

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

PLANNING COMMISSION

NOVEMBER 18, 2021

SOUTH WHITEHALL MUNICIPAL BUILDING

A G E N D A

	<u>Estimated Time</u>
<u>AGENDA ITEM #1</u> – CALL TO ORDER/PLEDGE OF ALLEGIANCE	7:30 pm
<u>AGENDA ITEM #2</u> - APPROVAL OF MINUTES	7:35 pm
The minutes of the September 16 and October 21, 2021 meetings.....PAGE 2	
<u>AGENDA ITEM #3</u> - COMPREHENSIVE PLAN UPDATE	7:40 pm
<u>AGENDA ITEM #4</u> – SUBDIVISION REVIEW	
A. KRATZER ELEMENTARY SCHOOL	7:45-8:15 pm
MAJOR PLAN 2021-103	
<u>REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW</u>.....PAGE 27	
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor	
4. Planning Commission Decision	
B. LONG’S WATER TECHNOLOGY	8:15-9:00 pm
MAJOR PLAN 2021-106	
<u>REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW</u>.....PAGE 76	
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor	
4. Planning Commission Decision	
C. RIDGE FARM FINAL PLAN PHASE 1A	9:00-9:30 pm
MAJOR PLAN 2017-101	
<u>REQUEST FOR FINAL PLAN REVIEW</u>.....PAGE 119	
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor	
4. Planning Commission Decision	
<u>AGENDA ITEM #5</u> – TRANSPORTATION INFRASTRUCTURE UPDATE	9:30-9:35 pm
<u>AGENDA ITEM #6</u> – COMPREHENSIVE PLAN UPDATE	9:35-9:40 pm
<u>AGENDA ITEM #7</u> – 2022 MEETING DATES.....PAGE 158	9:40-9:45 pm
<u>AGENDA ITEM #8</u> – COURTESY OF THE FLOOR	9:45 pm
<u>AGENDA ITEM #9</u> – ADJOURNMENT	10:00 pm

NOTE: Estimated time is only a guide. Applicants are expected to be on time.

LONG'S WATER TECHNOLOGY
MAJOR PLAN 2021-106
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated November 12, 2021**
- 4. Township Water and Sewer Engineer Review dated November 5, 2021**
- 5. Township Geotechnical Consultant Review dated November 5, 2021**
- 6. Public Works Department Review dated October 27, 2021**
- 7. Community Development Department Review dated November 12, 2021**
- 8. Zoning Officer Review dated November 11, 2021**
- 9. Public Safety Commission Review dated November 2, 2021**
- 10. Landscape and Shade Tree Commission Review dated October 29, 2021**
- 11. Parks and Recreation Board Review dated September 14, 2021**
- 12. Lehigh Valley Planning Commission Review dated September 28, 2021**
- 13. Lehigh County Conservation District Review dated October 13, 2021**
- 14. Applicant's Correspondence:**
 - A. Waiver Request Letter dated September 16, 2021**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
SUBJECT: LONG'S WATER TECHNOLOGY
MAJOR PLAN 2021-106
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW

DATE: NOVEMBER 15, 2021

COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT, L. HARRIER,
J. ZATOR, ESQ., J. ADLERFER, ESQ, A. TALLARIDA, S. PIDCOCK,
APPLICANT, SUB. FILE 2021-106

LOCATION AND INTENT:

An application to further develop the property located at 1567 Hausman Road. The plan proposes the razing of all existing structures on the lot and the construction of a 5,600 square foot commercial building, a 14-space parking lot, and associated stormwater management facilities on the 1.2833-acre lot. The subject property is served by public water and sewer and is zoned Highway Commercial. Carroll & Warrick, Inc. is the owner and Long's Water Technology is the applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their September 16, 2021 meeting, the Planning Commission reviewed and took under advisement Major Plan 2021-106 Long's Water Technology.

At their December 3, 2008 meeting, the Board of Commissioners, through Resolution 2008-63, approved a preliminary/final plan for Major Subdivision #2007-108 Long's Water Technology. The project subsequently went dormant and has not been recorded. The approval for the plan expired on June 6, 2021.

At their August 22, 2007 meeting, the Zoning Hearing Board granted the following for zoning appeal ZHB-2007-50 Long's Water Technology Inc.:

1. A favorable interpretation that their use is a household appliance sales, repair, and service shop as permitted by right by Section 12.28(c)(9).
2. A variance of twenty-six (26) feet to the minimum lot frontage requirements from Section 12.28(c)(9).
3. A variance waiving the requirements of Sections 12.33(d), 12.36(a)(1) & (5) pertaining to buffer strips and screening for the RT 309 exposure.
4. A variance for Section 12.39(g)(5)(B) to place an illuminated sign on the wall exposing to RT 309, approval conditioned that the illumination be turned off by 10:00 PM each day.

The variances were not acted upon and have subsequently expired.

REVIEWING AGENCIES COMMENTS:

- A. **Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated November 12, 2021. Mr. Tallarida is not recommending engineering approval at this time. His comments pertain to waivers and deferrals, plan detail, stormwater management, traffic, roadway restoration, plan submission requirements, and outside agency approvals.
- B. **Township Water & Sewer Engineer** – The comments of the Township Water & Sewer Engineer are contained in Mr. Jason Newhard’s review dated November 5, 2021. His comments pertain to plan detail and sewer module requirements.
- C. **Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated November 5, 2021. His comments pertain to basin slope and dumpster retaining wall details.
- D. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated October 27, 2021. His comments pertain to water stop. Abandonment of existing water service, and downstream stormwater impact.
- E. **Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission are contained in Ms. Jillian Seitz’ review dated September 28, 2021. She notes that the plan is consistent with the Lehigh Valley Regional Plan. She notes that the Drainage Plan has been found to be inconsistent with the Act 167 requirements.
- F. **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District are contained in Ms. Holly Kaplan’s review dated October 13, 2021. She notes that the E&SC Plan has been found to be inadequate for erosion and sedimentation control.
- G. **Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- H. **Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for NPDES Permits and Sewage Facilities Planning Module Exemption.
- I. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its November 1, 2021 meeting and reported no comments.
- J. **Landscape and Shade Tree Commission** –The Landscape and Shade Tree Commission reviewed the plan at its October 29, 2021 meeting. The Commission recommended that the applicant present a SALDO-compliant Landscaping Plan, either with the plan set or as part of the Future Improvements Plan.
- K. **Parks and Recreation Board** – The Park and Recreation Board reviewed the plan at its September 13, 2021 meeting and recommended that the developer pays fees in

lieu of common open space land dedication to meet the open space requirements of Section 312-36(d)(4) of SALDO.

- L. **Community Development Department** – The Department’s technical review is dated November 12, 2021 and provides comment pertaining to open space requirements, water and sewer requirements, erosion and sedimentation control, curbing and sidewalk, MS4, plan detail, waiver and deferral commentary, and Official Map and Comprehensive Plan consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

The Department recommends that the Planning Commission take the plan under advisement to afford the applicant the time necessary to address the reviewing agencies’ comments. Our recommendation is contingent upon the applicant granting the Township a waiver from the timeframe in which to act upon the plan.

