

Wednesday, November 3, 2021
Board of Commissioners Meeting - 7:00 PM

Meeting Held IN PERSON AT THE TOWNSHIP BUILDING
Also, will be streamed Via "GoTo Meeting" (See SWT Website Link)
***Agenda Packet, Recordings, & Minutes Location: www.boarddocs.com**
USERNAME: [swhitehall](#)
PASSWORD: [swtpublic](#)

1. CALL TO ORDER

A. Roll Call

2. PLEDGE OF ALLEGIANCE

3. NOTIFICATION

A. All public sessions of the South Whitehall Township Board of Commissioners are electronically recorded, filed, and posted on BoardDocs for the Public's access.

4. PRESENTATIONS

A. Herbein and Company - Presentation of 2020 Audit

5. ORDINANCES

6. RESOLUTIONS

A. A Resolution Amending Resolution No. 2019-47 to Permit Security Draws/Presentation Further than 60 Miles from the Township's Office for a Major Plan Entitled "4741 Chapmans Road Flex Warehouse Facility 2019"

B. A Resolution Granting Preliminary Approval to a Major Plan Entitled "Ridge Farm"

C. A Resolution Extending A Conditional Offer Of Employment For Entry-Level Position Of Patrol Officer In The Township's Police Department To Applicants: #78314, #62339, and #44406 Conditioned Upon The Individuals Satisfactorily Completing The Background Investigation, Polygraph Examination, Medical Examination, And Psychological Examination To Confirm Their Fitness For Duty

7. MOTIONS

A. Motion to Accept the 2020 Audit as Presented

8. CORRESPONDENCE AND INFORMATION ITEMS

A. Boards and Commissions - Informational Items

B. Public Notice - Budget Workshop Session, Wednesday, November 10, 2021, 6P

C. Public Notice - Public Hearing Dates Regarding Premier Center Luxury Apartments

9. DIRECTION/DISCUSSION ITEMS

10. OLD BUSINESS

A. Wehr's Dam - Status

11. MINUTES

A. October 20, 2021 - BOC Meeting Minutes

12. COURTESY OF THE FLOOR

13. PAYMENT OF INVOICES

A. Invoices and Purchasing Requisitions have been reviewed by the Township Manager and the Director of Finance, who authorize that checks be issued to pay bills as tabulated.

14. EXECUTIVE SESSION

A. Scheduled Accordingly.

15. ADJOURNMENT

A. Motion to Adjourn.



**MEMORANDUM FOR
AGENDA ITEMS**

TO:	Board of Commissioners
FROM:	Gregg R. Adams, Planner
DATE:	October 27, 2021
SUBJECT:	A Resolution Amending Resolution No. 2019-47 To Permit Security Draws/Presentation Further Than 60 Miles From The Township's Office For A Major Plan Entitled "4741 Chapmans Road Flex Warehouse Facility 2019"
COPY TO:	R. Cope, D. Manhardt, L. Pereira, Esq., D. Tetteimer, Applicant, File #2019-105

- **Background Information:**

An application to develop the property located at 4741 Chapmans Road. The plan proposes to construct a 102,250 square-foot warehouse; an adjoining parking area containing 86 standard parking spaces, 2 large spaces, and 3 trailer spaces; a remote parking lot containing 21 trailer spaces and 7 oversized spaces; and associated stormwater management facilities. The subject property is zoned IC-1 industrial-Commercial-1 (Special Height Limitation).

The plan was granted conditional preliminary/final approval on October 16, 2019 through Resolution 2019-47, Condition #1 of which specified "That subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township be executed, that sufficient security in a form acceptable to the Township be posted, such security shall be available for draws/presentation no further than 60 miles from the Township's office, and evidence of necessary insurance coverage be provided prior to the plan being recorded."

On May 19, 2021, the Board of Commissioners, through Resolution 2021-19, approved a request to amend Resolution 2019-47 to permit security draws/presentation further than 60 miles from the Township's Office (Hartford, Connecticut).

On July 7, 2021, the Applicant executed the Subdivision improvements, Maintenance, and Security Agreements for the 4741 Chapmans Road Flex Warehouse 2019 project.

On October 14, 2021, the applicant verbally submitted a request to amend Resolution 2019-47 to permit security draws/presentation further than 60 miles from the Township's Office. The Alternate Township Solicitor's Office has drawn up an Agreement amending the recorded Security Agreement for 4741 Chapmans Road Flex Warehouse 2019 project (attached) and transmitted it to the Applicant for their review and signature.

Staff has no objections to this request.

- **Action Requested:**

The Applicant requests that the Board approves the Resolution amending the approving Resolution to permit a security draw more than 60 miles from the Township offices (Tampa, Florida).

Should the Board approve the Resolution, staff shall execute the attached Agreement Amending the Security Agreement for 4741 Chapmans Road Flex Warehouse 2019 project.

- **Budget Line Item (if applicable):**

Not applicable.

- **Attachments:**

Site Plan

Proposed Resolution (with Resolution 2019-47 as Exhibit "A")

Agreement Amending the Security Agreement for 4741 Chapmans road Flex Warehouse 2019 project

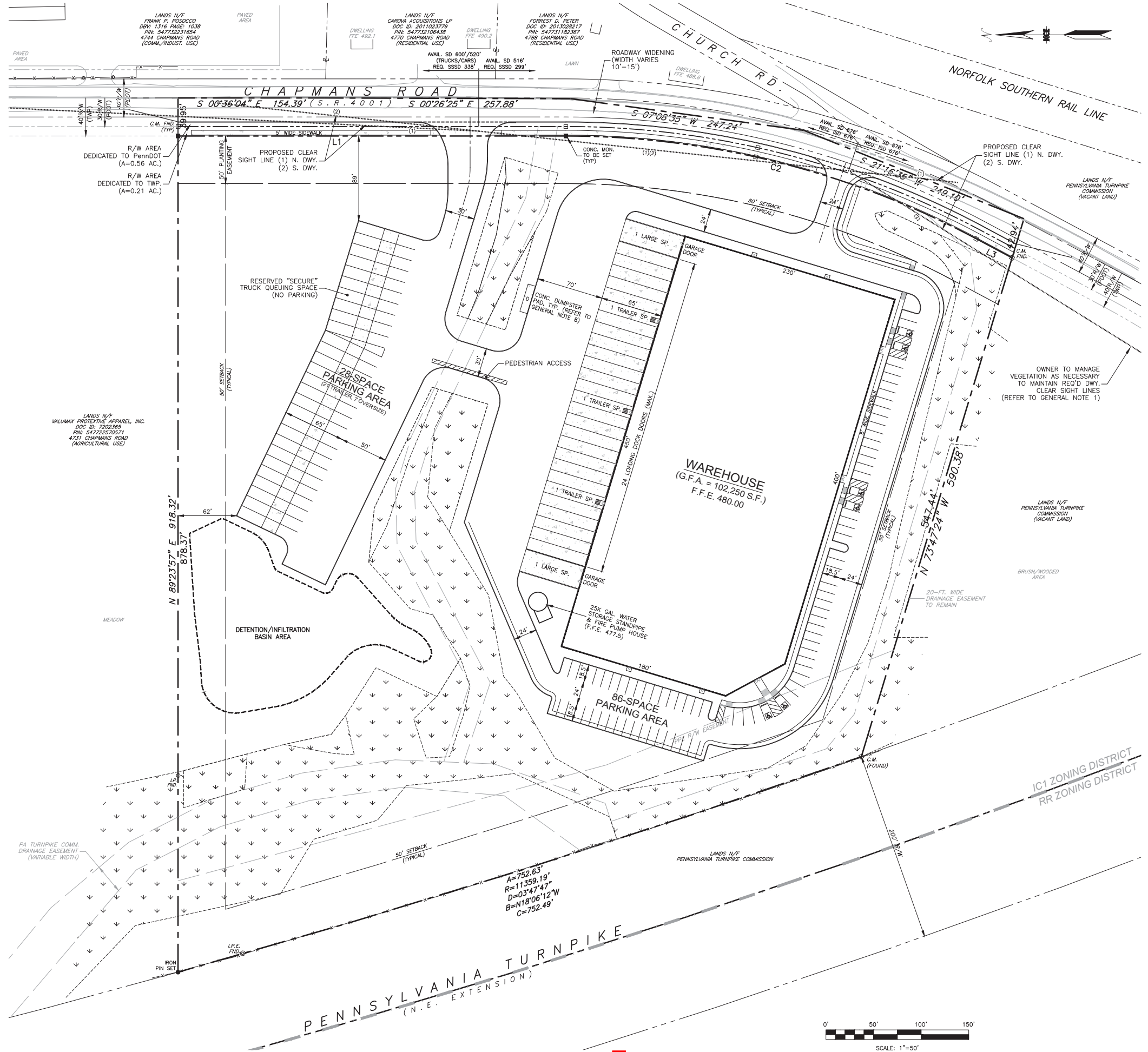
PROPERTY BOUNDARY LINE/CURVE DATA TABLE				
L.D.	BEARING	DIST.	RAD.	DELTA
L1	S 00°36'03" E	407.38'		
C2	S 13°27'35" W	444.37'	915.37'	28°05'43"
L3	S 27°30'27" W	42.56'		

PLAN PREPARER'S NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED ON MARCH 28, 2019 BY KEYSTONE CONSULTING ENGINEERS, INC. USING A TRIMBLE S5 ROBOTIC TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEINET AND REPRESENTS A RETRACEMENT OF LANDS NOW OR FORMERLY OF FRED J. JANDL A/K/A FREDERICK J. JANDL (DOCUMENT ID: 54772169604).
- LOCATIONS OF AND INFORMATION PERTAINING TO UNDERGROUND UTILITIES CONTAINED HEREIN ARE APPROXIMATE AND WERE INTERPOLATED BASED ON FIELD LOCATIONS OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND UTILITIES NOT EXPOSED ON THE SURFACE BY MARKINGS OR STRUCTURES AT THE TIME OF THE FIELD SURVEY HAVE NOT BEEN DEPICTED HEREIN.
- CONTRACTOR SHALL LOCATE OR CAUSE TO HAVE LOCATED ANY AND ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH PA ACT 121 PRIOR TO ANY EXCAVATION.
- PROPERTY OWNERS' NAMES, DEED REFERENCES, AND TAX PARCEL IDENTIFIER INFORMATION CONTAINED HEREIN ARE BASED ON LEHIGH COUNTY TAX ASSESSMENT RECORDS CURRENT AS OF THE DATE OF THE ABOVE-REFERENCED SURVEY AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- PROPERTY BOUNDARIES DEPICTED HEREIN AND ANNOTATED WITH BEARING ANGLES, DISTANCES, OR CURVE DATA DENOTE BOUNDARIES MEASURED BY THIS SURVEY. PROPERTY BOUNDARIES WITHOUT GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION PURPOSES ONLY.
- HORIZONTAL BEARING ANGLES AND COORDINATES CONTAINED HEREIN ARE BASED ON THE PA SOUTH ZONE STATE PLANE COORDINATE SYSTEM IN US FEET. DISTANCES ANNOTATED HEREIN REPRESENT GROUND MEASUREMENTS (NO GRID SCALE FACTOR HAS BEEN APPLIED).
- SPOT ELEVATIONS AND CONTOUR LINES CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING A TRIMBLE R-8 GPS WITH KEINET AND ARE ACCURATE WITHIN 0.15' OF THE U.S.G.S. NORTH AMERICAN VERTICAL DATUM OF 1988.
- PLAN REFERENCES:
 - "RECORD PLAN OF FAST FOOD MERCHANDISERS-SUBDIVISION", PREPARED BY KEYSTONE CONSULTING ENGINEERS, INC., DATED AUGUST 21, 1991, LAST REVISED OCTOBER 16, 1991, RECORDED IN LEHIGH COUNTY RECORDER OF DEEDS OFFICE IN MAP BOOK VOLUME 8, PAGE 295.
 - "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY, ROUTE NO. 39088 SECTION NO. 1 IN LEHIGH COUNTY FROM STA. 0+11.50 TO STA. 108+23.00, SHEET 10 OF 10", APPROVED AUGUST 3, 1983.
 - "PA TURNPIKE FINAL PLANS, SECTION 36-B", APPROVED: AUGUST 30, 1954
 - "SIEGFRIED-WESCOLOVILLE #1 & #2 LINES SHOWING ELECTRIC LINE RIGHT OF WAY PROPERTY OF FRED J. JANDL (DB-1480, PG 160), DATED JUNE 14, 1993, RECORDED IN LEHIGH COUNTY RECORDER OF DEEDS OFFICE IN MISCELLANEOUS VOLUME 724 PAGE 32.
- EXISTING WETLANDS ON THE SUBJECT PROPERTY DEPICTED HEREIN ARE BASED ON A ROUTINE METHOD WETLAND DELINEATION PERFORMED IN APRIL 2019 BY KEYSTONE CONSULTING ENGINEERS, INC. IN ACCORDANCE WITH THE APRIL 2012, U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: EASTERN MOUNTAINS AND PIEDMONT REGION, VERSION 2.0.

PARKING/LOADING SPACE TABULATION

- OFF-STREET PARKING SPACE REQUIREMENTS**
- INDUSTRIAL (WAREHOUSE) USE**
 (105K S.F. G.F.A., 40 EMP. PER SHIFT, 24 LOADING DOCKS)
 REQUIRED:
 GREATER OF 1 SPACE PER EMPLOYEE ON LARGEST 2 SHIFTS OR 1 SPACE PER 5,000 S.F. WAREHOUSE BUILDING G.F.A. PLUS 1 SPACE PER 250 S.F. OFFICE BUILDING G.F.A.
 1 STANDARD SPACE + 80 EMPLOYEES = 80
 PLUS 1 OVERSIZE SPACE PER 3.5 LOADING DOCKS
 1 OVERSIZE SPACE + 24 LOADING DOCKS / 3.5 = 7
 PLUS 1 TRAILER SPACE PER LOADING DOCK
 1 TRAILER SPACE + 24 LOADING DOCKS = 24
 PLUS 1 LARGE SPACE PER 150 STANDARD SPACES
 1 LARGE SPACE + 86 STD. SPACES / 150 = 0
 PLUS 1 OVERSIZE SPACE PER 300 STANDARD SPACES
 1 OVERSIZE SPACE + 86 STD. SPACES / 300 = 0
TOTAL
 STANDARD SPACES REQ'D: 80; PROPOSED: 86
 LARGE SPACES REQ'D: 0; PROPOSED: 2
 TRAILER SPACES REQ'D: 24; PROPOSED: 24
 OVERSIZE SPACES REQ'D: 7; PROPOSED: 7
 NOTE: MINIMUM PARKING SPACE SIZES: STANDARD 9'x18.5'; LARGE 10'x37'; TRAILER 10'x55'; OVERSIZE 12'x65'
- OFF-STREET LOADING SPACE REQUIREMENTS**
- INDUSTRIAL (WAREHOUSE) USE**
 (105K S.F. G.F.A., 40 EMP. PER SHIFT, 24 LOADING DOCKS)
 REQUIRED:
 1 OVERSIZE SPACE PER 20K S.F. BUILDING G.F.A.
 1 OVERSIZE SPACE + 105K / 20K = 5
TOTAL
 OVERSIZE SPACES REQUIRED: 5; PROPOSED: 31
- NOTE:
 SPACES ALONG TO LOADING DOCKS COUNT TOWARD REQUIRED OVERSIZE LOADING SPACES, BUT NOT TOWARD REQUIRED OVERSIZE PARKING SPACES.



LEGEND

	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	LEGAL R/W LINE
	REQUIRED R/W LINE
	EX. ROADWAY CENTERLINE
	EX. EASEMENT
	ZONING DISTRICT BOUNDARY LINE
	SOIL TYPE BOUNDARY LINE
	EX. EDGE OF PAVEMENT
	EX. CONCRETE MONUMENT
	EX. EV WETLANDS TO BE PRESERVED
	REQUIRED BUILDING SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED IRON PIN
	PROPOSED CONCRETE MONUMENT
	PROPOSED IMPROVEMENT
	PROPOSED UPRIGHT CONC. CURB
	PROPOSED DETENTION/INFILTRATION BASIN AREA
	PROPOSED RECONSTRUCTED WETLANDS
	PROPOSED CHAIN LINK FENCE

NOTE:
 ITALIC TEXT IN PLAN VIEW DENOTES EXISTING FEATURES WHILE UPRIGHT TEXT DENOTES PROPOSED FEATURES.

MUNICIPAL ACKNOWLEDGEMENTS

RECOMMENDED FOR APPROVAL ON _____ BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION

CHAIRMAN'S SIGNATURE _____ SECRETARY'S SIGNATURE _____

APPROVED ON _____ BY THE SOUTH WHITEHALL TOWNSHIP BOARD OF COMMISSIONERS

CHAIRMAN'S SIGNATURE _____ SECRETARY'S SIGNATURE _____

TOWNSHIP ENGINEER _____

L.V.P.C. PLANNING REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

LVPK STAFF PERSON _____ DATE _____

PLAN OF RECORD

RECORDED THIS _____ DAY OF _____ 20____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF LEHIGH, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT: THE BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEYS DEPICTED ON THIS PLAN WERE CONDUCTED UNDER MY SUPERVISION TO THE LOCAL STANDARDS OF CARE; THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED AS OF THE DATE(S) INDICATED IN PLAN PREPARER'S NOTE 1 HEREIN; THE SURVEY REPRESENTS A RETRACEMENT OF LANDS AS DESCRIBED IN THE DEEDS OF RECORD LISTED IN THE SITE DATA TABLE HEREIN; AND THE SURVEY DIMENSIONS ARE CORRECT IN THE FIELD AS INDICATED HEREIN AND SUBSTANTIALLY MEET THE PRECISION STANDARDS OF A "SUBURBAN" SURVEY AS PUBLISHED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992. THIS SURVEY AND PLAN HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND ARE THEREFORE SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER PERTINENT FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

KEYSTONE CONSULTING ENGINEERS, INC. DATE: _____ BY DOUGLAS HARWOK, P.L.S. (AGENT) REGISTRATION NO. SU075503

THIS PLAN IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE, DATE, AND PROFESSIONAL SEAL.

ENGINEER'S CERTIFICATION

I, KEVIN J. HORVATH, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THESE PLANS AND THE ACCOMPANYING APPLICATION AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

KEYSTONE CONSULTING ENGINEERS, INC. DATE: _____ BY KEVIN J. HORVATH, P.E. (AGENT) REGISTRATION NO. PE-060441

THIS PLAN IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE, DATE, AND PROFESSIONAL SEAL.

KEYSTONE CONSULTING ENGINEERS, INC.
 Engineering firm of choice since 1972
 2870 EMERICKBOULEVARD, BETHLEHEM, PA 18020 610-865-4555
 East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville
 www.KCEinc.com



PRELIMINARY/FINAL
RECORD PLAN
LAND DEVELOPMENT
FLEX-WAREHOUSE FACILITY
 4741 CHAPMANS ROAD
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY, PENNSYLVANIA

REVISIONS	BY	DATE
	KJH	9/20/2019

DESIGNED BY: KJH
 DRAWN BY: KJH
 CHECKED BY: KJH
 DATE: AUG. 12, 2019
 SCALE: 1" = 50'
 KCE JOB NO.: CB-17-158
 SHEET: LD2 OF 16

**TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2021-____
(Duly Adopted November 3, 2021)**

**A RESOLUTION AMENDING RESOLUTION NO. 2019-47 TO PERMIT SECURITY
DRAWS/PRESENTATION FURTHER THAN 60 MILES FROM THE TOWNSHIP'S OFFICE FOR
A MAJOR PLAN ENTITLED "4741 CHAPMANS ROAD WAREHOUSE FACILITY 2019"**

WHEREAS, Griffin Industrial Realty, Incorporated, pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application for preliminary/final approval for a land development to construct a warehousing and distribution facility on a 13.472-acre property located at 4741 Chapmans Road, in South Whitehall Township, Lehigh County, Pennsylvania; and,

WHEREAS, this proposal is reflected on plans prepared by Keystone Consulting Engineers entitled "**4741 CHAPMANS ROAD FLEX WAREHOUSE FACILITY 2019**", dated August 12, 2019 and last revised September 20, 2019 and,

WHEREAS, the Board of Commissioners previously granted conditional preliminary/final approval to the plan entitled "**4741 CHAPMANS ROAD FLEX WAREHOUSE FACILITY 2019**" on October 16, 2019, pursuant to Resolution 2019-47; and

WHEREAS, Resolution 2019-47 required that security shall be available for draws/presentation no further than 60 miles from the Township's office; and,

WHEREAS, the Applicant has requested that the Township accept as security a Letter of Credit from J.P. Morgan Chase Bank, N.A. to be honored for draws by mail presentation at JPMorgan Chase Bank, N.A., 10420 Highland Manor Drive, 4th Floor, Tampa, Florida 33610.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of South Whitehall hereby extends the conditional preliminary/final approval to the land development plan entitled "**4741 CHAPMANS ROAD WAREHOUSE FACILITY 2019**," subject to the Applicant's compliance with the following conditions and amendments to Resolution 2019-47:

1. The condition of approval stated in Section 1 of Resolution 2019-47 requiring Applicant to post security which shall be available for draws/presentation no further than 60 miles from the Township's office is amended to permit the Applicant to post as security a Letter of Credit from JPMorgan Chase Bank, N.A. to be honored for draws by mail presentation at JPMorgan Chase Bank, N.A., 10420 Highland Manor Drive, 4th Floor, Tampa, Florida 33610 subject to the following conditions:

- (a) Draw demands made by the Township shall be valid and honored by said Bank so long as the Township has attempted presentation by mail. Draw demands shall not be considered invalid in the event that the mail is not received by JPMorgan Chase Bank, N.A. for any reason, including but not limited to a change in the mailing address set forth herein.
 - (b) The Township, in its sole discretion and at the sole cost of the Applicant, shall have the right to send a representative to JPMorgan Chase Bank, N.A., 10420 Highland Manor Drive, 4th Floor, Tampa, Florida 33610, to draw on the security in the event that in-person presentation is permitted at any point in the future. Applicant shall reimburse the Township for all costs, including but not limited to fee(s) or personnel expenses to the Township for the time of the representative to conduct the in-person presentation, plane fare, hotel, and meals, and Township shall have the right to use the security for such costs. In the discretion of the Township, said costs and estimated future costs may be included as part of the amount drawn on the security.
2. With the foregoing amendment, all other conditions of approval stated in Resolution No. 2019-47, which conditions have been affirmatively accepted by the Applicant, and those waivers and deferrals granted by the Board of Commissioners that are stated in said Resolution, remain valid and in effect.

The conditions of approval have been made known to the Applicant, and final approval is to be deemed expressly contingent upon the Applicant’s affirmative written acceptance of the conditions on a form prescribed by South Whitehall Township on or before 7:00 p.m., Wednesday November 3, 2021.

DULY ADOPTED this **3rd** day of **NOVEMBER, 2021**, by a majority of the Board of Commissioners of the Township of South Whitehall, Lehigh County, Pennsylvania, at a duly advertised meeting of the Board of Commissioners at which a quorum was present. As part of this Resolution, the Board of Commissioners has directed that the President, or Vice President in the absence of the President, execute this Resolution on behalf of the Board.

**TOWNSHIP OF SOUTH WHITEHALL
BOARD OF COMMISSIONERS**

By: _____
Christina Tori Morgan, President

ATTEST:

Scott Boehret, Secretary

EXHIBIT "A"

**TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2019-____
(Duly Adopted October 16, 2019)**

**A RESOLUTION GRANTING PRELIMINARY/FINAL APPROVAL
TO A MAJOR PLAN ENTITLED
"4741 CHAPMANS ROAD FLEX WAREHOUSE FACILITY 2019"**

WHEREAS, Griffin Industrial Realty, Incorporated, pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application for preliminary/final approval for a land development to construct a flex warehouse facility on a 13.6+/- acre property located at 4741 Chapmans Road, in South Whitehall Township, Lehigh County, Pennsylvania; and,

WHEREAS, this proposal is reflected on plans prepared by Keystone Consulting Engineers entitled "**4741 CHAPMANS ROAD FLEX WAREHOUSE FACILITY 2019**", dated August 12, 2019 and last revised September 20, 2019 and,

WHEREAS, the South Whitehall Township Planning Commission has reviewed the aforesaid plan on September 19, 2019, and having found it to be in substantial compliance with the Subdivision and Land Development Regulations, has recommended that preliminary/final approval be granted, and,

WHEREAS, the applicant has requested that the requirement of Section 312-40(c)(1) of the Subdivision and Land Development Ordinance to plant street trees at uniform intervals between 30 and 40 feet to be located within the right-of-way of public street right-of-way or street tree easements, be deferred to the extent that they are planted in an street tree easement outside of the right-of-way of Chapmans Road, and the Planning Commission and Landscape and Shade Tree Commission are persuaded that the deferral would be appropriate due to the safety considerations of maintaining a maximum sight line along Chapmans Road; and,

WHEREAS, the applicant has requested that the requirement of Section 296-12(i)(4)(D) requiring that stormwater infiltration BMPs not be placed within fifty feet of a special geologic feature (as defined within Appendix G) be waived, and, with the concurrence of the Township Geotechnical Consultant, the Planning Commission is persuaded that the waiver is appropriate.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of South Whitehall hereby grants preliminary/final approval to the major plan entitled "**FLEX-WAREHOUSE FACILITY 4741 CHAPMANS ROAD**", subject to the applicant's compliance with the following conditions:

1. That subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township be executed, that sufficient security in a form acceptable to the Township be posted, such security shall be available for draws/presentation *no further than 60 miles from the Township's office*, and evidence of necessary insurance coverage be provided to the plan being recorded.
2. That the applicant address to the satisfaction of the Township Engineer, the comments of the Township Engineer, as contained in his review dated October 10, 2019.
3. That the applicant address to the satisfaction of the Township Water & Sewer Engineer, the comments of the Township Water & Sewer Engineer, as contained in his review dated September 9, 2019.
4. That the applicant address to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated October 9, 2019.
5. That the applicant address to the satisfaction of the Township Lighting Consultant, the comments of the Township Lighting Consultant, as contained in his forthcoming review.
6. That the applicant address to the satisfaction of the Community Development Department, the comments of the Department, as contained in its review dated October 10, 2019.
7. That the applicant obtains a review from the Lehigh Valley Planning Commission prior to the plan being presented to the South Whitehall Township Board of Commissioners.
8. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection and/or the Lehigh County Conservation District approving the NPDES Permit application pursuant to Section 312-39(e) of the Subdivision and Land Development Ordinance.
9. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module or an exemption thereto.
10. That the applicant obtains highway occupancy permit(s) from the Pennsylvania Department of Transportation for the road and utility work within the right-of-way of Chapmans Road.
11. If deemed to be necessary, the applicant shall obtain the necessary permits and plan approvals from PennDOT and implements Chapmans Road improvements from the site to PA Route 309 to accommodate truck traffic.
12. That the applicant contributes fees in lieu of parkland dedication, in the amount of \$62,250.00 in order to meet the parkland and open space requirements of the Subdivision and Land Development Ordinance.
13. That the applicant complies with the September 5, 2019 recommendation of the Landscape and Shade Tree Commission.

14. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned.
15. That the Applicant shall dedicate additional right-of-way for Chapmans Road to achieve an ultimate right-of-way for an arterial road. The dedication of road right-of-way shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the right-of-way is free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
16. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
17. That the Applicant shall agree, upon satisfactory completion of all storm sewer, water, and sanitary sewer facilities shown on the plan as intended for dedication to the Township, to execute formal Bills of Sale for said facilities, so as to convey said facilities to the Township for nominal consideration.
18. The Applicant shall pay for all costs to disconnect the private well and septic systems as well as the connection of the water and sewer lines from the main to the residential dwellings located at 1720 Hausman Road (PIN 547733702114 1), 1734 Hausman Road (PIN 547733604659 1), 4770 Chapmans Road (PIN 547732106438 1), and 4788 Chapmans Road (PIN 547731182367 1). In the event any property owner does not wish to connect to the public water and sewer systems, the property owner shall be solely responsible for paying the fees assessed by the Township for electing not to connect pursuant to Township regulations. The maintenance period for the installation of these water and sewer lines shall coincide with the maintenance periods for the overall project.
19. That a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities prepared by the Township Solicitor be executed for the maintenance of the on-site stormwater management facilities.
20. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.

21. The applicant shall meet all conditions of the Preliminary/Final Plan approval, and the Record Plan will be recorded within twelve (12) months of Conditional Preliminary/Final Plan approval, and the applicant agrees that if such conditions are not met, the conditional Preliminary/Final Plan approval will be considered void, and the application for Preliminary/Final Plan approval will be considered void and withdrawn unless otherwise approved by the South Whitehall Township Board of Commissioners or the Township Manager, who is expressly empowered to extend the deadline to satisfy the conditions of this resolution.

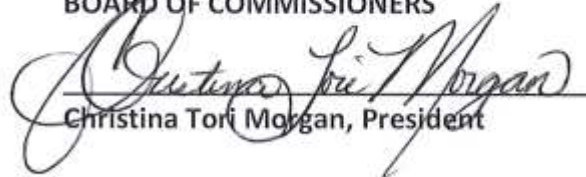
The requirement of Section 296-12(i)(4)(D) requiring that stormwater infiltration BMPs not be placed within fifty feet of a special geologic feature (as defined within Appendix G) is hereby waived.

The requirement of Section 312-40(c)(1) of the Subdivision and Land Development Ordinance to plant street trees at uniform intervals between 30 and 40 feet to be located within the right-of-way of public street right-of-way or street tree easements is hereby deferred to the extent that they are planted within a street tree easement provided by the developer outside of the right-of-way of Chapmans Road.

The conditions of approval have been made known to the applicant, and final approval is to be deemed expressly contingent upon the applicant's affirmative written acceptance of the conditions on a form prescribed by South Whitehall Township on or before 4:00 p.m., November 5, 2019. If an unconditional acceptance of the conditions is not received in writing by that date, the application for approval shall be deemed denied based upon applicant's failure to fulfill the said conditions or agree thereto.

DULY ADOPTED this 16th day of **October, 2019**, by the Board of Commissioners of the Township of South Whitehall, Lehigh County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF SOUTH WHITEHALL
BOARD OF COMMISSIONERS


Christina Tori Morgan, President

ATTEST:


Stephen D. Carr, Secretary

EXHIBIT "B"

**ACCEPTANCE OF CONDITIONS
TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

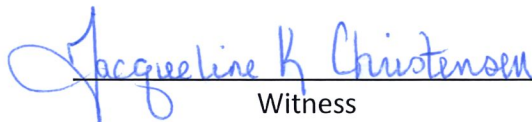
**RESOLUTION NO. 2021-____
(Duly Adopted November 3, 2021)**

**A RESOLUTION AMENDING RESOLUTION NO. 2019-47 TO PERMIT SECURITY
DRAWS/PRESENTATION FURTHER THAN 60 MILES FROM THE TOWNSHIP'S OFFICE FOR
A MAJOR PLAN ENTITLED "4741 CHAPMANS ROAD WAREHOUSE FACILITY 2019"**

The undersigned, being the applicant of the land shown on the plan entitled "**4741 CHAPMANS ROAD FLEX WAREHOUSE FACILITY 2019**" prepared by Keystone Consulting Engineers, dated August 12, 2019 and last revised September 20, 2019, Township Major Plan File #2019-105, for the further development of a 13.6+/- acre property located at 4741 Chapmans Road, in South Whitehall Township, Lehigh County, Pennsylvania, intending to be legally bound hereby, does affirmatively accept all of the conditions set forth in the Resolution amending Resolution No. 2019-47 to permit security draws/presentation further than 60 miles from the Township's office to the Major Plan entitled "**4741 CHAPMANS ROAD FLEX WAREHOUSE FACILITY 2019**" and does waive any and all rights which the applicant would otherwise possess to contest the imposition of said conditions, both at law or in equity. Further, the applicant hereby certifies that as of the date of the Resolution, the applicant does not dispute (as outlined by the Pennsylvania Municipalities Planning Code, including but not limited to §§ 10503(1) and 10510(g)) any professional consultant fee for which it has received an invoice from the Township through the date hereof.

WITNESS/ATTEST:

APPLICANT: Riverbend South Whitehall
Properties I, LLC



Witness



Applicant



Printed Name



Printed Name

Date: 11/1/21

Prepared By: Broughal & Devito, L.L.P.
38 W. Market Street
Bethlehem, PA 18018
(610) 865-3664

Return To: Gregg Adams
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104
(610) 398-0401

Tax Parcel ID: 547721696044-1

AMENDMENT TO SECURITY AGREEMENT

(4741 CHAPMANS ROAD FLEX WAREHOUSE FACILITY)

THIS AMENDMENT, dated as of the _____ day of _____, 2021, by and between the **TOWNSHIP OF SOUTH WHITEHALL**, a municipal corporation and Township of the First Class located at 4444 Walbert Avenue, Allentown, Pennsylvania, 18104-1699, (hereinafter referred to as “Township”), and **RIVERBEND SOUTH WHITEHALL PROPERTIES I, LLC**, a Pennsylvania limited liability company, with an address of 204 West Newberry Road, Bloomfield, Connecticut 06002 (hereinafter referred to as “Developer”).

WITNESSETH:

WHEREAS, Developer is the owner of land situate in the Township of South Whitehall, County of Lehigh, and Commonwealth of Pennsylvania located at 4741 Chapmans Road, South Whitehall Township, Lehigh County, Pennsylvania 18104, and known as Lehigh County PIN Number 547721696044-1 (“**Subject Premises**”); and

WHEREAS, Developer proposes at this time to construct a warehousing and distribution facility on the Subject Premises, as depicted on the “4741 Chapmans Road Flex Warehouse Facility 2019”, prepared by Keystone Consulting Engineers, dated August 12, 2019, as revised (hereinafter referred to as the “**Subdivision Plan**”); and

WHEREAS, Developer, by virtue of a Subdivision Improvements Agreement entered into with Township on June 9, 2021 (hereinafter referred to as “Subdivision Improvements Agreement”), a copy of which is on file in the Township Municipal Building and incorporated herein by reference, has agreed, inter alia, to install certain “Required Subdivision Improvements” (also occasionally referred to as the “Improvements”) as described in the Subdivision Improvements Agreement; and

WHEREAS, Developer, by virtue of a Security Agreement entered into with Township on June 9, 2021 (hereinafter referred to as “Security Agreement”), a copy of which is on file in the Township Municipal Building and incorporated herein by reference, provided Security in the amount of Two Million Three Hundred Thirty-Seven Thousand Six Hundred Forty-One and 11/100 Dollars (\$2,337,641.11) (hereinafter referred to as “Security”); and

WHEREAS, Township agreed that Developer was permitted to proceed with the development of the aforesaid Subdivision providing it shall deliver to the Township cash or other security permitted by the MPC satisfactory to the Township in the amount of the Security, adjusted as herein provided, to ensure the construction of the Required Subdivision Improvements and to assure payment of related costs and charges referred to in the Subdivision Improvements Agreement, as enumerated in cost estimate attached to the Security Agreement, said Security to remain binding on the obligor for a period of forty-two (42) months after the delivery thereof, or eighteen (18) months after the acceptance of Improvements, whichever first occurs; said other Security to be in a form satisfactory to Township, and its Solicitor and delivered pursuant to the terms thereof; and

WHEREAS, Webster Bank, a banking corporation, (the “Security Agent”), provided acceptable Security in the form of an irrevocable standby letter of credit, subject to the rights, duties and obligations as set forth in the Security Agreement; and

WHEREAS, Developer has requested that the Township accept substitute Security in the form of an irrevocable standby letter of credit from JPMorgan Chase Bank, N.A. in the amount of Two Million Three Hundred Thirty-Seven Thousand Six Hundred Forty-One and 11/100 Dollars (\$2,337,641.11); and

WHEREAS, Township and Developer have agreed and do enter into this Amendment whereby the Security Agreement shall be amended to reflect the new Security Agent; and

NOW, THEREFORE, in consideration of the promises herein set forth, and expressly intending to be bound hereby, it is agreed by and among the parties as follows:

1. The aforementioned recitals are incorporated by reference as if fully set forth herein at length.
2. JPMorgan Chase Bank, N.A. is hereby named the Security Agent subject to the provisions of the Security Agreement.
3. Paragraph 2(i) of the Security Agreement is hereby deleted and replaced as follows:

“2(i) Developer agrees that the Township the Township is entitled to pay from the funds secured by the Security any bills for engineering and attorneys’ fees, providing the same are accompanied by a letter or invoice from the Township indicating that the bill is for services rendered on this development, and any bills for fees or personnel expenses incurred by the Township, including but not limited to plane fare, hotel, and meals, in the event that presentment of

a draw demand is made in-person at the Security Agent's office located at 10420 Highland Manor Drive, 4th Floor, Tampa, Florida 33610. The terms of payment therefrom shall be as follows:

(i) If a Township letter or invoice providing notice that sums are due, owing and payable shall have remained outstanding without payment for a period of forty-five (45) calendar days after the date of mailing thereof, the Township shall pay said sums from the Security posted by the Developer as set forth in this Agreement, and shall assess against the Security a Twenty Dollar (\$20.00) service charge for each sight draft so issued by the Township plus any administrative or other charges assessed by Security Agent and other institutions in connection therewith.

(ii) In addition, all sums not paid by Developer thirty (30) days after the original invoice date set forth on any invoice remitted to Developer for costs and charges due, owing and payable shall bear a compound interest charge of fifteen percent (15%) per annum on past due balances.

(iii) Developer expressly understands that the legal and engineering cost estimate set forth on **Exhibit "A"** attached to the Security Agreement is an estimate only. Accordingly, Developer agrees and hereby consents to the use by the Township of any Security held by the Township to pay such invoices as they become due and payable in accordance with the terms of this Agreement, if the Developer's escrow account is insufficient to cover those invoices and the Developer has failed to replenish the escrow account despite receiving notice from the Township to do so.

(iv) Developer shall, within thirty (30) days from the date that the Township has withdrawn funds from any Security account to pay invoices tendered by the Township, replenish such account by the full amount so withdrawn. In the event that Developer disputes the amount of any professional consultant fees, the Developer shall no later than thirty (30) days after the date of transmittal of the invoice to the Developer, notify the Township, and the Township's professional consultant, as applicable, that such fees are disputed. Developer's failure to timely notify the Township and the Township's professional consultant within thirty (30) days shall be a waiver of the Developer's right to dispute said fee and pursue arbitration in accordance with applicable law, including but not limited to Section 503(i) and 510(g) of the Municipalities Planning Code. 53 P.S. §10503(i) & 10510(g). Developer hereby expressly waives any requirement of the Municipalities Planning Code, or any other applicable law, ordinance, or regulation that allows the Developer a length of time in excess of thirty (30) days to notify the Township and the Township's professional consultant of a disputed fee in order to preserve its right to arbitration of a disputed fee. Developer's submission of a signed Improvements Security Release Certification shall also be deemed to be Developer's certification, acknowledgment and agreement that, as of the date the Improvements Security Release Certification is submitted, the Developer does not dispute (as defined in the MPC, including but not limited to §§10503(i) and 10510 (g)) any professional consultant and/or inspection for which it has received an invoice from the Township through the date of Developer's submission thereof."

4. The parties hereby acknowledge and agree that except for the terms and conditions of this Amendment, all other terms and conditions of the Agreement consistent herewith shall remain in full force and effect and shall be binding on Developer.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be properly executed the day and year first above written.

**SOUTH WHITEHALL TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____
Christina Tori Morgan, President

Attest:

Scott Boehret, Secretary

DEVELOPER:

**RIVERBEND SOUTH WHITEHALL
PROPERTIES I, LLC,**
A Pennsylvania limited liability company

By: _____
Print Name: _____
Title: _____

COMMONWEALTH OF PENNSYLVANIA)
) ss.:
 COUNTY OF LEHIGH)

On this ____ day of _____, 2021, before me, a notary public, the undersigned officer, personally appeared Christina Tori Morgan, who acknowledged herself to be President of SOUTH WHITEHALL TOWNSHIP BOARD OF COMMISSIONERS, a municipal corporation, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

 Notary Public

STATE OF _____)
) ss.:
COUNTY OF _____)

On this ____ day of _____, 2021, before me, the undersigned officer, personally appeared _____, and acknowledged himself/herself to be _____ of Riverbend South Whitehall Properties I, LLC, and as such _____ was authorized to execute the foregoing instrument of behalf of Riverbend South Whitehall Properties I, LLC, for the purposes therein contained, and desired the same might be recorded as such according to law.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My commission expires:



**MEMORANDUM FOR
AGENDA ITEMS**

TO:	Board of Commissioners
FROM:	Gregg Adams, Planner
DATE:	October 27, 2021
SUBJECT:	A Resolution Granting Preliminary Approval To A Major Plan Entitled "Ridge Farm"
COPY TO:	Board Of Commissioners, D. Manhardt, L. Harrier, J. Zator, Esq, A. Tallarida, S. Pidcock, Applicant, Sub. File 2017-101

• **Background Information:**

An application to develop the properties located at Huckleberry Road PIN 548746422139 (111.1787 acres zoned TND Residential Cluster Overlay), Huckleberry Road PIN 548767544734 (4.7220 acres zoned TND Residential Cluster Overlay), 2523 Huckleberry Road PIN 548767273685 (1.5152 acres zoned TND Residential Cluster Overlay), 2582 Huckleberry Road PIN 548757625489 (12.1020 acres zoned TND Residential Cluster Overlay), 1802 North Cedar Crest Boulevard (31.9644 acres zoned R-4 and TND Residential Cluster Overlay), Huckleberry Road PIN 548727343134 (15.9785 acres zoned RR-2), Cedar Crest Boulevard PIN 548726571146 (13.6657 acres zoned RR), Huckleberry Road PIN 548727303984 (0.4063 acres zoned RR), Cedar Crest Boulevard PIN 548726323076 (6.6854 acres zoned R-2), 1926 Cedar Crest Boulevard (2.2555 acres zoned R-2) and 1928 Cedar Crest Boulevard (0.3138 acres zoned R-2). The plan proposes a TND Residential Cluster development on approximately 138.34 acres consisting of 68 single dwelling units, 88 age-restricted single dwelling units, 74 two-unit dwelling units, 82 age-restricted two-unit dwelling units, and a clubhouse; 308 apartment units in eleven 28-unit apartment buildings, five condominium apartment buildings containing 60 apartment units, two three-story and two four-story mixed-use buildings containing 27,200 square feet of commercial and restaurant space on the first floor and 100 apartments above, two one-story 5,000 square-foot commercial restaurant buildings, one 30,000 square-foot medical office, and a community clubhouse; stormwater management facilities and approximately 24.947 acres of open space and 13.229 acres is active open space. The plan also proposes 64 two-unit dwelling units in the R-4 portion, 9 single dwelling units in the R-2 portion, 9 single dwelling units in the RR portion and 8 single dwelling units in the RR-2 portion. All lots proposed are to be served by public water and sewer. Kay Walbert LLC is the equitable owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their October 21, 2021 meeting, the Planning Commission recommended approval of Ridge Farm Preliminary Plan 2017-101, subject to 35 conditions. The applicant has addressed one of those conditions to date.

At their September 16, 2021 meeting, the Planning Commission reviewed and took under advisement Ridge Farm Preliminary Plan 2017-101.

At their June 17, 2021 meeting, the Planning Commission reviewed and took under advisement Ridge Farm Preliminary Plan 2017-101. They also made a recommendation upon a modification of a previously-approved SALDO waiver request.

At their February 23, 2021 meeting, the Planning Commission reviewed and took under advisement Ridge Farm Preliminary Plan 2017-101.

On January 13, 2021, the applicant withdrew the two remaining SALDO waiver requests.

At their October 7 and 21, 2020 meetings, the Board of Commissioners ruled on all but two of the applicant's requested SALDO waiver and deferral requests.

At their September 30, August 24, July 16 and May 21, 2020 meetings, the Planning Commission reviewed and took under advisement Ridge Farm Preliminary Plan 2017-101.

The Board of Commissioners, on November 20, 2019, approved Conditional Use 2017-601 Ridge Farm subject to the applicant complying with the following conditions:

1. That the applicant address to the satisfaction of the Township Engineer, the comments of the Township Engineer, as contained in his review letters dated July 31, 2019 and September 13, 2019.
2. That the applicant address to the satisfaction of the Township TND Design Consultant, the comments of Mr. Tom Comitta, as contained in his review letter dated July 11, 2019.
3. That the applicant address to the satisfaction of the Zoning Officer, the comments of Miss Laura Harrier, as contained in her review letter dated October 25, 2019, 2019.
4. That the applicant address to the satisfaction of PENNDOT, the preparation of a complete Traffic Impact Study consistent with the plan submitted and supporting the traffic conclusions presented by the developer's engineer, and the design, permitting, and construction of the improvements identified in the July 25, 2019 email from Rob Hoffman to Brian Boyer and of which Brian Boyer emailed his concurrence on July 31, 2019.
5. That the applicant design and construct the course of travel within the "Mobility Easement" to be an emergency access route between the residential area and the commercial village, with appropriate access control measures at either terminus, the design of which shall be reviewed and approved by the Township. Should a pedestrian and/or bicycle trail be put in place within the "Mobility Easement", rest areas for elderly or handicapped individuals along the easement shall be included, the design and construction of which shall be reviewed and approved by the Township. Further, the "Mobility Easement" shall be of sufficient size to allow a dedication of the "Mobility Easement" as a Township street of similar specifications as the one depicted on the Ridge Farm Sketch Plan last revised November 26, 2018, should the Township desire such a dedication in the future.

The Planning Commission reviewed the application at the following meetings: May 18, 2017; February 15, 2018; September 11, 2018; October 16, 2018; September 16, 2019; and October 30, 2019.

On August 6, 2014, the Board of Commissioners, through Ordinance 985, readopted the South Whitehall Township Zoning Ordinance and Map, which included new regulations for Traditional Neighborhood Development and designated a number of overlay districts within the Township for such developments. The tract includes a TND Residential Cluster Overlay District.

REVIEWING AGENCIES COMMENTS:

- A. **Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated October 15, 2021. Mr. Tallarida is recommending engineering approval at this time. His comments pertain to plan detail, deed restrictions, phasing plan issues, blanket easement acceptability, clarification of road improvements, Guth Road layout, Buchman Street access, retaining wall issues, stormwater management, traffic, and outside agency approvals and policy.
- B. **Township Water & Sewer Engineer** – Comments from the Township Water & Sewer Engineer are contained in Mr. Jason Newhard’s Review dated August 11, 2021. His comments pertain to plan detail, missing plan sheets, and sewage planning module approval.
- C. **Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated October 19, 2021. His comments pertain to infiltration rate justification, infiltration testing to be completed, retaining wall details to be submitted, rain garden subsurface investigation, infiltration test detail, carbonate area runoff volume compliance, recharge basin delineation, basin infiltration period requirement compliance, underground infiltration bed setback, and rain garden setback.
- D. **Township Lighting Consultant** – The comments of the Lighting Consultant are contained in Mr. Robert Malehorn’s reviews dated April 13, 2020. His comments pertain to driveway lighting and TND internal street lighting.
- E. **Public Works Department** – The comments from the Public Works Department are contained in Public Works Superintendent Herb Bender’s review dated October 12, 2021. He defers comments to the Township Water and Sewer Engineer.
- F. **Lehigh Valley Planning Commission** – The land development comments from the Lehigh Valley Planning Commission are contained in Ms. Jillian Seitz’s review dated August 7, 2020. Her comments pertain to the development’s impact on nearby rural properties, equitable housing options, transportation impacts, roadway and safety improvements, multimodal accessibility, open space and sustainability, and stormwater management. The stormwater management comments from the Lehigh Valley Planning Commission are contained in Mr. Geoffrey Reese’s review dated August 20, 2021. He reports that the drainage plan is inconsistent with the Act 167 requirements.
- G. **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- H. **Pennsylvania Department of Transportation** – PennDOT is currently reviewing the applicant’s Highway Occupancy Permit plans.
- I. **Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for wetland disturbance, NPDES Permits, and Sewage Facilities Planning Module Exemption.
- J. **Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission reviewed the plan at its September 27, 2021 meeting. The Landscape and Shade Tree Commission noted that all prior comments have been addressed satisfactorily and the plan is acceptable.
- K. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its October 4, 2021 meeting and requested that future changes to the plan be delineated in a recognizable fashion so as to ease plan review.

