(i).

HANDICAPPED PARKING & SIGNAGE DETAIL

N.T.S.

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION:

COUNTY PLANNING COMMISSION STAFF PERSON DATE
THE TOWNSHIP PLANNING COMMISSION SHALL ENDORSE AN APPROVED PLAN AS FOLLOWS:

CHAIRMAN'S SIGNATURE
SECRETARY'S SIGNATURE
APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL:

SOUTH WHITEHALL TOWNSHIP REVIEW SCOPE
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.

LEHIGH COUNTY RECORDER OF DEEDS:

LEHIGH COUNTY OFFICIAL DATE

ENGINEER'S CERTIFICATION

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

WILLIAM A. EROMAN P.E. PE032601E
KEYSTONE CONSULTING ENGINEERS, INC.
5012 MEDICAL CENTER CIRCLE
ALLENTOWN, PA 18106

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, DOUGLAS HARWICK, PLS., DO HEREBY CERTIFY THAT THIS PLAN AND SURVEY ARE CORRECT IN ALL DETAILS, AND THAT MONUMENTS WILL BE ACCURATELY PLACED AS SHOWN ON THE PLAN.

SURVEY NOTES

- 1. THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF OCTOBER 21, 2021 BY KEYSTONE CONSULTING ENGINEERS INC. USING A TRIMBLE S-5 ROBOTIC TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS A TOPOGRAPHIC SURVEY OF LANDS NOW OR FORMERLY OF TILGHMAN HOLDINGS LLC.

BENCHMARK

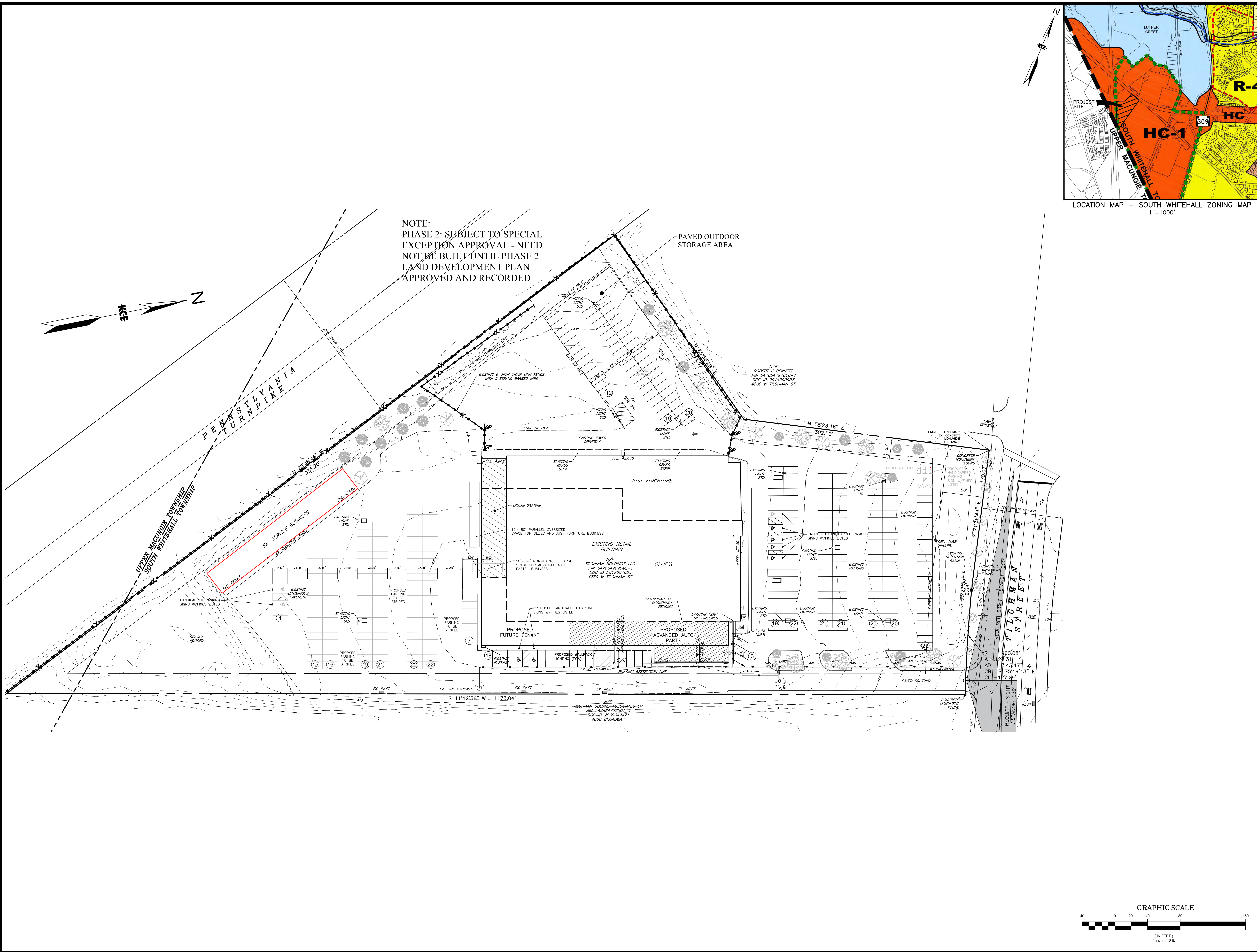
PROJECT BENCHMARK CONCRETE MONUMENT, LOCATED ON THE NORTHWESTERLY PROPERTY CORNER OF THE INFORMATION LANDS NOW OR FORMERLY OF TILGHMAN HOLDINGS LLC AND ALONG TILGHMAN STREET LEGAL RIGHT-OF-WAY. ELEVATION BASED ON NAVD88 = 425.92'