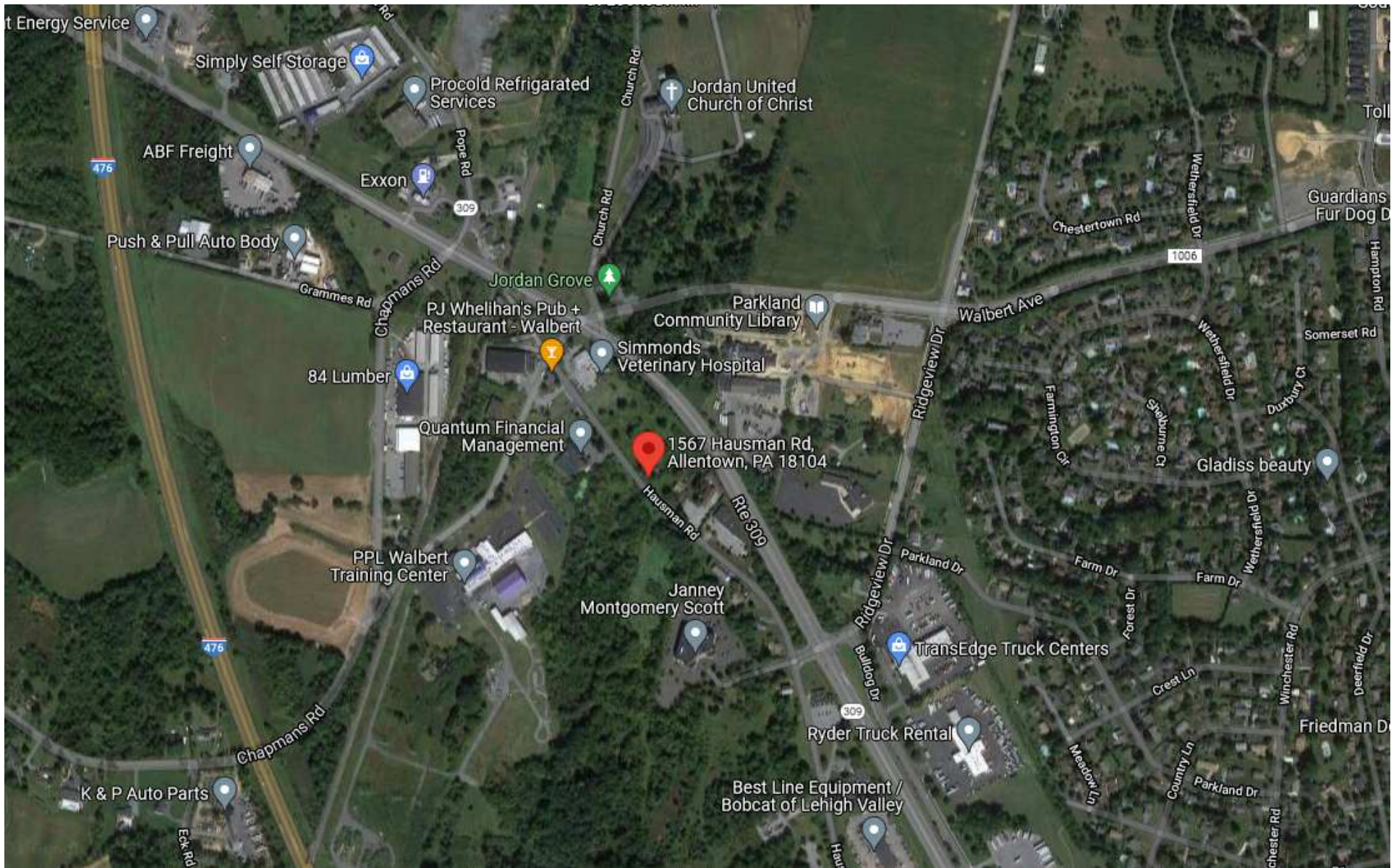
However, should the Planning Commission find the plans sufficient to advance them to the Board of Commissioners we would recommend the applicant comply with the following conditions:

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 address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated November 12, 2021.
3. That the applicant address to the satisfaction of the Township Water & Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated November 5, 2021.
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 November 5, 2021.
5. That the applicant address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated November 12, 2021.
6. That the applicant address to the satisfaction of the Public Works Department, the comments of Mr. Herb Bender, as contained in his review dated October 27, 2021.

7. That the applicant obtains an approval of the Drainage Plan from the Lehigh Valley Planning Commission.
8. That the applicant obtains a letter from the Lehigh County Conservation District approving the Soil Erosion and Sedimentation Control Plan pursuant to Section 312-39(e) of the Subdivision and Land Development Ordinance.
9. If deemed to be necessary, the applicant shall obtain 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.
10. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module.
11. That the applicant contributes fees in lieu of parkland dedication, in the amount of \$3,113.50 in order to meet the parkland and open space requirements of the Subdivision and Land Development Ordinance.
12. That the applicant complies with the October 29, 2021 recommendation of the Landscape and Shade Tree Commission.
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 to the Township additional right-of-way along the frontage of Hausman Road at a width acceptable 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 an Opinion of Record Title prepared by applicant's counsel indicating that the dedication 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 dedication 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.
15. 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.

16. 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.
17. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
18. That the plans are to be revised and deemed to be “clean” prior to them being presented to the Board of Commissioners.

Planning Commission deadline date to act on the plan: December 20, 2021
Board of Commissioners deadline date to act on the plan: January 19, 2022



Long's Water Technology Major Plan 2021-106
LOCATION MAP



Long's Water Technology Major Plan 2021-106

SOUTH WHITEHALL SECTION 312-12(B)(7)
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF THE REVIEW PROCESS, SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS, INCLUDING, BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHIOLOGICAL ISSUES, OR SUCH OTHER ISSUES AS APPROPRIATE, THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP ENGINEER MAKES NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE APPLICANT AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE (DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERSEEN WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DEPICTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION OF LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC., ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SOLLICITOR.

SOUTH WHITEHALL SECTION 312-30(A)
NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORMWATER MANAGEMENT PLAN, INCLUDING BUT NOT LIMITED TO, ANY PROVISIONS FOR THE ALTERATION OR DEVELOPMENT OF LAND WHICH SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.
MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN, OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORMWATER MANAGEMENT FACILITIES, SHALL NOT CONSTITUTE LAND DEVELOPMENT ON BEHALF OF OR BY THE MUNICIPALITY OR OTHERWISE OBLIGATE THE MUNICIPALITY TO PARTICIPATE IN THE ALTERATION OR DEVELOPMENT OF LAND, BY SUBMITTING AN APPLICATION UNDER THE TOWNSHIP STORMWATER MANAGEMENT PLAN, THE APPLICANT HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE MUNICIPALITY AND ALL ITS REPRESENTATIVES, SERVANTS EMPLOYEES, OFFICIALS AND CONSULTANTS AND FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION OR SUITS WHICH ARISE OUT OF OR RELATE TO THE REVIEW, APPROVAL, CONSTRUCTION OR OBSERVATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORMWATER MANAGEMENT FACILITIES.

TECALL, LLC
DOC. ID: 2013015498
PIN. NO.: 547741191337

RIGHT-OF-WAY CURVE DATA

- ① $\Delta = 0319'28"$
 $R = 785.00'$
 $T = 22.00'$
 $L = 44.39'$
 $CHD = 2302.00'$
CHD DIST = 44.38'
- ② $\Delta = 0136'34"$
 $R = 785.00'$
 $T = 10.75'$
 $L = 21.49'$
 $CHD = 4323'33.25''$
CHD DIST = 32.40'
- ③ $\Delta = 0133'20"$
 $R = 785.00'$
 $T = 10.21'$
 $L = 20.55'$
 $CHD = 4325'58.75''$
CHD DIST = 20.50'
- ④ $\Delta = 0053'59"$
 $R = 3.56'$
 $T = 3.56'$
 $L = 4.00'$
 $CHD = 4325'58.49''$
CHD DIST = 7.12'

TECALL, LLC
DOC. ID: 7487234
PIN. NO.: 547741363774

RIGHT-OF-WAY OFFERED FOR DEDICATION

- ① $\Delta = 0319'28"$
 $R = 785.00'$
 $T = 22.00'$
 $L = 44.39'$
 $CHD = 2302.00'$
CHD DIST = 44.38'
- ② $\Delta = 0136'34"$
 $R = 785.00'$
 $T = 10.75'$
 $L = 21.49'$
 $CHD = 4323'33.25''$
CHD DIST = 32.40'
- ③ $\Delta = 0133'20"$
 $R = 785.00'$
 $T = 10.21'$
 $L = 20.55'$
 $CHD = 4325'58.75''$
CHD DIST = 20.50'
- ④ $\Delta = 0053'59"$
 $R = 3.56'$
 $T = 3.56'$
 $L = 4.00'$
 $CHD = 4325'58.49''$
CHD DIST = 7.12'

IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES ON SITE, INCLUDING DRAINAGE STRUCTURES, SWALES, AND BMP'S. IF THE OWNER FAILS TO PROPERLY INSPECT AND MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, THE OWNER HEREBY AUTHORIZES SOUTH WHITEHALL TOWNSHIP TO ENTER THE PROPERTY TO INSPECT AND MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, WITH PRIOR WRITTEN NOTICE FROM THE TOWNSHIP.