- L. **Parks and Recreation Board** –The Parks and Recreation Board reviewed the plan at its June 14, 2021 meeting and determined the following:
1. That the Parks and Recreation Board is open to acquiring the Jeras Barn for Township use and is interested in touring the barn in the near future to determine uses suitable to the structure.
 2. That a trail connection from the pedestrian circulation system proposed for the development to Guth Road be shown on the plan for Township review and approval.
 3. That the Parks and Recreation Board expressed a preference that the commercial village open space be available for Township recreation programs, and that the Homeowners’ Association documents regarding the commercial village open space be reviewed and approved by the Township.
 4. That the developer is “on the right track” with regard to the open space and recreation design and that the Parks and Recreation Board requests that future plans return to the Board for their review.

● **Action Requested:**

The applicant requests approval of the Resolution Granting Preliminary Approval to a Major Plan Entitled “Ridge Farm.”

Staff has no objections to this request. The deadline for Board action is November 4, 2021. If the Board decides to table the decision, the applicant must waive the MPC-mandated time limitation to review the plan.

● **Budget Line Item (if applicable):**

Not applicable.

● **Attachments:**

1. Resolution (page 5)
2. Site Plan (page 16)
3. Township Engineer Review dated October 15, 2021 (page 30)
4. Township Water and Sewer Engineer Review dated August 11, 2021 (page 42)
5. Township Water and Sewer Engineer “Will Serve” Letters dated April 1, 2021 (page 45)
6. Township Geotechnical Consultant Reviews dated October 19, 2021 (page 47)
7. Township Lighting Consultant Review dated April 13, 2020 (page 72)
8. Township TND Consultant Review dated June 23, 2020 (page 74)
9. Public Works Department Review dated October 12, 2021 (page 81)
10. Community Development Department Review dated October 18, 2021 (page 82)
11. Zoning Officer Review dated October 18, 2021 (page 86)
12. Public Safety Commission Review dated October 5, 2021 (page 87)
13. Parks and Recreation Board Review dated August 13, 2021 (page 88)
14. Landscape and Shade Tree Commission Review dated September 27, 2021 (page 89)
15. LVPC Reviews dated August 7, 2020 and August 20, 2021 (page 90)
16. LANTA Review dated August 13, 2021 (page 102)
17. Applicant’s Correspondence:
 - A. Current Waiver from the Time Limitation to Review the Plan (page 103)
 - B. Project Narrative (page 104)
 - C. City of Allentown Recommendation regarding Reservoir Property Access (page 116)

**TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2021-____
(Duly Adopted November 3, 2021)**

**A RESOLUTION GRANTING PRELIMINARY APPROVAL
TO A MAJOR PLAN ENTITLED "RIDGE FARM"**

WHEREAS, Kay Walbert LLC, pursuant to Article 3 of the South Whitehall Township Subdivision and Land Development Ordinance, submitted an application for preliminary approval to develop the properties located at Huckleberry Road PIN 548746422139 (111.1787 acres zoned TND Residential Cluster Overlay), Huckleberry Road PIN 548767544734 (4.7220 acres zoned TND Residential Cluster Overlay), 2523 Huckleberry Road PIN 548767273685 (1.5152 acres zoned TND Residential Cluster Overlay), 2582 Huckleberry Road PIN 548757625489 (12.1020 acres zoned TND Residential Cluster Overlay), 1802 North Cedar Crest Boulevard (31.9644 acres zoned R-4 and TND Residential Cluster Overlay), Huckleberry Road PIN 548727343134 (15.9785 acres zoned RR-2), Cedar Crest Boulevard PIN 548726571146 (13.6657 acres zoned RR), Huckleberry Road PIN 548727303984 (0.4063 acres zoned RR), Cedar Crest Boulevard PIN 548726323076 (6.6854 acres zoned R-2), 1926 Cedar Crest Boulevard (2.2555 acres zoned R-2) and 1928 Cedar Crest Boulevard (0.3138 acres zoned R-2), in South Whitehall Township, Lehigh County, Pennsylvania; and,

WHEREAS, this proposal is reflected on plans prepared by Langan Engineering, entitled "**RIDGE FARM**", dated October 6, 2020 and last revised September 23, 2021; and,

WHEREAS, all sections of the Subdivision and Land Development Ordinance cited herein refer to sections of the Subdivision and Land Development Ordinance that were last amended effective April 1, 2019, and are applicable to this plan based on the submission of the initial application on March 16, 2020; and

WHEREAS, the South Whitehall Township Planning Commission has reviewed the aforesaid plan on October 21, 2021, and having found it to be in substantial compliance with the Subdivision and Land Development Ordinance, has recommended that preliminary approval be granted,

WHEREAS, after receiving the recommendations of the Planning Commission, the South Whitehall Township Board of Commissioners reviewed and made determinations regarding the Applicant's waiver and deferral requests at their October 21 and November 4, 2020 meetings.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of South Whitehall hereby grants preliminary approval to the major plan entitled "**RIDGE FARM**", subject to the applicant's compliance with the following conditions:

1. That the Applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor, be executed, that sufficient security in a form acceptable to the Township be posted, such security shall be available for draws/presentation no further than 60 miles from the Township's office, and evidence of necessary insurance coverage shall be provided prior to the plan being recorded.
2. That the Applicant addresses to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated October 15, 2021.
3. That the Applicant addresses to the satisfaction of the Township Water & Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated August 11, 2021.
4. That the Applicant addresses to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated October 19, 2021.
5. That the Applicant addresses to the satisfaction of the Township TND Consultant, the comments of Mr. Thomas Comitta, as contained in his review dated June 23, 2020.
6. That the Applicant addresses to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated October 18, 2021.
7. That the Applicant obtains a letter from the Lehigh Valley Planning Commission approving the stormwater management plan.
8. That the Applicant obtains a letter from the Pennsylvania Department of Environmental Protection and/or the Lehigh County Conservation District approving the NPDES Permit application pursuant to Section 312-39(e) of the Subdivision and Land Development Ordinance.
9. That the Applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module.
10. That the Applicant obtains highway occupancy permit(s) from the Pennsylvania Department of Transportation for the road and utility work within the right-of-way of Cedar Crest Boulevard.
11. That the Applicant obtains highway occupancy permit(s) from the Pennsylvania Department of Transportation for the road and utility work within the right-of-way of Walbert Avenue.
12. That the Applicant complies with the August 13, 2021 recommendation of the Parks and Recreation Board. Further, the Applicant shall obtain a final recommendation from the Parks and Recreation Board for each Phase or sub-Phase prior to the Final approval of each Phase or sub-Phase.

13. That the Applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned.
14. That the Applicant shall dedicate Ridge Lane to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
15. That the Applicant shall dedicate Road I between the intersection with Ridge Lane and the intersection with Huckleberry Road to the Township. The dedication of road rights-of-way shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
16. That the Applicant shall dedicate additional right-of-way along the frontage of Huckleberry Road at a width acceptable to the Township. The dedication of road rights-of-way shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
17. That the Applicant shall dedicate additional right-of-way along the frontage of Guth Road at a width acceptable to the Township. The dedication of road rights-of-way shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.

18. That the Applicant shall dedicate additional right-of-way along the frontage of Focht Avenue at a width acceptable to the Township. The dedication of road rights-of-way shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
19. That the Applicant shall dedicate additional right-of-way along the frontage of Buchman Street at a width acceptable to the Township. The dedication of road rights-of-way shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
20. That the Applicant shall dedicate additional right-of-way along the frontage of Cedar Crest Boulevard at a width acceptable to the Township. The dedication of road rights-of-way shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
21. That the Applicant shall dedicate additional right-of-way along the frontage of Walbert Avenue at a width acceptable to the Township. The dedication of road rights-of-way shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and shall be provided to the Township, with an Opinion of Record Title prepared by Applicant's counsel, that indicates the rights-of-way are free and clear of liens and encumbrances that would adversely affect the Township's use of such right-of-way. Completed roads will be accepted upon fulfillment by Applicant of duties and responsibilities set forth in the agreement pursuant to Section 312-31 of the Subdivision and Land Development Ordinance.
22. That the applicant shall dedicate a blanket easement for municipal stormwater inspection and maintenance to the Township. The dedication shall occur prior to

the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and cites the deed book volume and page reference.

23. That the Applicant shall agree, upon satisfactory completion of all storm sewer, water, and sanitary sewer facilities shown on the plan as intended for dedication to the Township, to execute formal Bills of Sale for said facilities, so as to convey said facilities to the Township for nominal consideration.
24. That the applicant will be responsible for making necessary arrangements with the municipality and the public service company involved for street lights as approved by the Board of Commissioners and shall further be responsible for providing utility easements for lighting standards and fixtures, in accordance with Section 312-41(a)(1)(A) of the Subdivision and Land Development Ordinance.
25. That the bike/pedestrian paths along Walbert Avenue and Cedar Crest Boulevard located on private property be placed within a bike/pedestrian easement that ensures public access, places the maintenance responsibilities on the property owner or Homeowner's Association, and guarantees the Township the right, but not obligation, to maintain the path at the expense of the property owner or Homeowner's Association.
26. That the street trees along Walbert Avenue and Cedar Crest Boulevard located on private property be placed within a bike/pedestrian easement that places the maintenance responsibilities on the property owner or Homeowner's Association and guarantees the Township the right, but not obligation, to maintain the trees at the expense of the property owner or Homeowner's Association. In addition, the ordinance and/or plan approval obligation for maintaining and replacing street trees also shall apply to the trees being placed within the bike/pedestrian easement.
27. That a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities prepared by the Township Solicitor be executed for the maintenance of the on-site stormwater management facilities.
28. That the Applicant address to the satisfaction of Township CD Director, Township Engineer and Township Solicitor that all rights deemed necessary by them for road access, road connections and rights of way indicated on the plans in the area of Buchman Street and Dawes Street have been obtained by Developer, and that opinions of record title, where deemed advisable by the Township Solicitor or Engineer, be provided.

29. That the Applicant shall: provide, to the satisfaction of the Township, a visual and noise buffer between Cedar Crest Boulevard and the single family homes west of Cedar Crest Boulevard; place the buffer within a "Buffer Easement"; place the responsibility for the maintenance of the Buffer (to the satisfaction of the Township) to the Homeowner's Association; and guarantee the Township the right, but not the obligation, to maintain the Buffer at the expense of the Homeowner's Association.
30. That the Applicant shall ensure that the Township's right to enforce the speed limit on all private roads to be maintained by the HOA be guaranteed to the satisfaction of the Township.
31. That the Applicant shall address all issues and obtains all approvals deemed necessary to secure the necessary water and sanitary sewer services from South Whitehall Township Board of Commissioners prior to the recording of the Final Plan for Phase 2 or any sub-Phase of Phase 2.
32. That the Applicant shall secure all public improvements and execute all required agreements related to each Phase of the development prior to the recording of the first or only Final Plan for the particular Phase of construction. The Applicant shall restrict, by Deed Restriction or similar instrument approved by the Township Solicitor's office, the property under the remaining unconstructed Phases (or unconstructed sub-Phases within the Phase in which active construction is approved) to remain Open Space in perpetuity, to be maintained by the HOA, until such time that the Final Plan for the particular Phase or sub-Phase is recorded. No Final Plan shall be permitted to be recorded if said Final Plan will cause the portion of the Ridge Farm tract proposed to be developed under the TND Residential Cluster Overlay as a whole to no longer comply with the TND Residential Cluster Overlay District regulations.
33. That the applicant coordinates with the Township Engineer's office to have addresses assigned to the plan of record.
34. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
35. That any changes to the preliminary plan that the Township staff deems sufficiently significant will require additional review by the Planning Commission prior to presentation of a revised plan to the Board of Commissioners for an updated preliminary (or final, as the case may be) approval. By signing the acceptance of conditions form attached to this Resolution, the applicant specifically acknowledges and agrees that if staff deems changes to the preliminary plan to be sufficiently significant to require additional review by the Planning Commission and approval by the Board of Commissioners, no further construction activity or improvements shall be made until the Board of Commissioners approves of the changes.

36. That the applicant shall submit a complete a final plan application for at least one (1) phase of the project within twelve (12) months of this Resolution's approval. The applicant shall submit a Phasing Plan schedule to the Township for approval within six (6) months of this Resolution's approval.
37. If for any reason any condition or conditions of this Resolution (or any portion(s) thereof) shall be held by a forum of competent jurisdiction to be invalid, illegal, void, or unenforceable in any respect or to any extent: (i) this Resolution shall automatically be deemed to be null and void in its entirety and shall be deemed to have been immediately and automatically repealed as if it had never been passed; (ii) this Resolution shall automatically be deemed to be a resolution denying the application due to the fact that the application does not comply with those sections of the SALDO (or other applicable ordinance(s)) listed herein or in any review letters referred to herein, including any section relating to waivers or deferrals; and (iii), the Applicant is waiving any right to proceed with an action seeking a deemed approval of the plan based upon the automatic repeal of this Resolution identified in this condition. The Applicant acknowledges that each and every term and provision hereof is an essential, material component to the Township's approval of the Applicant's plan.
38. In the event that the Township becomes involved in litigation of any kind relating to the major subdivision other than a direct appeal by the Applicant of the Township's approval of this Resolution, such as an appeal of this Resolution by an adjoining property owner or a third party, or an attempt to collaterally challenge any conditions of this approval by means other than a timely appeal of this Resolution, the Applicant, on behalf of itself and its agents, representatives, successors and assigns, hereby agrees to exonerate, indemnify, protect, defend (through legal counsel of Township's choice) and save harmless the Township and its boards, committees and commissions (including the individual members thereof), their elected and appointed officers and officials and their employees, contractors, other professional consultants, engineers, solicitors, managers, representatives, advisors, predecessors, successors, agents, independent contractors, insurers and assigns (collectively, the "Township Representatives"), from any and all claims, lawsuits, proceedings, actions, disputes, causes and rights of action, expenses, losses, allegations, demands, charges, injuries, costs (including, without limitation, attorneys' fees, engineers' fees and other costs and expenses incurred, including expert witness fees), damages (including, without limitation, compensatory, consequential or punitive damages), sanctions, and liabilities of every kind, character and manner whatsoever, in law or in equity, civil or criminal, administrative or judicial, contract, tort (including, without limitation, negligence of any kind) or otherwise ("Claims"), pertaining to, relating to, resulting from, caused by or arising out of the Township's approval of the application as evidenced by this Resolution and/or the Township taking any action contemplated by the conditions hereof.

FURTHER RESOLVED, the Board of Commissioners of South Whitehall Township granted the following waiver requests relative to the major plan entitled “Ridge Farm:”

The requirement of Section 312-35(a)(6)(E)(i) of the Subdivision and Land Development Ordinance to require the centerline of an intersecting street be offset a minimum distance of eight-hundred (800) feet if the street being intersected (Street “B” in the diagram) is an arterial street, with regard to the right-in/right-out driveway onto Walbert Avenue, is hereby waived.

The requirement of Section 312-35(b)(3)(A)(viii)(1)(B)(ii) of the Subdivision and Land Development Ordinance pertaining to the requirement that grading be done to a maximum slope of one (1) foot vertical to three (3) feet horizontal in areas of earth excavation or earth fill is hereby waived on the condition that the Township Geotechnical Consultant review and approve the plan and that additional plantings be placed on the sloped area for the purposes of safety.

The requirement of Section 312-35(b)(3)(B)(i) of the Subdivision and Land Development Ordinance pertaining to the requirement for arterial streets to be constructed in accordance with the Arterial Street Cross Section within the Township Standard Construction Documents (latest revision) with regard to Huckleberry Road west of Cedar Crest Boulevard is hereby deferred in favor of the improvements shown on the Langan Engineering plan set entitled “Ridge Farm” dated and last revised March 18, 2020, subject to the applicant: dedicating a forty (40) foot half-width right-of-way along the frontage of their properties fronting Huckleberry Road as presented, constructing a forty (40) foot cartway as presented, installing curbing as presented, installing sidewalk and street trees along the northern right-of-way of Huckleberry Road as presented (the sidewalk to be installed per the Arterial Street Cross Section), installing street trees along the southern right-of-way of Huckleberry Road as presented, and installing sidewalk along the southern right-of-way of Huckleberry Road between Cedar Crest Boulevard and Road I per the Arterial Street Cross Section.

The requirement of Section 312-39(d)(2) of the Subdivision and Land Development Ordinance as it pertains to the requirement to provide a minimum 2 percent slope across the basin floor be waived for all basins proposed within the project to allow a zero percent slope across the basin floor is hereby waived on the condition that the Township Geotechnical Engineer review and approve the plan.

The requirement of Section 312-39(d)(2) of the Subdivision and Land Development Ordinance as it pertains to the requirement to provide a maximum 4-foot horizontal to 1-foot vertical slope side wall is hereby waived for all basins proposed within the project, except for basins #4 and #6, to allow a 3-foot horizontal to 1-foot vertical slope side wall, on the condition that the basin designs be reviewed and approved by the Township geotechnical consultant.

The requirement of Section 312-39(d)(2) of the Subdivision and Land Development Ordinance as it pertains to the requirement for shallow water depths (less than 30”)

for basins 1A, 1B, 2, 3, 4, 5, 6, 7A, 8, 9, and 10, is hereby waived on the condition that the above-noted ponds dewater to a depth not exceeding 30" within 24 hours after the end of the rain event for a 100-year storm, and that six-foot anti-climb fencing be provided.

The requirement of Section 312-35(a)(6)(E)(i) of the Subdivision and Land Development Ordinance to require the centerline of an intersecting street be offset a minimum distance of eight-hundred (800) feet if the street being intersected (Street "B" in the diagram) is an arterial street, with regard the Road I/Huckleberry Road intersection, is hereby waived.

The requirement of Section 312-35(b)(2)(B)(iii) of the Subdivision and Land Development Ordinance pertaining to the requirement for cul-de-sac streets have a minimum length of 250 feet (subject to PENNDOT's recommendation to qualify for liquid fuels reimbursement) with regard to the eastern Road J cul-de-sac and the eastern Road H cul-de-sac is hereby waived.

The requirement of Section 312-35(b)(3)(A)(v) of the Subdivision and Land Development Ordinance pertaining to the requirement for horizontal curves to maintain a minimum centerline radius of one hundred fifty (150) feet and a minimum tangent of one hundred (100) feet between reverse curves and between a curve and a Street intersection, with regard to the two curves on Road I, is hereby waived to permit a minimum centerline radius of a local street of 100 feet and a minimum tangent between a curve and street intersection of 77 feet (as shown on the plan) on the condition that the speed limit in the area of the curves be lowered to 15 m.p.h.

The requirement of Section 312-36(c)(4)(B)(iii) of the Subdivision and Land Development Ordinance requiring that a 150-foot separation distance between a non-residential driveway and a street intersection containing only local streets, with regard to the Jeras Office/Barn building driveway, is hereby waived on the condition that the plan be revised to show the driveway entering onto Road H no less than 105 feet from the intersection of Road H and Yellowstone Road.

The requirement of Section 312-35(b)(3)(A)(i) of the Subdivision and Land Development Ordinance pertaining to the requirement to install curbing (specifically along Walbert Avenue and Cedar Crest Boulevard) is hereby deferred in favor of the improvements shown on the Langan Engineering plan set entitled "Ridge Farm" dated and last revised March 18, 2020, on the condition that curbing be added to the east side of Cedar Crest Boulevard to ensure a continuous curbline between Walbert Avenue and Huckleberry Road and that curbing be required along the frontages of Huckleberry Road and Focht Avenue at 2523 Huckleberry Road. If the school bus stop proposed along Huckleberry Road should be located in an area for which curb and/or sidewalk has been deferred by the Board, the Applicant must come back to the Board of Commissioners for reconsideration as to whether that deferral is still appropriate; the Board shall, at that time have the right to revoke the deferral and require installation of such improvements.

The requirement of Section 312-35(b)(3)(A)(ii) of the Subdivision and Land Development Ordinance pertaining to the requirement to install Sidewalks (specifically along Walbert Avenue and Cedar Crest Boulevard) is hereby waived in favor of the improvements shown on the Langan Engineering plan set entitled "Ridge Farm" dated and last revised March 18, 2020, on the condition that the bike path along Walbert Avenue (both east and west of Cedar Crest Boulevard) be constructed in concrete rather than asphalt, that sidewalk be required along the frontages of Huckleberry Road and Focht Avenue at 2523 Huckleberry Road, and that the bike/pedestrian paths along Walbert Avenue and Cedar Crest Boulevard located on private property be placed within a bike/pedestrian easement that ensures public access, places the maintenance responsibilities on the property owner or Homeowner's Association, and guarantees the Township the right, but not obligation, to maintain the path at the expense of the property owner or Homeowner's Association. If the school bus stop proposed along Huckleberry Road should be located in an area for which curb and/or sidewalk has been deferred by the Board, the Applicant must come back to the Board of Commissioners for reconsideration as to whether that deferral is still appropriate; the Board shall, at that time have the right to revoke the deferral and require installation of such improvements.

The requirement of Section 312-35(b)(3)(A)(viii) of the Subdivision and Land Development Ordinance pertaining to the requirement to construct the street in accordance with South Whitehall Township Street Construction Standards (specifically Walbert Avenue and Cedar Crest Boulevard) is hereby deferred in favor of the improvements shown on the Langan Engineering plan set entitled "Ridge Farm" dated and last revised March 18, 2020.

The requirement of Section 312-40(c) of the Subdivision and Land Development Ordinance pertaining to the requirement to install street trees (specifically along Walbert Avenue and Cedar Crest Boulevard) is hereby waived in favor of the improvements shown on the Langan Engineering plan set entitled "Ridge Farm" dated and last revised March 18, 2020, on the condition that the street trees along Walbert Avenue and Cedar Crest Boulevard located on private property be placed within a bike/pedestrian easement that places the maintenance responsibilities on the property owner or Homeowner's Association and guarantees the Township the right, but not obligation, to maintain the trees at the expense of the property owner or Homeowner's Association. In addition, the ordinance and/or plan approval obligation for maintaining and replacing street trees also shall apply to the trees being placed within the bike/pedestrian easement.

The conditions of approval have been made known to the applicant, and final approval is to be deemed expressly contingent upon the applicant's affirmative written acceptance of the conditions on a form prescribed by South Whitehall Township which shall be received at or before the meeting at which the Resolution containing such conditions of approval is considered by the Board of Commissioners for adoption.

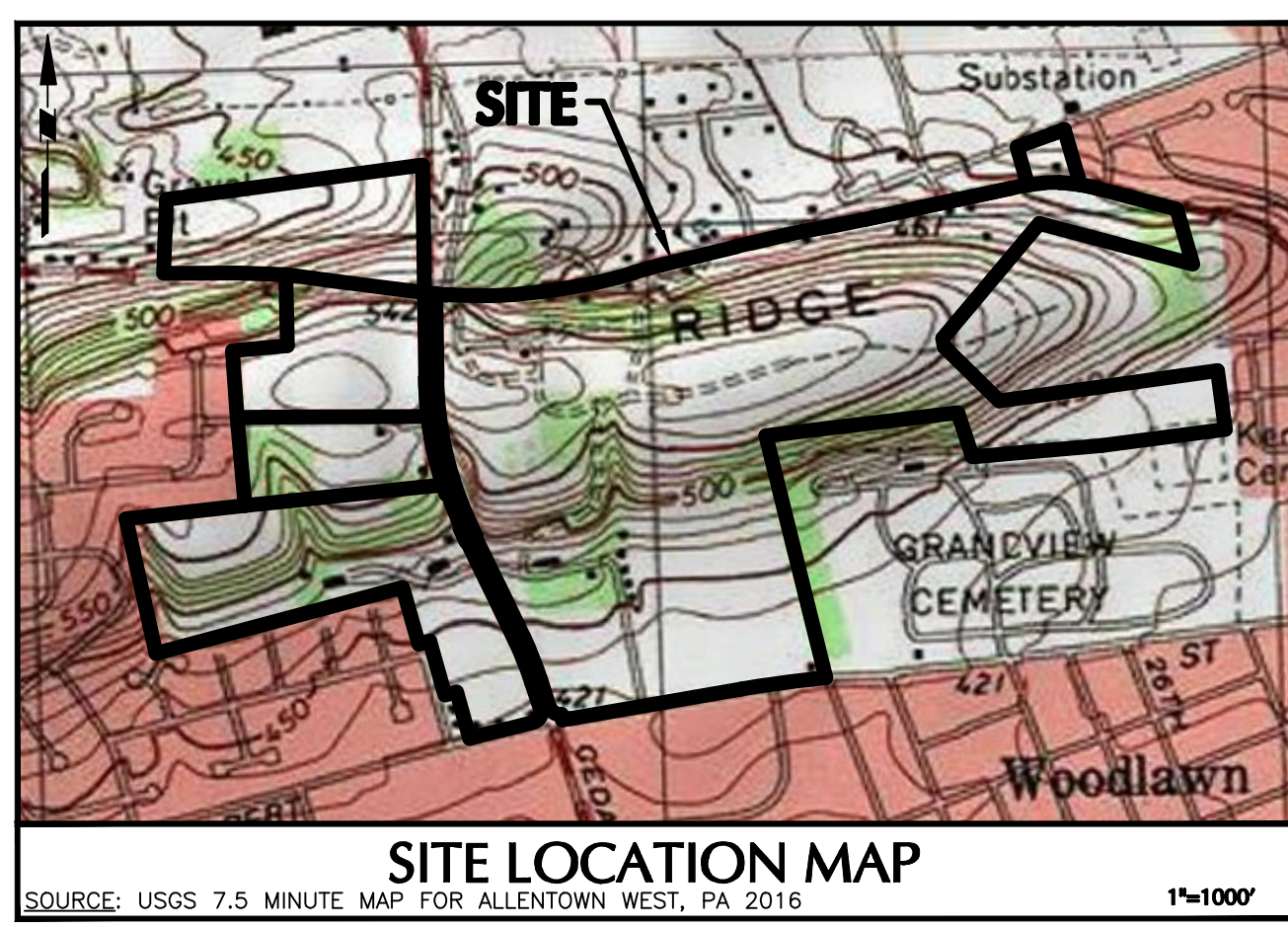
DULY ADOPTED this 3rd day of **November, 2021**, by a majority of the Board of Commissioners of the Township of South Whitehall, Lehigh County, Pennsylvania, at a duly advertised meeting of the Board of Commissioners. As part of this Resolution, the Board of Commissioners has directed that the President, or Vice President in the absence of the President, execute this Resolution on behalf of the Board.

**TOWNSHIP OF SOUTH WHITEHALL
BOARD OF COMMISSIONERS**

Christina Tori Morgan, President

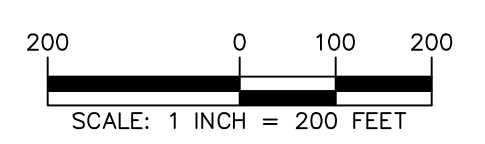
ATTEST:

Scott Boehret, Secretary



LEGEND	
PROPERTY BOUNDARY	---
400' FROM SITE	---
MAJOR CONTOUR	---
MINOR CONTOUR	---

- NOTES**
1. AERIAL IMAGERY WAS SOURCED FROM NEARMAPS, DATED 02/24/2020.
 2. REFER TO SHEETS VT-100 THROUGH VT-100 FOR ADDITIONAL SURVEY DETAIL WITHIN THE SITE BOUNDARY.
 3. A PORTION OF EXISTING CONTOURS SHOWN OUTSIDE THE PROPERTY BOUNDARY WERE GENERATED USING LIDAR INFORMATION, JUNE 2019.
 4. PLAN IS FOR REFERENCE ONLY, NOT FOR CONSTRUCTION OR RECORDING.



Date	Description	No.
07-15-21	REVISED PER TOWNSHIP COMMENTS	3.
05-19-21	REVISED PER TOWNSHIP COMMENTS	2.
01-21-21	REVISED PER TOWNSHIP COMMENTS & WAIVER APPROVALS	1.

SIGNATURE: *J. Scott Enghardt* DATE SIGNED: _____
PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

LANGAN
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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan GI, Inc.
Langan International LLC
Collectively known as Langan

Project: **RIDGE FARMS**
Drawing Title: **AERIAL MAP**
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY PENNSYLVANIA

Project No. **240043301**
Date: **10/06/2020**
Scale: **1" = 200'**
Drawn By: **DJM**
Checked By: _____
Submission Date: _____

Drawing No. **GI-002**
Sheet 2 of 151

TND DENSITY CREDIT SUMMARY

TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT DEVELOPMENT INTENSITY CREDIT CALCULATION. Table with columns for Area (Sq. Ft.), Area (Acres), and Credits. Includes sections for Open Space, Alley Access, and Public Bus Shelter.

TND ZONING REQUIREMENTS

TND - RESIDENTIAL CLUSTER DEVELOPMENT AREA AND BULK REGULATIONS AND DESIGN STANDARDS TABLE. Table with columns for Item, Required/Permitted, and Proposed. Covers Residential and Non-Residential uses.

TND OPEN SPACE SUMMARY

REQUIRED OPEN SPACE CALCULATIONS and PROVIDED OPEN SPACE CALCULATIONS. Tables showing Area Designation, Area in Sq. Ft., Area in Acres, and Required/Permitted Percentages.

APARTMENT BUILDING - #1 AREA EAST DENSITY INCREASE CREDIT CALCULATION. Table with columns for Item, Area (Sq. Ft.), Area (Acres), and Credits. Includes sections for Open Space, Carports, Assigned Garages, and Club House.

RESIDENTIAL CLUSTER DEVELOPMENT OPTIONS TABLE RESIDENTIAL WITH COMMERCIAL COMPONENT (DEVELOPMENT OPTION #2). Table with columns for Item, Required/Permitted, and Proposed. Includes Minimum Tract Size and Minimum % of Tract to be Open Space.

TND PARKING SUMMARY

TND RESIDENTIAL PARKING CALCULATIONS and TND CLUBHOUSE PARKING CALCULATIONS. Tables showing Building Type, Dwelling Units, Parking Requirement, Required Spaces, and Proposed Spaces.

NON - TND TABLES

RR-2 RURAL RESIDENTIAL-2 LOT AVERAGING DEVELOPMENT OPTION, RR RURAL RESIDENTIAL AND AGRICULTURAL, R-2 RURAL LOW DENSITY RESIDENTIAL, and R-4 MEDIUM DENSITY RESIDENTIAL. Multiple tables detailing zoning requirements and standards.

NON - TND OPEN SPACE SUMMARY

NON-TND REQUIRED OPEN SPACE CALCULATION and NON-TND OPEN SPACE. Tables showing Area Designation, Number of Proposed Dwelling Units, and Provided Open Space Acres.

TND HOUSING SUMMARY

TND NON-RESIDENTIAL PARKING CALCULATIONS and MIXED USE VILLAGE COMMERCIAL AREA IMPERVIOUS CALCULATIONS. Tables showing Land Use, Number of Units/Sq. Ft., and Impervious Area Percentages.

SURVEYOR CERTIFICATION and OWNER'S CERTIFICATE. Text blocks for professional certifications and owner declarations.

ENGINEER'S CERTIFICATION and APPROVAL BY SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION. Text blocks for engineering certifications and township approvals.

APPROVAL BY SOUTH WHITEHALL BOARD OF COMMISSIONERS and APPROVAL BY THE BOARD OF COMMISSIONERS OF SOUTH WHITEHALL TWP. Text blocks for board and commission approvals.

RECORDING INFORMATION. Text block regarding recording fees and procedures.

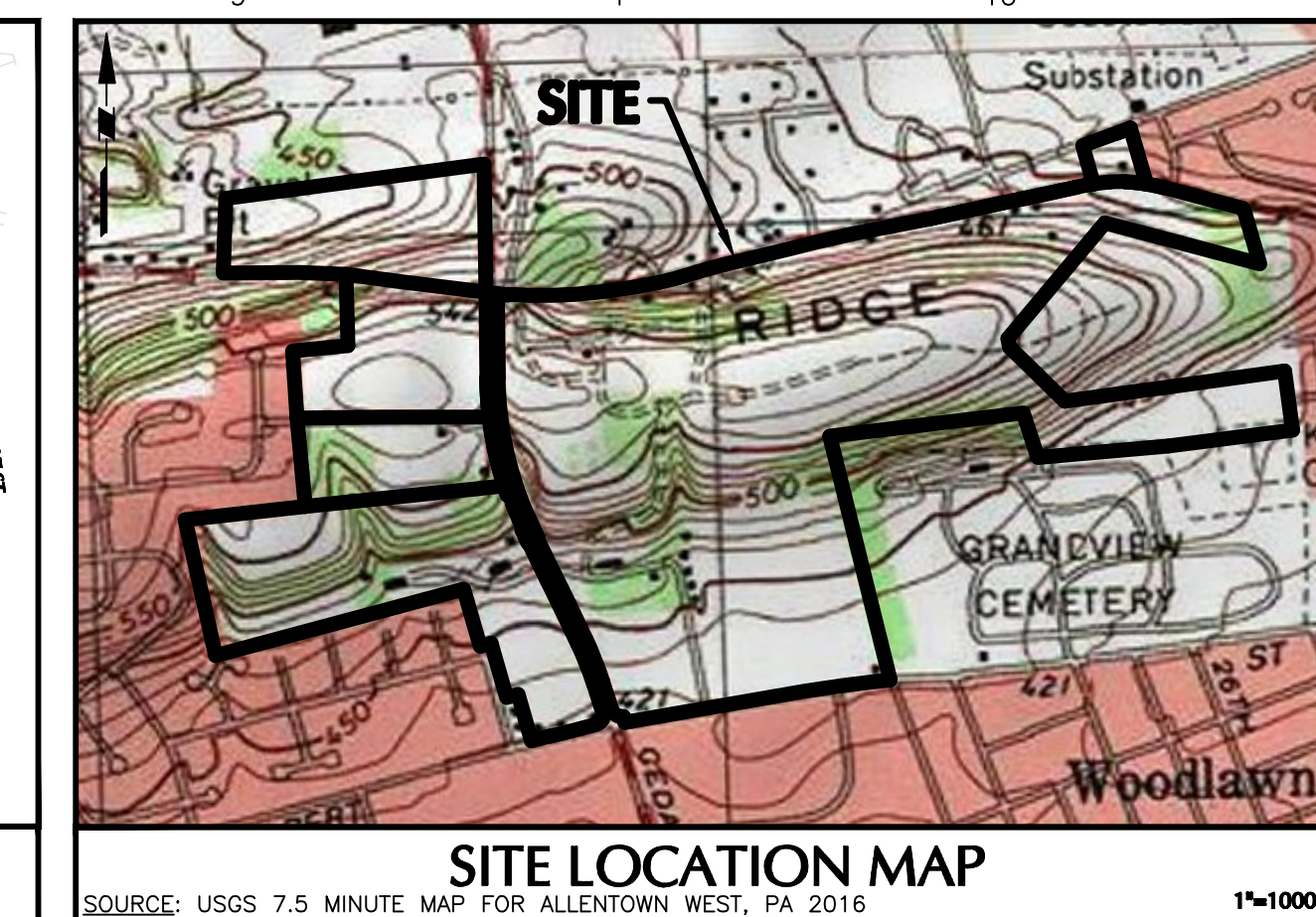
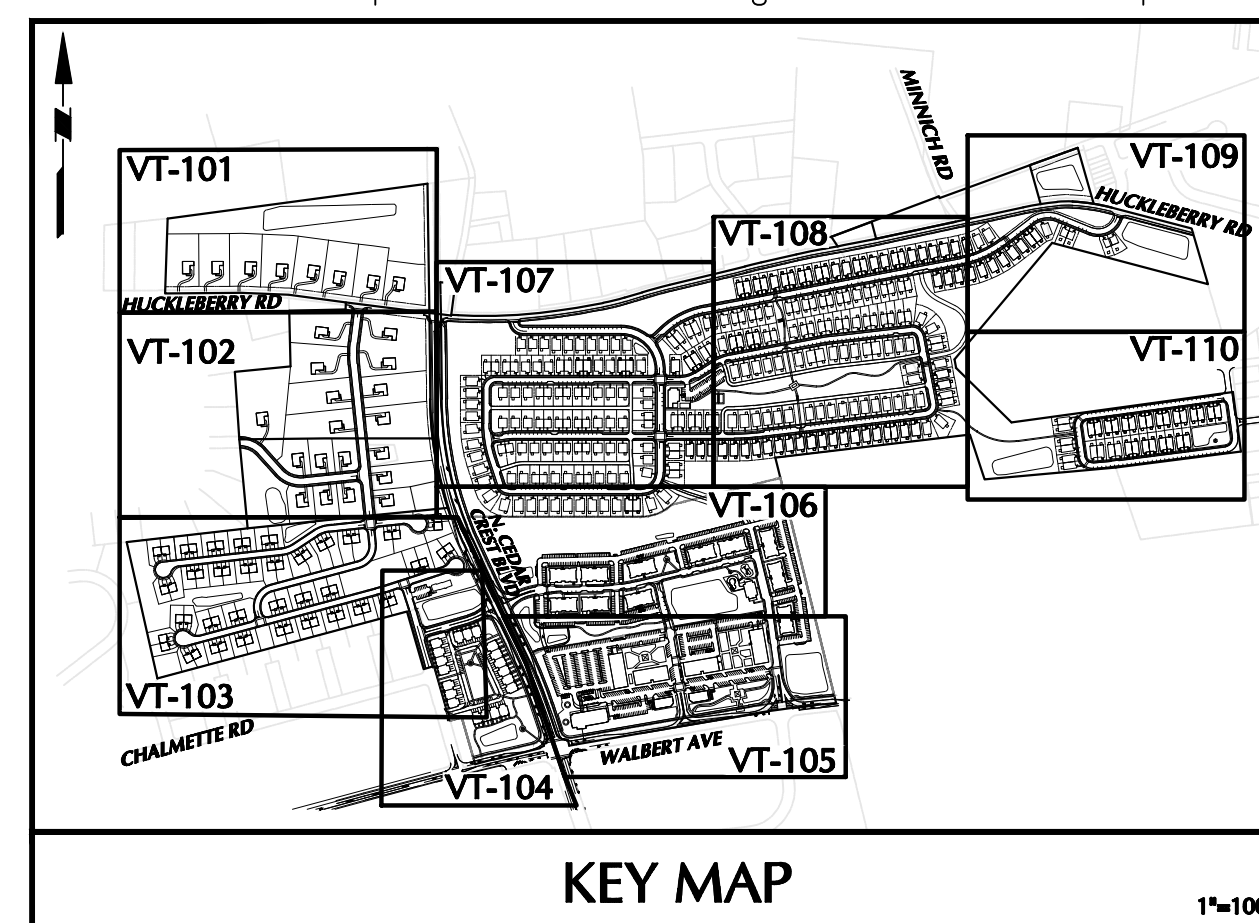
REVISIONS table with columns for Date, Description, and No. Lists several revisions to the plan.

OWNER/APPLICANT KAY WALBERT LLC. ATTN: RICK KOZE. Address: 5930 HAMILTON BLVD., SUITE 10 ALLENTOWN, PA 18106. Phone: 610-395-6857.

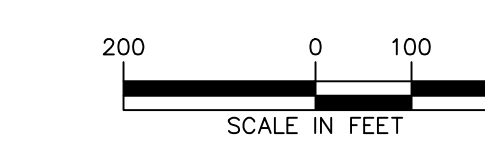
LANGAN logo and PROJECT CALCULATION SUMMARY PLAN (RECORD PLAN) details including Project No. 240043301, Date 10/06/2020, and Drawing No. GI-003.

- NOTES:
1. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLANS ENTITLED "RIDGE FARMS CORPORATION/RIDGE FARMS PARTNERSHIP, SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA," BY BARRY ISETT & ASSOCIATES, INC., DRAWING NUMBERS MSU-1 THROUGH SU-48, DATED 9/29/15, LAST REVISED 4/21/16.
 3. CONTOUR ELEVATION DATUM IS NAVD88.
 4. PROPERTY LINE BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE GRID SOUTH ZONE.
 5. THE PROPERTY DESCRIBED ON THIS PLAN IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS NOTED ON THE JULY 16, 2004 FEMA FIRM MAPPING.

SOIL TYPES					
SYMBOL	NAME	HYDRIC (Y/N)	DEPTH TO BEDROCK (IN.)	DEPTH TO WATER TABLE (IN.)	HYDROLOGIC SOIL GROUP
BkA	Berks-Weikert complex, 0 to 3 percent slopes	N	20 to 40 in to lithic bedrock	More than 80 in	B/D
BkB	Berks-Weikert complex, 3 to 8 percent slopes	N	20 to 40 in to lithic bedrock	More than 80 in	B/D
BkC	Berks-Weikert complex, 8 to 15 percent slopes	N	20 to 40 in to lithic bedrock	More than 80 in	B/D
BkD	Berks-Weikert complex, 15 to 25 percent slopes	N	20 to 40 in to lithic bedrock	More than 80 in	B/D
BkF	Berks-Weikert complex, 25 to 60 percent slopes	N	20 to 40 in to lithic bedrock	More than 80 in	B/D
DbB	Duffield silt loam, 3 to 8 percent slopes	N	48 to 120 in to lithic bedrock	More than 80 in	B
DIC	Duffield silt loam, 8 to 15 percent slopes	N	48 to 120 in to lithic bedrock	More than 80 in	B
UmB	Urban land-Duffield complex, 0 to 8 percent slopes	N	48 to 120 in to lithic bedrock	More than 80 in	B
WaA	Washington silt loam, 0 to 3 percent slopes	N	60 to 99 in to lithic bedrock	More than 80 in	B
WaB	Washington silt loam, 3 to 8 percent slopes	N	60 to 99 in to lithic bedrock	More than 80 in	B
WaC	Washington silt loam, 8 to 15 percent slopes	N	60 to 99 in to lithic bedrock	More than 80 in	B



LEGEND EXISTING	
PROPERTY BOUNDARY	---
LOT LINE	---
BUILDING SETBACK	---
ULTIMATE RIGHT-OF-WAY	---
LEGAL RIGHT-OF-WAY	---
EASEMENT	---
CURBING	---
BUILDING	[Symbol]
UTILITY POLE	[Symbol]
OVERHEAD ELECTRIC	[Symbol]
WATER MAIN & VALVE	[Symbol]
FIRE HYDRANT	[Symbol]
WELL	[Symbol]
GAS MAIN & VALVE	[Symbol]
SANITARY LINE, MANHOLE, & CLEANOUT	[Symbol]
STORM LINE, MANHOLE, & INLET	[Symbol]
CHAIN-LINK FENCE	[Symbol]
POST/SPLIT RAIL FENCE	[Symbol]
WOOD FENCE	[Symbol]
SIGN	[Symbol]
DECIDUOUS TREE	[Symbol]
EVERGREEN TREE	[Symbol]
TREE ROW	[Symbol]
CONTOUR	[Symbol]
SPOT ELEVATION	[Symbol]
WETLANDS	[Symbol]
EDGE OF PAVEMENT	[Symbol]
BITUMINOUS	[Symbol]
TYPICAL	[Symbol]
FINISH FLOOR	[Symbol]
DOOR SILL	[Symbol]
EXISTING SOIL GROUP	[Symbol]
EXISTING SOIL GROUP NAME	[Symbol]
ZONING DISTRICT BOUNDARY	[Symbol]



OWNER/APPLICANT
 KAY WALBERT LLC
 ATTN: RICK KOZE
 5930 HAMILTON BLVD., SUITE 10
 ALLENTOWN, PA 18106
 610-395-6857

Date	Description	No.
09-23-21	REVISED PER TOWNSHIP COMMENTS	4.
07-15-21	REVISED PER TOWNSHIP COMMENTS	3.
05-19-21	REVISED PER TOWNSHIP COMMENTS	2.
01-21-21	REVISED PER TOWNSHIP COMMENTS & WAIVER APPROVALS	1.