OWNER'S CERTIFICATION

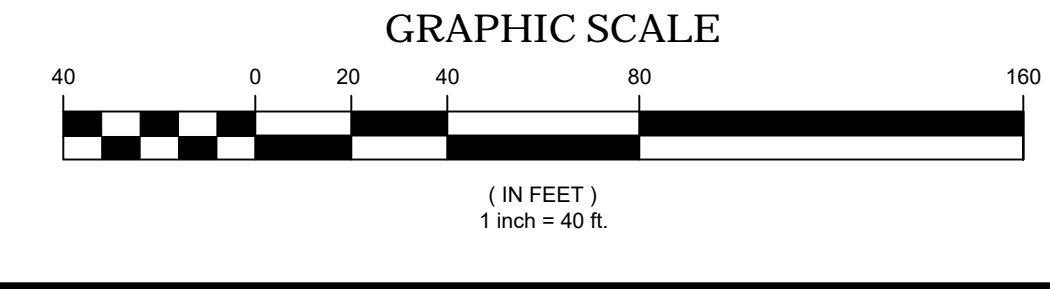
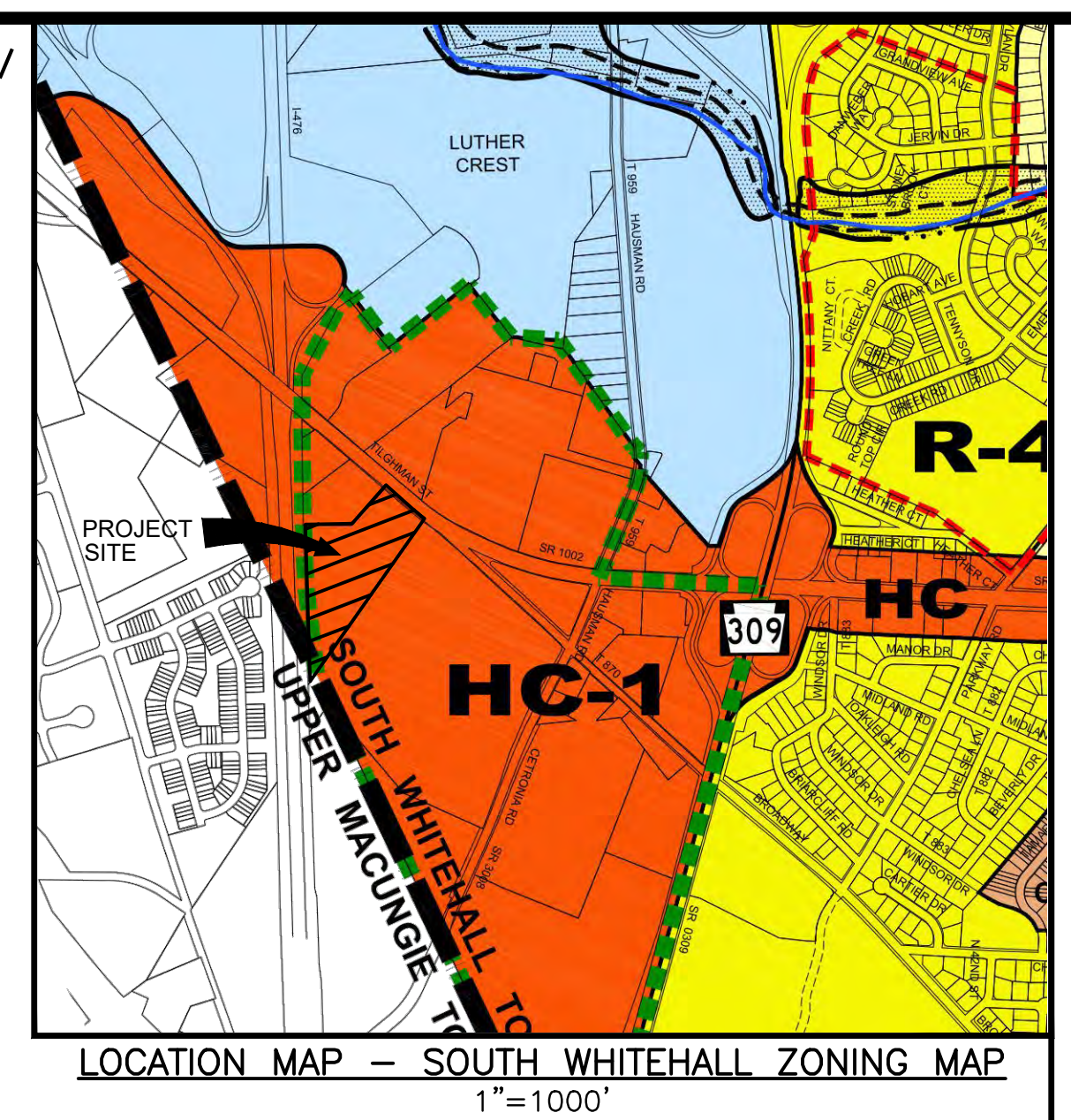
THE APPLICANT IS THE OWNER, EQUITABLE OWNER OR HAS AN OPTION OR CONDITIONAL CONTRACT OF SALE ON THE LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED, THAT NO LITIGATION OR LENS EXIST OR ARE PENDING AGAINST THE SITE, THAT THE PLAN HAS BEEN PROCESSED WITH THE APPLICANT'S FREE CONSENT.

STATE OF PENNSYLVANIA
COUNTY OF LEHIGH
ON THIS DAY OF 20, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WHO acknowledged him/herself to be the of a CORPORATION, AND THAT HE/SHE AS SUCH SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIM/HERSELF AS

W:\2023\CW23-119 Advance Auto Parts Site Plan, Allentown, PA\CW-23-119.dwg, CW23-119 (Current).dwg -> Sht3 Info Only Ph2 Date: October 08, 2024 - 9:33am Keystone Consulting Engineers, Inc. West Office - USER: cyost



NOTE:  
PHASE 2: SUBJECT TO SPECIAL  
EXCEPTION APPROVAL - NEED  
NOT BE BUILT UNTIL PHASE 2  
LAND DEVELOPMENT PLAN  
APPROVED AND RECORDED



DESIGNED BY:	DATE
MFC	8-19-24
MFC	10-10-24

INFORMATION ONLY - PHASE 2  
**TILGHMAN HOLDINGS LLC**  
 4750 W TILGHMAN ST  
 ALLENTOWN, PA 18104  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY, PENNSYLVANIA



**KEYSTONE CONSULTING ENGINEERS, INC.**  
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