REQUIRED PERMITS NOTES:
THE FOLLOWING GOVERNMENTAL PERMITS ARE REQUIRED FOR THIS PROJECT:
1. SOUTH WHITEHALL TOWNSHIP
2. LEHIGH COUNTY CONSERVATION DISTRICT
3. LEHIGH VALLEY PLANNING COMMISSION (CONSISTENCY REVIEW)

LEHIGH VALLEY PLANNING COMMISSION
THIS PLAN WAS REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.
DATE: 10/21/21

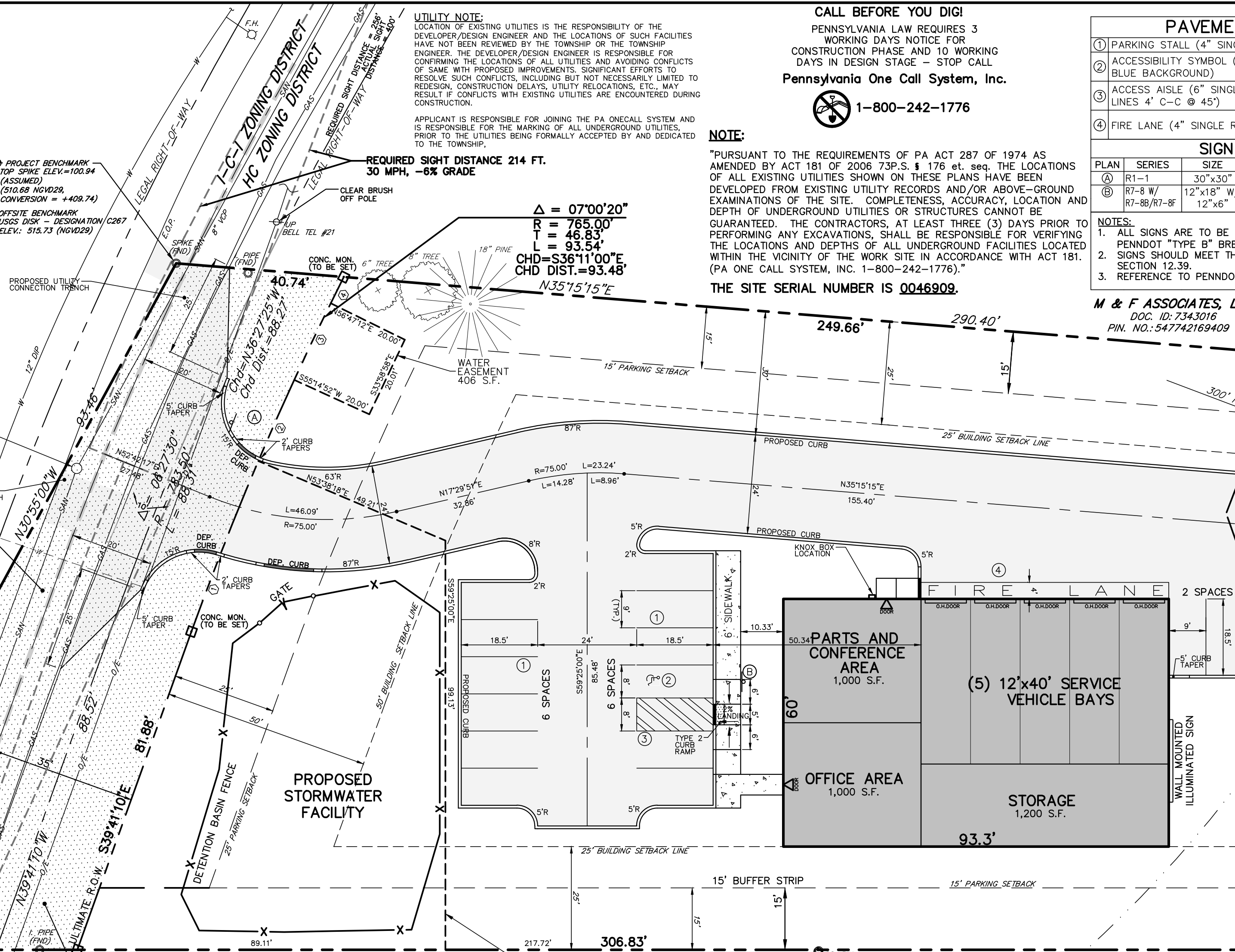
DESIGN PROFESSIONAL'S CERTIFICATION
PLANNER
I ADAM A. SMITH, A LICENSED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLANS AND SUPPORTING DOCUMENTATION ARE TRUE, CORRECT, ACCURATE AND ARE IN COMPLIANCE WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THIS PROJECT REFLECTED ON THIS PLAN.

SURVEYOR'S CERTIFICATION
I TIMOTHY J. SHERIDAN, A LICENSED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLANS AND SUPPORTING DOCUMENTATION ARE TRUE, CORRECT, ACCURATE AND ARE IN COMPLIANCE WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE PROJECT REFLECTED ON THIS PLAN.
DATE: 10/21/21
DATE: 10/21/21

APPROVALS
RECOMMENDED FOR APPROVAL BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION.

PROOF OF RECORDING
PLAN RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, MAP DOCUMENT IDENTIFICATION NUMBER ON THE DAY OF 20

TOWNSHIP ACKNOWLEDGMENT
BASED UPON AND EXPRESSLY IN RELIANCE ON THE FOREGOING CERTIFICATIONS OF THE OWNER AND DESIGN PROFESSIONAL, THE WITHIN PLAN IS ACCEPTED BY SOUTH WHITEHALL TOWNSHIP AS THE PLAN SATISFYING ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION.
DATE: 10/21/21
DATE: 10/21/21



BONNIE L. BORZ
DOC. ID: 7233344
PIN. NO.: 547742422033

GENERAL NOTES:

- THE STORMWATER COLLECTION SYSTEM COMPRISES A FACILITY WHICH WILL BE PRIVATELY OWNED AND MAINTAINED IN A MANNER CONSISTENT WITH ACCEPTED PRACTICE, IN ORDER TO PRESERVE THE ADEQUATE FUNCTIONALITY OF THE SYSTEM, AS PER SECTION 13.24(a) OF THE ACT 167 ORDINANCE.
- THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS AND CODES, OR PENN D.O.T. FORM 408.
- WATER & SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS FOR SANITARY SEWERS, WATER MAINS AND APPURTENANCES, STANDARD CONSTRUCTION DETAILS, TOWNSHIP PLUMBING CODE, PENNSYLVANIA DEP. AND ANWA STANDARDS.
- DIRECT ACCESS FROM THE SUBJECT PROPERTY TO ROUTE 309 IS NOT PERMITTED.
- TREES ARE SHOWN ON THE LANDSCAPING PLAN IN ACCORDANCE WITH SECTIONS 312-40, 350-42, & 350-48 OF THE SOUTH WHITEHALL TOWNSHIP SALDO ORDINANCE. (SEE SHEET LP-1)
- KNOX BOX MUST BE PROVIDED FOR THE BUILDING.
- REFERENCE "SINKHOLE MITIGATION DETAIL" ON PLAN SHEET ESP-1 FOR REPAIR INSTRUCTIONS, SHOULD THE FORMATION OF A SINKHOLE OCCUR.
- ALL ELECTRICAL UTILITIES INCLUDING POWER, LIGHTS, TELEPHONE, AND TELEVISION CABLE LINES SHOULD BE PLACED UNDERGROUND AND A MINIMUM OF ONE (1) FOOT FROM ALL PROPERTY LINES.
- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING LAND DEVELOPMENT APPROVALS.
- THE PROPOSED BUILDING SHALL BE SLAB ON GRADE.
- DETAILS PROVIDED WITHIN THE PLAN SET ARE A MINIMUM STANDARD FOR ALL CONSTRUCTION WITHIN THE TOWNSHIP, AND INCORPORATION OF PORTIONS OR ALL OF THE TOWNSHIP STANDARD CONSTRUCTION DETAILS ON THE PLAN CONSTITUTES AN ACCEPTANCE OF AND ENDORSEMENT OF THOSE STANDARDS BY THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
- NO SUBSTANTIAL GRADING SHALL OCCUR AND NO BUILDING PERMITS SHALL BE ISSUED FOR ANY BUILDING UNLESS ANY DETENTION BASIN, SILTATION BASIN, OR IMPROVED MAJOR SWALE APPROVED TO HANDLE THE RESULTING RUNOFF IS IN PLACE. ANY DETENTION BASIN SHALL BE SEEDED AND STABILIZED AND HAVE AN INSTALLED OUTLET STRUCTURE PRIOR TO THE CONSTRUCTION OF ANY STREETS OR BUILDING WITHIN THAT DRAINAGE BASIN TRIBUTARY AREA.
- DRAINAGE BASINS SHALL BE CONSTRUCTED WITHIN THE BASIN DRAINAGE EASEMENT MAY NOT BE ALTERED BY THE PROPERTY OWNER AFTER CONSTRUCTION IS COMPLETED.
- VEHICLE MAINTENANCE AND/OR REPAIRS IS PROHIBITED WITHIN THE VEHICLE BAYS.
- PRIOR TO INSTALLATION, FULL STRUCTURAL CALCULATIONS AND RETAINING WALL DESIGN DETAILS, SIGNED, AND SEALED BY THE ENGINEER RESPONSIBLE FOR THEIR PREPARATION, SHALL BE FURNISHED TO THE TOWNSHIP FOR REVIEW. ANY WALL SUBMITTAL FROM A SEPARATE DESIGN ENGINEER MUST BE ANNOTATED BY THE DEVELOPER'S ENGINEER TO INDICATE THAT THEY HAVE "REVIEWED" THE SUBMITTAL AS BEING CONSISTENT WITH THE DESIGN INTENT OF THEIR DOCUMENTS AND APPROPRIATE FOR THE PROPOSED DEVELOPMENT.
- THE AREA BETWEEN THE SOUTH WEST PROPERTY LINE AND THE ULTIMATE RIGHT-OF-WAY ALONG HAUSMAN ROAD SHALL BE OFFERED FOR DEDICATION, AREA= 7,536 S.F.
- THE OWNER IS REQUIRED TO KEEP BOTH THE PENNDOT AND TOWNSHIP CLEAR SIGHT TRIANGLES CLEAR AND FREE OF ANY OBSTACLES.
- ANTICIPATED COMPLETION DATE FOR REQUIRED IMPROVEMENTS IS SEPTEMBER 2022.