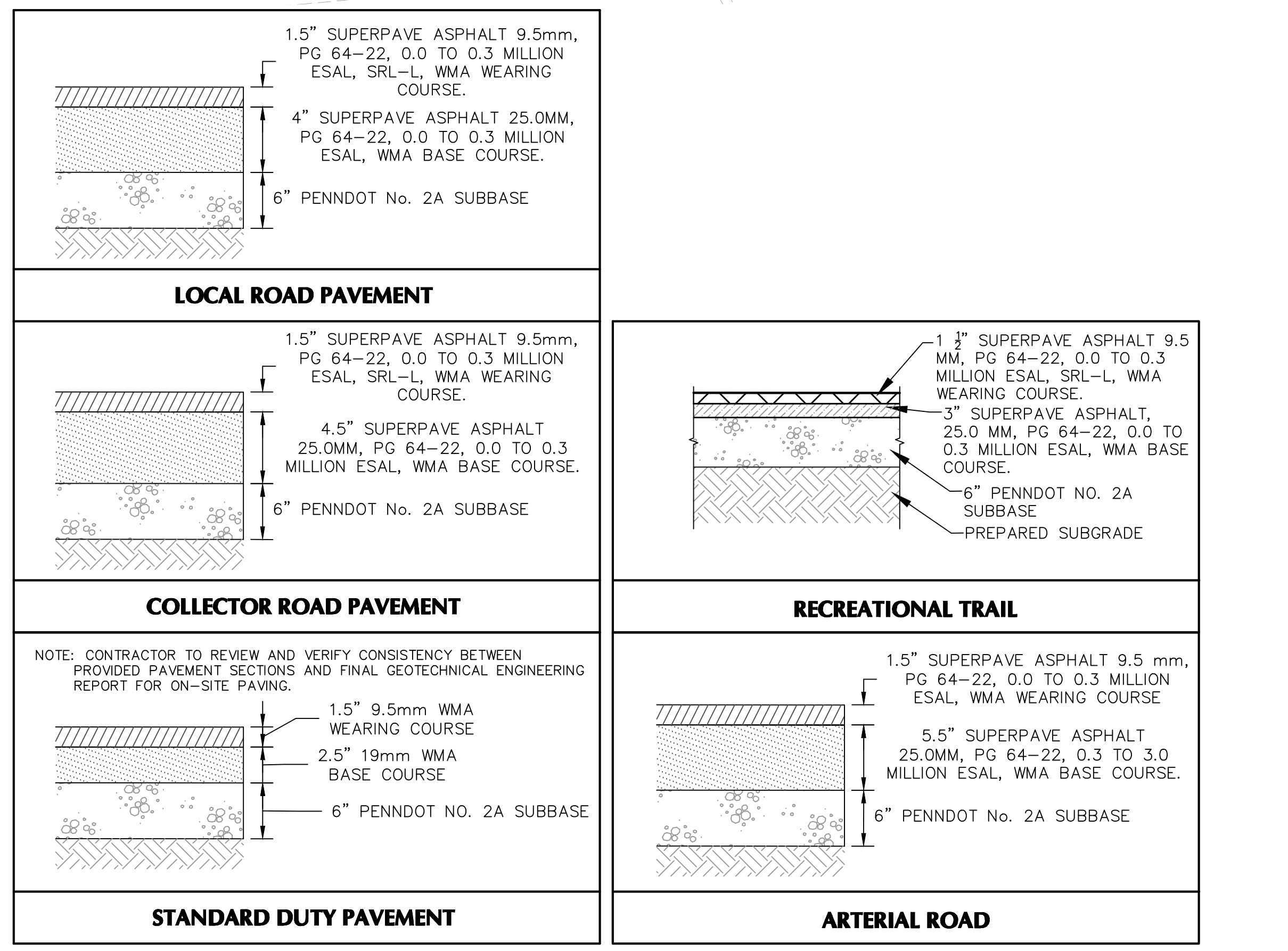
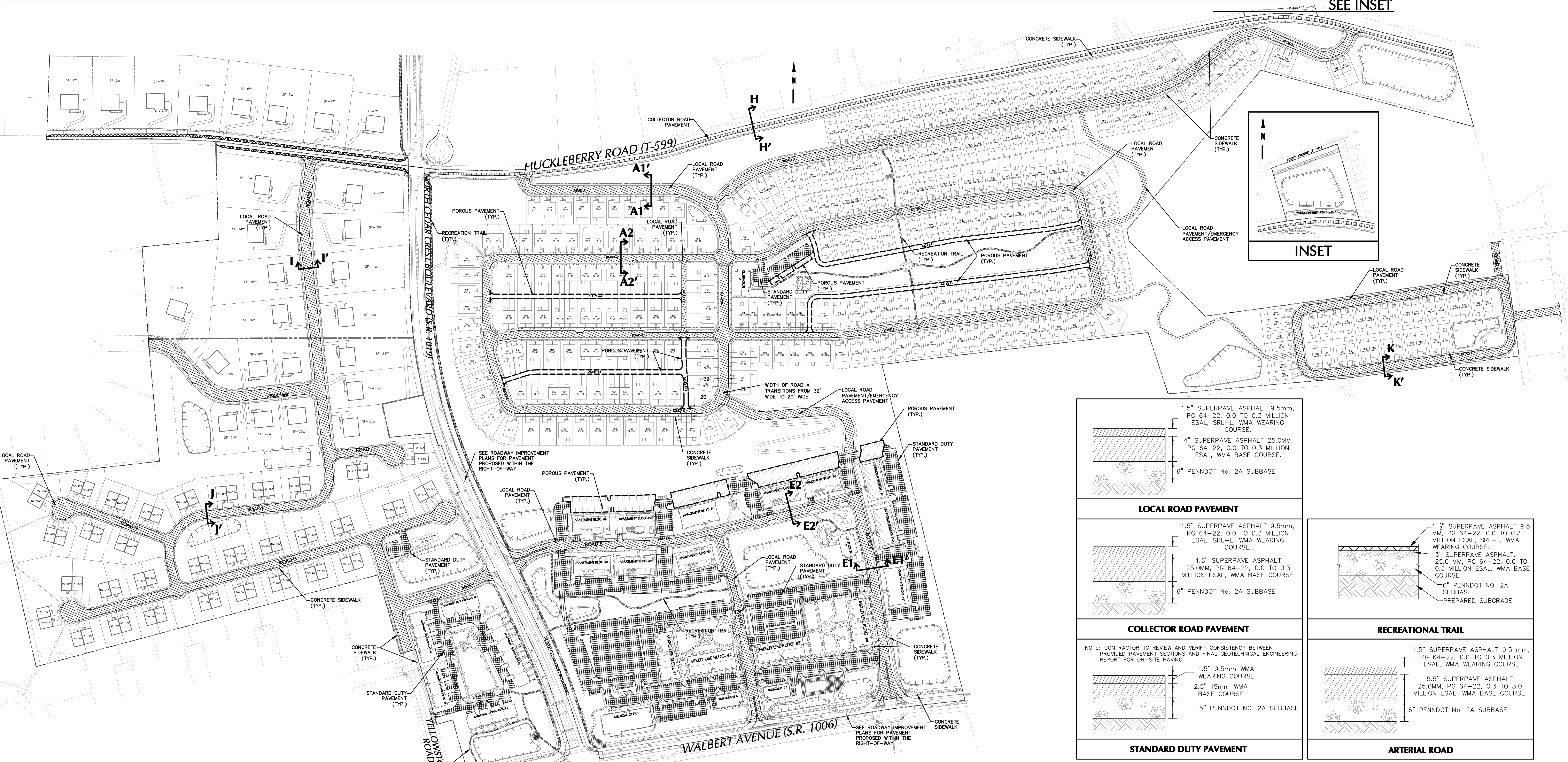
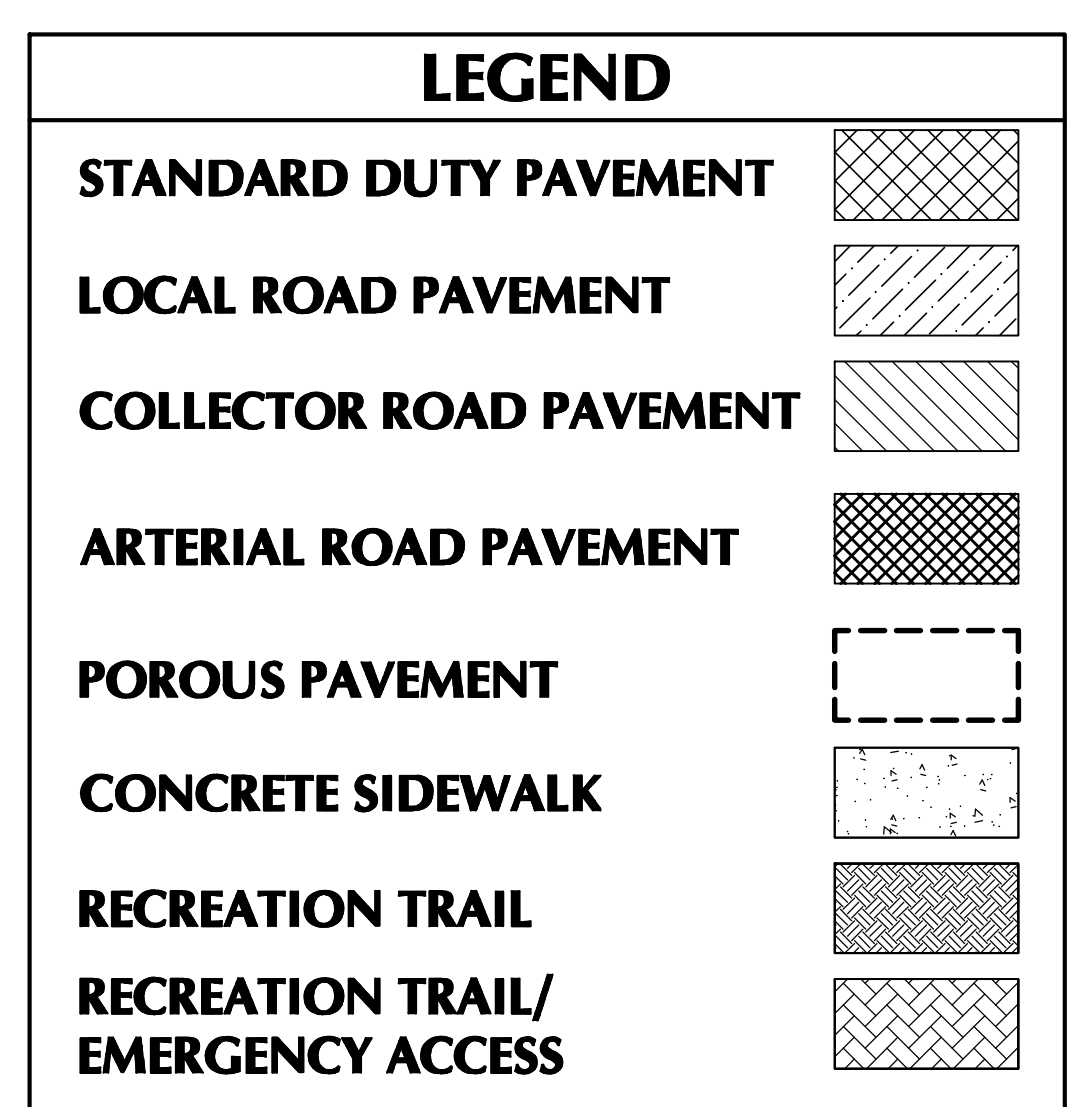
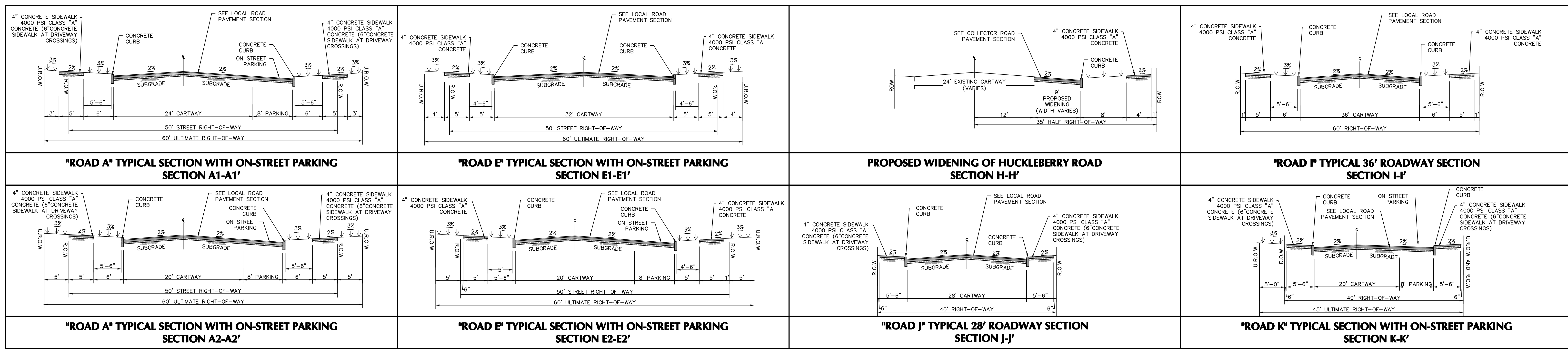
SIGNATURE: J. SCOTT ENELHARDT
 PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

LANGAN
 One West Broad Street, Suite 200, Bethlehem, PA 18018
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 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan GI, Inc.
 Langan International LLC
 Collectively known as Langan

Project
RIDGE FARMS
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY

Drawing Title
MASTER EXISTING FEATURES PLAN

Project No. 240043301
 Date 10/06/2020
 Scale 1" = 200'
 Drawn By JDM
 Checked By
 Submission Date
 Drawing No. VT-100
 Sheet 4 of 151



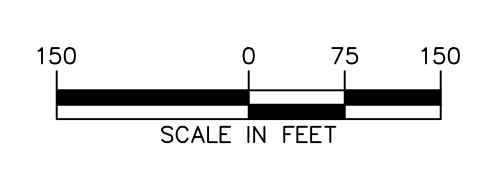
Date	Description	No.
09-23-21	REVISED PER TOWNSHIP COMMENTS	4.
07-15-21	REVISED PER TOWNSHIP COMMENTS	3.
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01-21-21	REVISED PER TOWNSHIP COMMENTS & WAIVER APPROVALS	1.

SIGNATURE: JEFFREY HAROLD
PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

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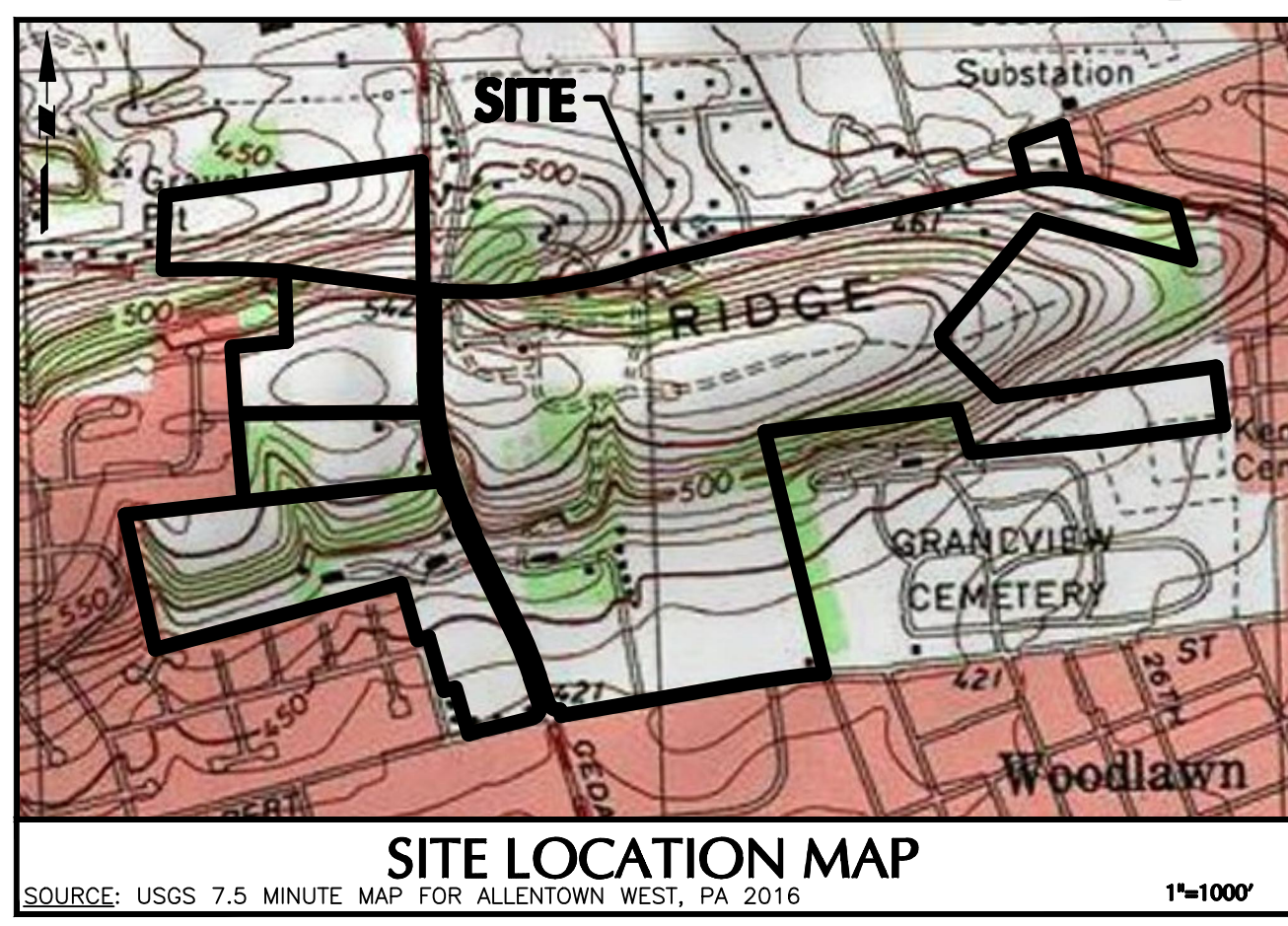
Project: RIDGE FARMS
Drawing Title: PAVEMENT PLAN
Project No.: 240043301
Date: 10/06/2020
Scale: 1" = 150'
Drawn By: JDM
Checked By:
Submission Date:
LEHIGH COUNTY PENNSYLVANIA

Drawing No.: CS-201
Sheet 40 of 151



OWNER/APPLICANT
KAY WALBERT LLC
ATTN: RICK KOZE
5930 HAMILTON BLVD., SUITE 10
ALLENTOWN, PA 18106
610-395-6857

SEE ROADWAY IMPROVEMENT PLANS FOR PAVEMENT PROPOSED WITHIN THE RIGHT-OF-WAY



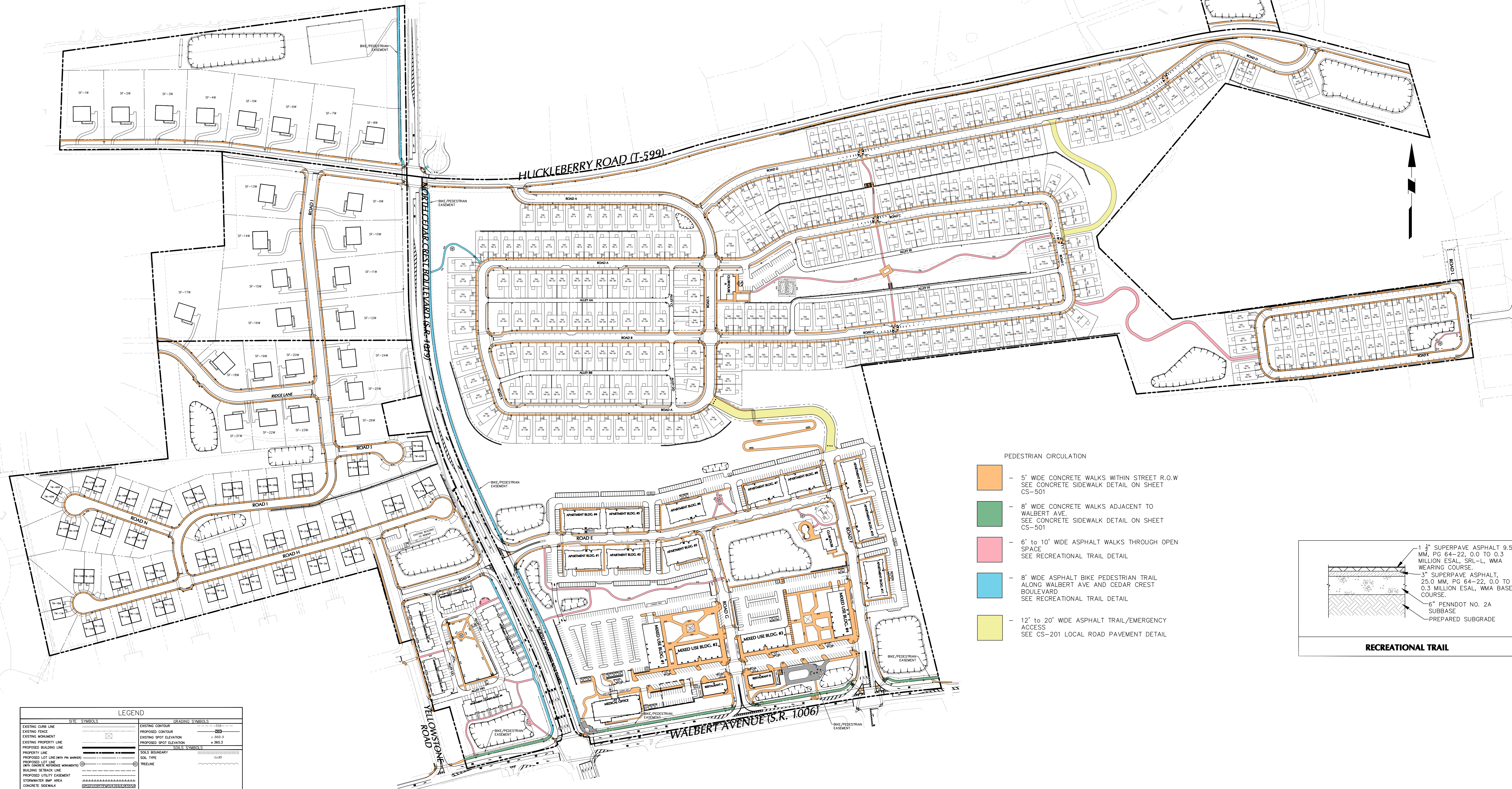
8' WIDE ASPHALT BIKE PEDESTRIAN TRAILS ALONG WALBERT AVE AND CEDAR CREST BLVD.



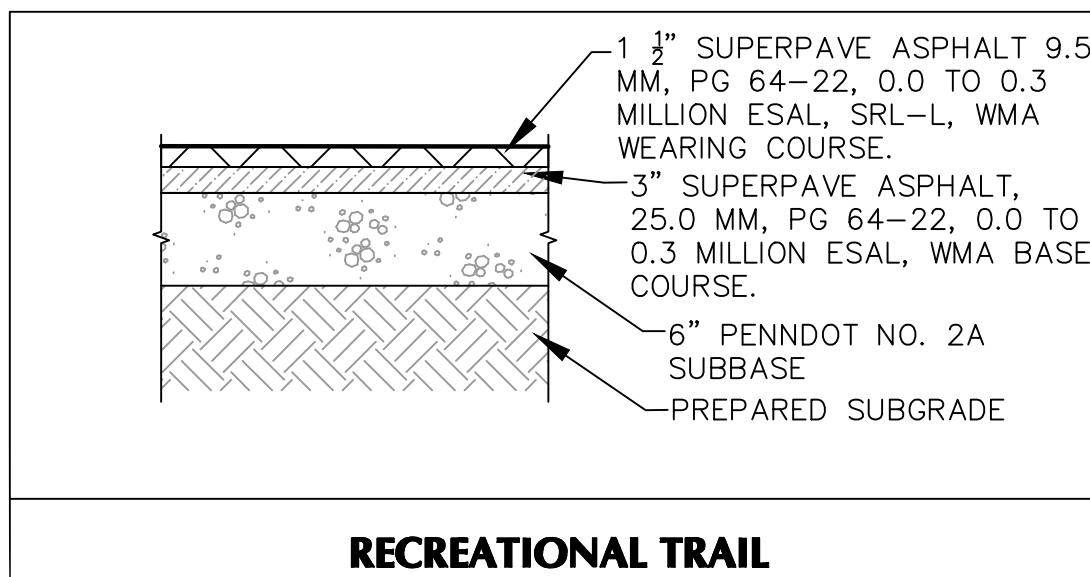
6' WIDE ASPHALT TRAILS THROUGH OPEN SPACE



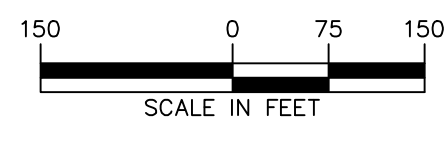
5' WIDE SIDEWALK WITHIN STREET RIGHT-OF-WAYS



- PEDESTRIAN CIRCULATION
- 5' WIDE CONCRETE WALKS WITHIN STREET R.O.W. SEE CONCRETE SIDEWALK DETAIL ON SHEET CS-501
 - 8' WIDE CONCRETE WALKS ADJACENT TO WALBERT AVE. SEE CONCRETE SIDEWALK DETAIL ON SHEET CS-501
 - 6' TO 10' WIDE ASPHALT WALKS THROUGH OPEN SPACE. SEE RECREATIONAL TRAIL DETAIL
 - 8' WIDE ASPHALT BIKE PEDESTRIAN TRAIL ALONG WALBERT AVE AND CEDAR CREST BOULEVARD. SEE RECREATIONAL TRAIL DETAIL
 - 12' TO 20' WIDE ASPHALT TRAIL/EMERGENCY ACCESS. SEE CS-201 LOCAL ROAD PAVEMENT DETAIL



LEGEND	
SITE SYMBOLS	GRADING SYMBOLS
EXISTING CURB LINE	EXISTING CONTOUR
EXISTING FENCE	PROPOSED CONTOUR
EXISTING MONUMENT	EXISTING SPOT ELEVATION
EXISTING PROPERTY LINE	PROPOSED SPOT ELEVATION
PROPOSED BUILDING LINE	PROPOSED ELEVATION
PROPERTY LINE	SOIL BOUNDARY
PROPOSED LOT LINE WITH PIN MARKS	SOIL TYPE
PROPOSED LOT LINE	TRAIL LINE
WET GROUND HISTORIC MONUMENTS	
BUILDING SETBACK LINE	
PROPOSED UTILITY EASEMENT	
STORMWATER BMP AREA	
CONCRETE SIDEWALK	
SOI	
RETAINING WALL	
BASE LIMITS	
EXISTING STORM SEWER	EXISTING SANITARY SEWER MANHOLE
EXISTING WATER MAIN	EXISTING FIRE HYDRANT
PROPOSED STORM SEWER	EXISTING CATCH BASIN
PROPOSED SANITARY SEWER	EXISTING WATER VALVE
PROPOSED SANITARY SEWER FORCE MAIN	EXISTING MANHOLE
PROPOSED WATER MAIN	EXISTING FIRE HYDRANT
PROPOSED GAS MAIN	EXISTING ELECTRIC POLE
PROPOSED TELEPHONE AND ELECTRIC	
PROPOSED FIRE HYDRANT	



OWNER/APPLICANT
KAY WALBERT LLC.
 ATTN: RICK KOZE
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 610-395-6857

Date	Description	No.
09-23-21	REVISED PER TOWNSHIP COMMENTS	4.
07-15-21	REVISED PER TOWNSHIP COMMENTS	3.
05-19-21	REVISED PER TOWNSHIP COMMENTS	2.
01-21-21	REVISED PER TOWNSHIP COMMENTS & WAIVER APPROVALS	1.

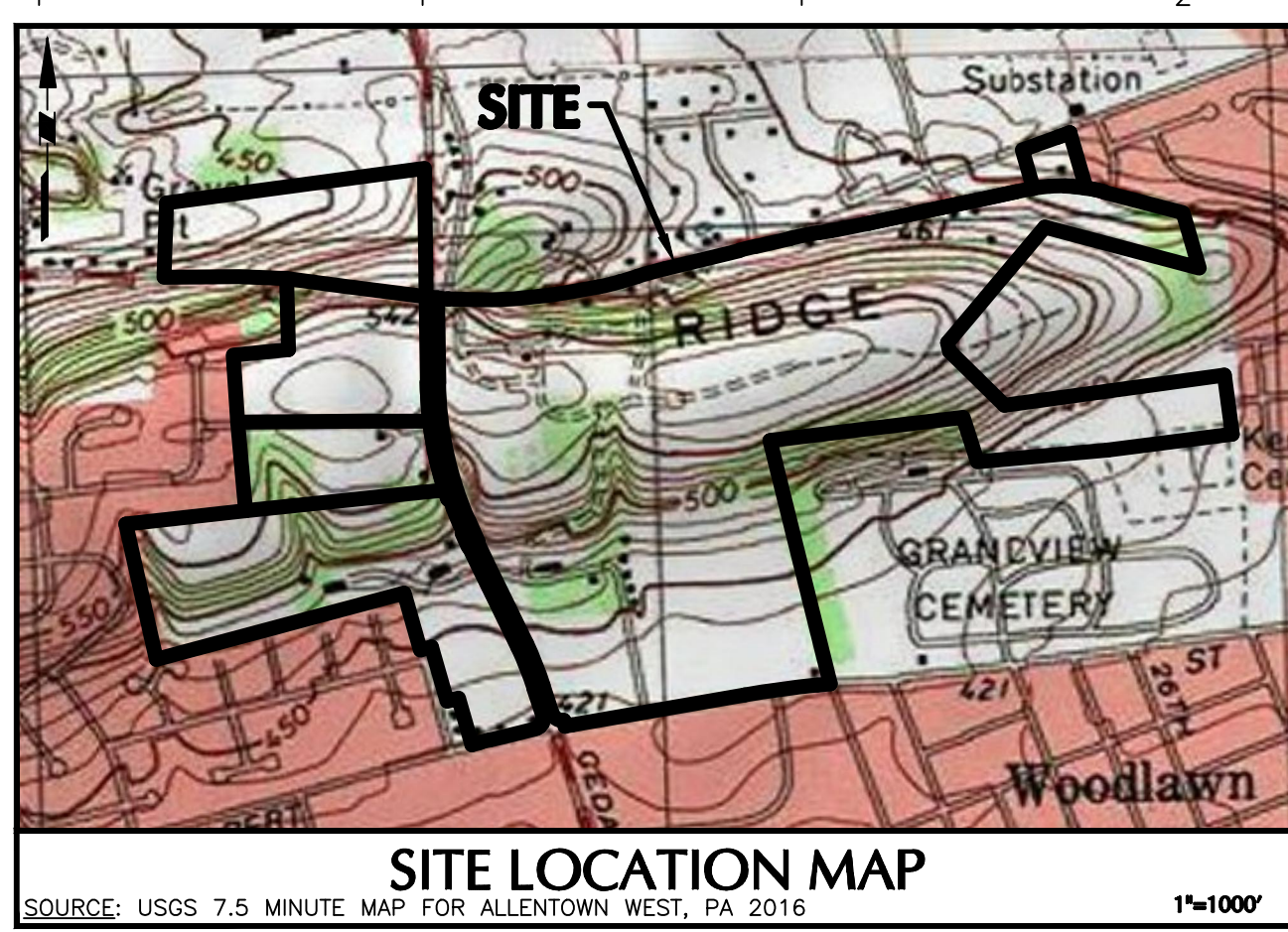
SIGNATURE: *JAFFE REINHARDT* DATE SIGNED: _____
 PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

LANGAN
 One West Broad Street, Suite 200, Bethlehem, PA 18018
 T: 610.864.8500 F: 610.864.8501 www.langan.com
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan GI, Inc.
 Langan International LLC
 Collectively known as Langan

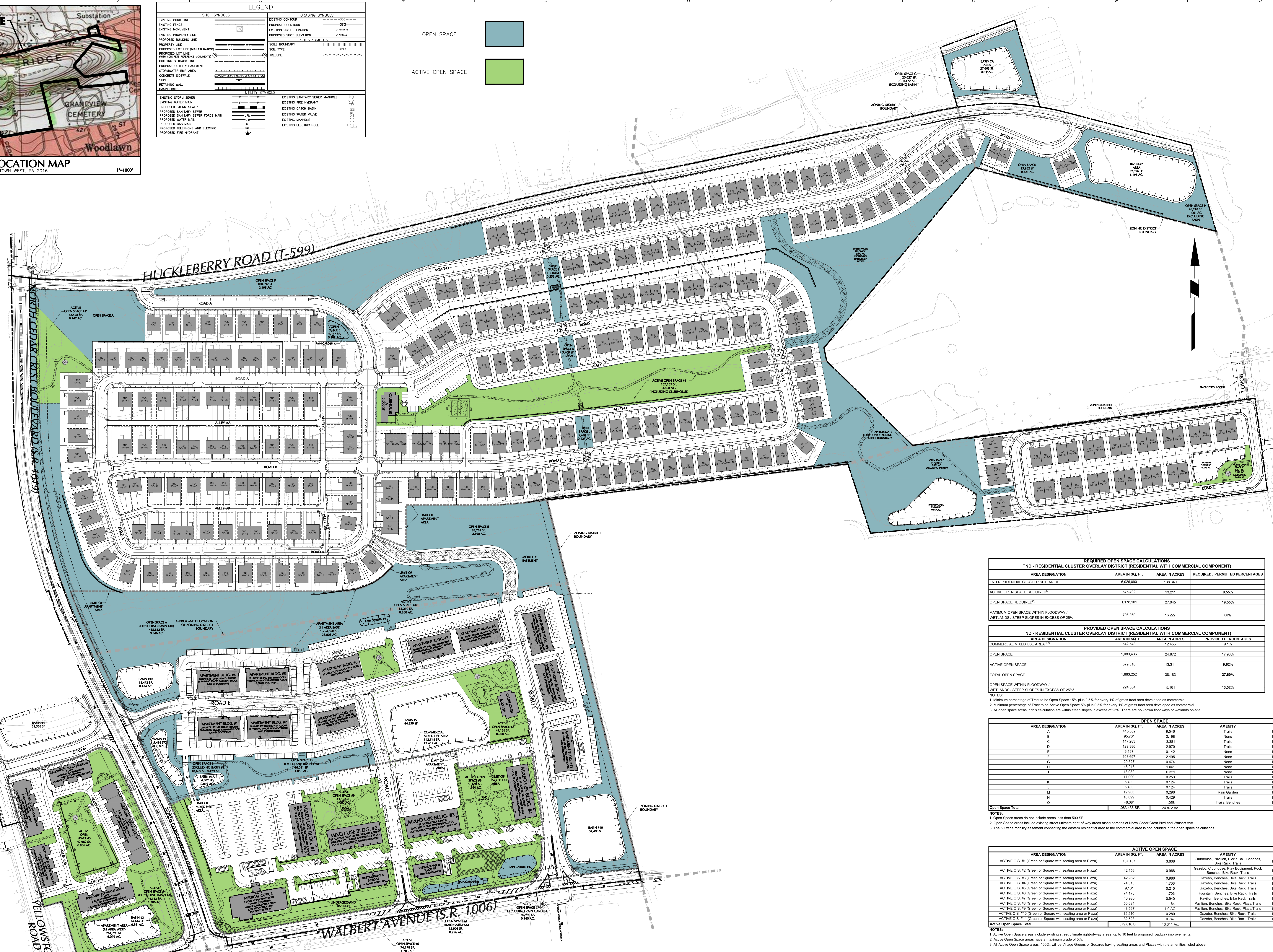
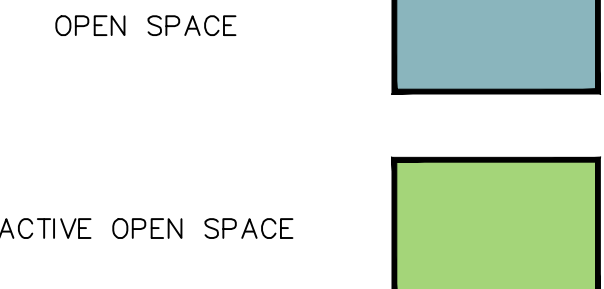
Project: **RIDGE FARMS**
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY PENNSYLVANIA

Drawing Title: **PEDESTRIAN CIRCULATION PLAN**

Project No.	240043301	Drawing No.	CS-202
Date	10/06/2020	Scale	1" = 150'
Drawn By	IDL	Checked By	
Submission Date		Sheet	41 of 151



LEGEND	
SITE SYMBOLS	GRADING SYMBOLS
EXISTING CURB LINE	EXISTING CONTOUR
EXISTING FENCE	PROPOSED CONTOUR
EXISTING MONUMENT	EXISTING SPOT ELEVATION
EXISTING PROPERTY LINE	PROPOSED SPOT ELEVATION
PROPOSED BUILDING LINE	SOIL SYMBOLS
PROPERTY LINE	SOIL BOUNDARY
PROPOSED LOT LINE (WITH PIN MARKER)	TREELINE
PROPOSED LOT LINE (WITH CONCRETE REFERENCE MONUMENTS)	
BUILDING SETBACK LINE	
PROPOSED UTILITY EASEMENT	
STORMWATER BMP AREA	
CONCRETE SIDEWALK	
SOIL	
RETAINING WALL	
BEGIN LIMITS	
EXISTING STORM SEWER	UTILITY SYMBOLS
EXISTING WATER MAIN	EXISTING FIRE HYDRANT
PROPOSED STORM SEWER	EXISTING CATCH-BASIN
PROPOSED SANITARY SEWER	EXISTING WATER VALVE
PROPOSED SANITARY SEWER FORCE MAIN	EXISTING MANHOLE
PROPOSED WATER MAIN	EXISTING ELECTRIC POLE
PROPOSED GAS MAIN	
PROPOSED TELEPHONE AND ELECTRIC	
PROPOSED FIRE HYDRANT	



REQUIRED OPEN SPACE CALCULATIONS TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT (RESIDENTIAL WITH COMMERCIAL COMPONENT)			
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	REQUIRED / PERMITTED PERCENTAGES
TND RESIDENTIAL CLUSTER SITE AREA	6,026,090	138.340	
ACTIVE OPEN SPACE REQUIRED ¹	575,492	13.211	9.55%
OPEN SPACE REQUIRED ²	1,178,101	27.045	19.39%
MAXIMUM OPEN SPACE WITHIN FLOODWAY / WETLANDS (STEEP SLOPES IN EXCESS OF 25%)	706,860	16.227	66%

PROVIDED OPEN SPACE CALCULATIONS TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT (RESIDENTIAL WITH COMMERCIAL COMPONENT)			
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	PROVIDED PERCENTAGES
COMMERCIAL MIXED USE AREA ³	542,548	12.455	9.1%
OPEN SPACE	1,083,436	24.872	17.89%
ACTIVE OPEN SPACE	579,816	13.311	9.62%
TOTAL OPEN SPACE	1,663,252	38.183	27.60%
OPEN SPACE WITHIN FLOODWAY / WETLANDS (STEEP SLOPES IN EXCESS OF 25%)	224,804	5.161	13.52%

NOTES:
 1. Minimum percentage of Tract to be Open Space 15% plus 0.5% for every 1% of gross tract area developed as commercial.
 2. Minimum percentage of Tract to be Active Open Space 5% plus 0.5% for every 1% of gross tract area developed as commercial.
 3. All open space areas in this calculation are within steep slopes in excess of 25%. There are no known floodways or wetlands on-site.

AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	AMENITY	OWNER
A	47,632	1.091	Trails	Homeowner's Association
B	66,761	1.528	Trails	Homeowner's Association
C	147,283	3.381	Trails	Homeowner's Association
D	128,288	2.972	Trails	Homeowner's Association
E	6,167	0.142	Trails	Homeowner's Association
F	108,697	2.468	Trails	Homeowner's Association
G	20,627	0.474	Trails	Homeowner's Association
H	48,218	1.081	Trails	Homeowner's Association
I	13,862	0.321	Trails	Homeowner's Association
J	11,000	0.253	Trails	Homeowner's Association
K	5,400	0.124	Trails	Homeowner's Association
L	5,400	0.124	Trails	Homeowner's Association
M	12,903	0.296	Rain Garden	Homeowner's Association
N	18,688	0.429	Trails	Homeowner's Association
O	46,581	1.058	Trails, Benches	Homeowner's Association
Open Space Total	1,083,436 SF	24.872 AC		

NOTES:
 1. Open Space areas do not include areas less than 500 SF.
 2. Open Space areas include existing street ultimate right-of-way areas along portions of North Cedar Crest Blvd and Walbert Ave.
 3. The SF area mobility easement connecting the eastern residential area to the commercial area is not included in the open space calculations.

AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	AMENITY	OWNER
ACTIVE O.S. #1 (Green or Square with seating area or Plaza)	127,197	2.928	Clubhouse, Pavilion, Picnic Ball, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #2 (Green or Square with seating area or Plaza)	42,156	0.968	Gazebos, Clubhouse, Play Equipment, Pool, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #3 (Green or Square with seating area or Plaza)	42,962	0.986	Gazebos, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #4 (Green or Square with seating area or Plaza)	74,313	1.708	Gazebos, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #5 (Green or Square with seating area or Plaza)	8,151	0.210	Gazebos, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #6 (Green or Square with seating area or Plaza)	74,178	1.703	Fountains, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #7 (Green or Square with seating area or Plaza)	40,930	0.940	Pavilion, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #8 (Green or Square with seating area or Plaza)	20,664	0.474	Pavilion, Benches, Bike Rack, Plaza/Trails	Homeowner's Association
ACTIVE O.S. #9 (Green or Square with seating area or Plaza)	43,507	1.000	Pavilion, Benches, Bike Rack, Plaza/Trails	Homeowner's Association
ACTIVE O.S. #10 (Green or Square with seating area or Plaza)	12,210	0.280	Gazebos, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #11 (Green or Square with seating area or Plaza)	32,528	0.747	Gazebos, Benches, Bike Rack, Trails	Homeowner's Association
Active Open Space Total	579,816 SF	13.311 AC		

NOTES:
 1. Active Open Space areas include existing street ultimate right-of-way areas, up to 10 feet to proposed roadway improvements.
 2. Active Open Space areas have a maximum grade of 5%.
 3. All Active Open Space areas, 100%, will be Village Greens or Squares having seating areas and Plazas with the amenities listed above.

Date	Description	No.
09-23-21	REVISED PER TOWNSHIP COMMENTS	4.
07-15-21	REVISED PER TOWNSHIP COMMENTS	3.
05-19-21	REVISED PER TOWNSHIP COMMENTS	2.
01-21-21	REVISED PER TOWNSHIP COMMENTS & WAIVER APPROVALS	1.

SIGNATURE: *John E. Enghardt* DATE SIGNED: _____
 PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

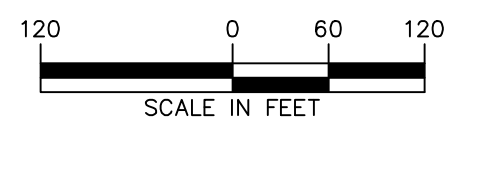
LANGAN
 One West Broad Street, Suite 200, Bethlehem, PA 18018
 T: 610.864.9900 F: 610.864.9501 www.langan.com
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
 Langan Engineering and Environmental Services, Inc.
 Langan International LLC
 Collectively known as Langan

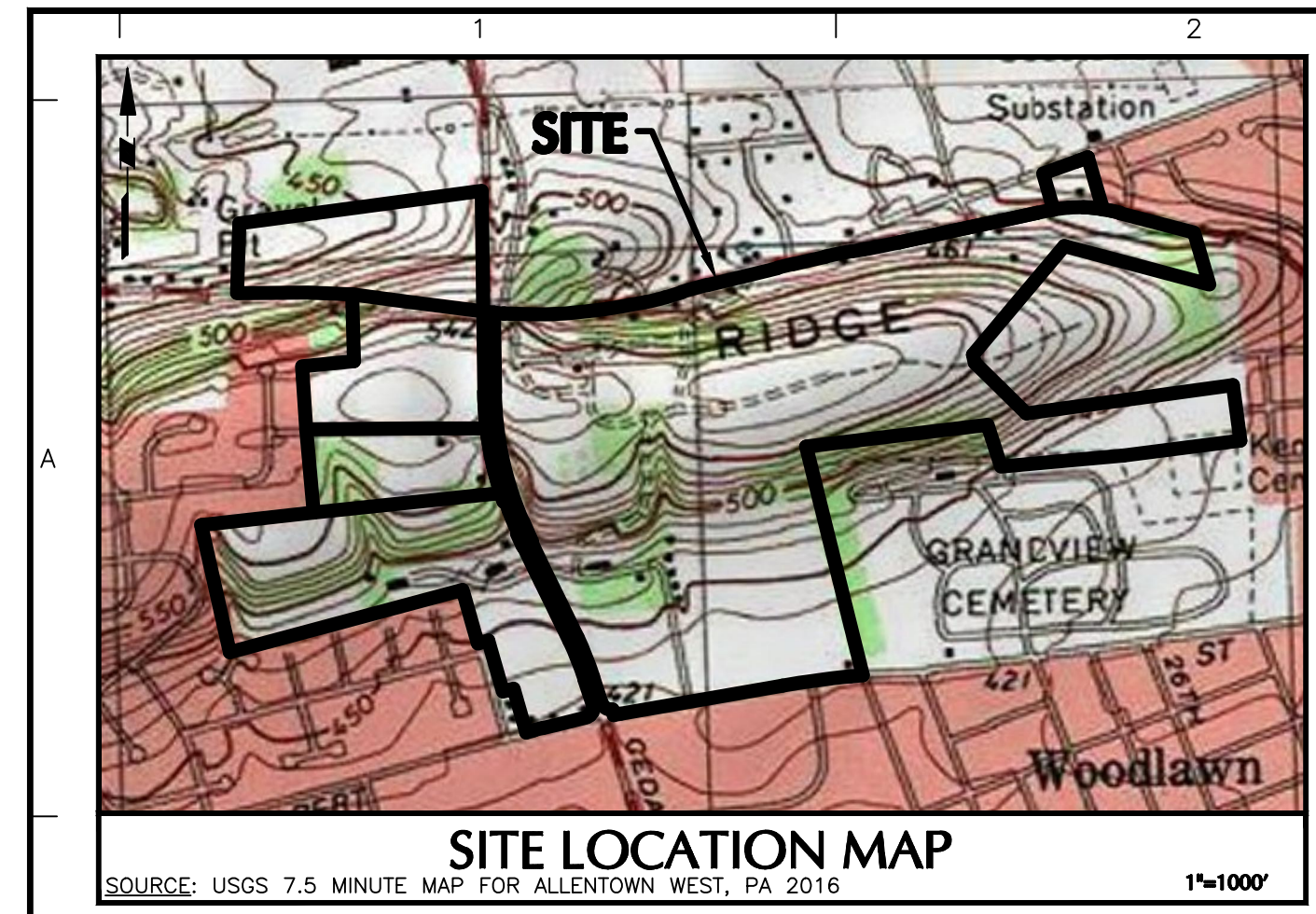
Project: **RIDGE FARMS**
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY
 PENNSYLVANIA

Drawing Title: **TND OPEN SPACE PLAN**

Project No.: **240043301**
 Date: **10/06/2020**
 Scale: **1" = 120'**
 Drawn By: **JDM**
 Checked By: _____
 Submission Date: _____
 Drawing No.: **CS-203**
 Sheet 42 of 151

OWNER/APPLICANT
KAY WALBERT LLC.
 ATTN: RICK KOZE
 5930 HAMILTON BLVD., SUITE 10
 ALLENTOWN, PA 18106
 610-395-6857





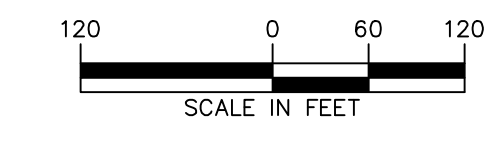
LEGEND	
SITE SYMBOLS	GRADING SYMBOLS
EXISTING CURB LINE	EXISTING CONTOUR
EXISTING FENCE	PROPOSED CONTOUR
EXISTING MONUMENT	EXISTING SPOT ELEVATION
EXISTING PROPERTY LINE	PROPOSED SPOT ELEVATION
PROPOSED BUILDING LINE	SOILS SYMBOLS
PROPERTY LINE	SOIL BOUNDARY
PROPOSED LOT LINE (WITH PIN MARK)	SOIL TYPE
PROPOSED LOT LINE	TREELINE
4" x 4" CONCRETE MONUMENT	
BUILDING SETBACK LINE	
PROPOSED UTILITY LOCATION	
STORMWATER BMP AREA	
CONCRETE SIDEWALK	
SOIL	
RETAINING WALL	
BEGIN LIMITS	
EXISTING STORM SEWER	EXISTING SANITARY SEWER MANHOLE
EXISTING WATER MAIN	EXISTING FIRE HYDRANT
PROPOSED STORM SEWER	EXISTING CATCH-BASIN
PROPOSED SANITARY SEWER	EXISTING WATER VALVE
PROPOSED SANITARY SEWER FORCE MAIN	EXISTING MANHOLE
PROPOSED WATER MAIN	EXISTING ELECTRIC POLE
PROPOSED GAS MAIN	
PROPOSED TELEPHONE AND ELECTRIC	
PROPOSED FIRE HYDRANT	



NON-TND REQUIRED OPEN SPACE CALCULATION					
AREA DESIGNATION	NUMBER OF PROPOSED DWELLING UNITS	MIN. REQUIRED OPEN SPACE PER DWELLING UNIT ²⁾	REQUIRED OPEN SPACE SQUARE FEET	REQUIRED OPEN SPACE ACRES	PROVIDED OPEN SPACE ACRES
NON-TND AREA WEST OF CEDAR CREST BLVD. INCLUDING SINGLE FAMILY AND TWINS UNITS IN ZONING DISTRICTS RR, RR-2, R-2 & R-4	90	2,600 SF.	234,000 SF.	5.372 AC.	8.183 AC

NOTES:
 1. SEE NON-TND OPEN SPACE TABLE FOR OPEN SPACE AREA BREAKDOWN AND OPEN SPACE OWNER INFORMATION.
 2. REQUIREMENT IS BASED ON THE PERCENTAGE OF THE TOTAL AMOUNT OF OPEN SPACE WHICH IS PRIME OPEN SPACE, NOT GREATER THAN 25%.

NON-TND OPEN SPACE						
AREA DESIGNATION	AREA	BASIN AREA	AREA SQUARE FEET	AREA ACRES	OWNER	
RR-2 LOT A	267,422 SF.	43,142 SF.	224,280 SF.	5.149 AC.	Homeowner's Association	
R-2/R-4 LOT B	140,940 SF.	17,161 SF.	123,779 SF.	2.842 AC.	Homeowner's Association	
R-4 LOT C	8,387 SF.	N/A	8,387 SF.	0.193 AC.	Homeowner's Association	
OPEN SPACE TOTAL			356,446 SF.	8.183 AC.		



