

LOCATION MAP 1" = 1000'

I, THE UNDERSIGNED, AS OWNER OF THIS PLOT OF LAND LOCATED IN SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, BEING DULY SWORN ACCORDING TO LAW, DO DEPOSE AND SAY THAT I AM THE SOLE OWNER OF SAID PROPERTY, THAT I AM IN PEACEFUL POSSESSION OF SAME, THAT THERE ARE NO LAWSUITS PENDING, AFFECTING OR RELATING TO THE TITLE OF SAID LAND AND THAT THE FACTS SET FORTH HEREIN ARE TRUE AND CORRECT. THIS PLAN HAS BEEN PROCESSED WITH MY CONSENT AND IT IS MY DESIRE TO RECORD THE SAME.

OWNER(S) _____
 OWNER(S) _____
 SWORN AND SUBSCRIBED TO BEFORE ME THIS DAY _____
 OF _____, 20____.

MY COMMISSION EXPIRES _____
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF NORTHAMPTON

APPROVED _____ BY THE
 SOUTH WHITEHALL PLANNING COMMISSION.
 CHAIRMAN _____ SECRETARY _____

APPROVED _____ BY THE
 BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL.
 PRESIDENT _____ SECRETARY _____

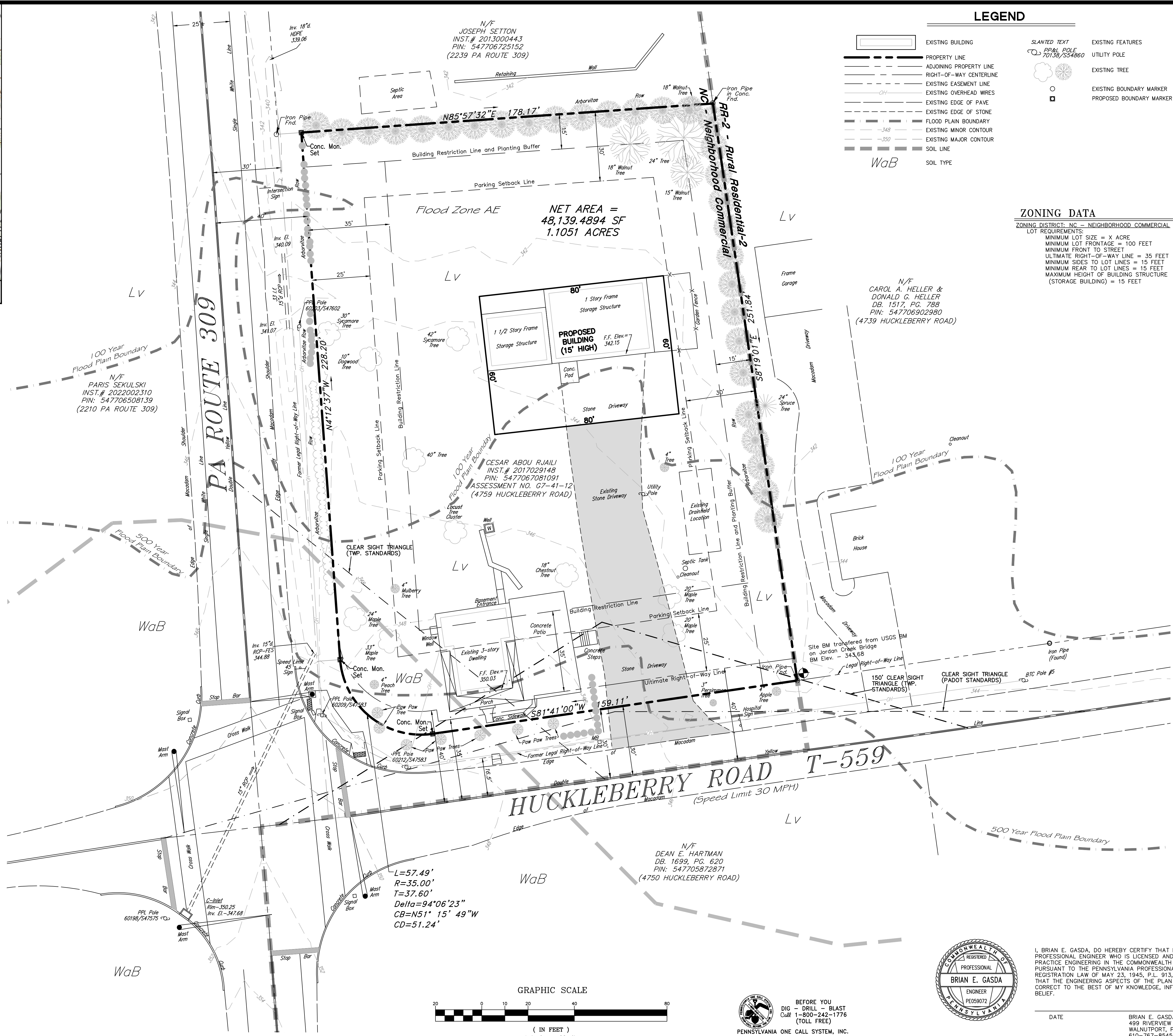
REVIEWED _____ BY THE LEHIGH VALLEY
 PLANNING COMMISSION.
 TOWNSHIP ENGINEER _____

PLANNER _____ DATE _____
 PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS
 OF LEHIGH COUNTY, PENNSYLVANIA, IN INSTRUMENT # _____
 ON THE _____ DAY OF _____, 20____.