OWNER'S CERTIFICATION
[I/WE] BE DULY SWORN ACCORDING TO LAW DEPOSE AND SAY THAT [I AM/WE ARE] THE SOLE OWNER(S) OF THIS PROPERTY, IN PEACEFUL POSSESSION OF THE SAME, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF. [I/WE] DO FURTHER DEPOSE AND SAY THAT [I/WE] HAVE COMPLIED WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION BY WHICH THE TOWNSHIP BOARD OF COMMISSIONERS CONDITIONALLY WAIVED THE REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THIS PROJECT REFLECTED ON THIS PLAN.

OWNER: CARROLL & WARRICK, INC.
MR. JIM CARROLL, 2782 PA ROUTE 309, OREFIELD PA, 18069
TITLE: PRESIDENT

TITLE: PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME THIS 20 DAY OF 20

OWNER: LONG'S WATER TECHNOLOGY, INC.
NAME: MR. JIM CARROLL, 2782 PA ROUTE 309, OREFIELD PA, 18069
TITLE: VICE PRESIDENT

SWORN AND SUBSCRIBED BEFORE ME THIS 20 DAY OF 20

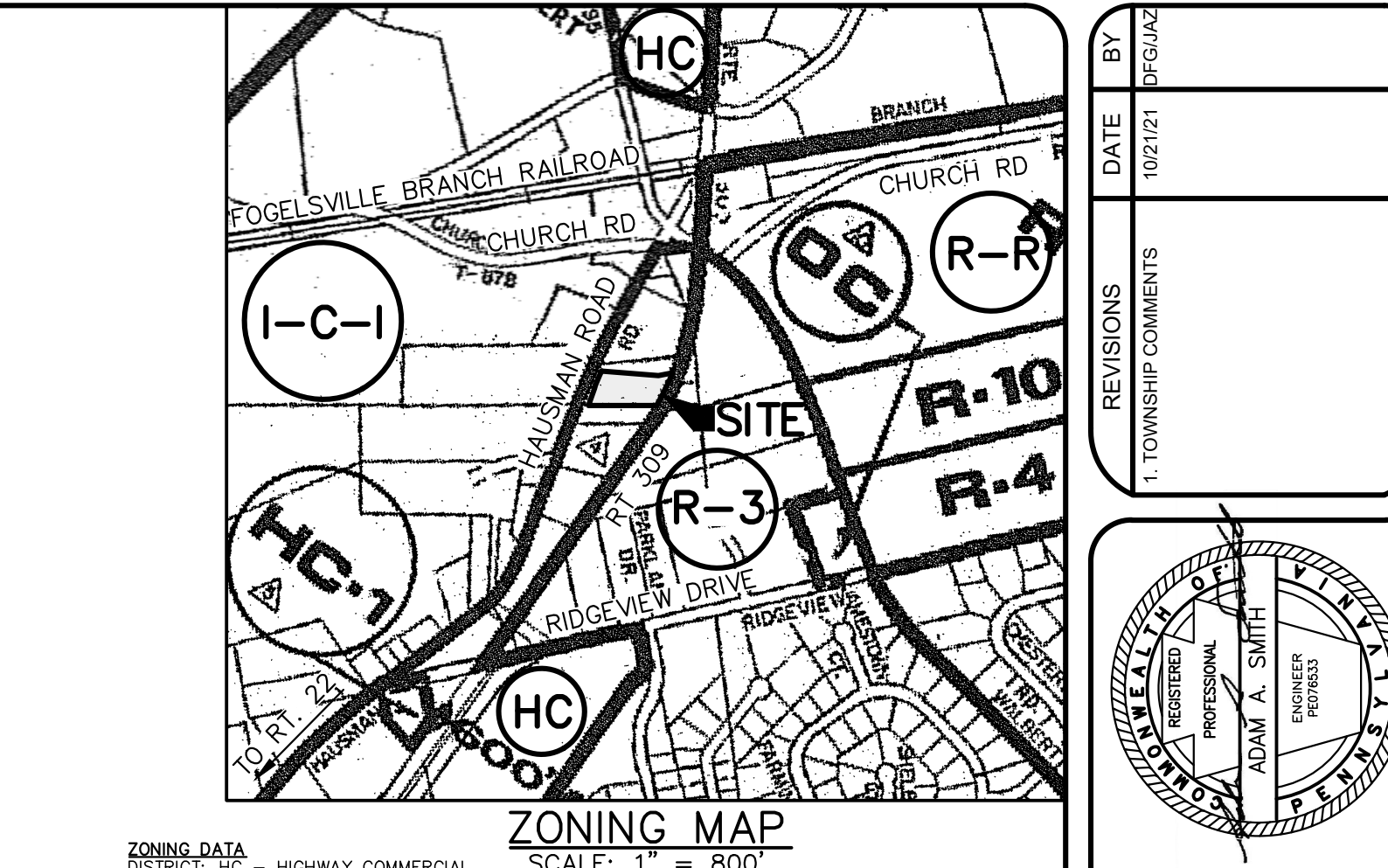
PAVEMENT MARKINGS		
①	PARKING STALL (4" SINGLE WHITE LINE)	
②	ACCESSIBILITY SYMBOL (WHITE SYMBOL ON 48" x 48" BLUE BACKGROUND)	
③	ACCESS AISLE (6" SINGLE WHITE OUTLINE AND 24" WHITE LINES 4" C-C @ 45°)	
④	FIRE LANE (4" SINGLE RED OUTLINE, RED LETTERING)	

SIGN TABULATION		
PLAN	SERIES	DESCRIPTION
①	R1-1	30'x30' STOP
②	R7-8 W / R7-8B/R7-8F	12"x18" W / 14" H RESERVED PARKING W/ VAN ACCESSIBLE & PENALTY SIGNS

NOTES:

- ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM, MOUNTED ON PENNDOT "TYPE B" BREAKAWAY POSTS.
- SIGNS SHOULD MEET THE REQUIREMENTS OF ZONING ORDINANCE SECTION 12.39.
- REFERENCE TO PENNDOT 408 SECTION, LATEST EDITION.