OWNER/APPLICANT
 KAY WALBERT LLC.
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Date	Description	No.
09-23-21	REVISED PER TOWNSHIP COMMENTS	4.
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01-21-21	REVISED PER TOWNSHIP COMMENTS & WAIVER APPROVALS	1.

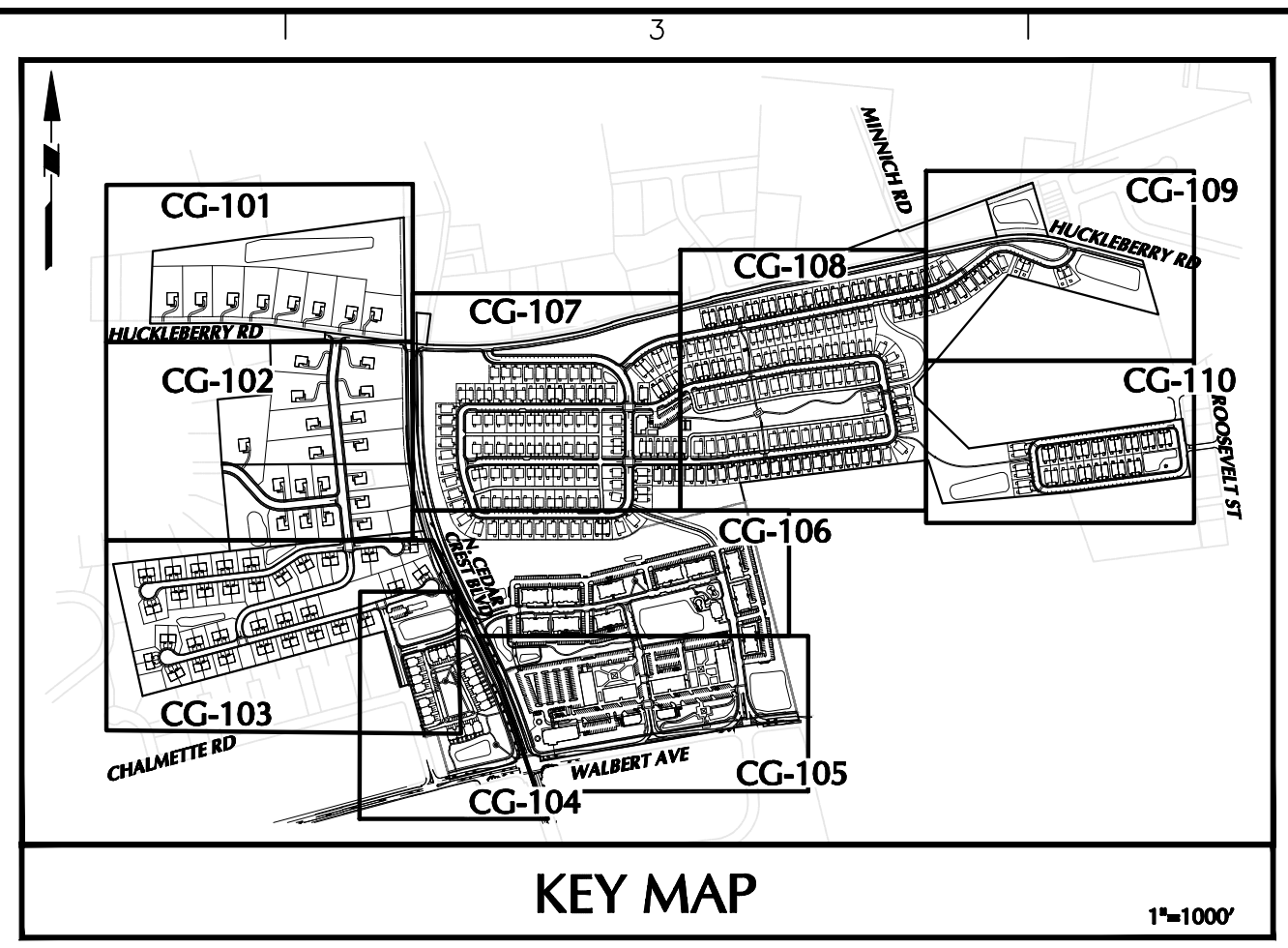
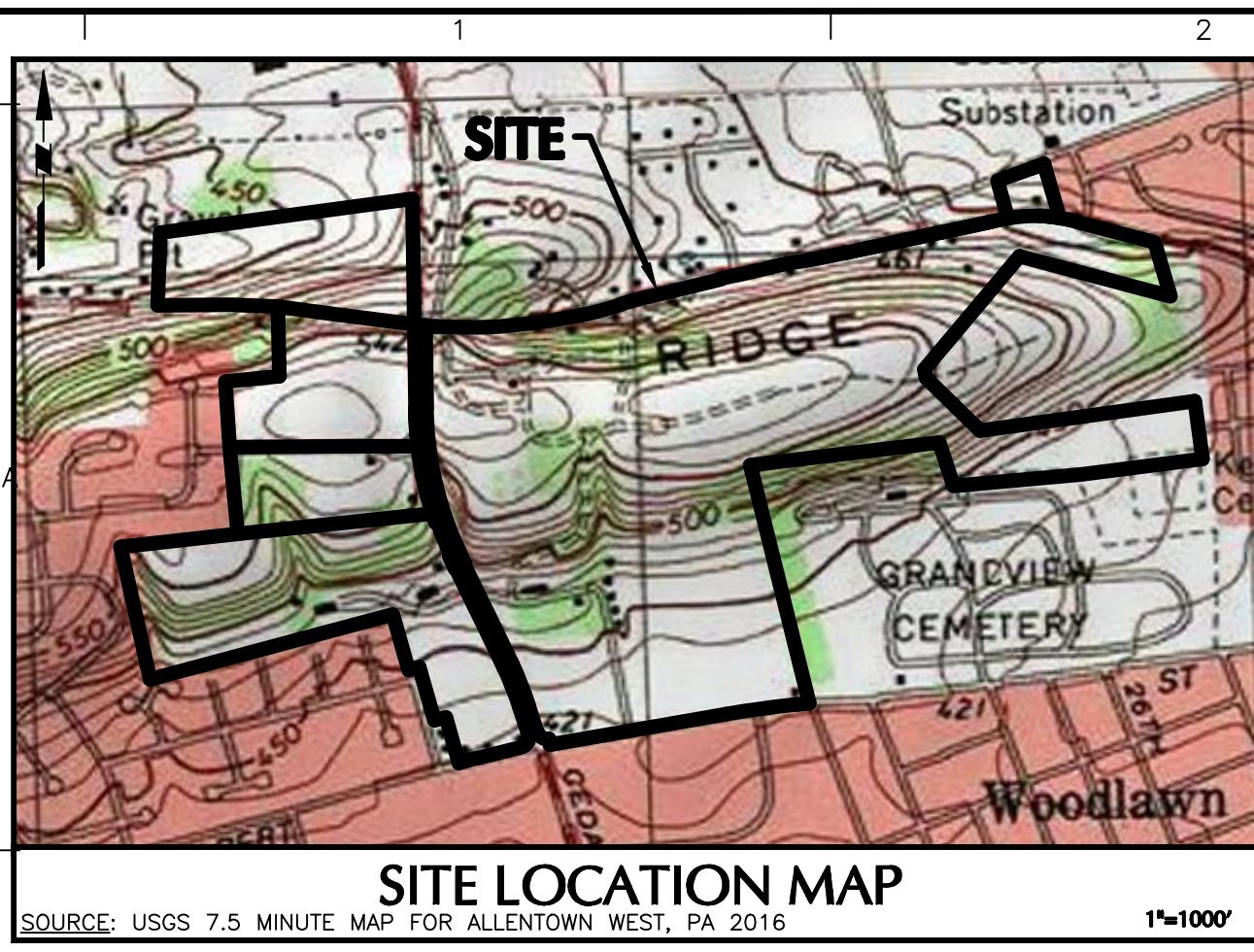
SIGNATURE: *[Signature]* DATE SIGNED: _____
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LANGAN
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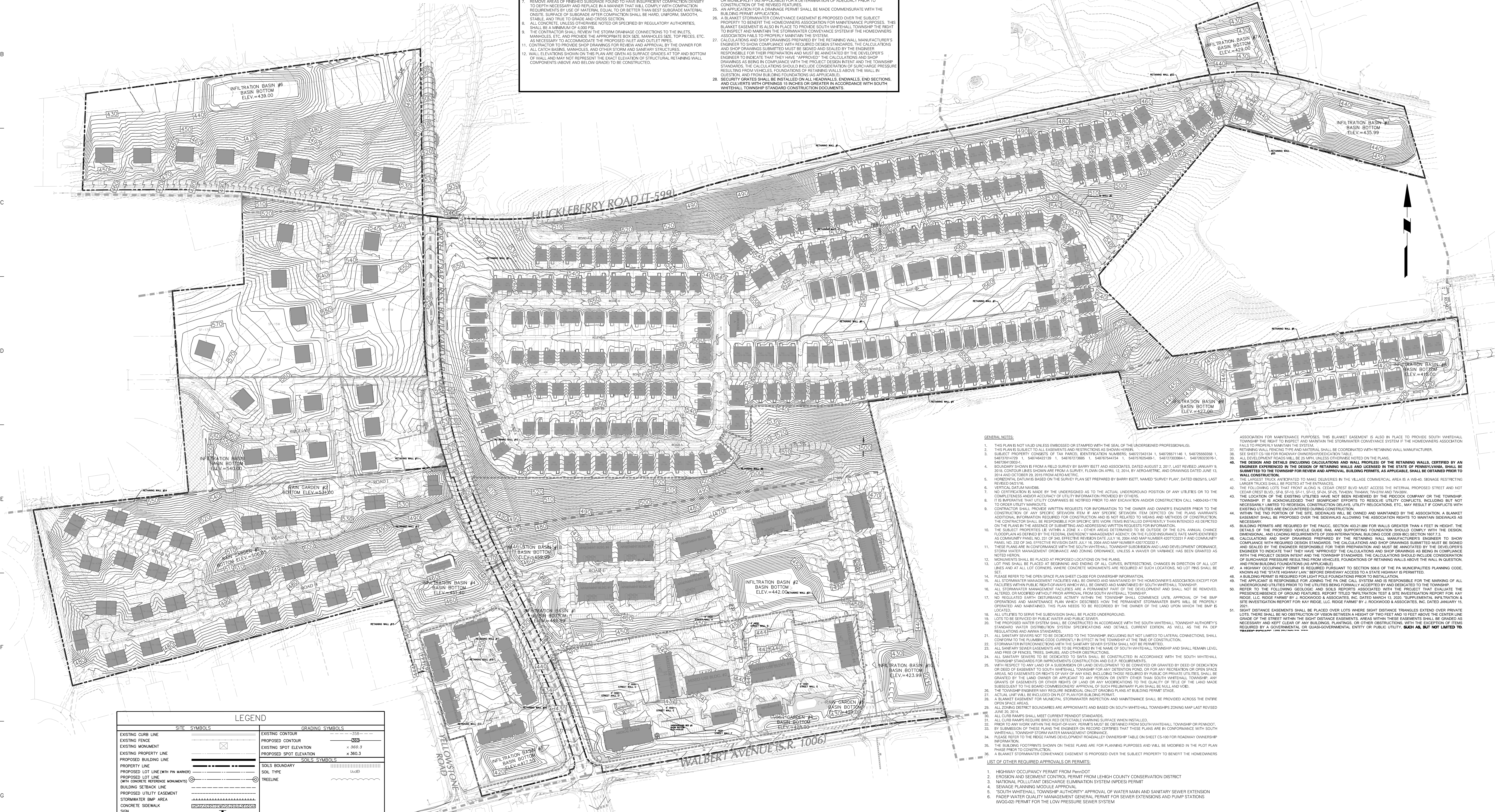
Project: **RIDGE FARMS**
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY PENNSYLVANIA

Drawing Title: **NON - TND OPEN SPACE PLAN**

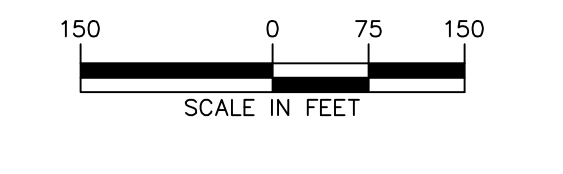
Project No. **240043301**
 Date: **10/06/2020**
 Scale: **1" = 120'**
 Drawn By: **JDM** Checked By: _____
 Submission Date: _____
 Drawing No. **CS-204**
 Sheet 43 of 151



GRADING AND DRAINAGE PLAN NOTES
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES...



LEGEND
SITE SYMBOLS: EXISTING CURB LINE, EXISTING FENCE, EXISTING MONUMENT, EXISTING PROPERTY LINE, PROPOSED BUILDING LINE, PROPOSED LOT LINE, PROPOSED UTILITY EASEMENT, STORMWATER BMP AREA, CONCRETE SIDEWALK, SIGN, RETAINING WALL, BASIN LIMITS, UTILITY SYMBOLS.
GRADING SYMBOLS: EXISTING CONTOUR, PROPOSED CONTOUR, EXISTING SPOT ELEVATION, PROPOSED SPOT ELEVATION, SOILS BOUNDARY, SOILS SYMBOLS, PRELINE.



OWNER/APPLICANT
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ALLENTOWN, PA 18106
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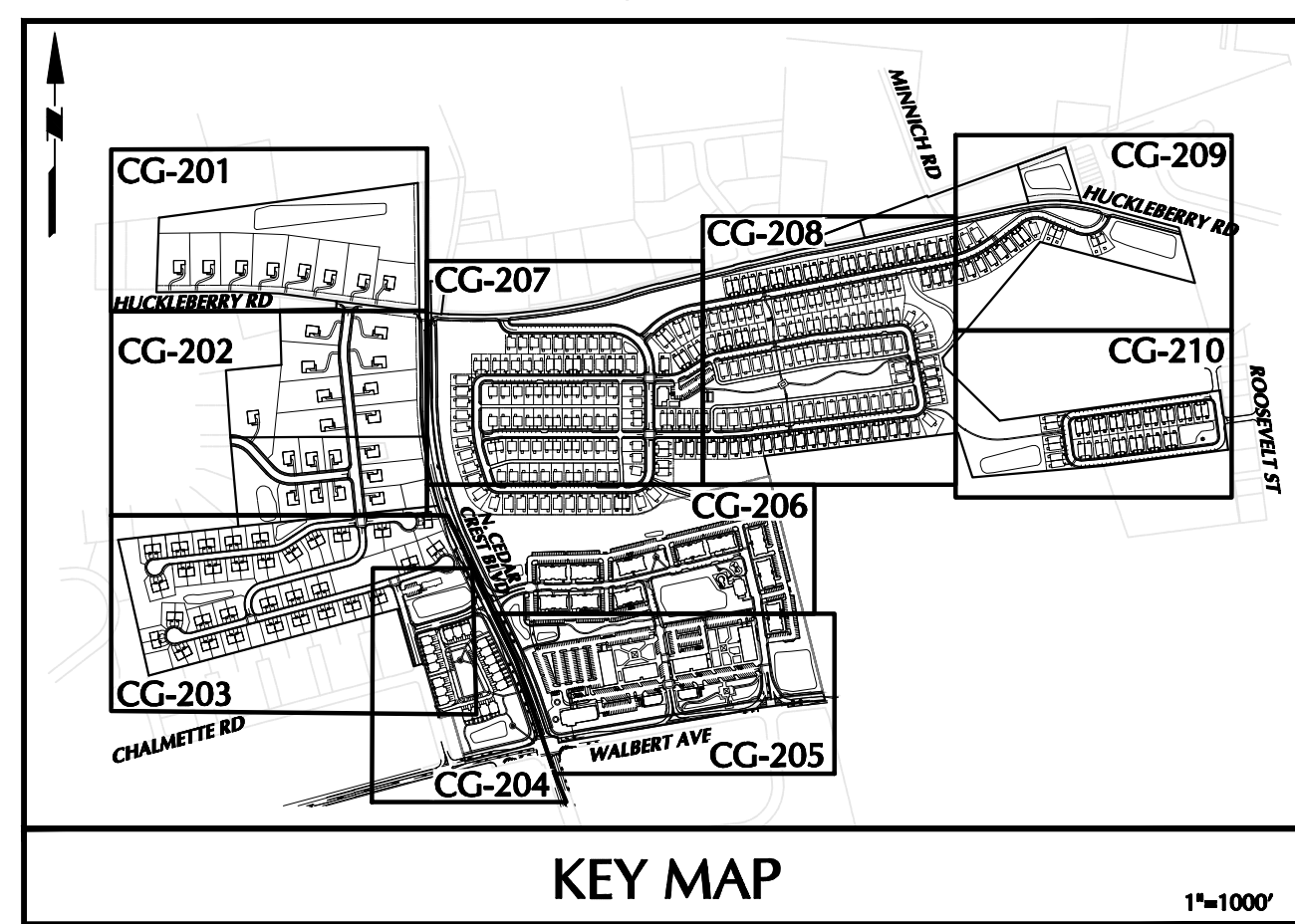
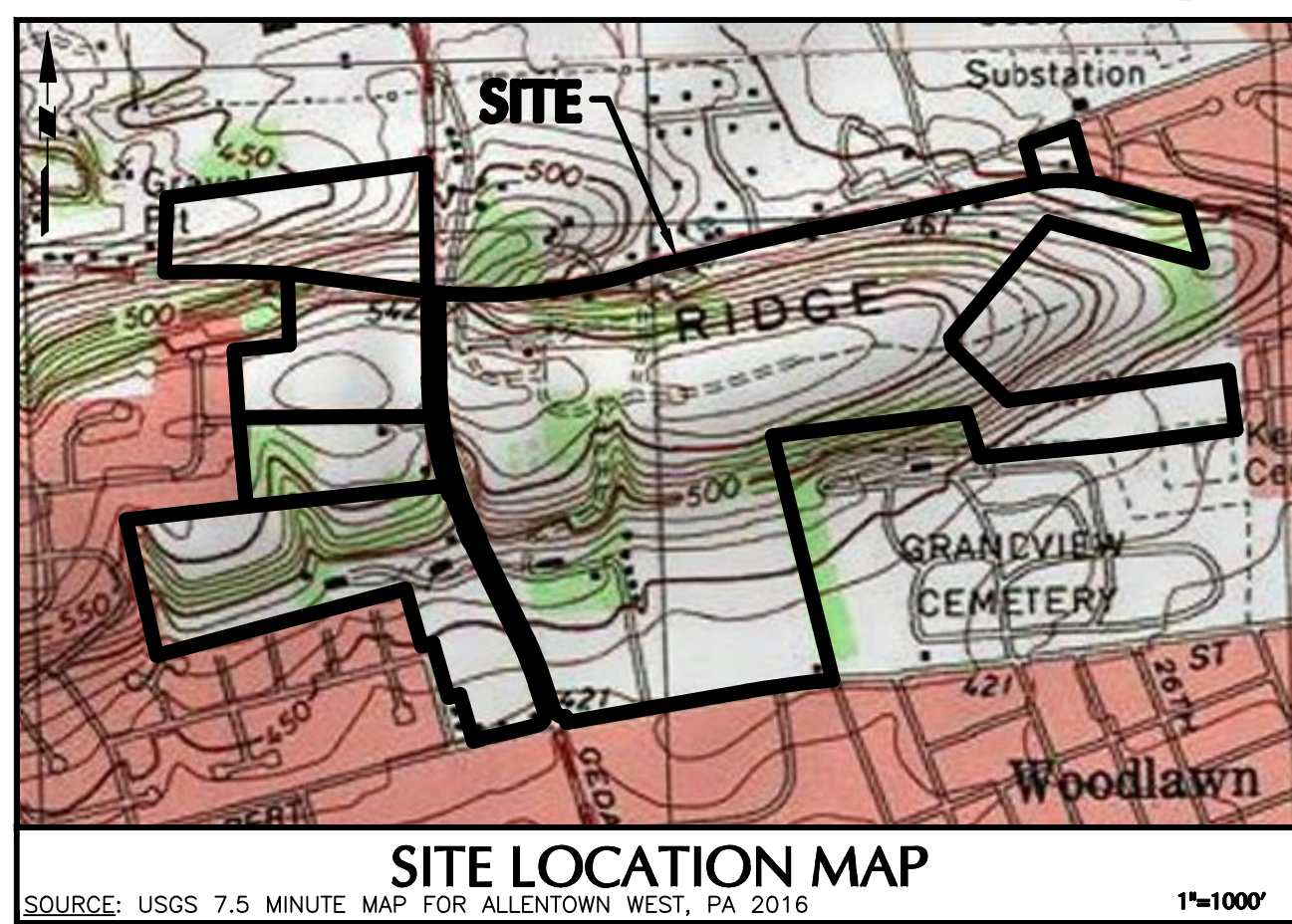
REVISIONS table with columns: Date, Description, No.

SIGNATURE: J. SCOTT DEBARDT
PROFESSIONAL ENGINEER P.A. Lic. No. PE-057145-E

LANGAN logo and contact information: One West Broad Street, Suite 200, Bethlehem, PA 18018

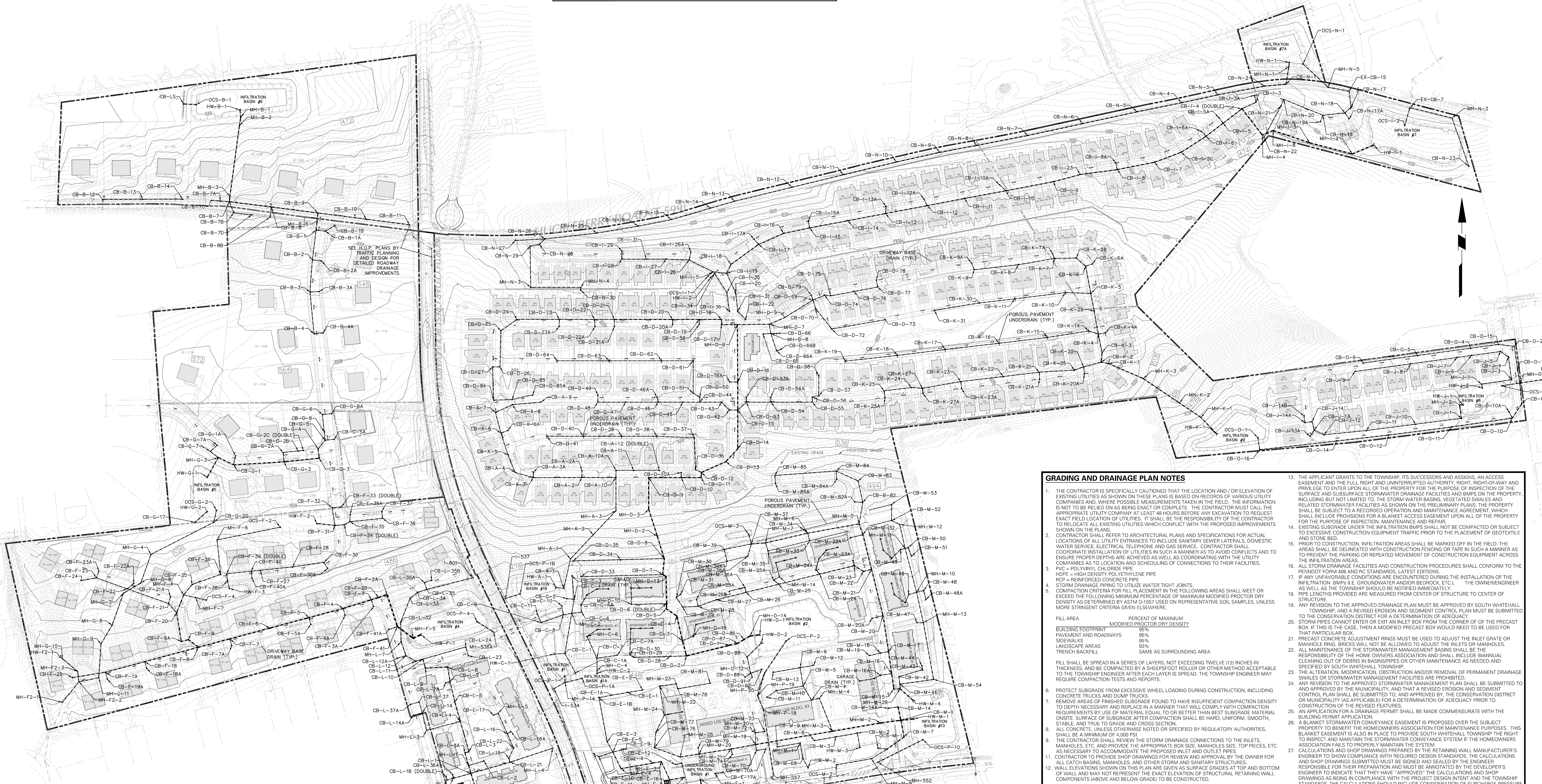
Project: RIDGE FARMS
Drawing Title: MASTER GRADING PLAN
Project No.: 240043301
Date: 10/06/2020
Scale: 1" = 150'

Project No.: 240043301
Drawing No.: CG-100
Date: 10/06/2020
Scale: 1" = 150'
Drawn By: WLS
Checked By:
Submission Date:
Sheet 60 of 151



LEGEND	
SITE SYMBOLS	GRADING SYMBOLS
EXISTING CURB LINE	EXISTING CONTOUR
EXISTING FENCE	PROPOSED CONTOUR
EXISTING MONUMENT	EXISTING SPOT ELEVATION
EXISTING PROPERTY LINE	PROPOSED SPOT ELEVATION
PROPOSED BUILDING LINE	SOILS SYMBOLS
PROPERTY LINE	SOILS BOUNDARY
PROPOSED LOT LINE (WITH PIN MARKER)	SOIL TYPE
PROPOSED LOT LINE (WITH CONCRETE REFERENCE MONUMENTS)	TREELINE
BUILDING SETBACK LINE	
PROPOSED UTILITY EASEMENT	
STORMWATER BMP AREA	
CONCRETE SIDEWALK	
SOIL	
RETAINING WALL	
BASEIN LIMITS	
UTILITY SYMBOLS	EXISTING UTILITY SYMBOLS
EXISTING STORM SEWER	EXISTING SANITARY SEWER MANHOLE
EXISTING WATER MAIN	EXISTING FIRE HYDRANT
PROPOSED STORM SEWER	EXISTING CATCH BASIN
PROPOSED SANITARY SEWER	EXISTING WATER VALVE
PROPOSED SANITARY SEWER FORCE MAIN	EXISTING MANHOLE
PROPOSED WATER MAIN	EXISTING ELECTRIC POLE
PROPOSED GAS MAIN	
PROPOSED TELEPHONE AND ELECTRIC	
PROPOSED FIRE HYDRANT	

REFER TO CG-201 THROUGH CG-210 FOR DETAILED DRAINAGE INFORMATION

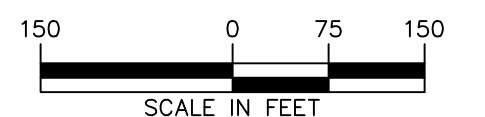


GRADING AND DRAINAGE PLAN NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- PVC POLYURETHANE POLYETHYLENE PIPE
- RCP = REINFORCED CONCRETE PIPE
- STORM DRAINAGE PIPING TO UTILIZE WATER TIGHT JOINTS
- COMPACTION CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USING REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:

FILL AREA	PERCENT OF MAXIMUM MODIFIED PROCTOR DRY DENSITY
BUILDING FOOTPRINT	95%
PAVEMENT AND ROADWAYS	95%
SIDEWALKS	95%
LANDSCAPE AREAS	90%
TRENCH BACKFILL	SAME AS SURROUNDING AREA
- FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING TWELVE (12) INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT ROLLER OR OTHER METHOD ACCEPTABLE TO THE TOWNSHIP ENGINEER AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE COMPACTION TESTS AND REPORTS.
- PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
- REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER CORRECTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE AND TRUE TO GRADE AND CROSS SECTION.
- ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE A MINIMUM OF 4000 PSI.
- THE CONTRACTOR SHALL REVIEW THE STORM DRAINAGE CONNECTIONS TO THE INLETS, MANHOLES, ETC. AND PROVIDE THE APPROPRIATE BOX SIZE, MANHOLES SIZE, TOP PIECES, ETC. AS NECESSARY TO ACCOMMODATE THE PROPOSED INLET AND OUTLET PIPES.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER FOR ALL CATCH BASINS, MANHOLES, AND OTHER STORY AND SANITARY STRUCTURES.
- WALL ELEVATIONS SHOWN ON THIS PLAN ARE GIVEN AS SURFACE GRADES AT TOP AND BOTTOM OF WALL AND MAY NOT REPRESENT THE EXACT ELEVATION OF STRUCTURAL RETAINING WALL COMPONENTS ABOVE AND BELOW GRADE TO BE CONSTRUCTED.
- THE APPLICANT GRANTS TO THE TOWNSHIP, ITS SUCCESSORS AND ASSIGNS, AN ACCESS EASEMENT AND THE FULL RIGHT AND UNINTERRUPTED AUTHORITY, RIGHT, RIGHT-OF-WAY AND PRIVILEGE TO ENTER UPON ALL OF THE PROPERTY FOR THE PURPOSE OF INSPECTION OF THE SURFACE AND SUBSURFACE STORMWATER DRAINAGE FACILITIES AND BMPs ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE STORM WATER BASINS, VEGETATED SWALES AND RELATED STORMWATER FACILITIES AS SHOWN ON THE PRELIMINARY PLANS. THE PROPERTY SHALL BE SUBJECT TO A RECORDED OPERATION AND MAINTENANCE AGREEMENT, WHICH SHALL INCLUDE PROVISIONS FOR A BLANKET ACCESS EASEMENT UPON ALL OF THE PROPERTY FOR THE PURPOSE OF INSPECTION, MAINTENANCE AND REPAIR.
- EXISTING SUBGRADE UNDER THE INFILTRATION BMPs SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO THE PLACEMENT OF GEOTEXTILE AND STONE BED.
- PRIOR TO CONSTRUCTION, INFILTRATION AREAS SHALL BE MARKED OFF IN THE FIELD. THE AREAS SHALL BE DELINEATED WITH CONSTRUCTION FENCING OR TAPE IN SUCH A MANNER AS TO PREVENT THE PARKING OR REPEATED MOVEMENT OF CONSTRUCTION EQUIPMENT ACROSS THE INFILTRATION AREAS.
- ALL STORM DRAINAGE FACILITIES AND CONSTRUCTION PROCEDURES SHALL CONFORM TO THE PENNDOT FORM 408 AND RC STANDARDS, LATEST EDITIONS.
- IF ANY UNFAVORABLE CONDITIONS ARE ENCOUNTERED DURING THE INSTALLATION OF THE INFILTRATION BMPs (E.G. GROUNDWATER AND/OR BEDROCK, ETC.), THE OWNER/ENGINEER AS WELL AS THE TOWNSHIP SHOULD BE NOTIFIED IMMEDIATELY.
- PIPE LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY SOUTH WHITEHALL TOWNSHIP, AND A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.
- STORM PIPES CANNOT ENTER OR EXIT AN INLET BOX FROM THE CORNER OR OF THE PRECAST BOX. IF THIS IS THE CASE, THEN A MODIFIED PRECAST BOX WOULD NEED TO BE USED FOR THAT PARTICULAR BOX.
- PRECAST CONCRETE ADJUSTMENT RINGS MUST BE USED TO ADJUST THE INLET GRATE OR MANHOLE RING BRICKS WILL NOT BE ALLOWED TO ADJUST THE INLETS OR MANHOLES.
- ALL MAINTENANCE OF THE STORMWATER MANAGEMENT BASINS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND SHALL INCLUDE BIENNIAL CLEANING OUT OF DEBRIS IN BASINS/PIPES OR OTHER MAINTENANCE AS NECESSARY AND SPECIFIED BY SOUTH WHITEHALL TOWNSHIP.
- THE ALTERATION, MODIFICATION, OBSTRUCTION AND/OR REMOVAL OF PERMANENT DRAINAGE SWALES OR STORMWATER MANAGEMENT FACILITIES ARE PROHIBITED.
- ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OF PENNSYLVANIA AS APPLICABLE FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.
- AN APPLICATION FOR A DRAINAGE PERMIT SHALL BE MADE CONCURRENT WITH THE BUILDING PERMIT APPLICATION.
- A BLANKET STORMWATER CONVEYANCE EASEMENT IS PROPOSED OVER THE SUBJECT PROPERTY TO BENEFIT THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES. THIS BLANKET EASEMENT IS ALSO IN PLACE TO PROVIDE SOUTH WHITEHALL TOWNSHIP THE RIGHT TO INSPECT AND MAINTAIN THE STORMWATER CONVEYANCE SYSTEM IF THE HOMEOWNERS ASSOCIATION FAILS TO PROPERLY MAINTAIN THE SYSTEM.
- CALCULATIONS AND SHOP DRAWINGS PREPARED BY THE RETAINING WALL MANUFACTURER'S ENGINEER SHALL BE APPLICABLE FOR THE RETAINING WALLS ABOVE. THE CALCULATIONS AND SHOP DRAWINGS SUBMITTED MUST BE SIGNED AND SEALED BY THE ENGINEER RESPONSIBLE FOR THEIR PREPARATION AND MUST BE ANNOTATED BY THE DEVELOPER'S SIGNATURE THAT THEY HAVE APPROVED THE CALCULATIONS AND SHOP DRAWINGS AS BEING IN COMPLIANCE WITH THE PROJECT DESIGN INTENT AND THE TOWNSHIP STANDARDS. THE CALCULATIONS SHOULD INCLUDE CONSIDERATION OF SURFACE PRESSURE RESULTING FROM VEHICLES, FOUNDATIONS OR RETAINING WALLS ABOVE THE WALL IN QUESTION, AND FROM BUILDING FOUNDATIONS AS APPLICABLE.
- SECURITY GRATES SHALL BE INSTALLED ON ALL HEADWALLS, ENDWALLS, END SECTIONS, AND CULVERTS WITH OPENINGS 18 INCHES OR GREATER IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP STANDARD CONSTRUCTION DOCUMENTS.

ACT 287 AS AMENDED
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 287 (AS AMENDED) AND TO CONTRACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS UNLESS OTHERWISE NOTED PRIOR TO START OF CONSTRUCTION.
 PENNSYLVANIA ONE CALL 1-800-242-1776
 SERIAL NO. RIDGE FARMS: 303024



OWNER/APPLICANT
KAY WALBERT LLC.
 ATTN: RICK KOZE
 5930 HAMILTON BLVD., SUITE 10
 ALLENTOWN, PA 18106
 610-395-6857

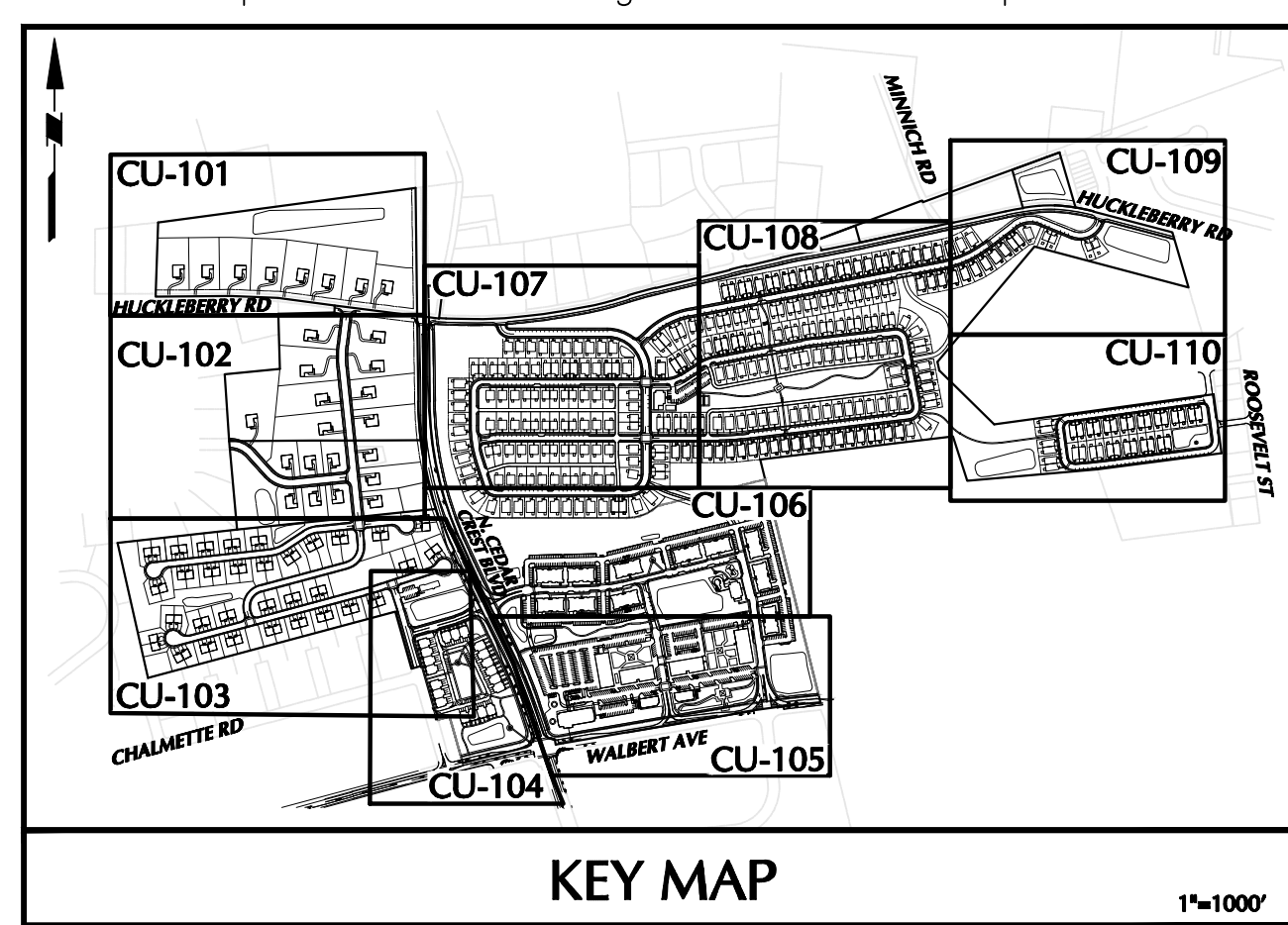
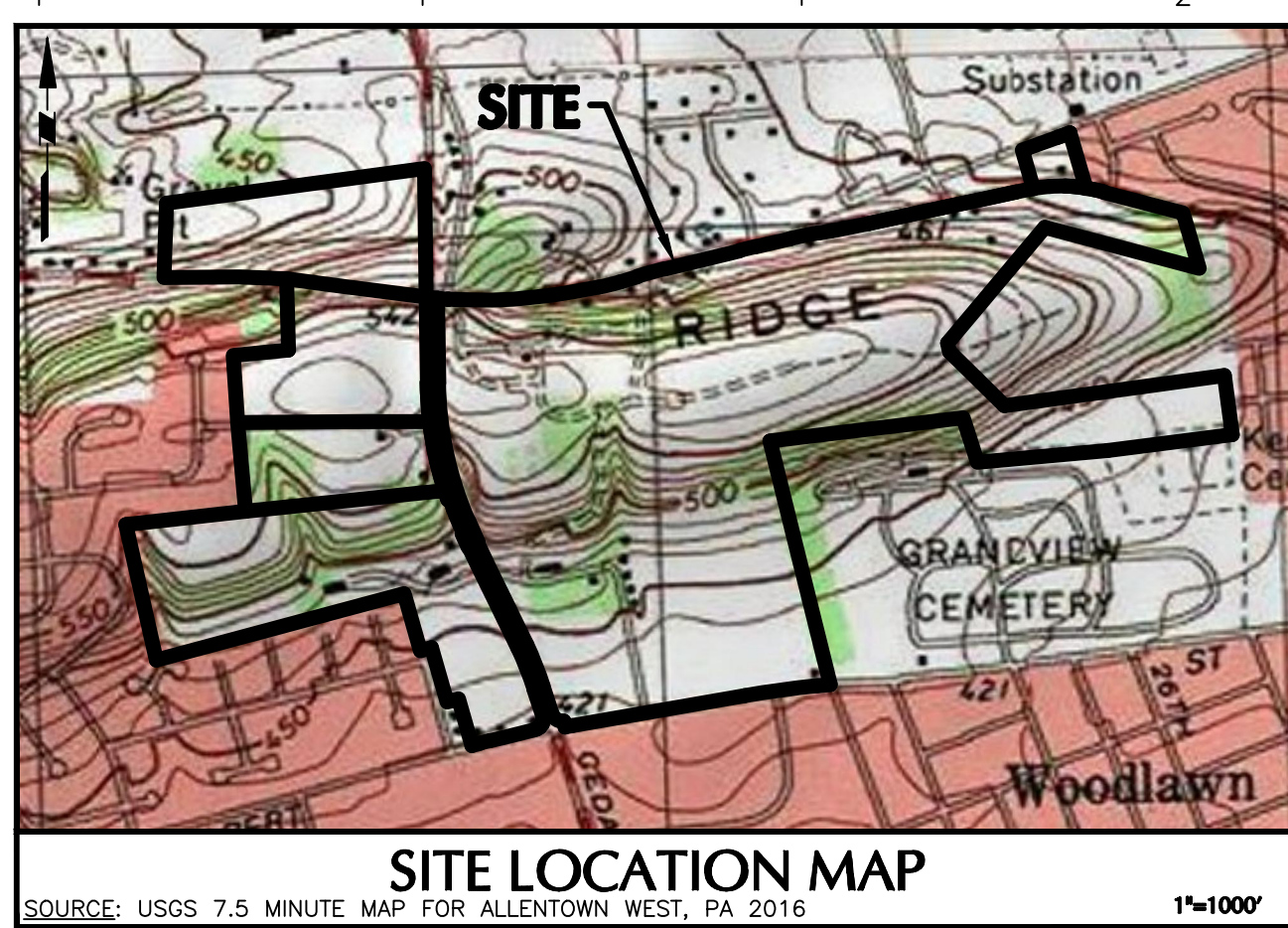
Date	Description	No.
09-23-21	REVISED PER TOWNSHIP COMMENTS	4.
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01-21-21	REVISED PER TOWNSHIP COMMENTS & WAIVER APPROVALS	1.