RECORDER OF DEEDS _____

SITE DATA

- TOTAL NET ACREAGE: 48,139.4894 SF = 1.1051 ACRES
 EXISTING BUILDING COVERAGE = 3,516.2 SF = 7.3%
 PROPOSED BUILDING COVERAGE = 6,187.4 SF = 12.9%
 TOTAL IMPERVIOUS COVERAGE
 EXISTING DRIVEWAY & STRUCTURES = 9,691.1 SF = 20.1%
 PROPOSED DRIVEWAY & STRUCTURES = 11,388.9 SF = 23.7%
- OWNERSHIP / PROPERTY INFORMATION:
 CESAR ABOU RJAILI
 4759 HUCKLEBERRY ROAD
 ORFIELD, PA 18069
 PARCEL ID: 547706708109 1
 OLD PARCEL ID: 19 007 041 012 A
 INSTR.# 2017029148
 PROPOSED/ EXISTING USE: COMMERCIAL BUILDING
- ENGINEER/ SURVEYOR:
 LEHIGH ENGINEERING ASSOCIATES, INC.
 499 RIVERVIEW DRIVE
 P.O. BOX 68
 WALNUTPORT, PA, 18088
 (610) 767-8545
- SOILS DATA:
 Lv - LINDEN LOAM
 WaB - WASHINGTON SILT LOAM, 3 TO 8% SLOPES
- UTILITIES - THE EXISTING BUILDINGS ON LOT ARE CURRENTLY SERVED BY ON-SITE WELL AND SEPTIC SYSTEMS.
- CONTOUR INTERVAL - 2'
 BENCHMARK - TOP OF IRON PIPE LOCATED ON THE EASTERLY PROPERTY LINE AND IN THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY.
 ELEVATION - 343.68'
 DATUM - U.S.G.S
- ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP (MAP NUMBERED 42077C0227F, EFFECTIVE ON JULY 16, 2004), THE PROJECT SITE IS LOCATED IN FLOOD ZONE AE, AND ALSO ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.

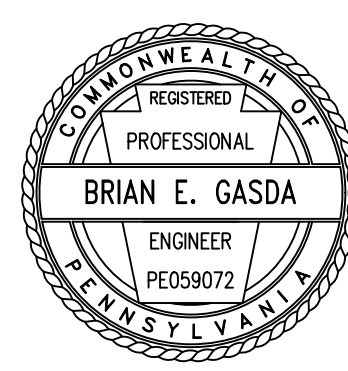
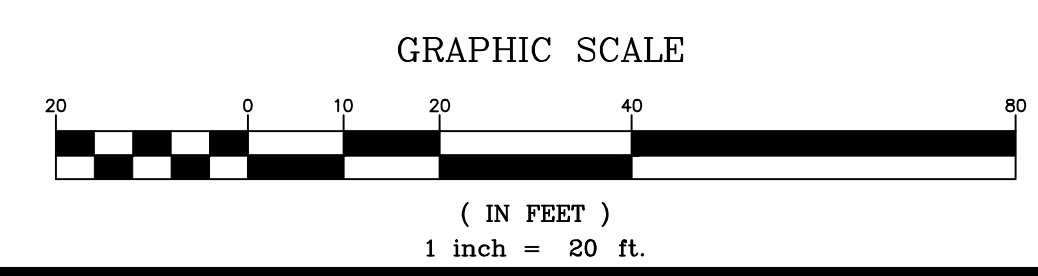


LEGEND

- EXISTING BUILDING
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING OVERHEAD WIRES
- EXISTING EDGE OF PAVE
- EXISTING EDGE OF STONE
- FLOOD PLAIN BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- SOIL LINE
- SOIL TYPE
- EXISTING FEATURES
- UTILITY POLE
- EXISTING TREE
- EXISTING BOUNDARY MARKER
- PROPOSED BOUNDARY MARKER

ZONING DATA

ZONING DISTRICT: NC - NEIGHBORHOOD COMMERCIAL
 LOT REQUIREMENTS:
 MINIMUM LOT SIZE = X ACRE
 MINIMUM LOT FRONTAGE = 100 FEET
 MINIMUM FRONT TO STREET
 ULTIMATE RIGHT-OF-WAY LINE = 35 FEET
 MINIMUM SIDES TO LOT LINES = 15 FEET
 MINIMUM REAR TO LOT LINES = 15 FEET
 MAXIMUM HEIGHT OF BUILDING STRUCTURE (STORAGE BUILDING) = 15 FEET



I, BRIAN E. GASDA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER WHO IS LICENSED AND REGISTERED TO PRACTICE ENGINEERING IN THE COMMONWEALTH OF PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA PROFESSIONAL ENGINEERS' REGISTRATION LAW OF MAY 23, 1945, P.L. 913, AS AMENDED, AND THAT THE ENGINEERING ASPECTS OF THE PLAN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATE _____
 BRIAN E. GASDA, P.E.
 499 RIVERVIEW DRIVE, P.O. BOX 68
 WALNUTPORT, PA 18088
 610-767-8545

MUNICIPAL REVISION BLOCK

REVISION	DATE	AGENCY

OUTSIDE AGENCY REVISION BLOCK

REVISION	DATE	AGENCY

LEHIGH ENGINEERING ASSOCIATES, INC.

LOCATED IN:
 TOWNSHIP OF SOUTH WHITEHALL
 COUNTY OF LEHIGH
 COMMONWEALTH OF PENNSYLVANIA

SITE DEVELOPMENT SKETCH PLAN FOR:
4759 HUCKLEBERRY ROAD

DATE: 8/6/2024
 SCALE: 1" = 20'
 DRAWN BY: KNY
 JOB: 7166

SHEET
1 of 1

BEFORE YOU
 DIG - DRILL - BLAST
 Call 1-800-242-1776
 (TOLL FREE)
 PENNSYLVANIA ONE CALL SYSTEM, INC.