M & F ASSOCIATES, LLC
DOC. ID: 7243016
PIN. NO.: 547742169409 1



ZONING DATA
DISTRICT: HIGHWAY COMMERCIAL
PROPOSED USE: SERVICE BUSINESS
MINIMUM LOT SIZE: 1 AC
MINIMUM FRONTAGE: 200 FT. (HAUSMAN RD & RT. 309 FRONTAGE ~350 FT. PROVIDED)
MINIMUM YARDS: FRONT: 50'
REAR: 25'
MAXIMUM BLDG HEIGHT: 35'
MAXIMUM PERCENT LOT COVERAGE: 75%
REQUIRED PARKING:
1 SPACE PER 200 SQ. FT. (COMMERCIAL)
OF EMPLOYEES IN LARGEST SHIFT (2 EMPLOYEES)
3,200 S.F. / 200 = 16 + 2
200 S.F. / 200 = 1 + 2
PROVIDED PARKING: 14 OUTDOOR SPACES + 5 INDOOR SPACES = 19 TOTAL SPACES

SITE DATA
OWNER: CARROLL & WARRICK, INC.
DEVELOPER: LONG'S WATER TECHNOLOGY, INC.
2782 ROUTE 309
OREFIELD PA, 18069-9774
SITE ADDRESS: 1567 HAUSMAN ROAD
DOCUMENT ID: 7443061
PIN. NO.: 547742335359 1
TOTAL AREA: 1.0833 AC (GROSS AREA)
-0.0982 AC (LESS LEGAL R/W)
1.1103 AC (NET AREA)

DEFERRALS:

- SALDO SECTION 312-35(B)(3)(A)(I)(1) - A DEFERRAL IS BEING REQUESTED FOR THE CONSTRUCTION OF CURBING ALONG HAUSMAN ROAD.
- SALDO SECTION 312-35(B)(3)(A)(I)(A) - A DEFERRAL IS BEING REQUESTED FOR THE CONSTRUCTION OF SIDEWALKS ALONG HAUSMAN ROAD.
- SALDO SECTION 312-35(B)(3)(A)(II) - A DEFERRAL IS BEING REQUESTED FROM WIDENING THE EXISTING CARTWAY TO THE CARTWAY STANDARDS FOR A COLLECTOR STREET.

NOTE: SITE OWNER IS TO CONSTRUCT ROAD WIDENING, CURB, AND SIDEWALK AT OWNER'S EXPENSE IN ACCORDANCE WITH TOWNSHIP STANDARDS-A & FUTURE DATE WHEN EITHER OF THE ADJACENT PROPERTIES IS CONSTRUCTED WITH SUCH IMPROVEMENTS, OR WHEN OTHERWISE REQUESTED BY THE TOWNSHIP.

WALVER/DEFERRAL NOTE
THE FOLLOWING WAIVERS/DEFERRALS ARE REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF SOUTH WHITEHALL TOWNSHIP:

WALVER/DEFERRAL NOTE
THE FOLLOWING WAIVERS/DEFERRALS ARE REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF SOUTH WHITEHALL TOWNSHIP:

OUTSIDE AGENCY NOTE
THE APPLICANT ACKNOWLEDGES THAT FOLLOWING APPROVAL OF THIS PLAN, PLAN CHANGES MAY BE REQUIRED TO ADDRESS THE COMMENTS AND REQUIREMENTS OF OUTSIDE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE TO REVIEW ANY ASPECT OF THE PROJECT REFLECTED ON THIS PLAN, INCLUDING BUT NOT LIMITED TO POST-CONSTRUCTION STORMWATER MANAGEMENT AND REVISED PERMIT REGULATIONS, IN THE EVENT OF CHANGES TO THE PLAN FOLLOWING APPROVAL (WHETHER OR NOT THE PLAN HAS BEEN RECORDED). THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE THE APPLICANT MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN.

LONG'S WATER TECHNOLOGY, INC.
MR. JIM CARROLL, VICE PRESIDENT
2782 PA ROUTE 309, OREFIELD PA, 18069

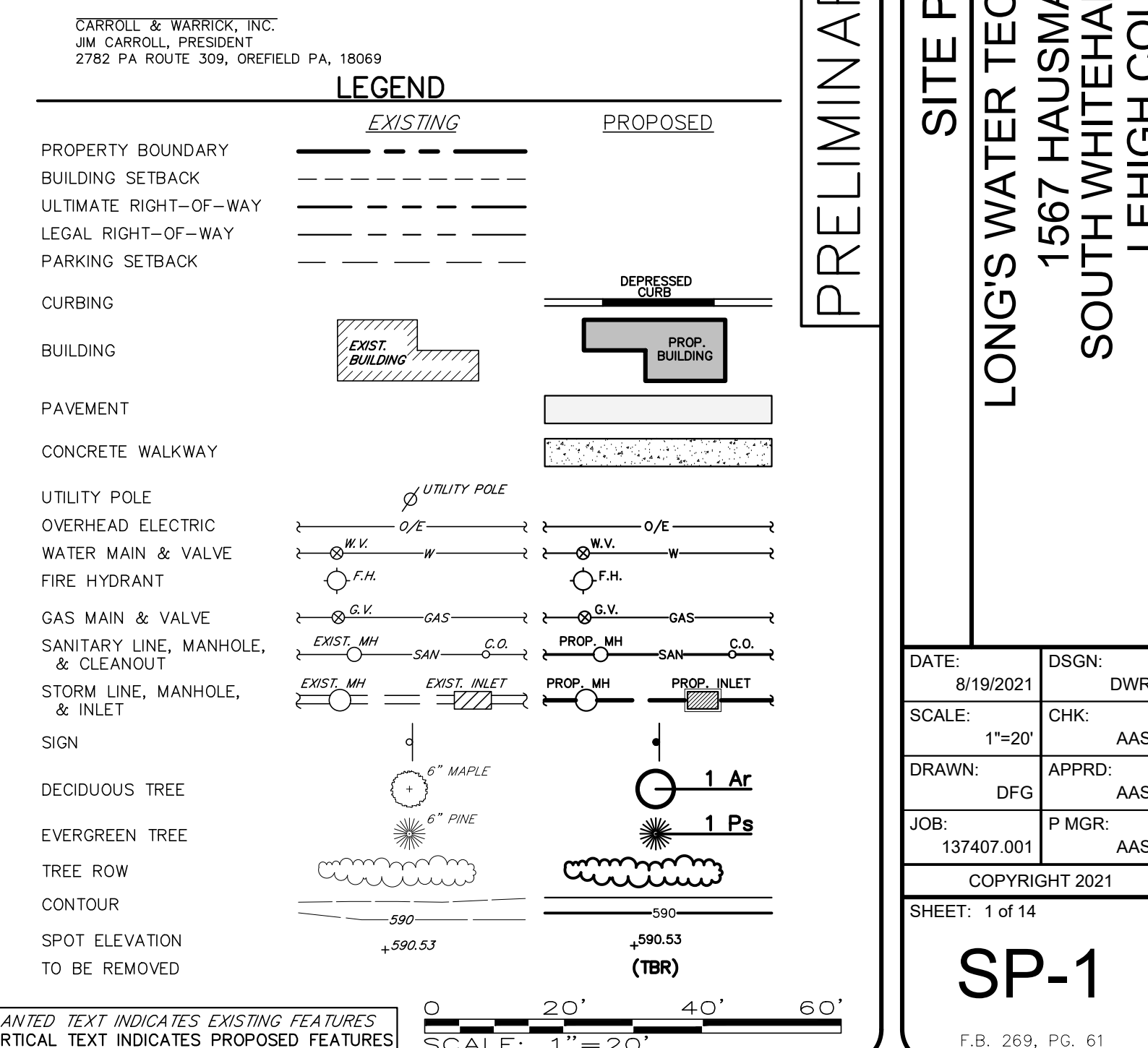
CARRROLL & WARRICK, INC.
JIM CARROLL, PRESIDENT
2782 PA ROUTE 309, OREFIELD PA, 18069

PLAN INDEX

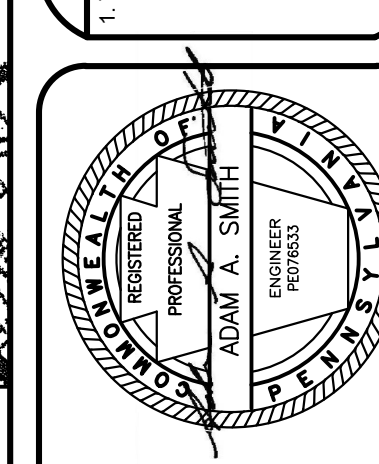
PLAN DESIGNATION	PLAN TITLE	PLAN #	DATE	LAST REV.
*SP-1	SITE PLAN	1 OF 14	8/31/21	10/21/21
EF-1	EXISTING FEATURES PLAN	2 OF 14	8/19/21	10/21/21
GP-1	GRADING PLAN	3 OF 14	8/19/21	10/21/21
UP-1	UTILITY PLAN	4 OF 14	8/19/21	10/21/21
PP-1	PLAN AND PROFILES	5 OF 14	8/19/21	10/21/21
*LP-1	LANDSCAPING PLAN	6 OF 14	8/19/21	10/21/21
LI-1	LIGHTING PLAN	7 OF 14	8/19/21	10/21/21
ES-1	EROSION & SEDIMENT POLLUTION CONTROL PLAN	8 OF 14	8/19/21	10/21/21
ES-2	EROSION & SEDIMENT POLLUTION CONTROL PLAN	9 OF 14	8/19/21	10/21/21
ESD-1	EROSION & SEDIMENT POLLUTION CONTROL DETAILS	10 OF 14	8/19/21	10/21/21
ESD-2	EROSION & SEDIMENT POLLUTION CONTROL DETAILS	11 OF 14	8/19/21	10/21/21
DE-1	CONSTRUCTION DETAILS	12 OF 14	8/19/21	10/21/21
DE-2	CONSTRUCTION DETAILS	13 OF 14	8/19/21	10/21/21
DE-3	CONSTRUCTION DETAILS	14 OF 14	8/19/21	10/21/21