SIGNATURE: DATE SIGNED: _____
 PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

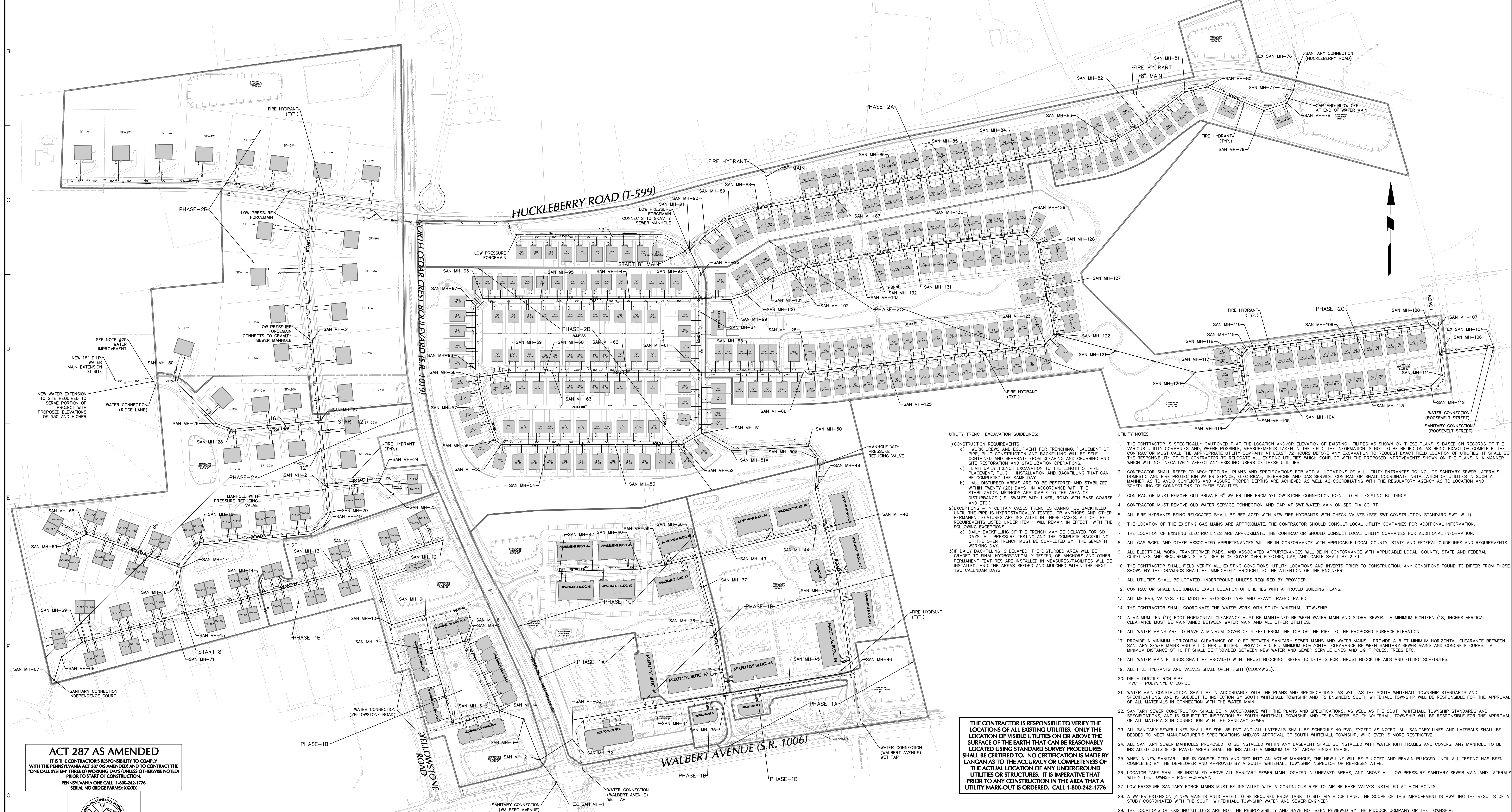


Project: **RIDGE FARMS**
 Location: **SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA**

Drawing Title: **MASTER DRAINAGE PLAN**
 Project No.: **240043301**
 Date: **10/06/2020**
 Scale: **1" = 150'**
 Drawing No.: **CG-200**
 Drawn By: **WLS**
 Checked By: _____
 Submission Date: _____
 Sheet 72 of 151

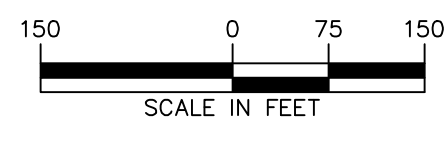


LEGEND	
SITE SYMBOLS	GRADING SYMBOLS
EXISTING CURB LINE	EXISTING CONTOUR
EXISTING FENCE	PROPOSED CONTOUR
EXISTING MONUMENT	EXISTING SPOT ELEVATION
EXISTING PROPERTY LINE	PROPOSED SPOT ELEVATION
PROPERTY LINE	SOILS SYMBOLS
PROPOSED LOT LINE (WITH PIN MARKS)	SOIL TYPE
PROPOSED LOT LINE (WITH CONCRETE REFERENCE MONUMENTS)	TREELINE
BUILDING SETBACK LINE	
PROPOSED UTILITY EXHUMENT	
STORMWATER BMP AREA	
CONCRETE SIDEWALK	
SIGN	
RETAINING WALL	
BASEIN LIMITS	
UTILITY SYMBOLS	EXISTING SANITARY SEWER MANHOLE
EXISTING STORM SEWER	EXISTING FIRE HYDRANT
EXISTING WATER MAIN	EXISTING CATCH BASIN
PROPOSED STORM SEWER	EXISTING WATER VALVE
PROPOSED SANITARY SEWER	EXISTING MANHOLE
PROPOSED SANITARY SEWER FORCE MAIN	EXISTING ELECTRIC POLE
PROPOSED WATER MAIN	
PROPOSED GAS MAIN	
PROPOSED TELEPHONE AND ELECTRIC	
PROPOSED FIRE HYDRANT	



- UTILITY TRENCH EXCAVATION GUIDELINES:**
- CONSTRUCTION REQUIREMENTS
 - WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF-CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
 - LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
 - ALL DISTURBED AREAS ARE TO BE RESTORED AND STABILIZED WITHIN TWENTY (20) DAYS IN ACCORDANCE WITH THE STABILIZATION METHODS APPLICABLE TO THE AREA OF DISTURBANCE (I.E. SWALES WITH LINER, ROAD WITH BASE COURSE AND ETC.)
 - EXCEPTIONS - IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 1 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:
 - DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS, ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
 - IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL HYDROSTATICALLY TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED. MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.
- UTILITY NOTES:**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
 - CONTRACTOR MUST REMOVE OLD PRIVATE 6" WATER LINE FROM YELLOW STONE CONNECTION POINT TO ALL EXISTING BUILDINGS.
 - CONTRACTOR MUST REMOVE OLD WATER SERVICE CONNECTION AND CAP AT SWT WATER MAIN ON SEQUOIA COURT.
 - ALL FIRE HYDRANTS BEING RELOCATED SHALL BE REPLACED WITH NEW FIRE HYDRANTS WITH CHECK VALVES (SEE SWT CONSTRUCTION STANDARD SWT-W-1).
 - THE LOCATION OF THE EXISTING GAS MAINS ARE APPROXIMATE. THE CONTRACTOR SHOULD CONSULT LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION.
 - THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR SHOULD CONSULT LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION.
 - ALL GAS WORK AND OTHER ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.
 - ALL ELECTRICAL WORK, TRANSFORMER PADS, AND ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS. MIN. DEPTH OF COVER OVER ELECTRIC, GAS, AND CABLE SHALL BE 2 FT.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - ALL UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY PROVIDER.
 - CONTRACTOR SHALL COORDINATE EXACT LOCATION OF UTILITIES WITH APPROVED BUILDING PLANS.
 - ALL METERS, VALVES, ETC. MUST BE RECESSED TYPE AND HEAVY TRAFFIC RATED.
 - THE CONTRACTOR SHALL COORDINATE THE WATER WORK WITH SOUTH WHITEHALL TOWNSHIP.
 - A MINIMUM TEN (10) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED BETWEEN WATER MAIN AND STORM SEWER. A MINIMUM EIGHTEEN (18) INCHES VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN WATER MAIN AND ALL OTHER UTILITIES.
 - ALL WATER MAINS ARE TO HAVE A MINIMUM COVER OF 4 FEET FROM THE TOP OF THE PIPE TO THE PROPOSED SURFACE ELEVATION.
 - PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF 10 FT BETWEEN SANITARY SEWER MAINS AND WATER MAINS. PROVIDE A 5 FT MINIMUM HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER MAINS AND ALL OTHER UTILITIES. PROVIDE A 5 FT MINIMUM HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER MAINS AND CONCRETE CURBS. A MINIMUM DISTANCE OF 10 FT SHALL BE PROVIDED BETWEEN NEW WATER AND SEWER SERVICE LINES AND LIGHT POLES, TREES ETC.
 - ALL WATER MAIN FITTINGS SHALL BE PROVIDED WITH THRUST BLOCKING. REFER TO DETAILS FOR THRUST BLOCK DETAILS AND FITTING SCHEDULES.
 - ALL FIRE HYDRANTS AND VALVES SHALL OPEN RIGHT (CLOCKWISE).
 - DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
 - WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AS WELL AS THE SOUTH WHITEHALL TOWNSHIP STANDARDS AND SPECIFICATIONS, AND IS SUBJECT TO INSPECTION BY SOUTH WHITEHALL TOWNSHIP AND ITS ENGINEER. SOUTH WHITEHALL TOWNSHIP WILL BE RESPONSIBLE FOR THE APPROVAL OF ALL MATERIALS IN CONNECTION WITH THE WATER MAIN.
 - SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AS WELL AS THE SOUTH WHITEHALL TOWNSHIP STANDARDS AND SPECIFICATIONS, AND IS SUBJECT TO INSPECTION BY SOUTH WHITEHALL TOWNSHIP AND ITS ENGINEER. SOUTH WHITEHALL TOWNSHIP WILL BE RESPONSIBLE FOR THE APPROVAL OF ALL MATERIALS IN CONNECTION WITH THE SANITARY SEWER.
 - ALL SANITARY SEWER LINES SHALL BE SDN-35 PVC AND ALL LATERALS SHALL BE SCHEDULE 40 PVC, EXCEPT AS NOTED. ALL SANITARY LINES AND LATERALS SHALL BE BEDDED TO MEET MANUFACTURER'S SPECIFICATIONS AND/OR APPROVAL OF SOUTH WHITEHALL TOWNSHIP, WHICHEVER IS MORE RESTRICTIVE.
 - ALL SANITARY SEWER MANHOLES PROPOSED TO BE INSTALLED WITH ANY EASEMENT SHALL BE INSTALLED WITH WATER TIGHT FRAMES AND COVERS. ANY MANHOLE TO BE INSTALLED OUTSIDE OF PAVED AREAS SHALL BE INSTALLED A MINIMUM OF 12" ABOVE FINISH GRADE.
 - WHEN A NEW SANITARY LINE IS INSTALLED AND TIED INTO AN ACTIVE MANHOLE, THE NEW LINE WILL BE PLUGGED AND REMAIN PLUGGED UNTIL ALL TESTING HAS BEEN COMPLETED BY THE DEVELOPER AND APPROVED BY A SOUTH WHITEHALL TOWNSHIP INSPECTOR OR REPRESENTATIVE.
 - LOCATOR TAPS SHALL BE INSTALLED ABOVE ALL SANITARY SEWER MAIN LOCATED IN UNPAVED AREAS, AND ABOVE ALL LOW PRESSURE SANITARY SEWER MAINS AND LATERALS WITHIN THE TOWNSHIP RIGHT-OF-WAY.
 - LOW PRESSURE SANITARY SEWER MAINS SHALL BE INSTALLED WITH A CONTINUOUS RISE TO AIR RELEASE VALVES INSTALLED AT HIGH POINTS.
 - A WATER EXTENSION / NEW MAIN IS ANTICIPATED TO BE REQUIRED FROM TANK TO SITE VIA RIDGE LANE. THE SCOPE OF THIS IMPROVEMENT IS AWAITING THE RESULTS OF A STUDY COORDINATED WITH THE SOUTH WHITEHALL TOWNSHIP WATER AND SEWER ENGINEER.
 - THE LOCATIONS OF EXISTING UTILITIES ARE NOT THE RESPONSIBILITY AND HAVE NOT BEEN REVIEWED BY THE PIDCOCK COMPANY OR THE TOWNSHIP.

ACT 287 AS AMENDED
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 287 (AS AMENDED) AND TO CONTRACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS UNLESS OTHERWISE NOTED PRIOR TO START OF CONSTRUCTION.
 PENNSYLVANIA ONE CALL 1-800-242-1775
 SERIAL NO RIDGE FARMS: 303034



OWNER/APPLICANT
 KAY WALBERT LLC.
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 5930 HAMILTON BLVD., SUITE 10
 ALLENTOWN, PA 18106
 610-395-6857

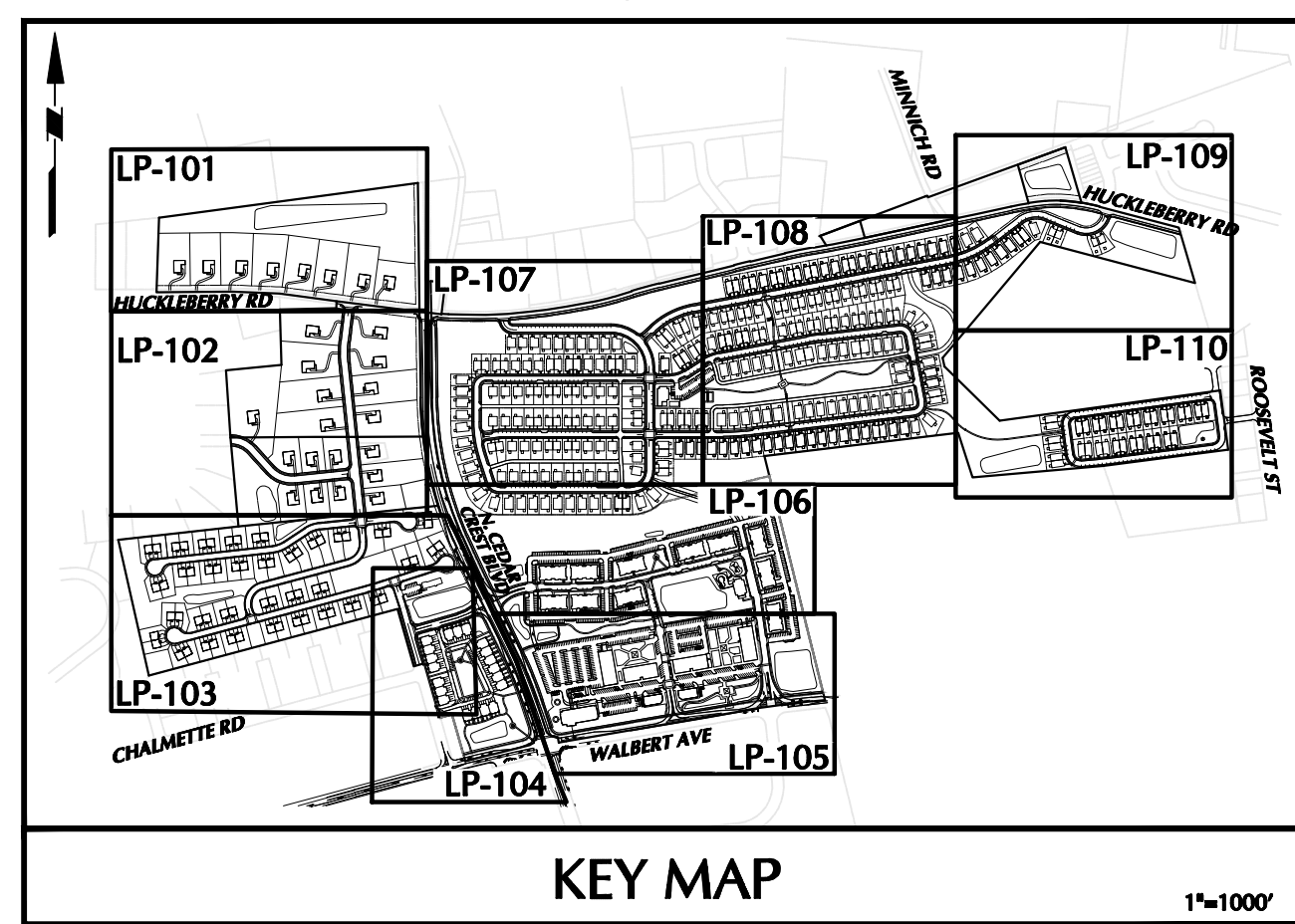
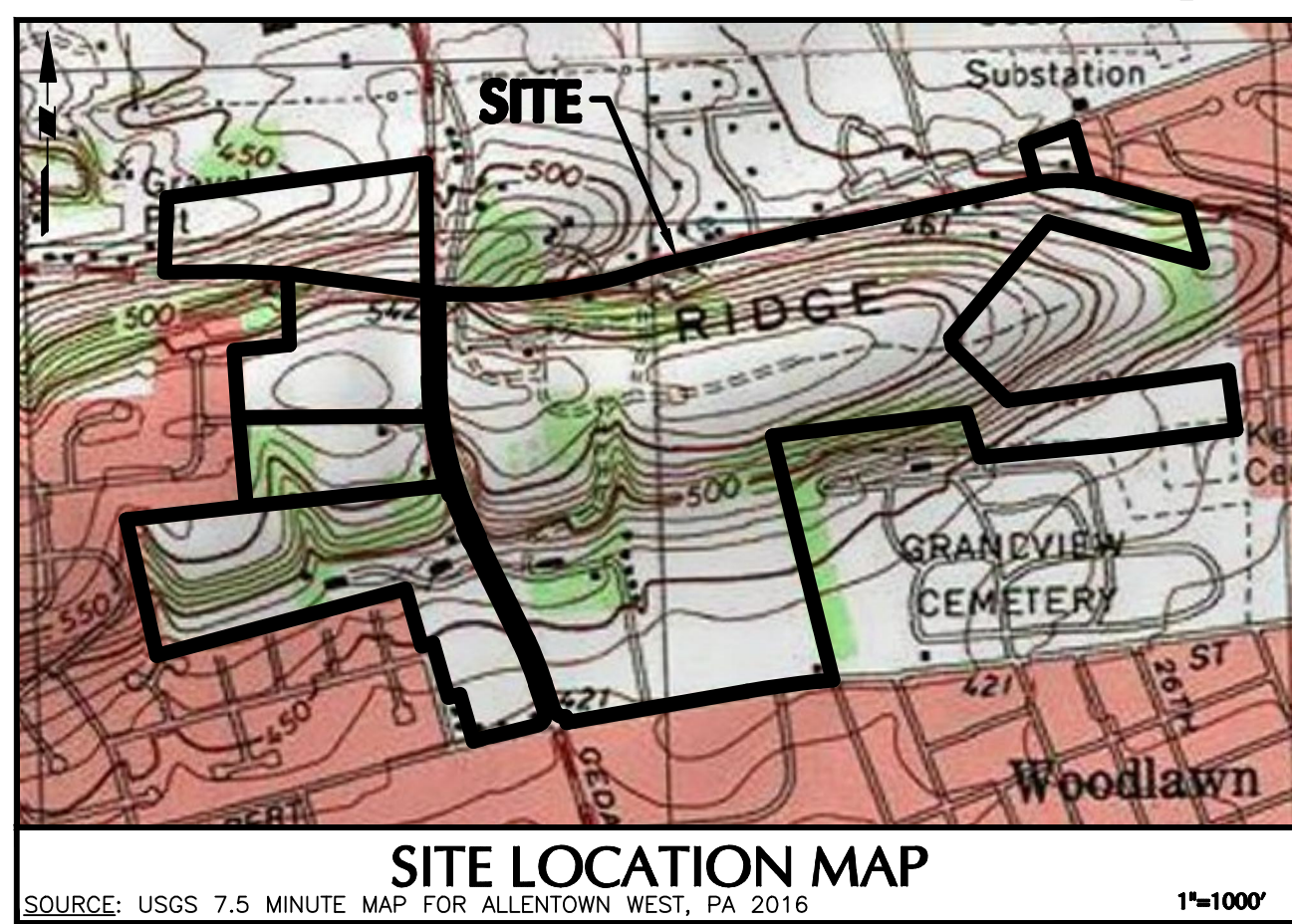
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09-23-21	REVISED PER TOWNSHIP COMMENTS	4.
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01-21-21	REVISED PER TOWNSHIP COMMENTS & WAIVER APPROVALS	1.

SIGNATURE: *Jeffrey E. Hardt* DATE SIGNED: _____
 PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

LANGAN
 One West Broad Street, Suite 200, Bethlehem, PA 18018
 T: 610.864.9500 F: 610.864.9501 www.langan.com
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
 Langan Engineering and Environmental Services, Inc.
 Langan International LLC
 Collectively known as Langan

Project: **RIDGE FARMS**
 Drawing Title: **MASTER UTILITY PLAN**
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY PENNSYLVANIA

Project No.	240043301	Drawing No.	CU-100
Date	10/06/2020	Scale	1" = 150'
Drawn By	JDM	Checked By	
Submission Date		Sheet	86 of 151



PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
QA	221	QUERCUS ALBA	WHITE OAK	2 1/2-3" CAL.	B+B	--
GBM	127	GINGKO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR	2 1/2-3" CAL.	B+B	MALE ONLY
LSR*	35	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEETGUM	1 1/2" CAL.	B+B	--
NS*	46	NYSSA SYLVATICA	SOURGUM OR TUPELO	1 1/2" CAL.	B+B	--
PXAB	132	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE(S)	2 1/2-3" CAL.	B+B	--
QR*	62	QUERCUS RUBRA	RED OAK	1 1/2" CAL.	B+B	--
TCG	247	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2-3" CAL.	B+B	--
ZS	299	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2-3" CAL.	B+B	--
EVERGREEN TREE(S)						
CJY	54	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	8-10'	B+B	--
CLY	88	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B	--
ILC	535	ILEX CRENATA 'CHESAPEAKE'	CHESAPEAKE JAPANESE HOLLY	3-4'	B+B	--
JV	90	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10'	B+B	--
EVERGREEN SHRUB(S)						
VR	128	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B	--
DECIDUOUS SHRUB(S)						
IVJD	26	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN'	MALE POLLINATOR WINTERBERRY HOLLY	3 GAL.	CONTAINER	--
IWR	120	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	30-36"	CONTAINER	--
SNS	162	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND NIPPON SPIREA	15-18"	CONTAINER	--

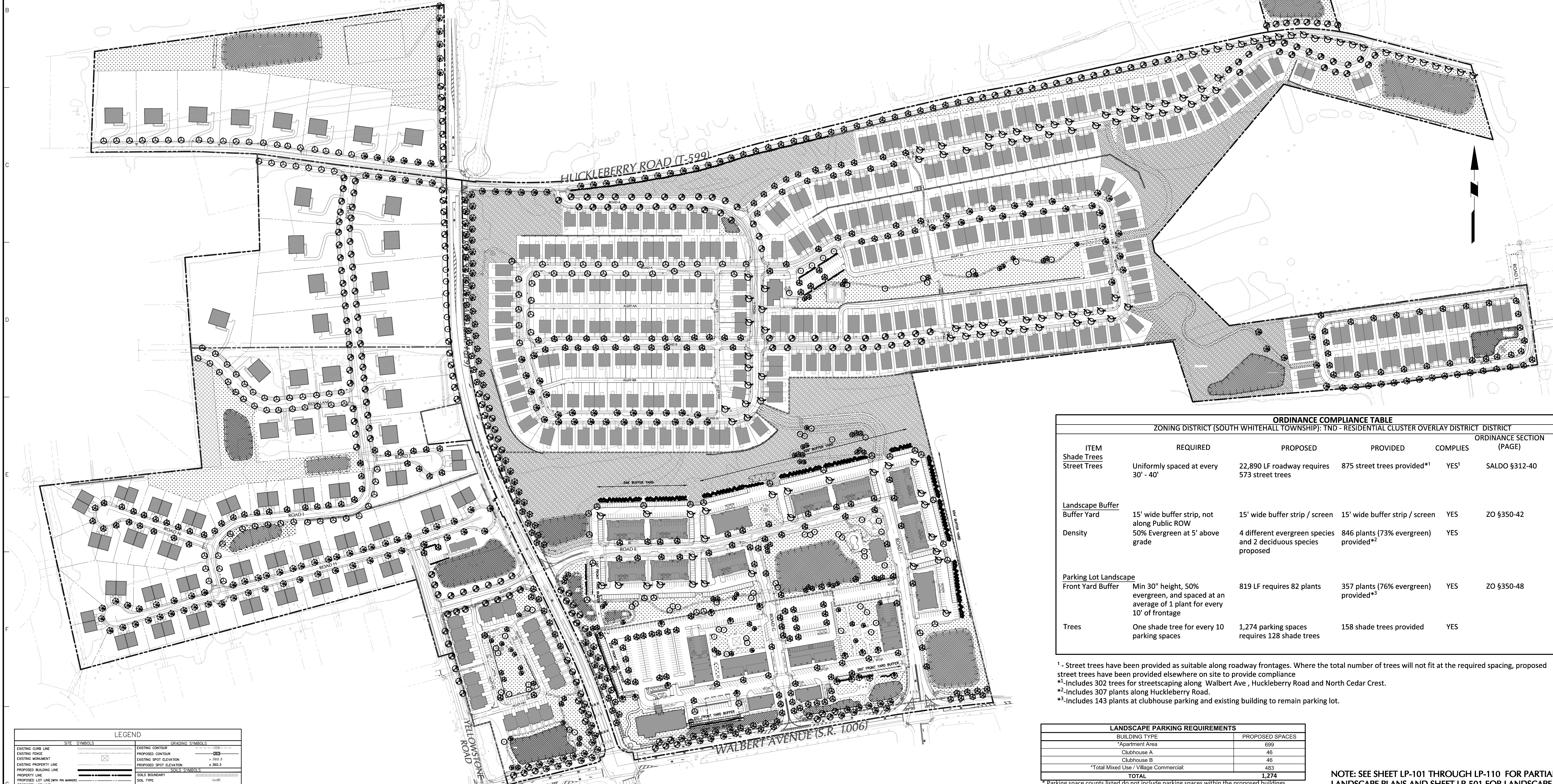
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

HATCH LEGENDS

- PROPOSED LAWN SEED MIX
- PROPOSED MEADOW MIX A
- PROPOSED MEADOW MIX B

ACT 287 AS AMENDED
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 287 AS AMENDED AND TO CONTRACT THE "ONE CALL SYSTEM" THREE (3) WORKING DAYS (UNLESS OTHERWISE NOTED) PRIOR TO START OF CONSTRUCTION.
 PENNSYLVANIA ONE CALL 1-800-242-1776
 SERIAL NO. BRIDGE FARMS: XXXXXX

CALL BEFORE YOU DIG
 IN PA, TOLL FREE
 1-800-242-1776
 FOR FREE MARKETS TO LOCATE
 UNDERGROUND UTILITIES
 IT'S THE LAW



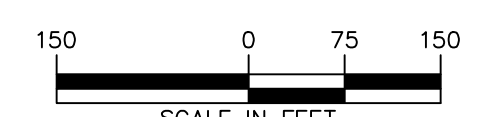
ITEM	ORDINANCE COMPLIANCE TABLE				ORDINANCE SECTION (PAGE)
	ZONING DISTRICT (SOUTH WHITEHALL TOWNSHIP): TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT	REQUIRED	PROPOSED	PROVIDED	
Shade Trees					
Street Trees	Uniformly spaced at every 30' - 40'	22,890 LF roadway requires 573 street trees	875 street trees provided*1	YES!	SALDO §312-40
Landscape Buffer					
Buffer Yard	15' wide buffer strip, not along Public ROW	15' wide buffer strip / screen	15' wide buffer strip / screen	YES	ZO §350-42
Density	50% Evergreen at 5' above grade	4 different evergreen species and 2 deciduous species proposed	846 plants (73% evergreen) provided*2	YES	
Parking Lot Landscape					
Front Yard Buffer	Min 30" height, 50% evergreen, and spaced at an average of 1 plant for every 10' of frontage	819 LF requires 82 plants	357 plants (76% evergreen) provided*3	YES	ZO §350-48
Trees	One shade tree for every 10 parking spaces	1,274 parking spaces requires 128 shade trees	158 shade trees provided	YES	

- *1 - Street trees have been provided as suitable along roadway frontages. Where the total number of trees will not fit at the required spacing, proposed street trees have been provided elsewhere on site to provide compliance
- *2 - Includes 302 trees for streetscaping along Walbert Ave, Huckleberry Road and North Cedar Crest.
- *3 - Includes 307 plants along Huckleberry Road.
- *4 - Includes 143 plants at clubhouse parking and existing building to remain parking lot.

LEGEND

SITE SYMBOLS	GRADING SYMBOLS
EXISTING CURB LINE	EXISTING CONTOUR
EXISTING FENCE	PROPOSED CONTOUR
EXISTING MONUMENT	EXISTING SPOT ELEVATION
EXISTING PROPERTY LINE	PROPOSED SPOT ELEVATION
PROPOSED BUILDING LINE	SOILS BOUNDARY
PROPOSED LOT LINE (WITH PIN MARKERS)	SOIL TYPE
PROPOSED LOT LINE (WITHOUT PIN MARKERS)	PRELINE
NEW CONCRETE REFERENCE MONUMENTS	
PROPOSED UTILITY EASEMENT	
STORMWATER SWAP AREA	
CONCRETE SIDEWALK	
SOIL	
RETAINING WALL	
BASIN LIMITS	
EXISTING STORM SEWER	EXISTING SANITARY SEWER MANHOLE
EXISTING WATER MAIN	EXISTING FIRE HYDRANT
PROPOSED STORM SEWER	EXISTING CATCH BASIN
PROPOSED SANITARY SEWER	EXISTING WATER VALVE
PROPOSED SANITARY SEWER FORCE MAIN	EXISTING MANHOLE
PROPOSED WATER MAIN	EXISTING ELECTRIC POLE
PROPOSED GAS MAIN	
PROPOSED TELEPHONE AND ELECTRIC	
PROPOSED FIRE HYDRANT	

THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ONLY THE LOCATION OF VISIBLE UTILITIES ON OR ABOVE THE SURFACE OF THE EARTH THAT CAN BE REASONABLY LOCATED USING STANDARD SURVEY PROCEDURES SHALL BE CERTIFIED TO. NO CERTIFICATION IS MADE BY LANGAN AS TO THE ACCURACY OR COMPLETENESS OF THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. IT IS IMPERATIVE THAT PRIOR TO ANY CONSTRUCTION IN THE AREA THAT A UTILITY MARK-OUT IS ORDERED. CALL 1-800-242-1776



OWNER/APPLICANT
 KAY WALBERT LLC.
 ATTN: RICK KOZE
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 ALLENTOWN, PA 18106
 610-395-6857

Date	Description	No.
09-23-21	REVISED PER TOWNSHIP COMMENTS	4.
07-15-21	REVISED PER TOWNSHIP COMMENTS	3.
05-19-21	REVISED PER TOWNSHIP COMMENTS	2.
01-21-21	REVISED PER TOWNSHIP COMMENTS & WAIVER APPROVALS	1.

SIGNATURE: MICHAEL SZURA DATE SIGNED: _____
 REGISTERED LANDSCAPE ARCHITECT PA Lic. No. LA-002533

LANGAN
 One West Broad Street, Suite 200, Bethlehem, PA 18018
 T: 610.864.8500 F: 610.864.8501 www.langan.com
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
 Langan Engineering and Environmental Services, Inc.
 Langan GI, Inc.
 Langan International LLC
 Collectively known as Langan

Project: **RIDGE FARMS**
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY PENNSYLVANIA

Drawing Title: **MASTER LANDSCAPE PLAN**

Project No: 240043301
 Date: 10/06/2020
 Scale: 1" = 150'
 Drawn By: SPW
 Checked By: NB
 Submission Date: _____
 Drawing No: **LP-100**
 Sheet 128 of 151

SOUTH WHITEHALL TOWNSHIP

30

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

MEMORANDUM

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

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

SUBJECT: South Whitehall Township
Ridge Farms
Major Subdivision #2017-101
Preliminary Plan Review

DATE: October 15, 2021

COPIES: Mr. Randy Cope
Interim Township Manager
South Whitehall Township

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

Mr. Herb Bender
Public Works Manager
South Whitehall Township

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

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

TOWNSHIP ENGINEER

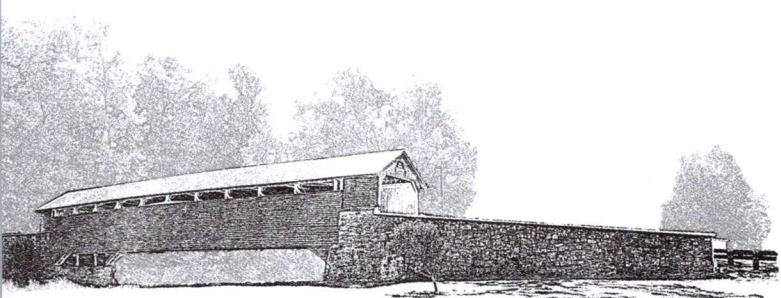
J. Scott Pidcock, P.E., R.A.

The Pidcock Company

2451 Parkwood Drive, Allentown, PA 18103-9608

Phone: (610) 791-2252 • Fax: (610) 791-1256

E-mail: info@pidcockcompany.com



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- 2 -

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

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

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

Mr. Christopher A. Taylor, PG
Senior Geologist
Hanover Engineering Associates, Inc.

Mr. Richard M. Koze, Jr.
President
Kay Builders, Inc.

Mr. Jason S. Engelhardt, P.E., LEED AP
Principal
Langan Engineering

Mr. Robert L. Hoffman, P.E., PTOE
Regional Manager
Traffic Planning and Design, Inc.

(all via e-mail)

REPORT:

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

201± acres – 12 parcels;

138± acres to be developed as a Traditional Neighborhood Development (TND) – east of Cedar Crest Boulevard. TND consists of:

156 single detached dwellings (88 Age Qualified);

156 twin dwelling lots (116 Age Qualified);

368 multi-family apartments;

4 retail/commercial/apartment buildings (60,000 square feet (s.f.) ground floor retail/commercial area with a combined total of 100 apartments over the retail area);

2 community buildings;

13± acres of active open space;

Pedestrian trails;

25± acres of common open space;

12 stormwater management facilities (basins, rain gardens, etc.);

16,000± feet of roadway;

5,700± feet of alley.

63± acres to be developed as a non-TND site – west of Cedar Crest Boulevard.

Non-TND consists of:

64 twins;

26 single family residential dwellings;

4 stormwater management areas;

Roadway connections to Yellowstone Road, Ridge Lane, and Huckleberry Road;

4,500± feet of roadway;

1,700± feet of roadway offered for dedication to South Whitehall Township (a portion of Road “I” and Ridge Lane);

8± acres of open space.

2 Phases proposed:

Phase 1 located south of the ridge (further broken down into Sub-Phases 1A, 1B, and 1C);

Phase 2 located north of the ridge (further broken down into Sub-Phases 2A, 2B, and 2C).

PENNDOT has ultimate authority and jurisdiction over the improvements within State Road rights-of-way required by this project, including road, signal, and drainage improvements;

Portion of the project east of CCB is located within the R-2, R-4, R-10, and TND Innovation Overlay Zoning Districts;

The portion of the site west of CCB is in the R-4, RR, RR-2, and TND Innovation Overlay Zoning Districts;

Total of 870 residential units (780 units in the TND; 90 units in non-TND portion of site);

Public Water;

Public Sewer;

Conditional Use approval was granted on November 20, 2020.

Waivers/Deferrals Granted:

See Resolution 2018-62;

See Draft Waiver/Deferral Requests Action letter dated June 15, 2021;

See Waiver/Deferral Comment below.

Recommendation:

Engineering approval is recommended subject to the following comments being addressed.

mjg/acc

Enclosures

South Whitehall Township
 Ridge Farms
 Major Subdivision #2017-101
 Preliminary Plan Review

October 15, 2021

REVIEW COMMENTS

A. Planning

1. The Waiver Notes (Sheets 17 and 28) should ultimately be updated to reflect Board of Commissioners decisions and dates of action on the waiver requests;
2. Provide all applicable Deed Restrictions (e.g., 75-foot average width undisturbed area on Lot R-2 Lot B, the Access Easement over Lots SF-24W and SF-25W, Mobility Easement, existing storm sewer on Lot TW-17W, etc.) for Township review. Also, obtain any PENNDOT Highway Occupancy Permits (HOPs) for the proposed Access Easement for the Laub Property driveway along Cedar Crest Boulevard. In his response letter dated September 23, 2021, the Design Engineer indicated that once all deed restrictions are finalized, they will be provided to the Township for review;
3. The Township should determine the acceptability of the Phasing and meeting the TND criteria for each phase (Sheet 39); and
4. General Note 44 (Sheets 17 and 28) regarding a blanket easement for sidewalks within the TND portion of the site has been previously added to the Plans. Any comments from the Solicitor's office regarding the acceptability of this note should be addressed to their satisfaction.

B. General

1. It is difficult to discern the improvements proposed along Huckleberry Road and Focht Avenue. Provide additional detailed plans showing proposed Huckleberry Road and Focht Avenue improvements (e.g., pavement widening, curb, sidewalk, street trees, etc.), SALDO §312-12(b)(42). In his response letter dated September 23, 2021, the Design Engineer indicated that roadway improvements plans will be included with a Final Plan submission. The Huckleberry Road Section (Sheet 68) indicates an 18± foot high wall in close proximity to the Huckleberry Road right-of-way;
2. As it relates to the proposed Guth Road cul-de-sac, obtain proof of rights-of-way, construction/grading easements, etc.;
3. Regarding property rights necessary to improve both the unopened segment of Buchman Street and the northern extension of Dawes Street, per the Design Engineer's letter dated September 23, 2021, the acquisition of property rights for Buchman Street has been completed and the Dawes Street access have been coordinated and both have

been forwarded to the Solicitor's office. Address any comments to the satisfaction of the Township Solicitor;

4. Regarding the Buchman Street development area, there are concerns with the impact construction vehicles may have on the existing roadway network (e.g., pavement structure degradation) in the neighborhood accessing the Buchman Street construction area. Pre- and Post-Development pavement evaluations in the existing neighborhood may be necessary. The Department of Public Works (DPW) should be contacted to determine the limits of pavement evaluations. Also, clarify connection points to the existing pavement areas. As indicated in the Design Engineer's letter dated September 23, 2021, the Developer will coordinate with our office and the DPW to discuss how and when pavement evaluations will be conducted;
5. Accessibility comments will be provided at the time of Final Plan submission;
6. As HOP plans are in the process of being reviewed by PENNDOT, we performed a general review of the right-of-way dedications to the Township. A final review of the Dedications will be performed once final approval from PENNDOT has been obtained;
7. Closures of individual lot areas and right-of-way dedication areas will be checked at the time of Final Plan submission (Closure Reports should be provided with any submissions);
8. We note the following relating to the Pavement Plan (Sheet 40):
 - a. Provide pavement tie-in details (mill and overlay) for Huckleberry Road. We understand this information will be provided with the Final Plan submission; and
 - b. Revise the location of the sidewalk contained in Sections 'J-J' and 'K-K' to be in accordance with the Township Standard Construction Details SWT-R-1 for local streets and provide a grass strip between the curb and sidewalk. In his response letter dated September 23, 2021, the Design Engineer notes that these roads are proposed to be private. We note that sidewalk is now proposed on both sides of Road "K". Provide driveway/sidewalk details as necessary demonstrating the intended profile of the sidewalk. The Township Staff and DPW may wish to comment on this issue.
9. We note the following relating to the proposed retaining walls:
 - a. Retaining walls ranging between 10 and 27 feet in height are proposed along Road "I". Noting that this portion of roadway is proposed to be owned and maintained by the HOA, provide the length of need calculations for the proposed guide rail related to these walls. This may be provided during Final Plan submission;

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- b. There are numerous retaining walls throughout the site (as high as 27± feet). We defer to the Township Geotechnical Consultant (TGC) for the review of proposed retaining wall designs and steep slope considerations;
 - c. Building Permits are required by the PAUCC, Section 403.42.iii, for walls greater than four feet in height. Also note that the details of the proposed vehicle guide rail and supporting foundation should comply with the design, dimensional, and loading requirements, 2015 International Building Code (IBC) Section 1607.8.3. In addition, we recommend a pedestrian guardrail that complies with 2015 IBC Sections 1015 and 1607.8 be provided along the top of the wall where the wall is proximate to parking lots/sidewalk areas (walking surface) edge;
 - d. We note that the proposed retaining walls are in close proximity to the site's storm sewerage systems. Impacts of the drainage systems on wall anchoring systems should be confirmed by the Design Engineer subject to the review of the TGC; and
 - e. Walls are proposed to be constructed in close proximity to property lines. Obtain/show temporary construction easements, as necessary. Specific limits of the easements should be identified at the time of Final Plan submission.
10. List rights-of-way and easements proposed to be dedicated to the Township in a comprehensive table, SALDO §312-12(b)(25) and §312-12(b)(26). We understand this will be provided at the time of Final Plan submission;
 11. The Planning Department and DPW should determine the acceptability of the access easement and driveway proposed over Lots SF-24W and SF-25W connecting the Laub Property driveway to Cedar Crest Boulevard. We understand that that the issue is being discussed/coordinated between the property owner and PENNDOT. Final documentation/agreements between the property owner, PENNDOT, and the Applicant should be provided;
 12. Regarding the Building Elevations Tabulations (Sheet 71), in his response letters dated May 19, July 15, and September 23, 2021, the Design Engineer indicated that positive drainage will be provided around the building foundation and detailed grading for units will be provided as part of the Individual Lot Grading Plan stage of the project when the final architecture is chosen. Provide this information at the time of Final Plan submission, SALDO §312-39(a)(6);
 13. Once known, list the intended use for the "Existing Building to Remain" (Lot TW-EX-1W);
 14. Grading is shown off-site (Sheets 61, 70, etc.). Obtain all temporary/permanent easements as applicable;
 15. Show proposed waterline information on Storm Sewer Profiles, SALDO §312-12(b)(33); and

16. Revise the design of Road “K” so that the centerline grade (recently revised to 7.3% Station 9+50 – Sheet 104) does not exceed the local street maximum grade of 7%, SALDO §312-35(b)(3)(A)(vii).

C. Stormwater Management

1. In its regional stormwater review capacity, Lehigh Valley Planning Commission (LVPC) monitors the Stormwater Management Act 167 watershed and subarea flows. Based upon the proposed stormwater redirections, we defer to LVPC regarding their review and approval of the impacts of the proposed diversions of runoff within tributary areas. Further, the TGC review and approval of proposed infiltration facilities and associated runoff volume control is required to determine the adequacy of the Plan;
2. The updated Network G calculations for HW-F2-1 should be included in the future stormwater management report;
3. Provide additional grading adjacent to HW-F2-1 to confirm the Headwall can accept the incoming flow based upon headwater depths;
4. The Tributary Area Lines shown on the Roadway Drainage Plans and the Land Development Plans should match;
5. A note should be included on the recorded sheets that restricts the impervious cover for each lot to the design assumptions (e.g., 3,000 s.f. per lot). While this may be provided during the Final Plan submission, we note that if changes are required to the basins, site layout changes may be necessary at that time;
6. A detailed Storm Sewer Network review (inverts, elevations, structure top elevations, tributary areas, etc.) will be completed during the Final Plan Phase;
7. We defer to the TGC regarding the Infiltration Basin Calculations which include but are not limited to bed areas, infiltration period, loading ratios, setbacks to residential and commercial structures, etc.; and
8. A BMP Operations and Maintenance Plan, describing the proposed procedures, identifying the person responsible, and noting any applicable easements, should be provided, SMP §296-28 and §296-30. The acceptability of the proposed “blanket easement” noted in General Note 34 on Sheet 3 should be confirmed in this process. Additionally, an Operations and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-32.

D. Traffic

1. Clarify the intent of the WB-50 truck turning template. This shows a WB-50 vehicle traversing along Roads ‘E’ and ‘F’, utilizing opposing lanes at their intersection, and not accessing any loading area. Further, with no ability to turn around, any truck entering from Walbert Avenue will be forced to exit northbound onto Cedar Crest Boulevard;

2. Confirm the ability for trucks to access the loading zone provided on the south side of Apartment Building #11;
3. It appears the proposed landscaping was revised with this submission. As a result, the following trees should be removed or relocated to be outside the limits of the sight triangles:
 - a. First tree located on the east and west sides of Road "I" at its intersection with Road "H";
 - b. First tree located on the west side Yellowstone Road at its intersection with Road "H";
 - c. Tree located adjacent to the Rain Garden along the south side of Road "A" at its intersection with Road "D" (opposite Road "D");
 - d. First tree located on the south side of Huckleberry Road east of its intersection with Road "A";
 - e. First two trees located on the north side of Road "C" east of its intersection with Alley "FF";
 - f. Tree located at the 90-degree bend along the west side of Road "C" adjacent to dwelling unit TND SF-142A; and
 - g. Two trees along the west side of Road "C" and north of Alley "EE" adjacent to TND dwelling unit SF-145A.
4. The locations of the proposed snowdrop areas and the acceptability of the sidewalk location between the curb and the snowdrop areas for the proposed cul-de-sacs should be confirmed with the DPW, SALDO 312-35(b)(2)(B)(iii);
5. Sidewalk transitions should be considered at terminal locations (e.g., the west end of Huckleberry Road and the west side of Yellowstone Road north of Chalmette Road);
6. All curb ramps within the development should be designed based on PENNDOT standards. Prior to construction, detailed grading for all proposed ramps should be provided, including spot elevations at grade break locations, dimensions for sidewalk, ramp, and crosswalk sections, and slope calculations for sidewalk, ramp, crosswalk, and roadway sections. We recommend consideration of these requirements early in the design process to avoid redesign;
7. A crosswalk is proposed on Road "M" west of its intersection with Cedar Crest Boulevard. Review this crosswalk location with the Township. Address any comments to the satisfaction of the Township Staff; and
8. Proposed traffic signage will be reviewed during the Final Plan submission.

E. Policy and Information

1. We defer to the TGC to review all geotechnical aspects of the design including, but not limited to, the sinkhole mitigation details, site retaining wall installations/designs, porous pavement/sidewalk designs, etc.;
2. We defer to the Township Electrical Consultant to review the proposed site lighting. The Design Engineer should confirm that the proposed light standard foundations will be adequate to support the proposed light standards;
3. Provide copies (to the Township and our office) of all correspondence, including all data submitted to outside agencies regarding required permits and approvals;
4. Revise General Note 43 to indicate the Developer/Design Engineer is responsible for confirming the location of all utilities and avoiding conflicts of the same with proposed improvements;
5. Address any comments from the Public Safety Committee and the Shade Tree Commission to their satisfaction. We note that street trees are located outside the street right-of-way. List easements as necessary which may be accomplished on the Final Plans;
6. Matters pertaining to the design of water distribution and sanitary sewerage systems should be directed to the DPW. We have not reviewed these designs; and
7. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, SALDO §312-12(b)(6). The Township Solicitor should determine the acceptability of the Surveyor's and Engineer's Certifications, SALDO §312-12(b)(5).

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

South Whitehall Township
Ridge Farms
Major Subdivision #2017-101
Preliminary Plan Review

List of Plans and Supplemental Information
Prepared by Langan Engineering and
dated or last revised September 23, 2021 (except as noted)

1. Cover Sheet, Sheet 1 of 151;
2. Aerial Map, Sheet 2 of 151 (cursory review only);
3. Project Calculation Summary Plan (Record Plan), Sheet 3 of 151;
4. Master Existing Features Plan, Sheet 4 of 151 (cursory review only);
5. Existing Features Plan, Sheets 5 through 14 of 151 (cursory review only);
6. Lot Consolidation (Record Plan), Sheets 15 and 16 of 151;
7. Master Subdivision Plan (Record Plan), Sheet 17 of 151;
8. Subdivision Plan (Record Plan), Sheets 18 through 27 of 151;
9. Master Site Plan (Record Plan), Sheet 28 of 151;
10. Site Plan, Sheets 29 through 38 of 151;
11. Phasing Plan, Sheet 39 of 151;
12. Pavement Plan, Sheet 40 of 151;
13. Pedestrian Circulation Plan, Sheet 41 of 151;
14. TND Open Space Plan, Sheet 42 of 151 (cursory review only);
15. Non-TND Open Space Plan, Sheet 43 of 151 (cursory review only);
16. Fire Truck Turn Plan, Sheets 44 through 54 of 151;
17. Loading Truck Turn Plan, Sheet 55 of 151;
18. Garbage Truck Turn Plan, Sheet 56 of 151;
19. WB-50 Truck Turn Plan, Sheet 57 of 151;
20. Site Details, Sheets 58 and 59 of 151;
21. Master Grading Plan, Sheet 60 of 151;
22. Grading Plan, Sheets 61 through 70 of 151;
23. Building Elevation Tables, Sheet 71 of 151 (cursory review only);
24. Master Drainage Plan, Sheet 72 of 151;
25. Drainage Plan, Sheets 73 through 82 of 151;

26. Master Post-Construction Stormwater Management Plan (Record Plan), Sheet 83 of 151;
27. Drainage Details, Sheets 84 and 85 of 151;
28. Master Utility Plan, Sheet 86 of 151 (water and sanitary sewer information not reviewed);
29. Utility Plan, Sheets 87 through 96 of 151 (water and sanitary sewer information not reviewed);
30. Roadway & Utility Profiles, Sheets 97 through 117 of 151 (cursory review only);
31. Roadway Storm Pipe Crossing Profiles, Sheets 118 through 122 of 151 (cursory review only);
32. Sanitary Sewer Profiles, Sheets 123 and 124 of 151 (not reviewed);
33. Utility Details, Sheets 125 through 127 of 151 (water and sanitary sewer details not reviewed);
34. Master Landscape Plan, Sheet 128 of 151 (cursory review only);
35. Landscape Plan, Sheets 129 through 138 of 151 (cursory review only);
36. Landscape Notes and Details, Sheet 139 of 151 (cursory review only);
37. Master Lighting Plan, Sheet 140 of 151 (cursory review only);
38. Lighting Plan, Sheets 141 through 150 of 151 (cursory review only);
39. Lighting Notes and Details, Sheet 151 of 151 (cursory review only);
40. Post-Construction Stormwater Management (PCSM) Plan Narrative, last revised September 24, 2021;
41. Roadway Drainage Report, prepared by Traffic Planning and Design, Inc., and last revised September 2021;
42. Comment response letter to Zoning Comments; and
43. Comment response letter to TPC Comments.

In addition, we have received the following information in support of the Application:

1. Subdivision & Land Development Review Application dated September 22, 2021.



August 11, 2021

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

Re: Ridge Farms Development
 Land Development #2017-101
 Review of Preliminary Plan
 SSM File 110033.0001

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project revised on July 15, 2021. The project is a mixed use land development located the intersection of Walbert Ave. and Cedar Crest Blvd. We have the following comments regarding the water and sanitary sewer utilities:

General Comments

1. Sheet 17 Drawing CB-100: Master subdivision Plans must show SWT utility easements.
2. Water Main Profiles Plans are missing and need to be reviewed by SWT engineer.

Water Comments

1. Sheet 7 Drawing VT-103 Existing Features: Must show private 6" water line from Yellow Stone Rd to all existing buildings.
2. Sheet 86 CU-100 ADD to NOTES:
 - A. Utility Note: Contractor must remove old private 6" water line from Yellow Stone connection point to all existing buildings.
 - B. Utility Note: Contractor must remove old water service connection and cap at SWT water main on Sequoia Court.
 - C. Utility Note: All Fire Hydrants being relocated shall be replaced with new Fire Hydrants with check valves. [See SWT Construction Standard SWT-W-1]
3. Sheet87 CU-101 Show connect Huckleberry water line to Sturbridge water line [Also add valve]
4. Sheet87 CU-101 Add one 12" water valve on Huckleberry Rd at Cedar Crest Blvd west side of Road.
5. Sheet88 CU-102 Lot SF-21W is missing Curb Valve/Box.
6. Sheet89 CU-103 Must submit a detailed Drawing of PRV valve and pit for SSM review.
7. Sheet90 CU-104 Show a wet tap for connecting to Alley H H.
8. Sheet90 CU-104 Two water curb boxes missing on Apartment/Condo Building #3
9. Sheet90 CU-104 One water curb boxes missing on apartment/Condo Building #4
10. Sheet90 CU-104 At Condo Building #3 Alley H H add Two 8" Water valves. One at the downstream side and one on the upstream side of the Fire Hydrant Tee.
11. Sheet91 CU-105 Medical office building needs a separate 4" domestic water line connected at 8" water main in street.
12. Sheet91 CU-105 Fire Hydrant located behind mixed use building #1 needs double check valve and pit installed at curb line at Road G water main connection. [This is a 235' Fire Hydrant line lateral]
13. Sheet92 CU-106 Show size and location of Fire lines and potable water lines for Apartment Buildings #2 #5 #6 #7#9 and #10. Also, Club House water line information.
14. Sheet92 CU-106 Must submit a detailed Drawing of PRV valve and pit for SSM review.

August 11, 2021
 Mr. Gregg Adams
 South Whitehall Township
 Page 2 of 3



15. Sheet92 CU-106 Road F easement by San Manhole 50 add a Fire hydrant on 8" water main.
16. Sheet93 CU-107 Missing 8" water valve at intersection Road A and Road B.
17. Sheet93 CU-107 Add one 12" water valve at Cedar Crest Blvd east side of road on Huckleberry Road.
18. Sheet93 CU-107 Missing 8" water valve at intersection Road A and Road F easement.
19. Sheet93 CU-107 At TND SF-4 Road A add a 12"Water valve at the downstream side of the Fire hydrant tee.
20. Sheet94 CU-108 Roadway C Fire Hydrants located at TND TW 103Aand TND TW-146A Install 8" water main valve on east side of Hydrant tee.
21. Sheet94 CU-108 Add Double Check valve and pit to Fire hydrant lateral located TND TW-113A. Road D Also show utility easement to access Hydrant from Road D to Huckleberry Rd.
22. Sheet95 CU-109 at TND SF-74A add an 8"Water main valve at the upstream side of the Fire hydrant tee.
23. Sheet95 CU-109 Add Double Check valve and pit to Fire hydrant lateral located TND SF-83A Road D Also show utility easement to access Hydrant from Road D to Huckleberry Rd.
24. Sheet96 CU-110 at TND TW-72 add two 8" Water valves. One at the downstream side and one on the upstream side of the Fire Hydrant Tee.
25. Sheet125 CU-501 Remove Utility Detail Standard Water pipe bedding. [Replace with SWT Standard Trench Detail SWT G-1]
26. Page 126 CU-502 Remove Utility Detail Water service stand detail water lateral connection Lehigh County Authority.
27. Sheet127 CU-503 Add Utility Detail Air release and pit SWT Construction Standard
28. Sheet127 CU-503 Add Utility Detail PRV Valve and pit SWT Construction Standard
29. Sheet127 CU-503 Add Utility Detail Sample Station SWT Construction Standard- SWT-W -11
30. Sheet127 CU-503 Add Utility Detail High Volume Flushing Apparatus SWT Construction Standard SWT-W-9
31. Sheet127 CU-503 Add Utility Detail Valve and Box SWT Construction Standard SWT - W-6
32. Water Main profile sheet are missing.
33. Add Water Sample Stations. [Utility Detail SWT Construction Standard SWT-W-11]
 - A. Sheet 87 CU-101 Add Water Sample Station before 2" Blow Off- Huckleberry Rd.
 - B. Sheet 89 CU-103 Add Water Sample Station before 2" Blow off- Road J
 - C. Sheet 89 CU-103 Add Water Sample Station before 2" Blow off- Road I South Side of PRV
 - D. Sheet 89 CU-103 Add Water Sample Station before 2" Blow off- Road N
 - E. Sheet 89 CU-103 Add Water Sample Station before 2" Blow off- Road H
 - F. Sheet 92 CU-106 Add Water Sample Station before 2" Blow off- Road H
 - G. Sheet 92 CU-106 Add Water Sample Station Road F easement at PRV South Side
 - H. Sheet 92 CU-106 Add Water Sample Station at Road F easement at PRV North Side
 - I. Sheet 93 CU-107 Add Water Sample Station at Road A Lot TND SF-45 near Fire Hydrant
 - J. Sheet 94 CU-108 Add Water Sample Station at Road C Lot TND SF-103A near Fire Hydrant
 - K. Sheet 97 CU-109 Add Water Sample Station before 2" Blow off- Road D

Sanitary Sewer Comments

1. Sheet 89 CU-103 Lot TW-47W sanitary sewer connection must be 5' downstream of Manhole 68.
2. Sheet 125 CU-501 Sanitary sewer Bedding Detail. Replace with SWT Detail.]
3. Sheet 125 CU-501 Connecting to existing manhole. Replace with SWT Detail.
4. The sewer planning module has been submitted and reviewed by LCA and SWT. The BOC resolution cannot be passed fro DEP submission until the Preliminary plan is approved.

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

August 11, 2021
Mr. Gregg Adams
South Whitehall Township
Page 3 of 3



Sincerely,
Spotts, Stevens and McCoy

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

Jason M. Newhard, CMIT, LO
Manager, Operations
Water and Wastewater Engineering
jason.newhard@ssmgroup.com

cc: Herb Bender, SWT



April 1, 2021

Kathleen Gallagher
Langan Engineering & Environmental Services
One West Broad Street, Suite 200
Bethlehem PA 18018

Re: Ridge Farms, South Whitehall Twp.
Sanitary Sewer Willing to Serve Letter
SSM File 110033.0001

Dear Ms. Gallagher:

We are in receipt of your request to South Whitehall Township for the sanitary sewer willingness to serve letter for the Ridge Farms Subdivision and Land Development located at Walbert Avenue and Cedar Crest Boulevard. The proposed development consists of a combination of commercial and varying density residential. The total residential units are 870 with 77,200 SF of commercial space. You have requested 206,930 gallons per day of sanitary sewer usage.

At this time the sanitary sewer system owned by South Whitehall Township has adequate capacity and will serve 206,930 gallons per day. Please be advised, the Township reserves the right to analyze and assess any required increases in allocations based upon actual water usage. Tapping and allocation fees per South Whitehall Township Regulations will be provided under separate correspondence.

Please contact our office should you have any questions or comments.

Sincerely,
Spotts, Stevens and McCoy

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

Jason M. Newhard, CCM, LO
Manager, Operations
Water and Wastewater Engineering
jason.newhard@ssmgroup.com



April 1, 2021

Kathleen Gallagher
Langan Engineering & Environmental Services
One West Broad Street, Suite 200
Bethlehem PA 18018

Re: Ridge Farms, South Whitehall Twp.
Public Water Willing to Serve Letter
SSM File 110033.0001

Dear Ms. Gallagher:

We are in receipt of your request to South Whitehall Township for the public water system willingness to serve letter for the Ridge Farms Subdivision and Land Development located at Walbert Avenue and Cedar Crest Boulevard. The proposed development consists of a combination of commercial and varying density residential. The total residential units are 870 with 77,200 SF of commercial space. You have requested 206,930 gallons per day (gpd) of water usage.

While the existing South Whitehall System currently has storage capacity to serve proposed 206,930 gpd, the current system conditions cannot supply the entire development with potable water and fire protection. Only a portion of the proposed development may be served with the existing water system. As you are aware the development will require a booster station to supply water to the remainder of the subdivision at the higher elevations. A booster station is proposed to be designed, permitted and constructed by the developer at this time and will be incorporated into the Land Development Improvements Agreement. Please be advised, the Township reserves the right to analyze and assess any required increases in allocations based upon actual water usage. Tapping and allocation fees per South Whitehall Township Regulations will be provided under separate correspondence.

Please contact our office should you have any questions or comments.

Sincerely,
Spotts, Stevens and McCoy

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

Jason M. Newhard, CCM, LO
Manager, Operations
Water and Wastewater Engineering
jason.newhard@ssmgroup.com

50 YEARS **Hanover Engineering**

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October 19, 2021

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

RE: Geotechnical Review of
Provided Documents
Ridge Farms
Major Subdivision #2017-101
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT19-11(002)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on September 24, 2021 via electronic submission. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following:

1. Report entitled "Post-Construction Stormwater Management (PCSM) Plan Narrative, Ridge Farms", prepared by Langan, dated March 19, 2020, last revised September 24, 2021.
2. Engineering Plans entitled "Ridge Farms", Sheets 1 of 151 through 151 of 151 inclusive, prepared by Langan, dated October 6, 2020, last revised September 23, 2021.

Based on our review and according to the Subdivision and Land Development Review Application, it is our understanding that the subject property currently exists as eleven (11) separate tax parcels containing numerous existing improvements, including multiple dwellings, barns, other outbuildings, and access driveways. The entire subject property is approximately two hundred (200) acres in size. The existing water and sewerage service to the various structures is not specified on the engineering plans. We further understand that the property is proposed to be subdivided into a total of four hundred and two (402) residential lots and five (5) non-residential lots. Of the residential lots, one hundred eighty-two (182) are proposed to contain single family dwellings and two hundred twenty (220) are proposed to contain semi-detached dwellings (twins). In addition, four hundred sixty-eight (468) multi-family units (apartments) are proposed. The non-residential lots are proposed to contain two (2) restaurants, a medical office building, and four (4) mixed use buildings. All lots are proposed to be served by public water and public sanitary sewer, along with appurtenant paved accessways, parking areas, stormwater collection and conveyance systems, and stormwater management facilities.

This is a fifth submission of land development documents to this office for review. We offer the following review of comments issued in our letters of April 9, 2020, February 8, 2021, June 7, 2021, and August 3, 2021, repeated below in italics, and any new comments generated by this submission:

A. Project Narrative

- 1. *The scope of the Project Narrative is limited to the Traditional Neighborhood Development (TND) aspects of the project. A revised or second comprehensive Project Narrative should be provided that reflects the current overall scope of the entire project with regard to the existing conditions, including the total number of parcels comprising the entire project site and the acreage of the entire site, to be consistent with the engineering plans.*

This comment has not been addressed. A revised Project Narrative has not been submitted.

A revised Project Narrative has been submitted. This comment has been adequately addressed.

This comment was previously addressed.

- 2. *The proposed improvements listed should again be reflected in a revised or second comprehensive Project Narrative for the entire overall project to be consistent with the engineering plans and data provided on the Subdivision and Land Development Review Application.*

This comment has not been addressed. A revised Project Narrative has not been submitted.

A revised Project Narrative has been submitted. This comment has been adequately addressed.

This comment was previously addressed.

B. Infiltration Test & Site Investigation Report:

- 1. *On Page 9, the Report discusses fracture traces and lineaments in general terms. The report should definitively state the presence or absence of all linear features (fracture traces, faults, lineaments, etc.) on the project site and state the investigative methods used to make this determination (review of aerial photographs, published mapping, site reconnaissance, intrusive studies, etc.).*

This comment has not been addressed. The entire section of the report dealing with fracture traces and lineaments has been removed. The presence or absence of these features on the project site has not been stated in the report.

A discussion of fracture traces and other linear features has been provided in the report. This comment has been adequately addressed.

This comment was previously addressed.

- 2. *On Page 10, the Report states that sixty-six (66) testing locations were completed in fourteen (14) individual and proposed stormwater management areas using the Double-Ring Infiltrometer test. The following issues shall be addressed:*
 - a. *All test pit and permeability test locations shall be clearly depicted and labeled on the engineering grading plan sheets that show the stormwater management facility locations.*

This comment has not been addressed. The report contains a miniaturized version of a Plan Sheet EX-2 showing test locations, but it is not legible. A full-size version of this plan sheet shall be provided for review and included in the full plan set.

All test locations are now depicted on location plans provided in the report. This comment has been adequately addressed.

This comment was previously addressed.

- b. *On Page 11, the Report states that testing was completed in five (5) areas proposed for stormwater management. The number of areas tested shall be clarified.*

This comment has been adequately addressed.

This comment was previously addressed.

- c. *The South Whitehall Township Stormwater Management Ordinance requires the use of percolation testing. The consultant shall acknowledge this. It is recognized that he provides justification for the test method utilized.*

The report incorporated the Ordinance by reference. This comment has been adequately addressed.

This comment was previously addressed.

3. *On Page 13, the Report states that ninety-eight (98) soil borings were completed to determine lithological and geological conditions of the site. The locations of all borings shall be clearly depicted and labeled on the engineering plans.*

This comment has not been addressed. All boring locations shall be provided on Plan Sheet EX-2 along with the other testing as noted above.

All boring locations are now depicted on location plans provided in the report. This comment has been adequately addressed.

This comment was previously addressed.

4. *Figure 1, Site Location Map, has been provided. The site boundaries shall be clearly shown in the map, in enough detail to determine the conditions underlying all portions of the site. All map features shown shall be identified by use of a key, legend, or labelling.*

This comment has not been addressed. Figure 1 has been removed from the report. This figure shall be restored, and the requested information provided.

A revised Site Location Map has been provided in the report. This comment has been adequately addressed.

This comment was previously addressed.

5. *Descriptive soil logs have been provided. The following issues shall be addressed:*

- a. *The numbering of the logs skips around. Clarify if all logs have been provided.*

This comment has not been addressed. New soil logs with a new identification system have been provided. But in some cases, the numbering of the logs is duplicative (Basins 3 and 8 list Test Pit 1 twice and Test Pit 2 twice) or conflicts with the header information (the header for Basin 6 contains logs labelled as Basin 3). It is noted that this office was not contacted to coordinate for observation of the new test pits.

This comment has been adequately addressed.

This comment was previously addressed.

- b. *Numerous logs indicate that they represent multiple test locations. This point should be clarified, as the exact same description would not be valid for multiple locations.*

This comment is no longer applicable to the new soil logs provided.

This comment was previously determined to be not applicable.

6. *The following issues with the reporting of the individual permeability tests shall be addressed:*

- a. *For the following tests, a reading interval of thirty (30) minutes was used. The reading interval should have been ten (10) minutes, based on the drop during the final presoak being two inches (2") or more: RFI-8, RFI-9, RFI-12, RF-5, and RFW-2. It is noted that the permeability rate has been calculated correctly given the thirty (30) minute interval utilized.*

None of the tests listed above are currently being used for design. However, this comment is now applicable to new tests INF-2-3 and INF-2-5. The consultant shall comment on the validity of these tests considering the use of the incorrect reading interval.

This comment has been adequately addressed.

This comment was previously addressed.

- b. *For the following tests, the final infiltration rate has not been calculated correctly, given the readings reported, due apparently to mathematical error: RFI-4, RFI-7, RF-2, RF-3, RF-4, RF-9, ALT-4, INF-8, INF-C1, INF-H1, INF-H2, INF-JR4, and INF-JR6.*

This comment is no longer applicable. For the tests listed above, either they are not being used for design, the error produces a more conservative calculated value (due to the rate being undercalculated), or the error produces a negligible difference now that numerous additional tests are being averaged in.

This comment was previously determined to be not applicable.

c. *The following tests have issues as detailed:*

1. RFI-10: *Clarify if the measured drop was exactly ten inches (10") over the seven (7) recorded readings, or if this represents the test running dry. If a ten-inch (10") drop is correct, the rate has not been calculated correctly.*

This comment is no longer applicable. This test is not being used for design.

This comment was previously determined to be not applicable.

2. RF-8: *No reporting is provided.*

This comment is no longer applicable. This test is not being used for design.

This comment was previously determined to be not applicable.

3. INF-14: *The test was run out to five (5) readings. The fifth reading does not represent a stabilized rate of drop. It is noted that the fourth reading did achieve stabilization and that the final rate could be calculated based on four (4) readings.*

This comment is no longer applicable. This test is not being used for design.

This comment was previously determined to be not applicable.

4. *There are two (2) tests identified as INF-19. For the second of these, the final rate has been calculated using all five (5) readings. The first reading is not in line with the others and cannot be used as part of the calculation. The last four (4) readings achieved stabilization and can be used to calculate the final rate.*

This comment is no longer applicable. This test is not being used for design.

This comment was previously determined to be not applicable.

5. INF-21: *Same as Comment 4 above.*

This comment is no longer applicable. This test is not being used for design.

This comment was previously determined to be not applicable.

6. INF-JR3: *No reporting is provided.*

This comment is no longer applicable. This test is not being used for design.

This comment was previously determined to be not applicable.

7. *The following issues with the calculation of infiltration rates for infiltration areas shall be addressed:*
- a. *Per the Pennsylvania Stormwater Best Management Practices Manual, the highest rate for the test results should be discarded when more than two (2) tests are employed for design purposes. This has not been done for any of the areas reported.*

New calculations incorporating the new test results have been provided which comply with this requirement. This comment has been adequately addressed.

This comment was previously addressed.

- b. *The infiltration rates of individual tests are subject to change, based on the issues in Comment 6 above, for six (6) of the seven (7) areas reported.*

This comment is no longer applicable.

This comment was previously determined to be not applicable.

- c. *The listing of individual tests by infiltration area accounts for only thirty-one (31) of the sixty-six (66) tests reported.*

This comment is no longer applicable.

This comment was previously determined to be not applicable.

8. *The following issues with the boring logs shall be addressed:*

- a. *The report states that borings were completed in two (2) rounds of work – during November 2016 and January 2018. It is noted that the boring numbers were duplicated between the two (2) rounds. Unique numbering of the borings shall be provided on revised boring logs and on the plan locations.*

This comment has not been fully addressed. Unique numbering has been provided on the boring logs, but plan locations have not been provided.

This comment has been adequately addressed.

This comment was previously addressed.

- b. *On Page 5, the report states that "... a definitive carbonate boundary was recorded in all of the borings completed across the entire Site." Most of the boring logs indicate that refusal was encountered. However, the bedrock lithology (i.e. – shale, sandstone, limestone, etc.) is not included on any of these logs. This information shall be provided on revised versions of the logs.*

This comment has been adequately addressed.

This comment was previously addressed.

- c. *Soil mottling was included in the descriptive logs for the following borings from January 2018: SB-14, 30, 31, 35, 38, and 39. Presence of water was included in the descriptive logs for the following borings from January 2018: SB-33 and 36. However, the presence of groundwater is not indicated on any of these boring logs. Please clarify.*

This comment has not been addressed.

This comment has not been fully addressed. The response letter states that no water was encountered in Borings SB-14, 30, 31, 35, 38, or 39, so no groundwater should be indicated on these logs. But the response letter indicates that water was encountered in Borings SB-33 and 36. The logs for these borings should be revised to indicate the presence of groundwater.

This comment has been adequately addressed.

C. *Post-Construction Stormwater Management (PCSM) Plan Narrative*

1. *On Page 4 the narrative states “Catch basins designed to convey runoff to on-site detention basins ...” It appears that all stormwater management facilities are designed for infiltration. Please clarify.*

This comment has been adequately addressed.

This comment was previously addressed.

2. *On Page 6, the narrative refers to “six drainage points”, but then lists a total of eight (8). Please clarify.*

This comment has been adequately addressed.

This comment was previously addressed.

3. *On Page 9 the narrative states “The stormwater basin embankments have been designed with a maximum slope of **six** horizontal to one vertical (3:1).” The discrepancy between the horizontal run in words and numbers shall be clarified.*

This comment has been adequately addressed.

This comment was previously addressed.

4. *On Page 17 the narrative references a “spray irrigation system”. It does not appear that spray irrigation is proposed on the site plans. Please clarify.*

This comment has been adequately addressed.

This comment was previously addressed.

5. *On Page 17 the narrative states “Extensive infiltration testing has been completed to support the utilization and design of the BMP’s described above ...”. The following issues shall be addressed:*

- a. *The locations of all testing conducted (test pits, infiltration tests, and borings) shall be provided on the engineering plans along with the proposed BMP's to demonstrate that testing was conducted at the correct locations, depths, and densities to support the designs of the surface infiltration basins, the underground infiltration basin, and the rain gardens.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- b. *The "Pond Reports" list the "Exfil (in/hr)" = 0.000 (by wet area)" or "(by contour)" for all fourteen (14) facilities. Clarify why the actual field measured infiltration rates were not used here.*

Actual field measured infiltration rates are now being used. This comment has been adequately addressed.

This comment was previously addressed.

- c. *The following issues with the Infiltration Basin Volume Reduction Calculations shall be addressed:*

1. *The identifier "Infiltration Basin #8" is used twice, while "Infiltration Basin #9" is skipped.*

This comment has been adequately addressed.

This comment was previously addressed.

2. *For all of the basins, the "Infiltration Rate (in/hr)" is listed as 1.00. This appears to be an assumed or "default" value. Clarify why the actual field measured infiltration rates were not used here.*

Actual field measured infiltration rates are now being used. This comment has been adequately addressed.

This comment was previously addressed.

6. *The loading ratios tally sheet (containing colored highlights in green and red) provides data for all fourteen (14) infiltration basins. For nine (9) of them, the ratios are depicted in red, with values ranging from fourteen to thirty-eight (14 – 38). The consultant shall provide a justification for loading ratios that exceed the values cited in the Recommendation Chart in Appendix D of the Stormwater Management Ordinance for those BMPs located in carbonate bedrock areas. For BMPs in non-carbonate bedrock areas, the proposed loading ratios shall be reviewed and accepted by the Township Engineer and the Lehigh County Conservation District.*

According to the newly-provided Loading Ratio Calculation Table, loading ratios are now in the range of eight to thirteen (8 – 13). A footnote states "After a site investigation by the project geotechnical engineer, a

maximum Basin Overall Loading Ratio of 13:1 has been found to be within the tolerance limits. Please refer to the Supplemental Infiltration & Site Investigation Report dated January 15, 2021.”

The Report only refers to “greater loading ratios” and states that “...JRA has documented that the risk of sinkhole formation and groundwater contamination are within the tolerance limits of the natural system and that a professional geologist has reviewed and concurred with this determination”. The consultant should cite the specific range of loading ratios being proposed and provide specific findings from his investigation that justify his acceptance of them (depth to bedrock, soil permeability, etc.).

This comment has been partially addressed for all facilities except for Rain Garden 4 and Basin 10. The reports states that two (2) semi-closed depressions exist close to these facilities. These constitute special geologic features with a required setback distance of fifty feet (50’) to infiltration facilities.

This comment has been adequately addressed.

7. *The following issues with the Porous Pavement Volume Reduction Calculations shall be addressed:*

- a. *The “Infiltration Rate (in/hr)” for each area is listed as 1.00. Provide a justification for use of this figure.*

This comment has not been addressed. The rate utilized has been changed to 0.50 inches per hour, but justification for using this rate has not been provided.

This comment has not been fully addressed. The response letter states that the consultant is awaiting permeability test results for some areas to obtain design values and has used 0.5 inches per hour in the meanwhile. The consultant shall have the remaining site-specific testing completed and utilize actual test data for design values.

This comment has not been fully addressed. The response letter states that the remaining testing will be scheduled and coordinated with this office.

This comment has not been fully addressed. Testing remains to be conducted for Porous Pavement areas PP 2, 3, 4, and 5.

- b. *It is recognized that all porous pavement areas will be in constructed areas that cannot be tested now. Provide the type, number, and timing of the tests that will be conducted to confirm the infiltration rate assumed by the calculations.*

This comment has not been addressed.

This comment has not been fully addressed. The response letter states that many areas of porous pavement are now located in cut. Actual field test results have been used for Porous Pavement Areas 1, 6, 7, and 8. Infiltration testing on remaining areas is to be conducted. The consultant shall have the remaining site-specific testing completed and utilize actual test data for design values.

This comment has not been fully addressed. The response letter states that the remaining testing will be scheduled and coordinated with this office.

This comment has not been fully addressed. Testing remains to be conducted for Porous Pavement areas PP 2, 3, 4, and 5.

8. *The following issues with the Porous Concrete Sidewalk Volume Reduction Calculations shall be addressed:*

a. *The “Infiltration Rate (in/hr)” for each area is listed as 1.00. Provide a justification for use of this figure.*

This comment has not been addressed. The rate utilized has been changed to 0.50 inches per hour, but justification for using this rate has not been provided.

The consultant states that the use of porous concrete has been removed from this proposal. This comment is therefore no longer applicable.

This comment was previously determined to be not applicable.

b. *It is recognized that all porous sidewalk areas will be in constructed areas that cannot be tested now. Provide the type, number, and timing of the tests that will be conducted to confirm the infiltration rate assumed by the calculations.*

This comment has not been addressed.

The consultant states that the use of porous concrete has been removed from this proposal. This comment is therefore no longer applicable.

This comment was previously determined to be not applicable.

9. *The Rain Garden Volume Reduction Calculations list the “Infiltration Rate (in/hr) as 2.00 for all five (5) facilities. This appears to be an assumed or “default” value. Clarify if actual field measured infiltration rates have been obtained. If not, field testing shall be conducted for those facilities, or portions thereof, that are to be constructed in cut. For the facilities/portions thereof to be constructed in fill, provide the type, number, and timing of tests that will be conducted to obtain the infiltration rate of the fill material.*

This comment has not been addressed. The rate utilized has been changed to 0.50 inches per hour but not field testing has been reported and no test specifications have been provided.

This comment has not been fully addressed. The response letter states that actual field test values have now been used as design values for Rain Gardens 3, 4, 5, and 6. For rain gardens that are designed at substantial depths, the consultant requests to delay testing until site grading has reduced the depth to the bottom from grade and proposes to use 0.5 inches per hour in the meanwhile. We recommend against allowing this. At greater depths, it is more likely that groundwater or bedrock may be encountered which would render the facilities unsuitable for infiltration altogether. Information on the subsurface conditions must be obtained and evaluated now, at the design stage of the project. Other methods of exploration and testing besides open pits are available, such as completing borings and conducting infiltration testing in standpipes set in the borings, with readings taken at the ground surface.

This comment has not been fully addressed. The response letter states that the remaining testing will be scheduled and coordinated with this office.

This comment has not been fully addressed. Testing remains to be conducted for Rain Gardens 1 and 2.

D. Engineering Plans

1. *Per SALDO Section 312.12.(b)(18), the applicant shall provide the location of all features listed in this section, or provide a note stating those features that are not present on the project site. It is noted that on Page 3, Note 5 states "The property described on this survey does lie within a Special Flood Hazard Area (SFHA)." No information on floodplains, flood elevation limits, or the like is found on the plan views. This information shall be provided on the plans, or the note shall be revised/clarified as appropriate.*

It is not apparent that this comment has been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

2. *Per the Stormwater Management Ordinance, all Special Geologic Features listed in Appendix G, and any other features documented on site, shall be clearly depicted and labeled on the plans. It is noted that the Infiltration Test & Site Investigation Report states on Page 5 that "...a definitive carbonate boundary was recorded in all of the borings completed across the entire Site". This field data shall be used to supplement published mapping in determining the boundary between carbonate and non-carbonate bedrock on the site.*

It is not apparent that this comment has been addressed.

This comment has not been fully addressed. The response letter states to refer to Figure 4 in the report, which is the same as Plan Sheet VT-105. This sheet shows only a portion of the site and does not depict all features, such as the geologic contact between carbonate and noncarbonate bedrock.

This comment has been adequately addressed.

3. *On Sheet 8, several closed contours are depicted in the southeast portion of the site. The contour values shall be provided to determine if these areas represent closed depressions or raised relief. If they represent closed depressions, the consultant shall collect detailed ground topography to confirm their presence and extent. They shall be labelled as closed depressions and subject to treatment as special geologic features.*

This comment has not been addressed.

This comment has not been fully addressed. Some contour values have been added, and these areas have been labeled as "closed depressions" on plan Sheet VT-105. The response letter provides data from site investigations in these areas and cites depth to bedrock and protective soil thickness as an argument for allowing infiltration in or close to these features. The Stormwater Management Ordinance does not make allowance for such considerations and considers these as Special Geologic features requiring a fifty-foot (50') setback from infiltration facilities. The consultant shall provide the required setback unless he can make the

argument that, based upon the investigative data, these features are not karst in nature and have a different origin (such as glacial or due to farming practices).

This comment has been adequately addressed.

4. *A symbol for "Exist. Well" is listed in the legend. This symbol is not observed to be used on the plan views. Clarify if the multiple existing structures on the site are served by wells. If so, clearly depict the locations of all existing wells and provide notes/ specifications as to the method and timing of abandonment for all wells.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

5. *On Sheet 14, General Note 39 states "The design and details (including calculations and wall profiles) of the retaining walls, certified by an engineer experienced in the design of retaining walls and licensed in the State of Pennsylvania, shall be submitted to the Township for review and approval". The following issues shall be addressed:*

- a. *The design and detail data have not yet been received.*

This comment has not been addressed.

The response letter states that designs will be completed following preliminary approval of the project. The consultant is advised that the retaining wall design documents must match the land development plans. This comment will be considered adequately addressed when this is confirmed.

This comment has not been addressed. The response letter states that the design documents and details for the retaining walls will be provided at a future date.

This comment has not been addressed. The design documents and details for the retaining walls have not yet been provided.

- b. *All proposed retaining wall locations shall be clearly depicted and labelled on the site plans.*

This comment has not been adequately addressed. Wall locations are now shown and are identifiable from top/bottom of wall elevation labels. Each wall shall be labelled with a unique number or other identifier that can be matched to design and detail documents yet to be submitted.

This comment has been adequately addressed.

This comment was previously addressed.

6. *On Sheet 37, Pavement Plan Note 1 references a "final geotechnical report". A copy of this report shall be submitted to the Township for review.*

This comment has not been addressed.

This comment is no longer applicable.

This comment was previously determined to be not applicable.

7. *On Sheet 53, Grading and Drainage Plan Notes, the following issues shall be addressed:*

- a. *Note 5 contains compaction criteria for fill placement. The consultant shall document that the project geotechnical engineer has reviewed and approved the criteria.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- b. *Note 17 indicates notification to the owner/engineer of unfavorable conditions during the installation of the infiltration BMPs. This note shall be revised to also include notification to the Township.*

This comment has been adequately addressed.

This comment was previously addressed.

8. *On Sheet 54, the grading plan indicates that Infiltration Basin 6 is proposed to be constructed in approximately twenty-nine feet (29') of cut on the eastern end. A subsurface investigation shall be provided that demonstrates the feasibility of constructing the basin as designed, focusing on the depth to groundwater and bedrock, especially competent bedrock that would require hydraulic hammering or blasting to remove and which would provide no permeability. Much of the grading in and around this basin is proposed at slopes of 3:1 over an extensive area. Any slopes steeper than 4:1 are not acceptable over such a large area. Use of retainage shall be employed to keep slopes at a maximum of 4:1.*

This comment has been adequately addressed.

This comment was previously addressed.

9. *On Sheet 55, the grading plan indicates that Infiltration Basin 5 is proposed to be constructed in approximately eight feet (8') of cut on the western side, transitioning to approximately eight feet (8') of fill on the eastern side. Provide details/ notes/ specifications that demonstrate how this basin will be constructed considering the transition from cut to fill. Include specifications for the composition and placement of the fill material to be used on the basin bottom, along with the type, number, and timing of permeability tests to be used to determine its infiltration rate.*

This comment has not been addressed. Existing contour values in this area have not been provided. Proposed contours do not tie back into existing contours. The requested information has not been provided.

This comment has not been fully addressed. The response letter states that the consultant will wait to make sure the basin designs won't change and then will work with the Township consultants to develop additional details/ notes and specifications.

The response letter states that the designs of the proposed basins have been revised to be constructed in a cut condition. This comment has been adequately addressed.

10. On Sheet 56, the following issues with the rain gardens shall be addressed:

- a. *For Rain Garden 1: Provide labels for the facility name and proposed bottom elevation. It appears that this facility is proposed in approximately twenty feet (20') of cut. Provide a subsurface investigation that demonstrates the feasibility of constructing the basin as designed, focusing on the depth to groundwater and bedrock, especially competent bedrock (same concerns discussed in Comment D.8 above).*

This comment has not been fully addressed. The labels have been provided, but the amount of cut currently proposed cannot be evaluated due to lack of existing contour values. Location information for subsurface investigation has not been provided.

This comment has not been fully addressed. Labels have been provided as requested. It is noted that the facility is still proposed in about eighteen feet (18') of cut. The consultant requests to conduct testing at a later time after site grading is completed. This office does not recommend allowing that. As stated before, subsurface conditions must be determined and evaluated now, at the design stage. This can be accomplished using methods other than open test pits.

This comment has not been fully addressed. The response letter states that the remaining testing will be scheduled and coordinated with this office.

This comment has not been fully addressed. The remaining testing has not yet been conducted.

- b. *For Rain Garden 2: Provide labels for the facility name and proposed bottom elevation. It appears that this facility is proposed to be constructed in approximately twenty feet (20') of fill. Clarify how the subsoil will be compacted enough to provide a stable substratum while still maintaining permeability. Provide specifications for the composition and placement of the fill material to be used on the garden bottom, along with the type, number, and timing of permeability tests to be used to determine its infiltration rate.*

This comment has not been fully addressed. The labels have been provided, but the amount of fill currently proposed cannot be evaluated due to lack of existing contour values. Specifications for fill material and testing have not been provided.

This comment has not been fully addressed. Labels have been provided as requested. The consultant states that the facility has been moved and now sits in cut rather than fill. By contour the cut values are nine to fourteen feet (9' – 14'). The consultant requests to conduct testing at a later time after site grading is completed. This office does not recommend allowing that (see Comment 10.a above).

This comment has not been fully addressed. The response letter states that the remaining testing will be scheduled and coordinated with this office.

This comment has not been fully addressed. The remaining testing has not yet been conducted.

11. On Sheet 58, the following issues shall be addressed:

- a. For Rain Garden 4 and Rain Garden 5, label the facility name and the proposed bottom elevation for each.

This comment has been addressed.

This comment was previously addressed.

- b. Infiltration Basin 10 is designed over a closed contour that may represent a close depression. This feature shall be investigated per Comment D.3 above. If found to be a closed depression of karst origin, the minimum required setback distance to the infiltration basin shall be provided.

This comment has not been addressed.

This comment has not been addressed. The consultant has provided an argument involving depth to bedrock and protective soil thickness. These factors are not given consideration in the Ordinance requirement. Unless the consultant can argue that this feature is not karst in origin, the required setback of fifty feet (50') must be provided.

This comment has been adequately addressed.

12. On Sheet 59, the following issues shall be addressed:

- a. Basin 1 is designed from at-grade to a cut of approximately ten feet (10'). Provide details/notes/specifications that demonstrate how this basin will be constructed, considering the transition from at-grade to cut. Document that the required minimum vertical isolation distances to groundwater and bedrock will be met. Provide a new subsurface investigation if necessary.

It is not apparent that this comment has been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- b. Basin 1B is proposed to be constructed in approximately ten feet (10') of cut. Document that the required minimum vertical isolation distances to groundwater and bedrock will be met. Provide a new subsurface investigation if necessary.

It is not apparent that this comment has been addressed.

This comment has not been fully addressed. The consultant has provided an investigation, but it appears that the borings completed in the bottom footprint of the facility only extent to the proposed bottom

elevation of the facility rather than below it to demonstrate the required vertical isolation distances. The consultant shall clarify this and provide deeper borings if necessary.

This comment has been adequately addressed.

- c. Basin 2 is designed from at-grade to fills of approximately eight feet (8'). Provide details/ notes/ specifications that demonstrate how this basin will be constructed, considering the transition from at-grade to fill. Provide specifications for the composition and placement of the fill material to be used on the basin bottom, along with the type, number, and timing of permeability tests to be used to determine its infiltration rate.*

It is not apparent that this comment has been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- 13. On Sheet 60, for Rain Garden 3, provide labels for the facility name and proposed bottom elevation. It appears this basin is designed to be constructed mostly in shallow fill. Provide specifications for the fill material as detailed in earlier comments.*

This comment has not been fully addressed. Labels have been provided, but the requested specifications have not been provided.

This comment has been adequately addressed.

This comment was previously addressed.

- 14. On Sheet 62, the following issues shall be addressed:*

- a. Basin 7 is proposed to be constructed in cuts ranging from approximately eight to twenty feet (8' – 20'). Provide a subsurface investigation that demonstrates feasibility as detailed in earlier comments.*

This comment has not been addressed. The proposed cuts here are now approximately four to eleven and one-half feet (4' – 11.5') per data provided in the Report, but the location and depth of the subsurface investigation relative to the proposed basin is not provided.

This comment has been adequately addressed.

This comment was previously addressed.

- b. Basin 7A is designed in approximately one foot (1') of fill on the northern side transitioning to approximately seven feet (7') of cut on the southern side. Demonstrate how this basin will be constructed as detailed in earlier comments.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- 15. *On Sheet 63, Basin 9 is proposed to be constructed in cuts of six to nineteen feet (6' – 19'). Provide a subsurface investigation that demonstrates feasibility as detailed in earlier comments.*

This comment has not been addressed. The proposed cuts here are now approximately five to eleven feet (5' - 11') per data provided in the Report, but the location and depth of the subsurface investigation relative to the proposed basin is not provided.

This comment has been adequately addressed.

This comment was previously addressed.

- 16. *According to elevation data on the drainage plans, water ponding depths will exceed the maximum depth of thirty inches (30") stipulated in SALDO Section 312-39(d)(2) at the following facilities and by the following amounts:*

<u>Facility</u>	<u>Depth of Water in Excess of 30"</u>
Basin 1A	0.05'
Basin 2	0.5'
Basin 3	1.5'
Basin 5	0.5'
Basin 6	0.5'
Basin 7A	0.5'

The applicant has requested a waiver from this requirement for the facilities listed above, and for other facilities where the proposed grading does not seem to indicate an exceedance of the thirty-inch (30") criteria. The applicant shall provide a tabulation of all infiltration facilities, including surface basins, underground bed, and rain gardens. For each, the following criteria shall be listed in the table:

- *Facility identifier/ name*
- *Underlying bedrock type (carbonate or non-carbonate)*
- *Construction method (cut, fill, or combination).*
- *Bottom elevation*
- *Outlet Control Structure elevation*
- *Maximum ponded water depth*
- *Design infiltration rate*

This comment has not been adequately addressed. A table contained in the "Infiltration Basin Cross Section Detail" contains some, but not all, of the requested data.

This comment has been adequately addressed.

This comment was previously addressed.

17. On Sheet 76, numerous BMP notes are provided. The following issues shall be addressed:

- a. *The note below the location map shall be revised to indicate notification to the Township also.*

This comment has been adequately addressed.

This comment was previously addressed.

- b. *Specification language shall be provided to address facilities designed partially or completely in fill.*

It is not apparent that this comment has been addressed.

The response letter states that the designs have been revised so that no facilities are located in fill. This comment is therefore no longer applicable.

This comment was previously determined to be not applicable.

- c. *The rain garden Construction Sequence notes reference a specification for amended soils and a planting plan. Provide a reference in these notes to the sheet number(s) where this information can be found.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- d. *In the various Construction Sequence notes, the following notes shall be added and be applicable to the infiltration basins, rain gardens, and subsurface infiltration bed:*

1. *Subgrade excavation shall be fully exposed for inspection by the Township Geotechnical Consultant prior to placement of material. A minimum of forty-eight (48) hours-notice shall be provided when requesting inspection.*
2. *Subgrade shall be free of uncontrolled fill, organics, or other deleterious materials.*
3. *Subgrade shall be level, with no coarse fragments protruding above the surface. Contractor shall provide survey control and leveling equipment to demonstrate that the subgrade is level and at the correct elevation.*
4. *If over-excavation is required, the project geotechnical consultant shall propose the material and method of placement to fill in any voids created by the over-excavation. This proposal shall be provided to the Township Geotechnical Consultant for review and approval prior to beginning the work.*

This comment has been adequately addressed.

This comment was previously addressed.

18. *The following issues with the Infiltration Basin Cross Section Detail on Sheet 77 shall be addressed:*

- a. *The side slope is labeled as 3:1. A waiver from the requirement for a maximum side slope of 4:1 has been requested but not yet granted. The specification shall have a note shall be added indicating “waiver requested” and shall be revised as appropriate when this request is acted upon.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- b. *The detail indicates “existing subgrade” below the basin bottom. The detail should be revised, or a separate detail provided, to address basins designed partially or completely in fill.*

This comment has not been addressed.

This comment has been adequately addressed.

- c. *Provide instructions for the preparation of the basin bottom (i.e. – to be scarified, etc.). Clarify if confirming permeability testing will be required to demonstrate the adequacy of the permeability rate of the basin bottom.*

This comment has not been addressed.

The response letter states that the designs have been revised so that no facilities are located in fill. This comment is therefore no longer applicable.

This comment was previously determined to be no longer applicable.

19. *For the Subsurface Infiltration Bed, the following issues shall be addressed:*

- a. *One (1) detail is labelled “Infiltration Bed” and the other “Detention Bed”. The labelling of the identification and function of the facility shall be revised to be consistent.*

This comment has been adequately addressed.

This comment was previously addressed.

- b. *Provide a larger version of the bed detail for legibility.*

This comment has been adequately addressed.

This comment was previously addressed.

- c. *Document that the manufacturer of the proposed perforated piping has reviewed the specifications contained in the detail and confirmed that the pipe spacing, foundation, and cover dimensions along with the stone type are appropriate for use with this product.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- d. *Clarify if the use of geotextile or other synthetic material should be specified under the foundation stone to prevent it from sinking into the underlying soil and/or masking the soil, thus inhibiting infiltration. It appears that barrier material should be used on top of the stone bed to prevent soil intrusion into the stone.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- e. *The elevation difference between the invert and top of the stone bed does not match the dimensions provided. Clarify if the pipe wall thickness is equal to six inches (6") and therefore makes up this difference. Provide a detail of the pipe cross section showing the interior diameter, wall thickness, and nominal exterior diameter.*

This comment has not been addressed.

This comment has not been fully addressed. Additional information and dimensions have been provided. However, the difference in elevations provided (4.5 feet) does not match the dimension provided (4.0 feet).

This comment has been adequately addressed.

- f. *Provide instructions for the preparation of the bed bottom (i.e. – to be scarified, etc.). Clarify if confirming permeability testing will be required to demonstrate the adequacy of the permeability rate of the bed bottom.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- g. *The width listed for the subsurface bed does not math out with the dimensions provided. The width shall be checked and revised as appropriate.*

This comment has been adequately addressed.

This comment was previously addressed.

20. *The following issues with the Sinkhole Treatment Detail on Sheet 78 shall be addressed:*

- a. *The detail references “sinkhole remediation notes in the Erosion and Sediment Pollution Control Report”. These notes shall be provided on the plan along with the detail.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- b. *Revise the note to indicate notification to the Township also of a sinkhole occurrence.*

This comment has been adequately addressed.

This comment was previously addressed.

E. *Stormwater Management Ordinance*

- 1. *Section 296-9.K: Groundwater recharge methods shall not be permitted in the areas of limestone geology. The consultant shall provide the location of the carbonate bedrock per previous comments and address the implications of this requirement.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

- 2. *Section 296-12.H: The applicant shall conduct a preliminary site investigation as outlined in Appendix G. It appears that the investigation reported in the Infiltration Test & Site Investigation Report serves to satisfy the testing requirements of this section, subject to the locations of all tests being provided on the engineering plans. However, the reporting requirements have not been fully met. The report states that the consultant “...did not perform testing or analyses to determine the presence or concentration of any karst feature (if identified) at the site ...”. The consultant shall determine the presence or absence on the project site of all special geologic features listed in Appendix G and any other features, whether karst in nature or not, that may affect the development of the site or present a hazard to subsurface stability or groundwater quality. This investigation may rely on information already developed, or new data, as the consultant deems necessary. Any special geologic features or other features identified previously or as the result of this new investigation shall be clearly depicted and labelled on the engineering plans.*

This comment has not been addressed. The presence or absence of each special geologic feature shall be provided by the project geologic or geotechnical consultant.

This comment has not been fully addressed. The response letter refers to Figure 4. But as commented earlier, this one (1) sheet does not show the entire site or the boundary between carbonate and non-carbonate bedrock.

This comment has been adequately addressed.

3. *Section 296-12.I.(1),(2), and (3): Conformance with the requirements of this section for vertical isolation distances and soil permeability cannot be confirmed until all existing testing is shown on the engineering plans.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

4. *Section 296-12.I.(4): Several of the proposed infiltration facilities are very close to property lines. The consultant shall provide information for existing or potential future off-site features such as water supply wells, building foundations, and septic system drainfields on neighboring properties, or provide notes addressing the absence of such features.*

This comment has not been addressed.

This comment has not been adequately addressed. In the response letter the consultant references overland stormwater runoff. This Ordinance requirement is concerned with the flow of water through the subsurface following infiltration and how it will affect the subsurface features listed.

This comment has been adequately addressed.

5. *Section 296-12.K: For infiltration areas that appear feasibly based on the preliminary site investigation, the applicant shall conduct the additional site investigation and testing as outlined in Appendix G. It does not appear that this requirement has been met. The applicant shall conduct the additional testing required. Additional testing shall be conducted at the exact location and depth of each proposed infiltration facility in order to satisfy the requirements of this section. The number and type of tests shall be in accordance with the density table in Appendix G. This office shall be notified of the soil testing in order to observe the testing per Section H. All items listed under Required Site Data and Site Information shall be provided in the report of this investigation.*

This comment has not been fully addressed. Additional testing has been conducted. All testing shall be shown on an engineering plan sheet at a legible scale so that the adequacy of the test density, locations, and depths to satisfy the Ordinance can be assessed. All Required Site Data and Site Information has not been provided.

This comment has not been fully addressed. Additional testing has been provided and depicted on site plans. The consultant has stated that more testing is yet to be conducted. The consultant shall tabulate all testing by facility, list the facility square footage, and compare the results to the requirements in the density table to demonstrate that the required number and type of tests has been provided.

This comment has not been fully addressed. A table has been provided which lists each facility square footage and number of infiltration tests. It appears that the number of

infiltration tests is adequate. However, the number of test pits and soil augers (which are required only in carbonate geology areas) has not been provided.

6. *Section 292-12.L: If a site has both carbonate and noncarbonate areas, the applicant shall investigate the ability of the noncarbonate portion of the site to fully meet this chapter to meet the requirements for RE, for the whole site through infiltration. The applicant shall demonstrate that he has attempted to comply with this requirement, or document why it proved infeasible.*

This comment has not been addressed.

This comment has been adequately addressed.

This comment was previously addressed.

7. *Section 296-12.M: If infiltration BMPs are proposed in carbonate areas, the post-development two-year runoff volume leaving the site shall be 80% or more of the predevelopment runoff volume. The applicant shall demonstrate compliance with this requirement.*

It is not apparent that this comment has been addressed.

This comment has not been adequately addressed. The consultant requests further coordination with the Township consultants.

This comment has not been adequately addressed. The previous response letter states that the consultant will work closely with our office to develop an analysis that will meet the requirements of the Ordinance.

F. General

8. *Research indicates that the adjoining property to the east is owned by the City of Allentown. It appears that this property may be used for public water supply. The City of Allentown shall be made aware of this project and given an opportunity to provide comments relative to the potential impact of the project on their operations at this property.*

This comment has not been addressed.

In the response letter the consultant acknowledges this comment and states that he has coordinated with the City of Allentown Engineer. The consultant shall advise the Township of the results.

This comment has been adequately addressed.

G. New Comments (June 7, 2021)

1. *A portion of the site is located within the area designated as the groundwater recharge basin on the Official Map of South Whitehall Township (Component 1). The consultant shall depict the limits of the recharge area on an engineering plan sheet along with proposed improvements, quantify the amount of impervious*

coverage proposed within this area, calculate the loss of groundwater recharge caused by impervious coverage, and demonstrate how this loss will be mitigated through proposed infiltration facilities or other means.

This comment has not been addressed. The response letter says that a separate analysis under separate cover will be provided.

This comment has not been addressed. The previous response letter states that the consultant is in the process of creating the requested plan and associated calculations and will provide these items when completed.

2. *Portions of the site are located within area depicted on the Official Map as containing slopes of fifteen to twenty five percent (15% - 25%), and greater than twenty-five percent (>25%). The consultant shall clarify how slope stability issues in these areas will be addressed.*

This comment has not been fully addressed. The consultant states in the response letter that erosion control matting will be employed and refers to Plan Sheet CG 504. This sheet is not found in the plan set provided.

This comment has been adequately addressed.