* INDICATES PLAN TO BE RECORDED

DEVELOPER'S CERTIFICATION
AS DEVELOPER, I HEREBY CERTIFY THAT ALL LAND TO BE IMPROVED WILL BE PROPERLY GRADED TO PROVIDE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS CREATE A PUBLIC NUISANCE AND THAT PERMANENT CONCRETE REFERENCE MONUMENTS WILL BE PLACED AT GRADE, AS NOTED ON THE PLAN, UPON COMPLETION OF GRADING.



DATE: 10/21/21
BY: J. CARROLL
TOWNSHIP COMMENTS:



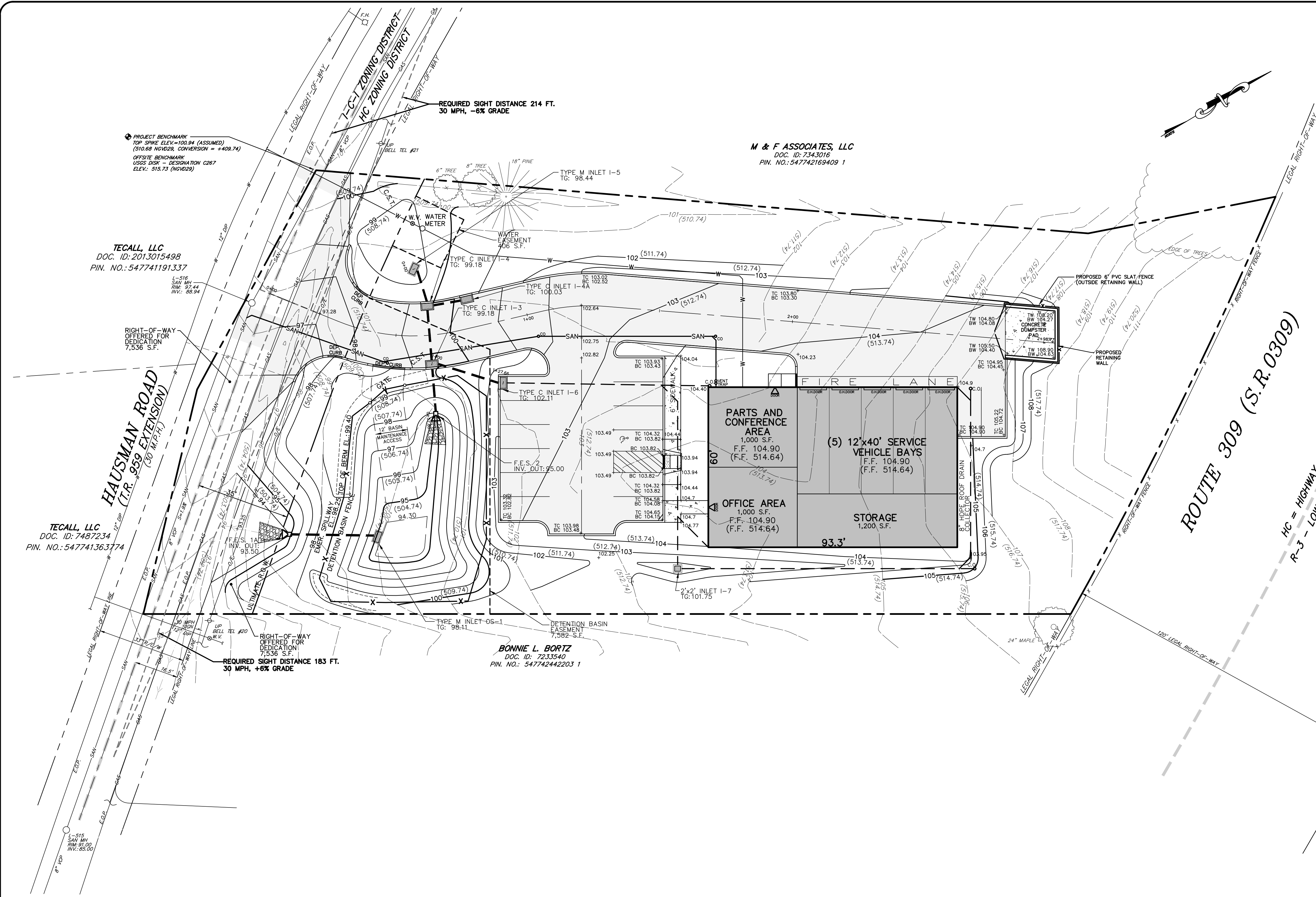
BARRY ISETT & Associates, Inc.
610.398.0904
baryisset.com
85 South Route 100
Allentown, PA 18106

PRELIMINARY/FINAL

SITE PLAN
LONG'S WATER TECHNOLOGY, INC.
1567 HAUSMAN ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

DATE: 8/19/2021
SCALE: 1"=200'
DRAWN: DFG
JOB: 137407.001
DATE: 8/19/2021
SCALE: 1"=200'
DATE: 8/19/2021
SCALE: 1"=200'
DATE: 8/19/2021
SCALE: 1"=200'

SP-1
F.B. 269, PG. 61



M & F ASSOCIATES, LLC
 DOC. ID: 7343016
 PIN. NO.: 547742169409 1

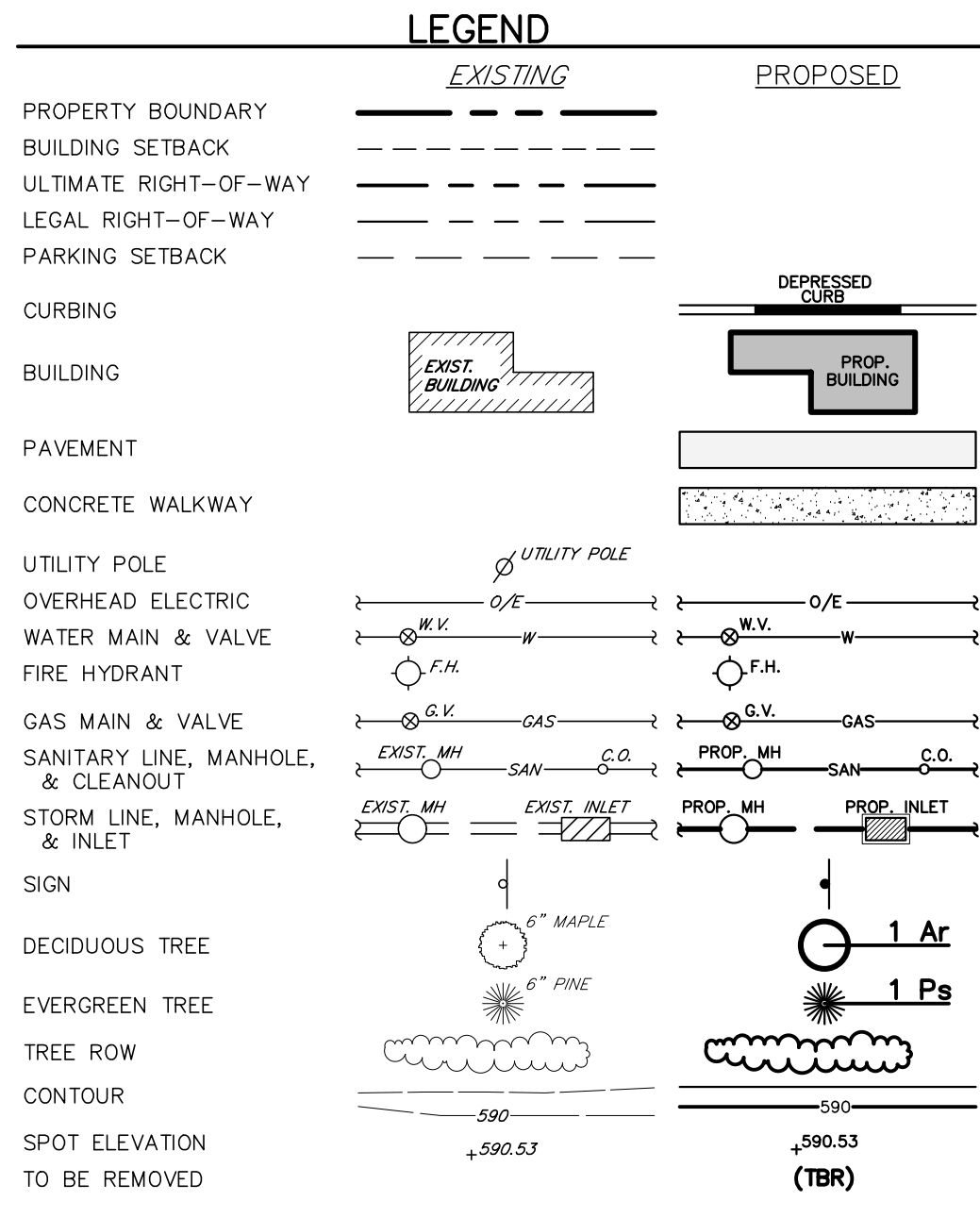
TECALL, LLC
 DOC. ID: 2013015498
 PIN. NO.: 547741191337