3. *Going by the Design Infiltration Rate Calculation Table, the infiltration test results for the following facilities are not provided in Appendix A of the Supplemental Infiltration and Site Investigation Report: Basin 4, Basin 5, Basin 7 (tests H1-1 and RF 9), Basin 7A (tests RF-1 through 4), Basin 8 (tests C5 through C8), Basin 9 (tests C1 through C4), Basin 10 (tests RFI 1 and 2), and Porous Pavement 1. All tests shall be provided in one (1) comprehensive report, regardless of completion date and prior submission.*

This comment has been adequately addressed.

H. New Comments (August 3, 2021)

1. *Per the review letter of June 11, 2021 by The Pidcock Company, Comment C.1: We have reviewed the proposed infiltration facilities and associated runoff volume control and approve the same without comment.*

This is an informational comment. No response is required.

2. *Per the review letter of June 11, 2021 by The Pidcock Company, Comment C.6: We have reviewed the bed areas, infiltration period, loading ratios, and setbacks. We offer the following comments:*
 - a. *The infiltration period exceeds the recommended maximum of seventy-two (72) hours for the following basins: 1A, 3, 4, and 8. These basins should be redesigned to provide an infiltration period of seventy-two (72) hours or less.*

This comment has not been adequately addressed. Basins 1A, 3, 4, and 8 are still in exceedance. Additionally, Basin 10 is now in exceedance.

- b. *Stormwater Management Ordinance Section 296-12.I.(4)(b): Underground Bed 2 appears to be less than the minimum required distance for non-residential development of one hundred feet (100') from the downgradient medical office building.*

Mr. Gregg Adams
Planner

25

October 19, 2021

It does not appear that this comment has been addressed. No design changes to Underground Bed 2 are apparent.

- c. Stormwater Management Ordinance Section 296-12.I.(4)(b): Rain Garden 3 appears to be less than the minimum required distance for residential development of forty feet (40') from the adjacent downgradient structures.*

It does not appear that this comment has been addressed. No design changes to Rain Garden 3 are apparent.

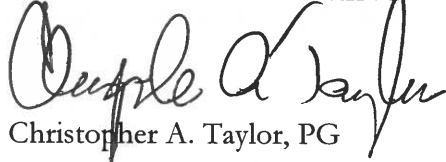
3. *On Plan Sheet CG-110 and elsewhere, it appears that Basin 8 is mis-labelled as Basin 9.*

This comment has been adequately addressed.

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

Respectfully,

HANOVER ENGINEERING



Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swt19-11(002)-RidgeFarm#2017-101\Docs\2021-10-19-SWT Geotech, Ridge Farms #2017-101 geotech rev cmt ltr 5.doc

- cc: Mr. Dave Manhardt, Director of Community Development (via email)
Mr. Herb Bender, Public Works Department Superintendent (via email)
Mr. Anthony Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Mr. Rick Koze, Kay Walbert, LLC
Mr. Jason Engelhardt, PE, Langan

April 13, 2020

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104-1699

Attn: Mr. Gregg Adams

Re: Ridge Farms - Preliminary Plan

Dear Mr. Adams:

I have reviewed the Information submitted for the Ridge Farms project in the Township. The reviewed plans were prepared by LANGAN and dated March 18, 2020 with no revisions. The following plans were reviewed for conformance with the Township Lighting Ordinance:

- Sheet 125 of 136, Dwg LL-100, titled "Master Lighting Plan."
- Sheet 126 of 136, Dwg LL-101, titled "Lighting Plan."
- Sheet 127 of 136, Dwg LL-102, titled "Lighting Plan."
- Sheet 128 of 136, Dwg LL-103, titled "Lighting Plan."
- Sheet 129 of 136, Dwg LL-104, titled "Lighting Plan."
- Sheet 130 of 136, Dwg LL-105, titled "Lighting Plan."
- Sheet 131 of 136, Dwg LL-106, titled "Lighting Plan."
- Sheet 132 of 136, Dwg LL-107, titled "Lighting Plan."
- Sheet 133 of 136, Dwg LL-108, titled "Lighting Plan."
- Sheet 134 of 136, Dwg LL-109, titled "Lighting Plan."
- Sheet 135 of 136, Dwg LL-110, titled "Lighting Plan."
- Sheet 136 of 136, Dwg LL-501, titled "Lighting Notes and Details."

The plan as submitted is not in compliance with the latest Township Ordinance.

- Not all driveways leading into Apartment/condo complex are not illuminated appropriately. See drawing LL-104 for example and provide sufficient lighting for driveways leading from the road to parking areas.

In compliance with Ordinance Section 350-32, (g), (7), all streets shall be adequately lighted. It is my interpretation in conjunction with IESNA recommendations that all streets shall be illuminated to a minimum standard of 0.2 foot-candles. The applicant has provided lighting at crosswalks, intersections and bends in the roadway, but has not provided lighting to meet a minimum level of 0.2 foot-candles. The Township should review this application to determine if the intent of the Ordinance is to provide minimum lighting levels on all streets, which could require lighting fixtures every 80’ along the roadway, or if the applicant has met the intent of the Ordinance for “adequately” lighting the streets in this application.

Please request the plan be revised and resubmitted for further review.

Please feel free to contact me if you have any questions.

Very Truly Yours,



Robert L. Malehorn, Jr. P.E.
Snyder Hoffman Associates, Inc.

cc: Mark J. Gnall, P.E.; Anthony Tallarida, P.E. – The Pidcock Company
George Kinney; Laura M. Harrier; Lynn A. LaBarre – South Whitehall Township

M E M O R A N D U M

TO: South Whitehall Township Officials, Staff & Consultants
Ridge Farm Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA
Erin L. Gross, RLA, ASLA, APA

DATE: June 23, 2020

SUBJECT: **RIDGE FARM – REVIEW COMMENTS:
PRELIMINARY LAND DEVELOPMENT PLANS, DATED: 3-18-2020;
MANUAL OF DESIGN STANDARDS AND DEVELOPMENT GUIDELINES; AND
SUPPLEMENTARY MATERIAL, DATED: 3-4-2020, 3-13-2020, AND 3-18-2020**

Please note the enclosed Review Comments pertaining to the following items that we received on June 5, 2020, including:

- + Project Narrative: Ridge Farm Community (10 pages), dated 3-18-2020;
- + Preliminary Land Development Plans, prepared by Langan, dated 3-18-2020;
- + Ridge Farm: Manual of Design Standards and Development Guidelines (20 pages), prepared by Jackson Land Planning, dated 3-18-2020;
- + Ridgeview Gateway Proposed Concept (4 pages), prepared by Spillman Farmer Architects, dated 3-4-2020; and
- + Ridgeview Gateway Proposed Concept (2 pages), prepared by Spillman Farmer Architects, dated 3-13-2020.

Please call if there are any questions.

Please note the Review Comments below pertaining to the documents listed in the cover Memorandum, relative to compliance with Appendix C of the South Whitehall Township Zoning Ordinance (SWT ZO).

1. Overall Design and Layout

1.1. Building Location

Per Appendix C of the SWT ZO, buildings shall be placed at Build-to Lines in accordance with the TND Overlay Districts.

The building locations depicted for the proposed TND are located at the Build-to Lines and help to define the streetscape and provide “anchors” along the streetscape, and meet the intent of Appendix C.

1.2. Building Height

The minimum building height is 2-stories or 20 feet, and the maximum building height of building structures is 4-stories or 60 feet. The proposed minimum building height is 2-stories or ≥ 20 feet, and the proposed maximum building height is 4-stories or ≤ 60 feet. Per Appendix C (SWT ZO), higher buildings heights are intended to induce more efficient land use while providing the opportunity for a vertical mix of uses, and minimum building heights along Build-to Lines are intended to help define more recognizable Streetscape edges.

The proposed Mixed Use Buildings and proposed Medical Office building range in height of 46 to 55 feet. The proposed Restaurant Buildings are 20 feet height. Therefore, the proposed Building Heights meet the intent of Appendix C in order to help define the Streetscape edge.

1.3. Main Street Environment (MSE)

1.3.a. The blocks of the Main Street are proposed to be comprised of a mix of uses including: commercial, residential, and common open space, and achieves the intent of Appendix C (SWT ZO).

1.3.b. The Streetscape of the MSE is between the required sixty (60 and one hundred (100) feet in width, and achieves the intent of Appendix C (SWT ZO).

1.3.c. On-street parking is provided in the MSE and the majority of off-street parking is located to the rear of buildings and, therefore, achieves the intent of Appendix C (SWT ZO).

- 1.3.d. At least 50% of the proposed Mixed Use Buildings in MSE provide a second, third, and fourth floor useable for apartments, and the proposed Medical Office Building provides 30,000 square feet of office area. Therefore, the intent of Appendix C (SWT ZO) is achieved.

2. Parking Location & Alleys

- 2.1. Appendix C: General Manual of Written and Graphic Design Standards (SWT ZO) indicates that off-street parking areas shall be located to the rear of buildings, and all off-street parking for apartment buildings shall be located to the side or rear of the residential building.

The proposed TND meets the intent of Appendix C with parking located in the rear of the proposed Apartment Buildings.

3. Public Realm/TND Open Space, & TND Pedestrian Circulation

3.1. Public Realm/TND Open Space

- 3.1.a. Per Appendix C (SWT ZO), Greens, Squares, and Plazas are intended to provide important public space to add balance and attractiveness to a proposed development.

The Plan depicts a fairly even distribution of TND Active Open Space in most portions of the proposed TND except in the northwest portion of the site with the Single Family Dwellings and Twin Dwellings. This portion of the proposed TND does not have an easily accessible central Open Space Area. Some of the dwellings in this portion of the TND appear to be at least $\frac{1}{4}$ of a mile from the clubhouse. We recommend the addition of a Green or like-type Pedestrian Gathering Area in this portion of the TND.

- 3.1.b. Please provide enlargements of each of the proposed TND Open Space areas in order to depict detail of the proposed amenities for each Open Space #1-#11.

- 3.1.c. Please provide details/specifications for the fountain, gazebos, pavilions, play equipment, and benches proposed in the Active Open Space on the TND Open Space Plan (Sheet 39/CS-300). In addition, please provide a detail/specification for what appears to be a trellis in Active Open Space #8.
- 3.1.d. Please specify a black matte finish for the Bike Rack Detail provided on the Site Details (Sheet 52/CS-502).
- 3.1.e. The parking area located to the north of the proposed Medical Office Building does not have well defined pedestrian circulation. Please consider adding in a pedestrian walkway in the parking lot in order to increase pedestrian safety, create a more pedestrian friendly environment, and in order to be more cohesive with the MSE.
- 3.1.f. Please clarify the proposed grades for the Active Open Space #1 Area, east of the proposed Club House.
- 3.1.g. Please clarify the proposed use of the two (2) areas along Road A in the northern portion of the site next to the single-family lots SF-11 and SF-95-A. Should these be color coded as blue?

4. **Streets and Streetscapes**

4.1. Streetscape

- 4.2.a. Per Appendix C of the SWT ZO, Design Standard 13.5 indicates that the Streetscape shall be embellished with street trees and street lights, and enhanced with other street furniture and amenities. Road G is a main ingress/egress into the proposed TND from Walbert Avenue. The Landscape Plan (Sheet 113/LP-100) does not depict any street trees for the Streetscape along Road G.

The note on the Landscape Plan indicates: "Street Trees have been provided as suitable along roadway frontages. Where the total number of trees will not fit at the required spacing, proposed street trees have been provided elsewhere on site to provide compliance." However, the Streetscape along Road G does not include any street trees and, therefore, we recommend that street trees be incorporated along Road G where feasible.

- 4.2.b. The Selux Pedestrian Light detail is provided on the Lighting Notes and Details (Sheet 136/LL-501). This detail provides options for the CCT and the Finish. The Site Lighting Schedule on the Master Lighting Plan (Sheet 125/LL-100) indicates the color black. However, please specify 30 (3000K) for the CCT and BL (Semi-Matte Black) for the Finish on the Lighting Notes and Details.
- 4.2.c. A Board on Board Trash Enclosure is provided on Site Details Sheet (Sheet 51/CS-501). Please specify Black matte finish for the Galvanized Rail and Steel Post in order to create a cohesive appearance with the other proposed streetscape elements and features.

5. **Design Standards**

- 5.1. There are two (2) fountain features depicted on the Plans near the corner of Walbert and N. Cedar Crest Boulevard. The “Retail Plaza Fountain” illustrated on page 8 of the Manual of Design Standards and Development Guidelines appears to be flanked by buildings on several sides, and help to define the space. The location of the fountains depicted on the Plans do not appear to have the same or similar definition of space defined by buildings as illustrated in the Manual of Design Standards and Development Guidelines.
- 5.2. The Manual of Design Standards and Development Guidelines appears to depict a sculpture in the Plaza at the corner of Walbert Avenue and N. Cedar Crest Boulevard. However, the Plans do not appear to illustrate a sculpture feature/element for the proposed Plaza on the corner of Walbert Avenue and N. Cedar Crest. Please clarify.
- 5.3. The proposed Medical Office Building (MOB) building appears to have a different configuration/building footprint illustrated in the Manual of Design Standards and Development Guidelines (page 10) than what is depicted on the Plans. In addition, the illustration of the MOB in the Manual of Design Standards and Development Guidelines appears to be closer to the intersection of Walbert Avenue and Cedar Crest Boulevard, and does not appear to include the front yard buffer that is depicted on the Plans. Please clarify.
- 5.4. Graphics pertaining to the proposed Stormwater Basin 2 is depicted on page 11 of the Manual of Design Standards and Development Guidelines. However, the page only includes pictures, and does not provide any description or detail of the proposed plantings, aesthetics, etc. This Stormwater Basin 2 is located in a

prominent location within the mixed use portion of the TND and, therefore, it is important that the desired aesthetic and function is created.

In addition, there is limited information on Landscape Plan, Sheet 119 (LP-106) pertaining to the proposed plantings around the perimeter of the Stormwater Basin (expect for the Meadow Mix 'A' depicted for the planting of that actual Basin 2).

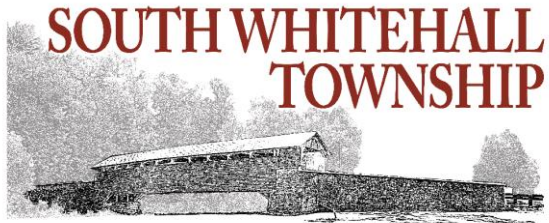
- 5.5. A Dog Park is included/depicted on page 13 of the Manual of Design Standards and Development Guidelines as one of the proposed amenities for the Club House facilities. However, a Dog Park does not appear to be included at either of these Club House facilities as an Amenity on the TND Open Space Plan (Sheet 39/CS-300). Please clarify.
- 5.6. Please clarify in the Manual and the Project Narrative what "Representative Architectural Style" means. Will the actual proposed buildings look like the images provided?
- 5.7. Please consider the following additions/modifications to the Manual of Design Standards and Development Guidelines.
 - 5.7.a. Add a Table of Contents to the Manual.
 - 5.7.b. Add section to the Manual pertaining to the TND Frontage and screen wall/front yard buffer element.
 - 5.7.c. Add a section to the Manual to pertaining to the proposed Village Greens, Open Space and Active Open Space, and Pedestrian/Trail Circulation.

In addition, consider adding trails to create better connection and increased walkability from the residential development in the northern portion of the TND to the mixed use area in the southern portion of the TND.
 - 5.7.d. Add captions for all photos on page 11, to indicate the elements in the photos that are being proposed.

6. Other Related Items

- 6.1. Please standardize the name of the proposed TND. The Langan Plans indicate: “Ridge Farms”; the Manual indicates: “Ridge Farm”; and the Spillman Farmer drawings indicate: “Ridgeview Gateway”.
- 6.2. Relative to proposed “Open Space” and “Active Open Space”, please cross-check the blue and green colors on the TND Open Space Plan, with the Green Colors shown on the cover of the Manual. (Also see comment 3.1.g.)

Please call if there are any questions.

**INTEROFFICE MEMORANDUM**

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: OCTOBER 12, 2021

SUBJECT: RIDGE FARM

MAJOR PLAN 2017-101

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

1. Please refer to Spotts Stevens & McCoy's comments

SOUTH WHITEHALL TOWNSHIP

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

October 15, 2021

Kay Walbert LLC
5930 Hamilton Boulevard, Suite 10
Allentown, PA 18106

**Re: Ridge Farms
Major Subdivision #2017-101
Preliminary Land Development Plan Review**

Dear Mr. Koze:

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

Zoning

All comments from the August 12, 2021, Zoning Officer’s review letter have been addressed by the Applicant with exception to the Buchman Street access.

1. The Applicant shall demonstrate that the Applicant has the legal authority to connect to Buchman Street. If the Applicant cannot secure access to Buchman Street, and the plan changes, the plan shall be re-reviewed to show that the new plan meets all requirements of the TND section of the ordinance.

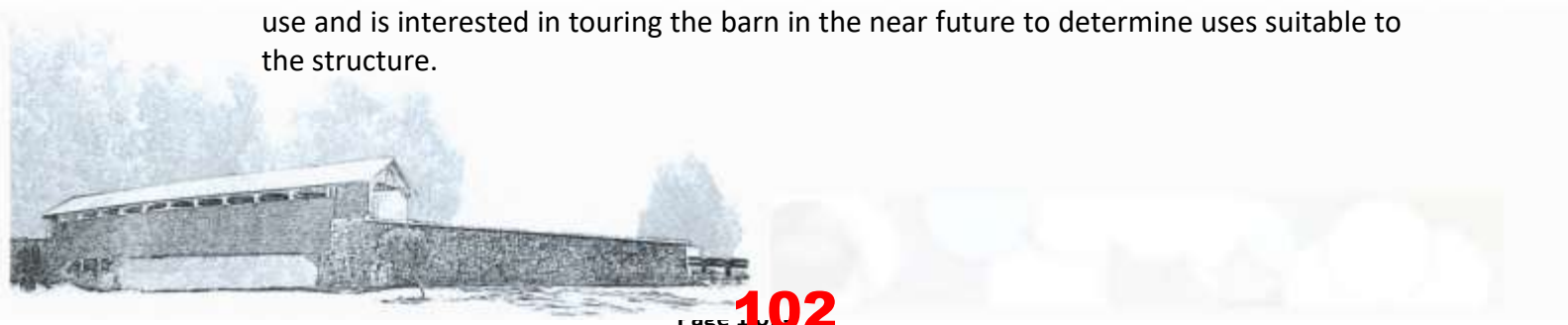
The Applicant’s response in their letter dated September 23, 2021, states that “the legal rights to this access have been secured and provided to the Township Solicitor”. The Township Solicitor should confirm.

Fire Inspector

1. The Fire Inspector reported no further comments.

Open Space and Recreation

1. That the Parks and Recreation Board is open to acquiring the Jeras Barn for Township use and is interested in touring the barn in the near future to determine uses suitable to the structure.

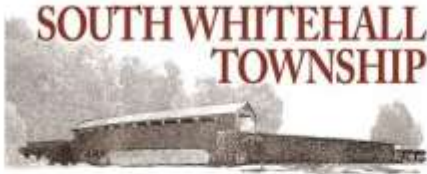




2. That a trail connection from the pedestrian circulation system proposed for the development to Guth Road be shown on the plan for Township review and approval.
3. That the Parks and Recreation Board expressed a preference that the commercial village open space be available for Township recreation programs, and that the Homeowners' Association documents regarding the commercial village open space be reviewed and approved by the Township.
4. That the developer is "on the right track" with regard to the open space and recreation design and that the Parks and Recreation Board requests that future plans return to the Board for their review.

Water & Sewer

1. The applicant is to request allocations for water and sewer from the South Whitehall Township Board of Commissioners. Please be aware that the Board of Commissioners now charges both allocation fees and tapping (connection) fees. The applicant must address all water and sewer service issues, and obtain all approvals deemed necessary by the South Whitehall Township Board of Commissioners. You are advised to contact the Township Water and Sewer Manager as soon as practicable, to learn of, or confirm any or all of:
 - a. The amount of any water and/or sewer **allocation fees**. The application is available on the Township website under Water/Sewer Forms/FAQs/Links. The fee for the allocation(s) will be due with the submission of the application;
 - b. The amount of any water and/or sewer **connection fees**. The fees are due at or before the building permit is to be issued. Application is also available on the Township website under Water/Sewer Forms/FAQs/Links;
 - c. The amount of any **contributions** that would cover the cost of extending the water and/or sewer system so that it can serve your development.
2. The applicant is to contact the PA Department of Environmental Protection to determine what Sewage Facility Planning requirements are to be met for this development.
3. An Erosion and Sediment Control Plan is required for any earth disturbance activity of more than 5,000 square feet pursuant to Section 296-11(B) of the South Whitehall Township Codified Ordinance (Stormwater Management Plan).
4. Confirmation of a plan submittal to PPL for a recommendation on street lighting shall be provided.



Legal and Other

1. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
2. The developer is to provide documentation confirming legal access to the Township public road network from Roads K and L.

Waiver and Deferral Request Commentary

1. No comments.

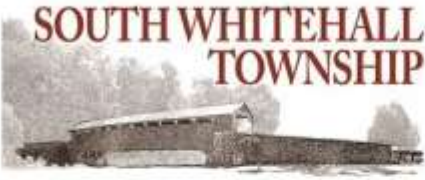
Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as underlain by karst geology south of the top of Huckleberry Ridge and underlain by a groundwater recharge basin north of Huckleberry Ridge. Steep slopes between 15% and 25% exist on the north and south face of the Huckleberry Ridge, with slopes in excess of 25% existing in the area of Huckleberry Road in the northwest quadrant of the tract. Walbert Avenue, Cedar Crest Boulevard and Huckleberry road west of Cedar Crest Boulevard are minor arterial roads. Huckleberry road east of Cedar Crest Boulevard is a collector road. The Official Map also depicts an extension of Chalmette Road to connect with Cedar Crest Boulevard

To the north of Huckleberry Road and to the west of Cedar Crest Boulevard, the Comprehensive Plan envisions a T2 Character Area, which includes agricultural preservation, very low density cluster residential, open space and recreation, and predominantly single-family dwellings.

To the north of the Country Crossing neighborhood and to the west of Cedar Crest Boulevard, the Comprehensive Plan envisions a T3 Character Area, which includes low-density residential with neighborhood services, conservation design and cluster development, a mix of lot and house sizes, and predominantly single-family dwellings (both detached and semi-detached).

For the remainder of the tract, the Comprehensive Plan envisions a T4 Character Area, which includes 5,000 to 10,000 square foot lots, residential development with neighborhood services, Traditional Neighborhood Development, existing villages, a mix of lot and house sizes, small-scale commercial (less than 40,000 square feet in residential mixed-use), and live/work units. This area is also under a Growth Opportunity Area and Walbert Avenue, Cedar Crest Boulevard and Huckleberry Road are Enhanced Transportation Corridors.



Your plan is scheduled to be reviewed by the Planning Commission at the Municipal Building located at 4444 Walbert Avenue on Thursday October 21, 2021 at 7:30 p.m.

The current Waiver from the Time Limitation to Review the Plan expires on November 4, 2021. A completed *Waiver From The Time Limitation To Review The Plan* form may be required, depending upon the results of the Planning Commission decision.

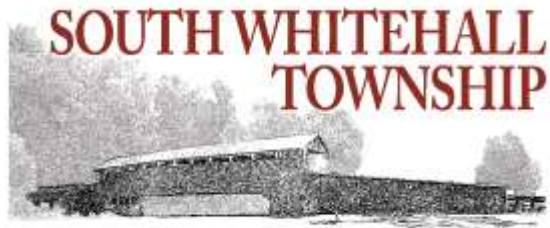
This review is not comprehensive and more comments may be added as the review progresses.

If you have any questions, please call.

Sincerely,

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

- cc: D. Manhardt R. Cope L. Harrier H. Bender
- J. Frantz J. Alderfer, Esq. J. Zator, Esq S. Pidcock
- A. Tallarida J. Engelhardt, Langan J. Preston, Esq R. Brooks
- File #2017-101



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: October 18, 2021
SUBJECT: Ridge Farm - Major Subdivision 2017-101
 Plan Dated September 23, 2021
COPIES: D. Manhardt, G. Adams, J. Alderfer, S. Pidcock, Applicant

The proposed project consists of a Traditional Neighborhood Development. The purpose of the Overlay Districts are intended to address areas deemed by the Township to have the potential for compact growth, including, but not limited to, areas designated as "Growth Opportunity Areas" on the Future Land Use Plan of the 2009 South Whitehall Township Comprehensive Plan. These areas are intended to be developed, redeveloped, or infilled under specific sets of Design Standards and Development Regulations that address the unique conditions of each area and a particular vision for future land Use.

All comments from the August 12, 2021, Zoning Officer's review letter have been addressed by the Applicant with exception to the Buchman Street access.

1. The Applicant shall demonstrate that the Applicant has the legal authority to connect to Buchman Street. If the Applicant cannot secure access to Buchman Street, and the plan changes, the plan shall be re-reviewed to show that the new plan meets all requirements of the TND section of the ordinance.

The Applicant's response in their letter dated September 23, 2021, states that "the legal rights to this access have been secured and provided to the Township Solicitor". The Township Solicitor should confirm.

Laura Harrier, Zoning Officer
 Community Development

Gregg R. Adams

From: John G. Frantz
Sent: Tuesday, October 5, 2021 2:12 PM
To: Gregg R. Adams
Subject: Ridge Farm 2017-101

Gregg,

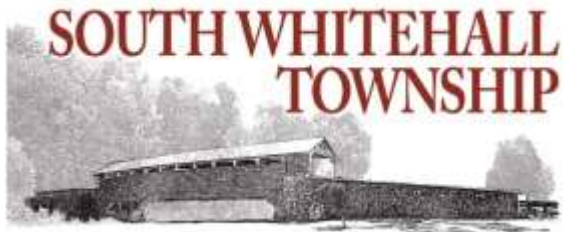
The Commission made the recommendation that future changes made to the plans be delineated in a fashion that they can be easily recognized by plan reviewers.

John G. Frantz, CFEI, BCO

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



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MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: August 13, 2021
SUBJECT: Subdivision Plan Review
 Ridge Farm
 Major Plan 2017-101
 Plan Dated May 19, 2021

COPIES: Parks and Recreation Board, R. Cope, M. Kukitz, D. Manhardt,
 J. Alderfer, S. Pidcock, Applicant

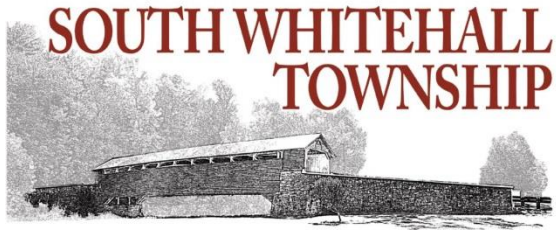
At their June 14, 2021 meeting, the Parks and Recreation Board reviewed the plan and determined the following:

1. That the Parks and Recreation Board is open to acquiring the Jeras Barn for Township use and is interested in touring the barn in the near future to determine uses suitable to the structure.
2. That a trail connection from the pedestrian circulation system proposed for the development to Guth Road be shown on the plan for Township review and approval.
3. That the Parks and Recreation Board expressed a preference that the commercial village open space be available for Township recreation programs, and that the Homeowners' Association documents regarding the commercial village open space be reviewed and approved by the Township.
4. That the developer is "on the right track" with regard to the open space and recreation design and that the Parks and Recreation Board requests that future plans return to the Board for their review.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg Adams", is written over a horizontal line.

Gregg Adams, Planner
 Community Development Department



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: September 27, 2021
SUBJECT: Landscaping Plan Review
 Ridge Farm
 Major Plan 2017-101
 Plan dated September 23, 2021

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

At their September 27, 2021 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The plan is acceptable.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg Adams", is written over a light blue horizontal line.

Gregg Adams, Planner
Community Development Department



Lehigh Valley Planning Commission

GREG ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste 310, Allentown, PA 18109 (610) 264-4544 lvpc@lvpc.org www.lvpc.org

August 7, 2020

Mr. George Kinney, Director
Community Development Department
South Whitehall Township
4444 Walbert Avenue
Allentown, Pennsylvania 18104

**RE: Ridge Farms – Land Use of Regional Significance
South Whitehall Township
Lehigh County**

Dear Mr. Kinney:

The subject application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan*. The proposal qualifies because it is both a large residential development greater than 300 units and a mixed-use development greater than 50,000 square feet and 150 dwelling units. The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments.

- LVPC Comprehensive Planning Committee Meeting
 - August 25, 2020 at 12:00 PM
 - Meeting information: <https://www.lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - August 27, 2020 at 7:00 PM
 - Meeting information: <https://www.lvpc.org/meetings.html>

The subject application proposes to construct a mixed-use community totaling 870 residential dwellings and 67,200 square feet of commercial space, located at Walbert Avenue and North Cedar Crest Boulevard (parcel numbers 548727343134, 548726413932, 548726323076, 548727303984, 548757625489, 548767544734, 548746422139, 548737014729, 548725550358, 548726571146 and 548767273685). Residential units proposed include 68 market-rate single-family homes, 40 market-rate twin homes, 88 age-restricted single-family homes, 82 age-restricted twin homes, 408 apartment units, and 60 condominium units, and an additional single-family homes and 90 twin homes in the rural zoning districts. The proposed commercial component includes 17,200 square feet of restaurant space, 30,000 square feet of medical office space and 20,000 square feet of retail space. The project also includes 52.9 acres of combined open space and active open space, consisting of trails, playground equipment and bicycle amenities.

The project site is located in an area designated for Development, Preservation Buffer and Farmland Preservation in the General Land Use Plan of *FutureLV: The Regional Plan*, in a transitional area between the City of Allentown suburbs to the south and the Township's more rural areas to the north. The Township has indicated an intent to develop this area with base zoning designations of High- and Medium-Density Residential, with Rural Residential zoning toward the north of the site, and the Traditional Neighborhood Design (TND) Innovative Overlay zoning. Additionally, the site is located along two Major Corridors and is in close proximity to a Post-War Center in the Transportation Plan. For these reasons, the LVPC has determined the proposal to be generally consistent with *FutureLV: The Regional Plan*.

However, the LVPC notes the following impacts and implications related to the proposed development that require careful consideration by the Township:

Growing Development Pressure

The development of the project in this location, while appropriate for its proximity to existing development and infrastructure, is likely to cause increased development pressure on the rural and agricultural areas north of the project site. Of note, a cluster of properties adjacent to the northernmost site boundary are enrolled in Agricultural Security Area and Agricultural Easement programs. The LVPC encourages the Township to consider strategies to mitigate the long-term impacts of the proposal on the larger area, especially as it relates to 'preserve farmland to maintain rural character and open space' (Policy 3.3).

Equity Considerations

The LVPC's 2020 Equity Analysis indicates that the proposed development is located within two Census Tracts (60.01 and 60.02) that have Very High and High access to opportunity, respectively. The LVPC commends the diverse range of housing types included in the proposal, which serves to 'increase housing density in Centers and along Corridors' (of Policy 4.5).

The LVPC encourages the Township to work with the developer to ensure housing opportunities are accessible for a wide range of individuals and households. The area's median household incomes of \$72,077 (Tract 60.01) and \$90,549 (Tract 60.02) should be considered for the purpose of marketing future housing prices, especially in consideration of the current trend toward "luxury" price points, to ensure housing is made available to residents at a variety of income levels. *FutureLV* advocates for communities to 'promote mixed-income neighborhoods' and 'diversify price points of available housing' (of Policy 4.5).

The location of these housing units in close proximity to employment areas serves to maximize social and economic opportunities for everyone, though this requires a 'local balance between housing and jobs' that enables residents to live near where they work (also of Policy 4.5). To further increase opportunities for historically disadvantaged populations, the LVPC recommends that the developer reach out to Lehigh Valley-based businesses to lease the proposed commercial spaces. Providing consumers access to locally owned businesses, especially those owned by persons of color, would not only 'expand small businesses and entrepreneurship' (of Policy 4.2) and 'encourage the purchase of local goods and services' (of Policy 4.3), but also establish the development as a center that 'complements the unique

history, environment, culture and needs of the Valley' (Policy 5.4).

Transportation Impacts

The LVPC reviewed a transportation impact assessment (TIS) dated January 21, 2020 for the proposed project. The project is anticipated to generate a total of 9,997 weekday trips, with 858 weekday morning peak hour trips and 992 weekday evening peak hour trips. Trips were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, using the following land use codes:

ITE Land Use Code	Proposed Land Use
210	Single-Family Housing (Detached)
220	Apartments
230	Residential Townhouse
251	Senior Adult Housing (Detached)
720	Medical/Dental Office Building
826	Specialty Retail
932	High-Turnover Sit-Down Restaurant

The volume of anticipated trips will have a tremendous impact on both the Township and regional roadway networks, especially regarding congested corridors in the vicinity. The LVPC Congestion Management Process identifies Route 22, North Cedar Crest Boulevard (from Ritter Road to Walbert Avenue), Route 309 (from Levans Road to Walbert Avenue) and Mauch Chunk Road (from Route 329 to Cedar Crest Boulevard) as current congested corridors. Further stretches of North Cedar Crest Boulevard and Route 309 are projected to become congested by 2040, as well as Schadt Avenue from Mauch Chunk Road to MacArthur Road. Tilghman Street (from North Cedar Crest Boulevard to North 15th Street) is identified as a 2040 Priority Corridor.

The LVPC encourages the Township to consider roadway and traffic control-related improvements that would help to mitigate these impacts, and improve the level of service for affected corridors and intersections, to 'support the expansion of technology, communications and utilities to reduce travel demands and optimize traffic flow' (of Policy 2.5).

Roadway Safety and Improvements

The LVPC commends the series of proposed roadway improvements outlined in the TIS. An additional factor for consideration is the project's proximity to the high-crash corridor along Cedar Crest Boulevard (from Albright Avenue to Tilghman Street), identified in the LVPC Traffic Safety Plan. The LVPC recommends that roadway improvements be made by the developer and/or Township with specific considerations to mitigate crashes along this corridor and 'provide a safe, well-maintained transportation network' (Policy 2.2).

Several other transportation improvement projects (TIP) are currently underway or pending construction in the vicinity of the development site that may temporarily hinder site access:

- Route 309: Resurfacing from Walbert Avenue to Shankweiler Road
- Route 309 and Orefield Road Intersection: Resurfacing

- Route 22: Resurfacing from Route 309 to 15th Street
- Mauch Chunk Road: Signal upgrades

Additionally, the proposed Hills at Winchester project is located on the north side of Walbert Avenue, west of Cedar Crest Boulevard and east of Route 309. The project proposes three access points along Walbert Avenue, two of which are opposite Hampton Road and 40th street. The LVPC recommends that the developer coordinate with Hills at Winchester project developer and PennDOT on programmed transportation improvements.

The LVPC recommends the installation of appropriate signage throughout the site and along roadways in the site vicinity that indicate appropriate truck routes and vehicular access points, to minimize conflicts between motorized transportation and pedestrians or bicyclists and 'reduce bicycle and pedestrian fatalities to zero' (of Policy 5.1).

Multimodal Accessibility

The LVPC commends the applicant for the thorough inclusion of sidewalks along the proposed internal roadways and plaza areas, connecting to the existing sidewalk network along the property frontages, as well as the placement of bicycle storage racks throughout the site. The inclusion of recreational trails throughout the project further serve to 'integrate mixed-transportation into public space design' (of Policy 5.2). The LVPC recommends that all traffic signals within the site and in the site vicinity be equipped with pedestrian crossing signals and push buttons, with visible crosswalks and Americans with Disabilities Act (ADA) compliant curb cuts, which 'promote safe and secure community design' (Policy 5.1).

The Lehigh and Northampton Transportation Authority (LANTA) provides fixed-route bus service adjacent to the site along Walbert Avenue and Cedar Crest Boulevard. The LVPC applauds the inclusion of a sheltered bus stop along Walbert Avenue that would allow for transit service at the site without requiring a diverted route, 'improving connections between bus stops and pedestrian and bicycle infrastructure' (of Policy 5.2). However, the proposed bus stop location between two turn lanes to the east and west cause concern for potential bus conflicts with traffic movements. The LVPC strongly encourages the developer to coordinate with LANTA on the specifics of location and design of the bus stop.

It is recommended that the developer consider designing the bus shelter to enhance the architectural and cultural nature of the development and community. Such design improvements would benefit the community by creating 'public spaces that reflect and enhance local culture', as well as 'integrate visual art into public space' (both of Policy 5.4).

The LVPC commends the inclusion of multiple specified 'School Bus Stop' locations in the residential areas of the project to promote 'safe routes to school' (of Policy 5.2), and encourages the applicant to install traditional bus stop amenities such as seating, shelters, lighting and trash receptacles in these locations.

The wide variety of transportation modes available at the project site serves to improve equitable access to jobs (of Policy 4.3) and 'increase social and economic access to daily needs for all people' (Policy 5.2).

Open Space and Sustainability

The applicant is to be commended for the integration of open space and active recreation, well-connected by trails, plazas and sidewalk infrastructure, throughout the entirety of the site. The outdoor spaces are outfitted with amenities such as fountains, benches and gazebos that encourage use throughout the year. These outdoor amenities and recreational opportunities provide widespread access to green spaces that support the physical and mental health of development residents and visitors alike (of Policy 5.3).

The LVPC commends the inclusion of 'native and carbon-sequestering landscaping' throughout the site. The developer should further consider opportunities to incorporate green infrastructure into the project design, such as pervious pavements, green roofs and renewable building materials, and service buildings with sustainable energy sources or recycled greywater. These design choices serve to 'reduce the climate change impacts and carbon footprint of the development through mitigation and adaptation' (Policy 3.4).

Stormwater


The project site is located within the Jordan Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project's stormwater management plan are included as Attachment 1.

The LVPC has copied appropriate representatives from all adjacent municipalities in order to further 'coordinate land use decisions across municipal boundaries' (of Policy 1.4).

Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Should this proposal move forward for approval, please call or email myself or another Community Planning staff person for information on how to obtain LVPC signatures on the final plans.

Sincerely,



Jillian Seitz
Senior Community Planner

cc: Renee C. Bickel, SPHR, South Whitehall Township Manager
Scott Pidcock PE, South Whitehall Township Engineer
Jason Scott Engelhardt, PE, Langan Engineering
Irene Woodward, AICP, City of Allentown Director of Planning & Zoning
Thomas Beil, Lower Macungie Township Planning Commission Chair
Bruce Beitel, Lower Macungie Township Manager
Brian Horwith, North Whitehall Township Planning Commission Chair
Chris Garges, North Whitehall Township Manager

Kerry Rabold, Salisbury Township Planning & Zoning Officer
Cathy Bonaskiewich, Salisbury Township Manager
Charles Deprill, Upper Macungie Township Planning Commission Chair
Robert Ibach, Jr., Upper Macungie Township Manager
Lee Rackus, Whitehall Township Planning, Zoning & Development Bureau Chief
Molly Wood, LANTA Planner/Land Use Specialist
Garrett Cook, Lehigh County Conservation District Engineer
Geoff Reese, LVPC Director of Environmental Planning
Charlie Doyle, LVPC Director of Transportation Planning and Data

ATTACHMENT 1

Act 167 Drainage Plan Review

August 7, 2020

Re: Ridge Farms
Plans Dated March 18, 2020
South Whitehall Township
Lehigh County

The proposed storm drainage concept presented in the plans dated March 18, 2020 and storm drainage calculations dated March 19, 2020 has been reviewed for consistency with the *Jordan Creek Watershed Act 167 Storm Water Management Ordinance*, May 1992. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage districts 126, 129, 134, 137 and 138 of the Jordan Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criterion for districts 126 and 129 is Provisional No Detention for the 2-, 10-, 25- and 100-year return period storms, meaning that post-development impervious cover may be discharged without detention controls provided that capacity is available to convey increased peak flows. The runoff control criteria for districts 134, 137, and 138 are a 30% Release Rate for the 2-year storm and a 100% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the following deficiencies are noted. The Existing Features Plan and the Existing Watershed Map need to have the same topographic detail. The pre-development drainage boundary split by Cedar Crest Boulevard does not appear to be fully consistent with the contours across the roadway. Drainage points of interest for analysis need to be selected to protect all properties from any adverse impacts and all drainage systems from being overloaded, considering diffused and concentrated runoff discharge. Points of interest well removed from the property line, such as numbers 6 and 7, may not accomplish this objective. The post-development drainage areas need to be clearly labeled. A variety of clarifications regarding post-development drainage boundaries need to be provided relative to proposed contours and storm drainage systems including:

- between proposed basins 1, 1A and 2
- between basins 2 and 7 in the vicinity of the road A and road C intersection
- the eastern boundary of basin 3 from the basin berm to Cedar Crest Boulevard
- between undetained areas 3 and 4
- between drainage areas 5 and 6
- the western drainage boundary of basin 5 and the northwestern boundary of basin 4 offsite
- the western boundary of the basin 6 drainage area south of Huckleberry Road and the eastern boundary north of Huckleberry Road
- the direct drainage area upslope of basin 9
- the direct drainage area to basin 7 from the western berm.

In several instances, the proposed contours overlay proposed buildings (e.g., CG-207). Available capacity in existing storm sewers that are proposed to be used for project flows needs to be verified. In the pre-development condition, the time of concentration calculation for point of interest 1 needs to be provided. In the pre-development condition, the drainage area of point of interest 8 has a closed depression that should be analyzed to verify the allowable runoff peaks. In the existing condition, the curve number calculations for point of interest 2 considers an acreage of 18, but the hydrographs use 13.20 acres. Contour elevations need to be labeled on the drainage maps that should be provided without the aerial to show more clearly the drainage areas and the features of the site in both pre-and post-development conditions. A

Mr. George Kinney
South Whitehall Township
August 7, 2020
Page 2

schematic of the hydrograph models should be provided. The total area differs between the pre-development and the post-development conditions. The curve number for undetained area PR-1 is not consistent between the associated calculations and hydrographs. The curve number for the basin 7 drainage area is not consistent between the calculations and hydrographs. In the existing condition, the length of the time of concentration path for point of interest 2 is not consistent between the plans and calculations. Complete contours of the basins need to be shown on the plans for basins 1A, 2, 5, 6, 8 and 9. The basin #2 volume appears to be overstated on the pond report. The top of grate of basin 2 is not consistent between the pond report and the plans. The spillway lengths for basins 2, 4 and 7A are not consistent between the pond reports and spillway calculations. The underground basin 1 storage appears to be overstated. The infiltration testing report and the infiltration testing location map need to be provided. The outlet control structure of Basin #10 is not consistent between plans and pond report. Roadway improvements associated with the project need to be factored into the site analysis. Therefore, the Drainage Plan has been found to be inconsistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. **Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping).** These items are reviewed by the municipal engineer and/or others, as applicable.

Once the outlined issues have been addressed, the revised plans will need to be resubmitted to our office. Please call me with any questions regarding these comments.

Sincerely yours,



Geoffrey A. Reese, PE
Director of Environmental Planning

Attachment

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Ridge Farms
 Municipality: South Whitehall Township
 Date: August 7, 2020

Watershed: Jordan Creek
 Reviewer: Elena Tucci
 Checked by: Geoffrey A. Reese, PE

Ordinance Reference	Item	Consistency w/Ordinance		Comment
		Yes	No N/A	

301.A-G. General storm water management requirements X / /

H. Consideration of volume controls X / /

Infiltration proposed.

302.A,B. Applicable Storm Water Management Provisions

Subarea(s)	126	129	134	137	138
Criteria	PND	PND	30%/100% RR	30%/100% RR	30%/100% RR

Criteria Key: RR = release rate; PND = provisional no detention

- 303.A. Design consistency with applicable provisions from 302.A. and B. / X /
- B. Mapping of Storm Water Management District Boundaries..... X / /
- C. Downstream capacity analysis / X /
- D. Multiple discharge points within a single subarea / / X
- E,F. Multiple discharge points within multiple subareas X / /
- G. Documentation of "no harm" downstream / / X
- H. Regional or subregional detention analysis / / X
- I. Capacity improvements analysis / / X
- 304.A. Computation method (rational or soil-cover-complex) X / /
- B. Verification of detention design by routing X / /
- Check rational method detention volume vs. TR55 / / X
- C. Minimum detention pond freeboard specifications / X /
- D. Soil-cover-complex method design rainfall / X /
- E. Rainfall intensities for rational method / / X
- F. Curve Numbers for soil-cover-complex method / X /
- G. Runoff coefficients for the rational method / / X
- H. Manning equation to calculate watercourse capacity / / X
- 403. Drainage Plan Contents / X /

August 20, 2021

Mr. David Manhardt, Director
Community Development Department
South Whitehall Township
4444 Walbert Avenue
Allentown, Pennsylvania 18104

**Re: Ridge Farms
Plans Revised May 19, 2021
South Whitehall Township
Lehigh County**

Dear Mr. Manhardt:

The proposed storm drainage concept presented in the plans and storm drainage calculations revised May 19, 2021 has been reviewed for consistency with the *Jordan Creek Watershed Act 167 Storm Water Management Ordinance*, May 1992. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinances. A brief narrative of the review findings is as follows:

The proposed development is located within drainage districts 126, 129, 134, 137 and 138 of the Jordan Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criterion for districts 126 and 129 is Provisional No Detention for the 2-, 10-, 25- and 100-year return period storms, meaning that post-development impervious cover may be discharged without detention controls, provided that capacity is available to convey increased peak flows. The runoff control criteria for districts 134, 137, and 138 are a 30% Release Rate for the 2-year storm and a 100% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the following deficiencies are noted. Basin 4 connects to a manhole on the west side of North Cedar Crest Boulevard so it would appear to drain to point of analysis 2 instead of 1 as considered in the calculations. The post-development drainage area boundaries are not consistent with the proposed grading and/or proposed storm sewer system for the following areas:

- the boundary splitting the drainage areas to basins 5 and 6 east and west of Road I
- the drainage area boundary directly west of the high point of North Cedar Crest Boulevard towards unit SF 11W splitting areas to basins 3, 4 and 6
- the drainage area boundary splitting area to basins 3 and 6 east of unit SF 12W south to unit SF 26W
- the drainage area boundary between the cul-de-sacs north of basin 4
- the western drainage area boundary to basin 4
- the northeast portion of the drainage area to underground basin 1
- the drainage area to basin 10 near the southern end of road G.

Mr. David Manhardt
South Whitehall Township
August 20, 2021
Page 2

Revised basin drainage areas would potentially impact both peak flow rates and meeting basin freeboard requirements. Topographic contours for all basin elevations used in the calculations for storage volume should be shown on the grading plans. Inlet top elevations for the outlet control structures for basins 1, 1A, 2, 5, 6, 7 and 10 are not consistent between the hydrograph routing pond reports and the plan details. Similarly, the outlet pipe elevations are not consistent for basins 1B and 10. The underground basin 1 storage volume used for the hydrograph routings is overstated. Therefore, the Drainage Plan has been found to be inconsistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. **Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping).** These items are reviewed by the municipal engineer and/or others, as applicable.

Once the outlined issues have been addressed, the revised plans will need to be resubmitted to our office. Please call me with any questions regarding these comments.

Sincerely yours,



Geoffrey A. Reese, PE
Director of Environmental Planning

Attachment

cc: Renee C. Bickel, SPHR, Township Manager
John R. Russek, Jr., PE, The Pidcock Company
Anthony Tallarida, PE, The Pidcock Company
Jason S. Engelhardt, PE, LEED AP, Langan Engineering & Environmental Services
Lehigh County Conservation District

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Ridge Farms
 Municipality: South Whitehall Township
 Date: August 20, 2021

Watershed: Jordan Creek
 Reviewer: Geoffrey A. Reese, PE
 Checked by: _____

Ordinance Reference	Item	Consistency w/Ordinance			Comment
		Yes	No	N/A	
301.A-G.	General storm water management requirements	X	/	/	_____
	H. Consideration of volume controls	X	/	/	Infiltration proposed.

302.A,B. Applicable Storm Water Management Provisions

Subarea(s)	126	129	134	137	138
Criteria	PND	PND	30%/100% RR	30%/100% RR	30%/100% RR

Criteria Key: RR = release rate; PND = provisional no detention

303.A.	Design consistency with applicable provisions from 302.A. and B.....	/	X	/	See letter for details.
B.	Mapping of Storm Water Management District Boundaries.....	X	/	/	_____
C.	Downstream capacity analysis	/	/	X	_____
D.	Multiple discharge points within a single subarea	/	/	X	_____
E,F.	Multiple discharge points within multiple subareas	X	/	/	_____
G.	Documentation of "no harm" downstream	/	/	X	_____
H.	Regional or subregional detention analysis	/	/	X	_____
I.	Capacity improvements analysis	/	/	X	_____
304.A.	Computation method (rational or soil-cover-complex)	X	/	/	Soil-cover complex method used.
B.	Verification of detention design by routing	/	X	/	See letter for details.
	Check rational method detention volume vs. TR55	/	/	X	_____
C.	Minimum detention pond freeboard specifications	/	X	/	See letter for details.
D.	Soil-cover-complex method design rainfall	X	/	/	_____
E.	Rainfall intensities for rational method	/	/	X	_____
F.	Curve Numbers for soil-cover-complex method	X	/	/	_____
G.	Runoff coefficients for the rational method	/	/	X	_____
H.	Manning equation to calculate watercourse capacity	/	/	X	_____
403.	Drainage Plan Contents.....	/	X	/	See letter for details.

Gregg R. Adams

From: Molly Wood <mwood@lantabus-pa.gov>
Sent: Friday, August 13, 2021 1:38 PM
To: Gregg R. Adams
Cc: David Manhardt; Kathleen Gallagher; Jason Engelhardt; AJ Jordan; Owen O'Neil
Subject: LANTA Comments Ridge Farm - 8.13.21

Gregg,

The Lehigh and Northampton Transportation Authority (LANTA) has reviewed the revised and resubmitted "Ridge Farms" Site Plan dated 7/15/21 and offers the following comments regarding the proposed development at the intersection of Walbert Avenue and North Cedar Crest Boulevard in South Whitehall Township, Lehigh County. LANTA currently provides fixed public transportation service to the project site with a westbound bus stop nearside of the Walbert Avenue and North Cedar Crest Boulevard intersection. Walbert Avenue is one of LANTA's main transit corridors through South Whitehall Township, and we appreciate the continued opportunity to provide feedback to the Ridge Farm plan.

The Ridge Farm site plan proposes a complete walkable environment with a comprehensive pedestrian network within the project site, connecting with the property frontage along Walbert Avenue and Cedar Crest Boulevard. The proposed plan has relocated the existing westbound bus stop approximately .15 miles east on Walbert Avenue, to a location in between the proposed exit/entrance ramps of the two main interior roads within the project complex. LANTA appreciates the redesign of the proposed concrete slab of the bus stop to be aligned directly with the curb. While LANTA appreciates the efforts to consider LANTA's previous recommendations to relocate the bus stop where it does not conflict with merging exit and entrance ramps, we have learned that the discussions between engineers and PennDOT have still determined the proposed bus stop location as the best location for the project site.

LANTA would like to emphasize that the main area of concern of the proposed bus stop location is the safety for bus operators. LANTA strongly recommends further detailed discussion with South Whitehall, the project engineers, and PennDOT to ensure that our immediate concerns with this proposed bus stop location have been addressed. We look forward to continuing this collaboration to finalize the details of a safe bus stop for the Ridge Farms project.

If you have any questions, please contact me at 610-776-7433 x165 or mwood@lantabus-pa.gov.

Thank you,
Molly

**Molly S. Wood, AICP**

Planner/Land Use Specialist
 Lehigh and Northampton Transportation Authority
 1060 Lehigh Street, Allentown, PA 18103
 PH: 610-439-1376
mwood@lantabus-pa.gov
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VIA ELECTRONIC MAIL adamsg@southwhitehall.com

September 17, 2021

Gregg Adams
Planner for South Whitehall Township
4400 Walbert Avenue
Allentown, PA 18104

Re: Ridge Farms; Plan Review

Dear Gregg:

South Whitehall Township is reviewing the Ridge Farms Major Subdivision Plan submitted by my client, Kay Walbert, LLC. This letter confirms that Kay Walbert, LLC has agreed to extend the deadline by which South Whitehall Township must make a decision on the Ridge Farms Major Subdivision Plan through November 4, 2021.

Very truly yours,


James F. Preston, Esquire

JFP/tk

cc: Randy Cope
cc: Richard Brooks
cc: Jason S. Engelhardt, P.E., LEED AP – Langan Engineering

PROJECT NARRATIVE

Ridge Farm Community

March 18, 2020

Last Revised May 19, 2021

OVERVIEW

The Proposed Ridge Farm TND Site is located at the intersection of Cedar Crest Boulevard and Walbert Avenue in South Whitehall Township. The site extends north to Huckleberry Road and includes a parcel on the west side of Cedar Crest Boulevard.

A portion of the Ridge Farms project is outside the TND zoning that we will refer to in this document as the Non-TND Site. The Proposed Ridge Farm Non-TND Site is located north of the intersection of Cedar Crest Boulevard and Walbert Avenue in South Whitehall Township. This part of the site is entirely on the western side of Cedar Crest Boulevard and extends north of the Cedar Crest Boulevard and Huckleberry Road intersection.

The TND project site is composed of six (6) parcels totaling 138.34 acres. The Non-TND project site is composed of seven (7) parcels totaling 62.70 acres. The site exists as a ridge of land extending east west through the property. The top of the ridge has gentle slopes at 5-8 percent. The ridge side slopes are generally 15 to 25 percent. The section of land fronting on Walbert Road has gentle slopes of 3 to 8 percent, where the most intensive development is planned. The current use of the ground is predominantly agricultural.

Kay Walbert LLC is the Applicant (Owner) for the proposed community. The site program includes single family units, twins, apartments, a TND Cluster development and some limited village mixed-use apartments over retail. The proposed site is fronted by four existing roadways, which are as follows: PennDOT S.R. 1019 (North Cedar Crest Boulevard) to the east and west, PennDOT S.R. 1006 (Walbert Avenue) to the south, Township road (Huckleberry Road) to the north and south, and Township road (Yellowstone Road) to the west of North Cedar Crest Boulevard. The proposed TND site area includes six (6) existing parcels owned by Kay Walbert LLC, as shown in Table 1 below.

Table 1: Summary of Existing Parcel Owners and Gross Acreage

Owner	Parcel Number	Gross Acreage
Kay Walbert LLC	548746422139	111.18
Kay Walbert LLC	548767544734	4.72
Kay Walbert LLC	548767273685	1.51
Kay Walbert LLC	548725550358	8.58*
Kay Walbert LLC	548737014729	0.25
Kay Walbert LLC	548757625489	12.10

*Note: For parcel 548725550358 the TND boundary includes 8.58 acres of the overall 31.96-acre tract.

PROJECT NARRATIVE
Ridge Farm Community
 March 18, 2020
 Last Revised May 19, 2021

The proposed Non-TND site area includes seven (7) existing parcels as shown in Table 2 below.

Table 2: Summary of Existing Parcel Owners and Gross Acreage

Owner	Parcel Number	Gross Acreage
Kay Walbert LLC	548727343134	15.98
Fred J. Jandl	548727303984	0.41
Kay Walbert LLC	548726571146	13.67
Jandl Land Company	548726323076	6.69
Jandl Land Company	548726413932	2.26
Lawrence E. & Alice E. Ritter	548726730450	0.31
Kay Walbert LLC	548725550358	23.38*

*Note: For parcel 548725550358 the Non-TND boundary includes 23.38 acres of the overall 31.96-acre tract.

This community will be served by public water and sanitary sewer systems.

The Ridge Farm TND section was planned and designed according to the main tenets of Smart Growth and the guidelines of the TND- Residential Cluster Overlay District. Three features of the Ridge Farm Plan assure positive development and long-term quality for the resident and the Township:

1. Major park areas for common and Active open space, easily accessible from and central to residential neighborhoods.
2. Village retail areas easily walkable from residential neighborhoods.
3. A diversity of housing choices: a variety of small lot Singles, Twin Homes and, Apartments.

The site plan proposes a Traditional Neighborhood Design, featuring tree lines streets with sidewalks linking the residents to village shops, restaurants, and pocket parks, all within easy walking distance.

PROJECT NARRATIVE

Ridge Farm Community

March 18, 2020

Last Revised May 19, 2021

TND Zoning:

The entire TND community is located on the township’s Innovative Overlay District Map and is within the TND–Residential Cluster Overlay District. The underlying zoning for the site area is R-10 on approximately 44 acres of the site fronting on Walbert Ave. with 84-acres zoned R-2 and a section of R-4. Approximately 8.5 ac., zoned R-4, is located on the west corner of Cedar Crest Blvd.

The plan complies with the requirements of the Zoning Ordinance April 1, 2019, the Subdivision and Land Development Ordinance April 1, 2019, and Appendix C -General Manual of Written and Graphic Design Standards.

Ridge Farmland Development Program:

LAND USE	NUMBER OF UNITS / SQ. FT.
TND Market Rate Single Family Homes	68
TND Market Rate Twin Homes	40
TND Age Restricted Single Family Homes	88
TND Age Restricted Twin Homes	82
TND East Apartments	308
TND West Apartments / Condominiums	60
TND Restaurant Village Commercial Area	17,200
TND Medical Office Village Commercial Area	30,000
TND Retail Village Commercial Area	20,000
TND Market Rate Twin Homes (Buchman Street Access)	34
TND Apartments within Commercial Village	100
AREA OVERVIEW	
TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT	
TND Residential Cluster Site Area	138.340 AC.
Total TND Units	780
Commercial Mixed Use Area	12.455 AC.
Open Space	38.176 AC
Active Open Space	13.229 AC
Village Non-Residential Lot Coverage	74.58%

There are 780 Total Units.

- 156 units (20%) Single Family
- 156 units (20%) Twin Homes
- 468 units (60%) Apartment Units

PROJECT NARRATIVE
Ridge Farm Community
 March 18, 2020
 Last Revised May 19, 2021

Development Intensity Option:

The TND-Cluster Residential Zone grants base level zoning to R-4 level, based on some of the land is zoned R-2. Two 2-Density Credits are proposed to obtain R-10 level. The Development option proposed within the TND-Residential Cluster zone is a Residential community with approximately 10% of the total TND land area as Commercial.

Density credit table to achieve R-10 level follow:

TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT DEVELOPMENT INTENSITY CREDIT CALCULATION			
The purpose of this table is to show that with 2 density credits the TND portion of this project can follow the bulk criteria for Zoning district R-10 High Density Residential, an increase from R-4 Medium Density Residential.			
OPEN SPACE:			
For each additional 5% of the gross tract area beyond the minimum percentage of gross tract area required dedicated for open space. One-half Density Credit may be permitted above the Base Density.			
	AREA (SQ. FT.)	AREA (ACRES)	CREDITS
Required Open Space:	1,178,101 SF.	27.045 AC.	19.6%
Provided Open Space:	1,662,932 SF.	38.176 AC.	27.6%
Percentage above Required:			8.0%
0.5 Density Credit for every 5% above Required:			0.5 CREDIT
ALLEY ACCESS:			
For each twenty-five (25) percent of Dwelling units not required to have Alley access that are provided with Alleys. One-half Density Credit may be permitted above the Base Density.			
	ALLEY UNITS	NUMBER OF UNITS	PERCENTAGE
Single Detached and Twins		87	
Apartments		368	
	Total Alley Units	455	58%
	Total TND Units	780	1 CREDITS
PUBLIC BUS SHELTER:			
For each public bus shelter provided within the development in coordination with the local transportation authority. One-half Density Credit may be permitted above the Base Density.			
	TYPE OF SHELTER	NUMBER OF BUS SHELTERS	CREDITS
Public Bus Shelter		1	0.5 CREDIT
TOAL DENSITY CREDITS:			2.0 CREDITS

The Development option table for Residential community with Commercial village as well as the total provided Open Space and Active Open Space follow:

RESIDENTIAL CLUSTER DEVELOPMENT OPTIONS TABLE		
RESIDENTIAL WITH COMMERCIAL COMPONENT (DEVELOPMENT OPTION #2)		
ITEM	REQUIRED / PERMITTED	PROPOSED
Minimum Tract Size:	50.0 AC.	138.340 AC
Increase in Development Intensity:		
Increase Development Intensity 1 Level or to R-4, whichever is greater:	Increased to R-4, with added Density Bonuses allows for an increase to R-10	R-10, See TND - Residential Cluster Overlay Development Intensity Table
Minimum % of the Tract to be Open Space:		
15% plus 0.5% for every 1% of the gross tract area developed as commercial	19.55%	27.60%
Minimum % of the Tract to be Active Open Space:		
5% plus 0.5% for every 1% of the gross tract area developed as commercial	9.55%	9.56%
Maximum % of the Tract to be Gross Area for Commercial Uses:	10%	9.1%
Note: Please refer to the TND - Residential Cluster Overlay Development Intensity Table and the Open Space Calculation tables for further calculations in support of the required and proposed information provided.		

PROJECT NARRATIVE
Ridge Farm Community

March 18, 2020

Last Revised May 19, 2021

TND Open Space:

The provided total Open Space is 27.60% or 38.176 acres of site area. The provided Active Open Space area is 13.229 acres or 9.56% of total site area. The Active Open Space is centrally located within the neighborhoods, and greater than 50% of the Active Open is in the form of Greens, Squares or, Plazas. A number of amenities are proposed within the different Active Open Space locations including; walkways, trails, gazebos, pavilions, playground equipment, club house recreation facilities, hardscape plaza areas, seating areas, and bike racks. The majority of the Open Space and Active Open Space provided as part of TND community will be owned and maintained by the Home Owners Association. The Active Open Space areas located in the Commercial Mixed Use portion of the site is offered to South Whitehall Township for dedication.

REQUIRED OPEN SPACE CALCULATIONS			
TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT (RESIDENTIAL WITH COMMERCIAL COMPONENT)			
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	REQUIRED / PERMITTED PERCENTAGES
TND RESIDENTIAL CLUSTER SITE AREA	6,026,090	138.340	
ACTIVE OPEN SPACE REQUIRED ⁽²⁾	575,492	13.211	9.55%
OPEN SPACE REQUIRED ⁽¹⁾	1,178,101	27.045	19.55%
MAXIMUM OPEN SPACE WITHIN FLOODWAY / WETLANDS / STEEP SLOPES IN EXCESS OF 25%	706,860	16.227	60%

PROVIDED OPEN SPACE CALCULATIONS			
TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT (RESIDENTIAL WITH COMMERCIAL COMPONENT)			
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	PROVIDED PERCENTAGES
COMMERCIAL MIXED USE AREA ^(1,2)	542,548	12.455	9.1%
OPEN SPACE	1,086,687	24.947	18.03%
ACTIVE OPEN SPACE	576,245	13.229	9.56%
TOTAL OPEN SPACE	1,662,932	38.176	27.60%
OPEN SPACE WITHIN FLOODWAY / WETLANDS / STEEP SLOPES IN EXCESS OF 25% ³	224,804	5.161	13.52%

NOTES:

1. Minimum percentage of Tract to be Open Space 15% plus 0.5% for every 1% of gross tract area developed as commercial.
2. Minimum percentage of Tract to be Active Open Space 5% plus 0.5% for every 1% of gross tract area developed as commercial.
3. All open space areas in this calculation are within steep slopes in excess of 25%. There are no known floodways or wetlands on-site.

OPEN SPACE				
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	AMENITY	OWNER
A	424,353	9.742	Trails	Homeowner's Association
B	98,345	2.258	None	Homeowner's Association
C	140,177	3.218	Trails	Homeowner's Association
D	129,386	2.970	Trails	Homeowner's Association
E	6,167	0.142	None	Homeowner's Association
F	108,697	2.495	None	Homeowner's Association
G	20,627	0.474	None	Homeowner's Association
H	46,218	1.061	None	Homeowner's Association
I	13,982	0.321	None	Homeowner's Association
J	11,000	0.253	Trails	Homeowner's Association
K	5,400	0.124	Trails	Homeowner's Association
L	5,400	0.124	Trails	Homeowner's Association
M	12,155	0.279	Rain Garden	Homeowner's Association
N	18,699	0.429	Trails	Homeowner's Association
O	46,081	1.058	Trails, Benches	Homeowner's Association
Open Space Total	1,086,687 SF.	24.947 Ac.		

NOTES:

1. Open Space areas do not include areas less than 500 SF.
2. Open Space areas include existing street ultimate right-of-way areas along portions of North Cedar Crest Blvd and Walbert Ave.
3. The 50' wide mobility easement connecting the eastern residential area to the commercial area is not included in the open space calculations.

PROJECT NARRATIVE
Ridge Farm Community

March 18, 2020

Last Revised May 19, 2021

Active Open Space Table Listing Amenities Provided.

ACTIVE OPEN SPACE				
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	AMENITY	OWNER
ACTIVE O.S. #1 (Green or Square with seating area or Plaza)	156,808	3.600	Clubhouse, Pavilion, Pickle Ball, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #2 (Green or Square with seating area or Plaza)	42,156	0.968	Gazebo, Clubhouse, Play Equipment, Pool, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #3 (Green or Square with seating area or Plaza)	43,087	0.989	Gazebo, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #4 (Green or Square with seating area or Plaza)	72,322	1.660	Gazebo, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #5 (Green or Square with seating area or Plaza)	9,131	0.210	Gazebo, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #6 (Green or Square with seating area or Plaza)	74,178	1.703	Fountain, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #7 (Green or Square with seating area or Plaza)	41,678	0.957	Pavilion, Benches, Bike Rack Trails	Homeowner's Association
ACTIVE O.S. #8 (Green or Square with seating area or Plaza)	50,684	1.164	Pavilion, Benches, Bike Rack, Plaza/Trails	Homeowner's Association
ACTIVE O.S. #9 (Green or Square with seating area or Plaza)	43,567	1.0 AC.	Pavilion, Benches, Bike Rack, Plaza/Trails	Homeowner's Association
ACTIVE O.S. #10 (Green or Square with seating area or Plaza)	12,395	0.285	Gazebo, Benches, Bike Rack, Trails	Homeowner's Association
ACTIVE O.S. #11 (Green or Square with seating area or Plaza)	30,239	0.694	Gazebo, Benches, Bike Rack, Trails	Homeowner's Association
Active Open Space Total	576,245 SF.	13.229 Ac.		

NOTES:

1. Active Open Space areas include existing street ultimate right-of-way areas, up to 10 feet to proposed roadway improvements.
2. Active Open Space areas have a maximum grade of 5%.
3. All Active Open Space areas, 100%, will be Village Greens or Squares having seating areas and Plazas with the amenities listed above.

Non-TND Open Space Summary:

NON-TND OPEN SPACE					
AREA DESIGNATION	AREA	BASIN/ RAIN GARDEN AREA	AREA SQUARE FEET	AREA ACRES	OWNER
RR-2 LOT A	267,422 SF.	43,142 SF.	224,280 SF.	5.149 AC.	Homeowner's Association
R-2/R-4 LOT B	143,886 SF.	28,647 SF.	115,239 SF.	2.646 AC.	Homeowner's Association
R-4 LOT C	8,954 SF.	N/A	8,954 SF.	0.206 AC.	Homeowner's Association
OPEN SPACE TOTAL			348,473 SF.	8.0 AC.	

Pedestrian Connectivity:

All areas of the community are pedestrian accessible. The Pedestrian Plan illustrates an interconnected network of sidewalks and trails which connect all areas of the community. The Trails and sidewalks are located within the streetscape, Open Space and Active Open Space. This plan includes a 8' wide pedestrian/ bike trail along both Cedar Crest Blvd. and Walbert Ave. which provide linkage to the broader community.

Residential

This TND community contains three different unit types; single family, twins, and apartments intermingled on the site. There is an age restricted section of the single family and twins. All buildings have the front facade located at the Build-to Line as measured from the 60' wide Ultimate Right Of Way. Street frontage single family and twins units have a 10' Build To Line for the front façade with a 10' recessed garage. The single family detached lot widths vary by 5' for every three consecutive lots. The minimum lot sizes are: 6,000 SF for singles lots and, 4,800 SF for twin lots.

PROJECT NARRATIVE
Ridge Farm Community
 March 18, 2020
 Last Revised May 19, 2021

TND - RESIDENTIAL CLUSTER DEVELOPMENT		
AREA AND BULK REGULATIONS AND DESIGN STANDARDS TABLE		
ITEM	REQUIRED / PERMITTED	PROPOSED
RESIDENTIAL USES:		
R-10 High Density Residential		
Dwelling Type:	Single Detached / Twin	Single Detached / Twin
Minimum Lot Area per Use:	6,000 SF. / 4,800 SF.	≥ 6,000 SF. / ≥ 4,800 SF.
Minimum Frontage:	50 FT	≥ 50 FT / ≥ 40 FT
Build to Line (TND requirement):	10 FT - 15 FT	10 FT - 15 FT
Minimum Sides to Lot Lines:	8 FT / 10 FT	≥ 8 FT / ≥ 10 FT
Minimum Rear to Lot Lines:	25 FT	≥ 25 FT
Maximum Units per Building:	1 Unit / 2 Units	1 Unit / 2 Units
Minimum Height (TND requirement):	20 FT	≥ 20 FT
Maximum Height of Building Structure:	35 FT	≤ 35 FT
Apartment / Condo Buildings		
Dwelling Type:	Apartment / Condo Buildings	Apartment / Condo Buildings
Maximum Dwelling units per Gross Acre:	10 UNITS	See Apartment Increase Credit Tables
Build to Line (TND requirement):	10 FT - 15 FT	10 FT - 15 FT
Minimum Sides to Lot Lines:	20 FT	≥ 20 FT
Minimum Rear to Lot Lines:	30 FT	≥ 30 FT
Maximum Units per Building:	16 UNITS	See Apartment Increase Credit Tables
Maximum Height of Building Structure:	35 FT	See Apartment Increase Credit Tables
NON-RESIDENTIAL USES:		
N-C Neighborhood Commercial / TND Residential Cluster		
Use Type:	Mixed Use Building / Retail / Restaurant / Medical Office	Mixed Use Building / Retail / Restaurant / Medical Office
Maximum Individual Use: ²	5,000 SF.	≤ 5,000 SF.
Build to Line (TND requirement):	5 FT - 15 FT	5 FT - 15 FT
Minimum Height (TND requirement):	2 Stories or 20 FT	2 Stories or ≥ 20 FT
Maximum Height of Building Structure (TND requirement):	4 Stories or 60 FT (along aerial roads)	4 Stories or ≤ 60 FT (along aerial roads)
Minimum Building Separation on same lot:	20 FT	≥ 20 FT
Max. Non-Res. Building Footprint:		
3 stories or 45 FT in height or less:	6,500 SF.	≤ 6,500 SF.
greater than 3 stories or 45 FT in height:	20,000 SF.	≤ 20,000 SF.
Maximum Lot Coverage (TND requirement):	75%	74.58%
Notes:		
1. TND requirements were taken from South Whitehall Township Zoning Code Section 350-31(f)(2).		
2. Medical Offices will have separate uses, no greater than 5,000 SF for each office.		

Residential Parking Table:

TND RESIDENTIAL PARKING CALCULATIONS				
BUILDING TYPE	DWELLING UNITS	PARKING REQUIREMENT	REQUIRED SPACES	PROPOSED SPACES
Single Detached Dwelling ¹	156	2 Spaces / D.U.	312	312
Twins ¹	156	2 Spaces / D.U.	312	312
On-Street Parking				246
Apartment Area #1 East	308	2.25 Spaces / D.U. ²	693	701
Apartment Area #2 West	60	2.25 Spaces / D.U. ^{2,3}	135	142
Number of Apartment parking areas	4 Areas	1 Large space for parking areas with 50 or more spaces	4	4

NOTES:

- Each TND single family and twin unit will have a 2 car garage, 2 garage spaces per unit will be provided. Additional on-street parking spaces are provided throughout the market rate and age restricted development areas. These on-street parking spaces are not needed to meet the required parking calculation
- The required apartment parking is 2 spaces for each dwelling unit and an additional 0.25 spaces per unit for overflow parking.
- Apartment Area #2 West units include 1 assigned driveway space and 1 garage space for each unit. Overflow parking spaces are provided around the perimeter of Active Open Space #12.

TND CLUBHOUSE PARKING CALCULATIONS				
PROPOSED USE	BUILDING SIZE (SF)	PARKING REQUIREMENT	REQUIRED SPACES	PROPOSED SPACES
Clubhouse A ¹	5,000	1 Space / 300 SF of Office	46	46
Clubhouse B ¹	5,000	1 Space / 50 SF of meeting room	46	46

NOTES:

- Each clubhouse will have a 2,000 SF meeting room area and an office area of 600 SF. The remaining area will be lobby / marketing display space.
- Clubhouse parking lots are not counted towards open space.

PROJECT NARRATIVE
Ridge Farm Community
 March 18, 2020
 Last Revised May 19, 2021

Non-TND Zoning Tables:

RR-2 RURAL RESIDENTIAL-2 LOT AVERAGING DEVELOPMENT OPTION		
ITEM	REQUIRED / PERMITTED	PROPOSED
RESIDENTIAL USES:	Single Detached Dwelling Unit	Single Detached Dwelling Unit
Minimum Eligible Lot Area:	5 AC.	15.933 AC.
Density: Total Area / 80,000 SF.	694,024 SF. / 80,000 SF. = 8.7	8 Units
Minimum Lot Area:	43,560 SF.	≥ 43,560 SF.
Minimum Frontage:	75 FT	160 FT
Minimum Front Yard:	35 FT	35 FT
Minimum Side Yard:	15 FT	15 FT
Minimum Rear Yard:	50 FT	50 FT
Maximum Building Height:	35 FT	35 FT
Parking Requirement:	2 Spaces / D.U.	16 SPACES

NOTES:
 1. Each Single family unit will have a 2 car garage, 2 garage spaces per unit will be provided.

RR RURAL RESIDENTIAL AND AGRICULTURAL		
ITEM	REQUIRED / PERMITTED	PROPOSED
RESIDENTIAL USES:	Single Detached Dwelling	Single Detached Dwelling
Tract Area:	N/A	13.666 AC.
Minimum Lot Area Per Use:	1 AC.	≥ 1 AC.
Minimum Frontage:	160 FT	160 FT
Minimum Front Yard:	50 FT	50 FT
Minimum Side Yard:	15 FT	15 FT
Minimum Rear Yard:	50 FT	50 FT
Maximum Building Height:	40 FT	40 FT
Parking Requirement: ¹	2 Spaces / D.U.	18 SPACES

NOTES:
 1. Each Single family unit will have a 2 car garage, 2 garage spaces per unit will be provided.

R-2 RURAL LOW DENSITY RESIDENTIAL		
ITEM	REQUIRED / PERMITTED	PROPOSED
RESIDENTIAL USES:	Single Detached Dwelling	Single Detached Dwelling
Tract Area:	N/A	9.767 AC.
Minimum Lot Area Per Use:	20,000 SF.	≥ 20,000 SF.
Minimum Frontage:	125 FT	125 FT
Minimum Front Yard:	35 FT	35 FT
Minimum Side Yard:	25 FT	25 FT
Minimum Rear Yard:	40 FT	40 FT
Maximum Building Height:	40 FT	40 FT
Parking Requirement: ¹	2 Spaces / D.U.	18 SPACES

NOTES:
 1. Each Single family unit will have a 2 car garage, 2 garage spaces per unit will be provided.

R-4 MEDIUM DENSITY RESIDENTIAL		
ITEM	REQUIRED / PERMITTED	PROPOSED
RESIDENTIAL USES:	Twin	Twin
Tract Area:	N/A	23.19 AC.
Minimum Lot Area Per Use:	8,400 SF.	≥ 8,400 SF.
Minimum Frontage: ¹	70 FT / 42 FT along cul-de-sac lot	70 FT / 47 FT along cul-de-sac
Minimum Front Yard:	25 FT	25 FT
Minimum Side Yard:	10 FT	10 FT
Minimum Rear Yard:	30 FT	30 FT
Maximum Building Height:	35 FT	35 FT
Parking Requirement: ²	2 Spaces / D.U.	128 SPACES

NOTES:
 1. Zoning Section 350-42-(i)(3)(l) Frontage along cul-de-sac Lots may be satisfied at the standard front building or Use setback line, provided the length of the ROW line equals at least 60% of the required frontage.
 2. Each Twin unit will have a 2 car garage, 2 garage spaces per unit will be provided.

PROJECT NARRATIVE

Ridge Farm Community

March 18, 2020

Last Revised May 19, 2021

Community Clubhouse:

Two community recreation buildings are proposed. One club, 5000 sf, for the Single Family and Twin homes, and One club, 5000 sf, for the apartments.

Commercial / Mixed-Use Village:

The Build to Line for the Non-Residential / Mixed Use buildings is 5-15 feet. A maximum of 25% of the linear frontage of an individual building facade, located within the Commercial Area, may be offset from the Build-to Line by 4 to 20 feet in order to provide visual diversity, architectural enhancements, or open space in the form of pedestrian gathering areas or plaza. Buildings Located on corners will be placed along Build-to Lines, unless a Plaza, Green, or Square is located at the same street corner. All parking along adjacent to the Main Street will be provided with a 4' high screen wall placed at the Build To Line.

The Mixed-Use Buildings are 3 to 4 stories, with 46' to 55' building height. Mixed Use buildings will have ground floor retail and restaurants with 2 to 3 stories of apartments above. The medical office building is 3 stories with a building height of 46'. The medical office building will be a focal point building in the village. The medical office building and mixed use building will not have greater than 5,000 sf of a single user. Over 50% of the buildings in the Main Street Environment have second floor usable area for apartments. Single-use retail and restaurant buildings will have a minimum building height of 20 feet.

Commercial / Mixed Use Parking Table:

TND NON-RESIDENTIAL PARKING CALCULATIONS				
Mixed Use / Village Commercial Area:			REQUIRED SPACES	PROPOSED SPACES
Apartments as part of a Mixed Use Building	100	2.25 Spaces / D.U. ¹	225	225
Retail / Restaurant Mixed Use Building #1	6,940	1 Space / 225 SF of GFA ²	28	
Retail / Restaurant Mixed Use Building #2	6,940		28	
Retail Mixed Use Building #3	6,660		27	
Retail Mixed Use Building #4	6,660		27	
Restaurant A	5,000		20	
Restaurant B	5,000		20	
Medical Office (Usable Office Space)	30,000		134	
Sub Total:	67,200		299	300
Total Mixed Use / Village Commercial:			524	525

NOTES:

1. The required apartment parking is 2 spaces for each dwelling unit and an additional 0.25 spaces per unit for overflow parking.

2. The required shopping center parking is 1 space for each 225 square feet of gross floor area.

PROJECT NARRATIVE

Ridge Farm Community

March 18, 2020

Last Revised May 19, 2021

Commercial / Mixed Use Coverage:

MIXED USE VILLAGE COMMERCIAL AREA IMPERVIOUS CALCULATIONS			
AREA DESIGNATION	AREA IN SQ. FT.	AREA IN ACRES	PERCENTAGES
COMMERCIAL MIXED USE AREA	542,548	12.455	
MAXIMUM IMPERVIOUS PERMITTED			75.0%
PERVIOUS AREAS:	137,903 SF.	3.166	
TOTAL IMPERVIOUS:	404,645 SF.	9.289	74.58%

TND Street Plan:

The streets and alleys will be owned and maintained by the Homeowners Association.

Residential Streetscape:

The residential local streets will have a 50' wide street right-of-way and 60' wide ultimate right-of-way to define Build To Lines. On street parallel parking is located on one side of the street. The Streetscape is defined by buildings located along the Build-to Line. The typical Residential Streetscape width is 80' wide per appendix "C". A 5' wide sidewalk is located on both sides of the street. A 4.5' to 5.5' grass strip is provided between the sidewalk and the curb for street trees. Visual diversity along the street is obtained by providing a variety of architecture, mixing housing types, and varying the lot width by 5' every three lots. Block intermingling, having two unit types within a block length is proposed for 58% of the residential street.

Alleys:

Single Family and Twin units taking access from alleys will have garages setback a minimum of 4 feet from the alley right-of-way. These alleys have a 18' wide right-of-way and a 16' wide cartway. Apartment alleys are 24' wide with 90 deg. parking and adjacent dedicated carports.

Main Street

The Main Streetscape width is 85-95 feet as defined within Appendix "C". The Main Street will provide on-street 60 degree angled parking and make up 21% of the total parking provided within the Commercial Area. The majority of parking is off street and located in the rear of buildings.

PROJECT NARRATIVE**Ridge Farm Community**

March 18, 2020

Last Revised May 19, 2021

Apartment Density Credits:

There are two apartment areas. Apartment area #1 is located on the east side of Cedar Crest Blvd. Apartment area #2 is located on the west side of Cedar crest Blvd. The credit requirements for each area to achieve building height, units per acre, and units per building are outlined in the table below.

Apartment Credits for Apartment Area #1:

APARTMENT BUILDING - #1 AREA EAST			
DENSITY INCREASE CREDIT CALCULATION			
The purpose of this table is to show that with the 6 total density credits achieved that the maximum R-10 Apartment building density can increase from 10 dwelling units per acres to 11 dwelling units per acre (1 credit required). And that the maximum R-10 Apartment building height can increase from 35 feet to 55 feet (2 credits required). And that the maximum R-10 Apartment units per building can increase from 16 units to 28 units (3 density credits required).			
ITEM	AREA (SQ. FT.)	AREA (ACRES)	CREDITS
Apartment Area (#1 Area East)	1,254,870 SF.	28.808 AC.	
Apartments Proposed	308 UNITS		
Permitted Density BEFORE credit is applied (10 units per acre)	288 UNITS		
Permitted Density AFTER credit is applied (11 units per acre)	317 UNITS		
OPEN SPACE:			
Required Open Space:	250,974 SF.	5.762 AC.	20.0%
Provided Open Space: ¹	511,200 SF.	11.736 AC.	40.7%
Percentage above Required:			20.7%
0.5 Density Credit for every 5% above Required:			2.0 CREDITS
CARPORTS:			
Apartment Units Proposed:	308 UNITS		
Provided Carport Spaces:	308 CARPORT SPACES		100.0%
0.5 Density Credit for each 25% Carport Spaces Per Unit:			2.0 CREDITS
ASSIGNED GARAGES:			
Apartment Units Proposed:	308 UNITS		
Provided assigned garage spaces:	144 GARAGE SPACES		46.8%
0.5 Density Credit for each 15% of units with assigned garage space:			1.5 CREDITS
CLUB HOUSE:			
Number of Clubhouses Prproposed:	1 CLUBHOUSE		
0.5 Density Credit for 5,000 SF. Clubhouse:			0.5 CREDIT
TOAL DENSITY CREDITS:			6.0 CREDITS
Notes:			
1. The provided open space area listed does not include Open Space Basin #1, Open Space Basin #2 or Open Space Basin #3 areas.			

Apartment Credits for Apartment Area #2:

APARTMENT BUILDING - #2 AREA WEST			
DENSITY INCREASE CREDIT CALCULATION			
The purpose of this table is to show that with the 3 total density credits achieved (only 2 needed) that the maximum R-10 Apartment building height can increase from 35 feet to 45 feet (1 credit required). And that the maximum R-10 Apartment units per building can increase from 16 units to 18 units (1 density credit required).			
ASSIGNED GARAGES:			
Apartment Units Proposed:	60 UNITS		
Provided assigned garage spaces:	60 GARAGE SPACES		100.0%
0.5 Density Credit for each 15% of units with assigned garage space:			3.0 CREDITS
TOAL DENSITY CREDITS:			3.0 CREDITS

PROJECT NARRATIVE
Ridge Farm Community

March 18, 2020

Last Revised May 19, 2021

Walbert Ave and Cedar Crest Blvd. Streetscape Pedestrian / Bike Trail:

The Plan will include pedestrian friendly streetscape improvements along frontage sections of Cedar Crest Boulevard and Walbert Avenue. This will include an 8' wide pedestrian / bike path, street trees, shrub or perennial meadow plantings, and raingardens. Stone identity columns are located at the corner intersection of Walbert Ave. and Cedar Crest Blvd.; and project entrance with identity signage.

CONSULTANTS

The Planning Consultant is:

Fred Jackson, PLA
Jackson Land Planning, LLC
321 Valley View Rd. King of Prussia, PA 19406
Phone: 848-919-4810
Email: jacksonplanning@outlook.com

The Engineering Consultant is:

Jason Engelhardt, PE
Langan Engineering and Environmental Services
One West Broad Street, Suite 200
Bethlehem, PA 18018
Phone: 610-984-8500
Email: jengelhardt@langan.com



Irene Woodward, AICP
Director of Planning
 Bureau of Planning & Zoning
 435 Hamilton Street
 Allentown, PA 18101-1699
 Office 610-437-7611
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 Irene.Woodward@allentownpa.gov

October 20, 2021

James Preston, Esquire
 Broughal & DeVito
 38 West Market Street
 Bethlehem, PA 18018

RE: Ridge Farms – Request for Emergency Access Easement on City-Owned Land
 (Kay Builders)

Dear Attorney Preston,

The City of Allentown Property Review Committee received your request for an emergency access easement to connect to Dawes Street.

The Committee reviewed your initial request and asked for additional information for evaluation.

The Developer, Kay Builders, provided additional information for the Committee to review.

There are currently additional reviews that will need to be completed, including an appraisal of the City- owned land where the easement is proposed.

Under City protocol, the Committee is charged with making recommendations to Mayor O'Connell for him to make decisions on real property issues.

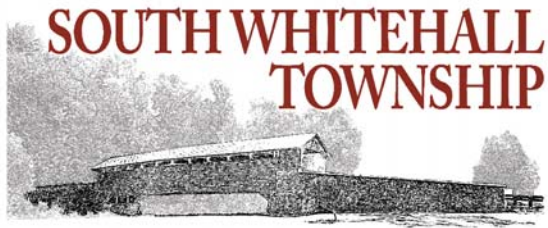
Based on the discussions with the information available to date, the Committee is willing to recommend that Mayor O'Connell grant the emergency access easement to Kay Builders, with conditions.

Please let me know if you have any questions.

Very truly yours,

A handwritten signature in blue ink that reads "Irene Woodward".

Irene Woodward, AICP
 Director of Planning



**MEMORANDUM FOR
AGENDA ITEMS**

To:	Board of Commissioners
FROM:	Chief Glen Dorney
DATE:	27 October 2021
SUBJECT:	Request permission for conditional offer of employment
COPY TO:	Randy Cope, Interim Township Manager

- **Background Information and/or Justification of Expense:**
The Police Department is in the hiring process for vacant entry-level patrol officer positions via Civil Service guidelines and need the Board of Commissioners to extend conditional offers of employment to the next 3 eligible candidates on the civil service list.

- **Action Requested:**
I am requesting the Board of Commissioners to extend conditional offers of employment for entry-level patrol officer in the South Whitehall Township Police Department to applicants #78314, #62339, and #44406 conditioned upon the individuals satisfactorily completing the background investigation, polygraph examination, medical examination, and psychological examination to confirm their fitness for duty.

- **Budget Line Item (if applicable):** *Please indicate approved budget amount for specified project(s).* 01410201-40112 Starting Salary: \$66,387.83 per officer

**BOARD OF COMMISSIONERS OF
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA**

**Resolution 2021-__
(Duly Adopted November 3, 2021)**

A RESOLUTION EXTENDING A CONDITIONAL OFFER OF EMPLOYMENT FOR ENTRY-LEVEL POSITION OF PATROL OFFICER IN THE TOWNSHIP'S POLICE DEPARTMENT TO APPLICANTS: #78314, #62339, and #44406 CONDITIONED UPON THE INDIVIDUALS SATISFACTORILY COMPLETING THE BACKGROUND INVESTIGATION, POLYGRAPH EXAMINATION, MEDICAL EXAMINATION, AND PSYCHOLOGICAL EXAMINATION TO CONFIRM THEIR FITNESS FOR DUTY

WHEREAS, South Whitehall Township ("**Township**") is subject to the Civil Service provisions of the First Class Township Code 53 PA. STAT. ANN. § 56101 *et seq.* with respect to its Police Department since there are more than two full-time members in the department; and

WHEREAS, The Board of Commissioners ("**Board**") of the Township has appointed a Civil Service Commission ("**Commission**") in accordance with the Code, and the Commission and the Board have adopted rules and regulations ("**Rules**") pursuant to Code § 630, 53 PA. STAT. ANN. § 55630; and

WHEREAS, pursuant to the Rules, the Commission has conducted examinations for the entry-level position of Patrol Officer in the Township's Police Department, has established an Eligibility List for that position, and has certified individuals to the Board for appointment to that position, including Applicants: **#78314, #62339, and #44406.**

WHEREAS, based solely on the merits and fitness of the applicants certified by the Commission to the Board, and considering the veterans' preference to which these individuals are entitled, the Board desires to extend a conditional offer of employment to Applicants: **#78314, #62339, and #44406** to the entry-level position of Patrol Officer in the Township's Police Department.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of South Whitehall Township that Applicants: **#78314, #62339, and #44406** are hereby appointed to the entry-level position of Patrol Officer in the Township's Police Department, conditioned upon candidates successfully completing a Background Investigation, Polygraph Examination, Medical Examination, and Psychological Examination, which will confirm that they can perform the essential duties of the Patrol Officer position, with or without reasonable accommodation, in accordance with the procedures set forth in Section 5.4 of the Rules. Once employment commences, candidates shall be subject to an initial one (1) year probationary period pursuant to Section 5.5 of the Commission's Civil Service Rules.

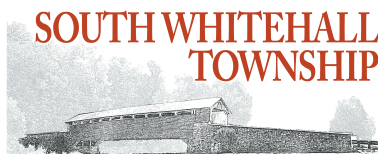
DULY RESOLVED by the Board of Commissioners of South Whitehall Township, Lehigh County, Pennsylvania, the **3rd** day of **November 2021**, in lawful session duly assembled.

SOUTH WHITEHALL TOWNSHIP
BOARD OF COMMISSIONERS

Christina "Tori" Morgan, President

ATTEST:

Scott Boehret, Twp. Secretary



Agenda Item Details

Meeting	Nov 03, 2021 - Board of Commissioners Meeting - 7:00 PM
Category	8. CORRESPONDENCE AND INFORMATION ITEMS
Subject	A. Boards and Commissions - Informational Items
Access	Public
Type	Information

Public Content

UPCOMING MEETINGS: Details posted on website.

Monday, November 8th - Parks & Recreation Board, 7:00P

Wednesday, November 10th - Civil Service Commission, 1P

Wednesday, November 10th - Budget Workshop Session, 6P

Thursday, November 11th - Continuation of BOC Conditional Use Hearing re-Premier Center Luxury Apartments, 6P

Monday, November 15th - Green Advisory Council, 6P

CURRENT VACANCIES ON BOARDS/COMMISSIONS:

1. Civil Service Commission - 1 vacancy (alternate position)
2. Landscape Shade Tree Commission - 2 vacancies
3. Park & Recreation Board - 1 vacancy
4. Zoning Hearing Board - 1 vacancy (alternate position)

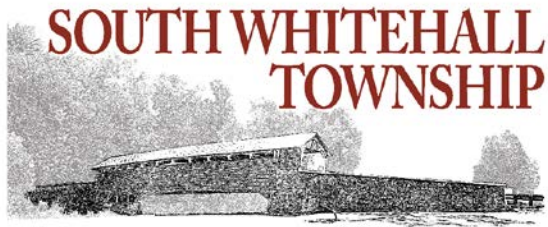
Administrative Content

Executive Content

**SOUTH WHITEHALL TOWNSHIP
PUBLIC NOTICE**

Notice is hereby given that the South Whitehall Township Board of Commissioners will meet in a **Final Budget Workshop Session** at the Township Municipal Building located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania at **6:00 p.m.** on **Wednesday, November 10, 2021**. Purpose: This will be the Wrap-Up Session for review of the proposed Annual Budget of Programs and Services for fiscal year 2022 and any other business which may come before the Board. See www.southwhitehall.com for additional details.

SCOTT BOEHRET
Director of Finance



INTEROFFICE MEMORANDUM

To: Board of Commissioners
Randy Cope, Interim Township Manager

FROM: Scott Boehret, Director of Finance

DATE: November 3, 2021

SUBJECT: **UPDATED** - 2022 Budget Schedule and Timeline

Please see the below 2022 Township Budget Schedule. This Schedule meets all budget advertising and adoption requirements as set forth in the First-Class Township Code.

Date	Event
Monday, October 11, 2021	Budget Hearing 4-7:00 p.m. (General, Capital, Water, Sewer)
Thursday, October 14, 2021	Budget Hearing 4-7:00 p.m. (Police, ARPA, Refuse)
Tuesday, October 19, 2021	Budget Hearing 4-7:00 p.m. (State Highway Aid, General, Capital)
Tuesday, October 26, 2021	Budget Hearing 4-7:00 p.m. (Fire Fund and Wrap-up)
Wednesday, November 10, 2021 Regularly Scheduled BOC Meeting	Budget Hearing 6P Wrap-Up Session
Wednesday, November 17, 2021 Regularly Scheduled BOC Meeting	First Public Reading of 2022 Budget – Scott Boehret, Director of Finance
Thursday, November 18, 2021	Staff to send Public Inspection advertisement to newspaper
Wednesday, December 1, 2021 Regularly Scheduled BOC Meeting	Resolution for Refuse Fees needs to be approved (possibly Water/Sewer too) AND Second Public Reading of 2022 budget – Scott Boehret, Director of Finance
Thursday, December 2, 2021	Staff to send Budget Ordinance to Newspaper
Wednesday, December 15, 2021 Regularly Scheduled BOC Meeting	Budget Adoption

SOUTH WHITEHALL TOWNSHIP
PUBLIC NOTICE

Notice is hereby given that the **South Whitehall Township Board of Commissioners** will meet in the Public Meeting Room, at the Township Municipal Building, located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania on **Monday, October 18, 2021; Monday, October 25, 2021;** and, **if necessary, on Thursday, November 11, 2021 at 6:00 p.m.** for the purpose of conducting a public hearing and a possible Conditional Use approval of the following project. *The Township is making every effort to stream the meeting live, but the ability to make public comment remotely may not be available, given the technological constraints of the facility. To ensure that your comment will be heard, please attend the meeting in person.*

To join the meeting from your computer, tablet or smartphone, go to <https://global.gotomeeting.com/join/992073781>. You can also dial in using your phone at **1 (872) 240-3212**, Access Code **992-073-781**. For more information, visit the Township website at www.southwhitehall.com.

PREMIER CENTER LUXURY APARTMENTS
PUBLIC HEARING - CONDITIONAL USE 2020-601

An application to further develop the property located at 1151 Bulldog Drive. The plan proposes a mixed-use commercial infill development. The plan proposes the demolition of the existing Park View Motel and associated buildings and the construction of: 35 townhomes (25 of which front Crackersport Road), six four-story mixed-use buildings containing 26,780 square feet of commercial floorspace on the first floor and 360 apartments above, 909 parking spaces, stormwater management facilities, and 256,435 square feet of open space, on a 23.55-acre site. The subject property is zoned HC Highway Commercial and TND-Commercial Retrofit Overlay. The property is being developed under the TND-Commercial Retrofit Overlay District regulations. E&B Partnership LP is the owner and applicant.

All properties are located in South Whitehall Township, Lehigh County, Pennsylvania. Copies of plans, applications and supporting documents are available for public inspection at www.southwhitehall.com or upon request.

Gregg Adams, Planner
Community Development Department