TECALL, LLC
 DOC. ID: 7487234
 PIN. NO.: 547741363774

BONNIE L. BORTZ
 DOC. ID: 7233540
 PIN. NO.: 547742442203 1

ROUTE 309 (S.R. 0309)
 HC = HIGHWAY COMMERCIAL
 R-3 = LOW DENSITY RESIDENTIAL

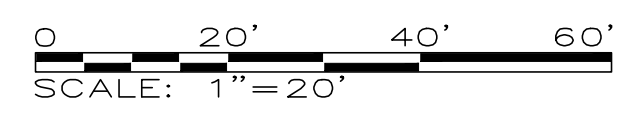
CONTOUR LABELING NOTE:
 EXISTING AND PROPOSED CONTOUR DATA LABELS ARE IDENTIFIED ON THE ASSUMED DATUM. THE CONTOUR LABELING IDENTIFIED IN PARATHESIS BELOW THE ASSUMED CONTOUR ELEVATION LABELS ARE ON THE NGVD 29 DATUM IN REFERENCE TO THE SITE BENCHMARK LISTED ON THESE PLANS.



- GENERAL NOTES:**
1. THE STORMWATER COLLECTION SYSTEM COMPRISES A FACILITY WHICH WILL BE PRIVATELY OWNED AND MAINTAINED IN A MANNER CONSISTENT WITH ACCEPTED PRACTICE, IN ORDER TO PRESERVE THE ADEQUATE FUNCTIONALITY OF THE SYSTEM, AS PER SECTION 13.24(c) OF THE ACT 167 ORDINANCE.
 2. ALL STORM WATER DRAINAGE SYSTEM JOINTS SHALL BE WATER TIGHT.
 3. IN THE EVENT A SINKHOLE DEVELOPS ON-SITE, REFERENCE SINKHOLE MITIGATION DETAIL ON DRAWING ESD-1.

SITE SOIL CLASSIFICATION:
 WoB - WASHINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES

SLANTED TEXT INDICATES EXISTING FEATURES
 VERTICAL TEXT INDICATES PROPOSED FEATURES



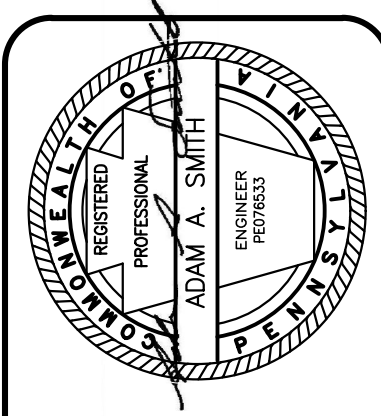
PRELIMINARY/FINAL

GRADING PLAN
LONG'S WATER TECHNOLOGY, INC.
 1567 HAUSMAN ROAD
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY, PA

DATE:	8/19/2021	DSGN:	DWR
SCALE:	1"=20'	CHK:	AAS
DRAWN:	DFG	APPRD:	AAS
JOB:	137407.001	P MGR:	AAS

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 SHEET: 3 of 14
GP-1

BY:	DFG/JAZ
DATE:	10/21/21
REVISIONS:	1. TOWNSHIP COMMENTS

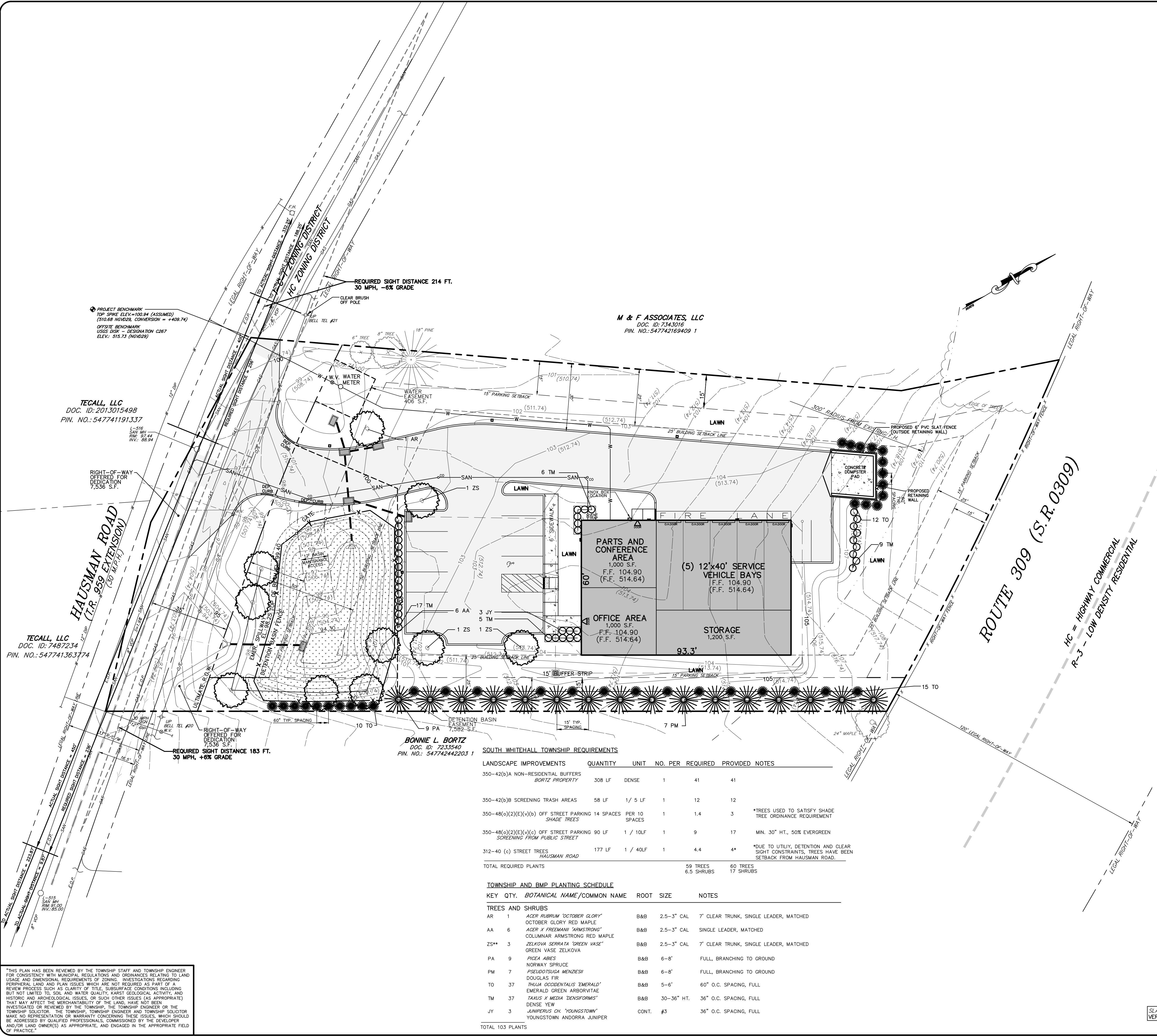


BARRY BRETHERTON & ASSOCIATES, INC.
 610.398.0904
 barybret.com
 85 South Route 100
 Allentown, PA 18106

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

NOTE:
 PURSUANT TO THE REQUIREMENTS OF PA ACT 287 OF 1974 AS AMENDED BY ACT 181 OF 2006 73P.S. § 176 et. seq. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776).

THE SITE SERIAL NUMBER IS 0046909.
 THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHEOLOGICAL ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP. THE TOWNSHIP ENGINEER OR THE TOWNSHIP SOLICITOR, THE TOWNSHIP, TOWNSHIP ENGINEER AND TOWNSHIP SOLICITOR MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE DEVELOPER AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE.



**POST-CONSTRUCTION STORMWATER MANAGEMENT
WATER QUALITY SEED MIX**

SEEDING MIX	BOTANICAL NAME
	ERNSER MIX 180 - MIX COMPOSITION
	35.4% SCHIZACHYRIUM SCOPARIUM, 'ITASCA', MN ECOTYPE (LITTLE BLUESTEM, ITASCA, MN ECOTYPE)
	23.0% ELYMIS VIRGINICA, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
	7.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
	5.0% CHASMANTHUM LATIFOLIUM, WV ECOTYPE (RIVER GATS, WV ECOTYPE)
	5.5% ECHINACEA PURPUREA (PURPLE CONEFLOWER)
	3.0% CHAMAECRISTA FASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
	3.0% COREOPSIS LANCEOLATA (LANCILEAF COREOPSIS)
	3.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)
	3.0% RUPESCOLA HIRTIA (BLACKEYED SUSAN)
	3.0% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
	2.0% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (KEYE SUNFLOWER, PA ECOTYPE)
	1.8% ASSELERIA INCARNATA, PA ECOTYPE (SWAMP MILKWEED, PA ECOTYPE)
	1.0% CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
	1.0% SENNA HEBCARPA, VA & WV ECOTYPE (WILD SENNA, VA & WV ECOTYPE)
	0.75 PYCNANTHEMUM TENUIFOLIUM (NARROWLEAF MOUNTAINMINT)
	0.5% ASTER NOVAE-ANGLIAE, PA ECOTYPE (NEW ENGLAND ASTER, PA ECOTYPE)
	0.5% ASTER PRAENANTHOIDES, PA ECOTYPE (COCKLE ASTER, PA ECOTYPE)
	0.5% BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE (BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE)
	0.5% Zizia Aurea (GOLDEN ALEXANDERS)
0.4% MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE (WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE)	
0.3% HELENIUM AUTUMNALE, PA ECOTYPE (COMMON SNEEZEWEED, PA ECOTYPE)	
0.3% JUNCUS TENUIS, PA ECOTYPE (SPATH RUSH, PA ECOTYPE)	
0.2% EUPATORIUM PERFORIATUM, PA ECOTYPE (BONESET, PA ECOTYPE)	
0.2% JUNCUS EFFUSUS (SOFT RUSH)	
0.2% CENOTHERA FRUTICOSA VARI FRUTICOSA (SUNDEW)	
0.2% SOLIDAGO MEMORIALIS, PA ECOTYPE (GRAY GOLDENROD, PA ECOTYPE)	
0.2% SIDA DADO RUGOSA, PA ECOTYPE (WRINKLELEAF GOLDENROD, PA ECOTYPE)	

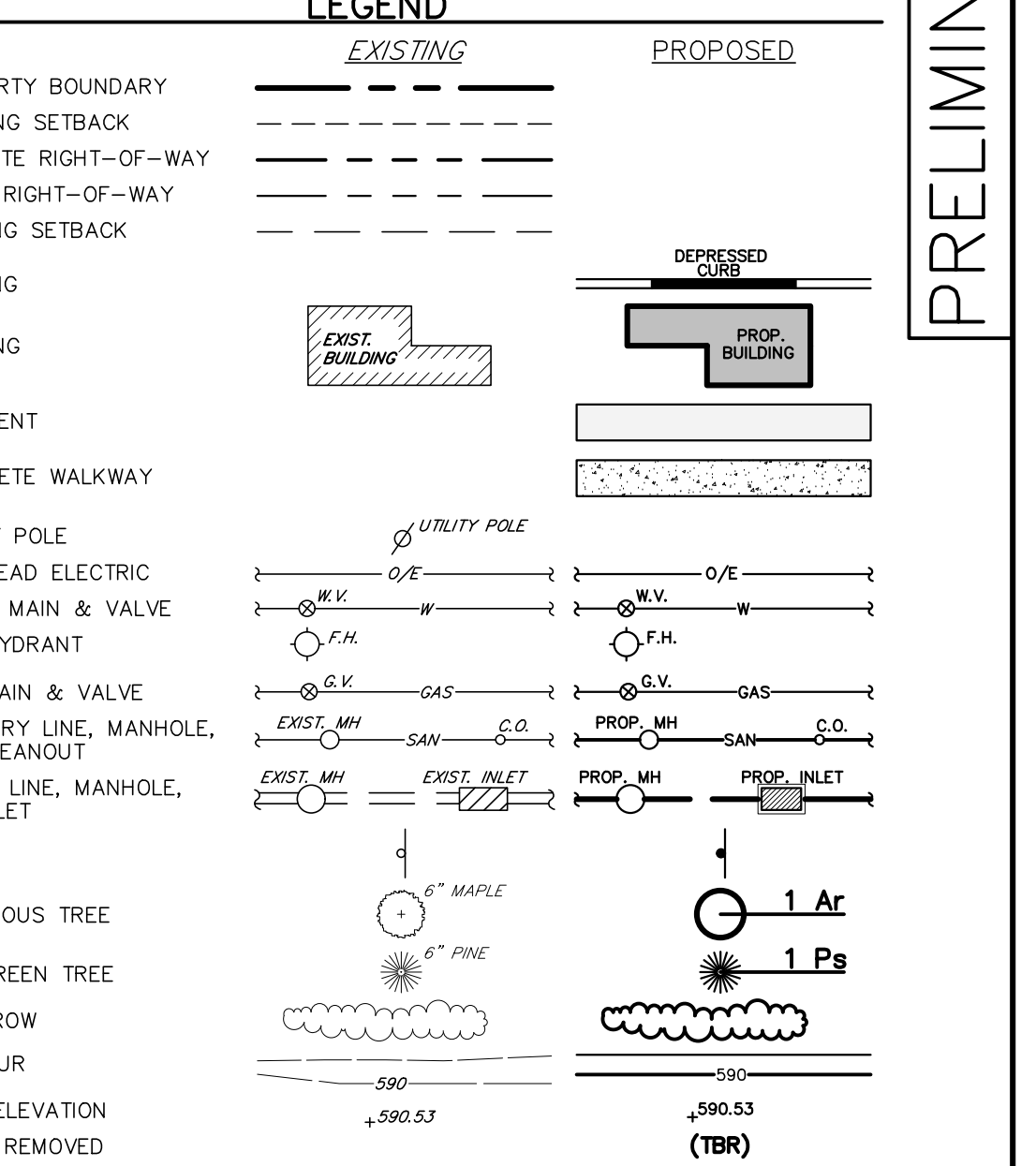
Maintenance Performance	Task	Frequency
	1. Inspect for sediment accumulation	Annually
	2. Remove accumulated sediment	Every 2-10 years
	3. Inspect for debris (dead vegetation and trash)	Early spring, fall and after major storms
	4. Inspect for bank erosion	Early spring, fall and after major storms
	5. Clear debris/repair erosion areas	As needed
	6. Rake out dead vegetation	Annually, early spring
	7. Inspect and remove invasive plants	Annually - July
	8. Mow to a height of 4"	Twice Annually - June and Early Sept.
	9. Inspect during wet weather and compare to as-built plans (by prof. engineer)	Annually
	10. Adjust/correct as determined by wet weather inspection	As needed
	11. Maintain records on all activities	Annually
	12. Conduct emergency inspections by prof. engineer	As needed

SITE SOIL CLASSIFICATION:
Wab - WASHINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
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NOTE:
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THE SITE SERIAL NUMBER IS 0046909.

CONTOUR LABELING NOTE:
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SLANTED TEXT INDICATES EXISTING FEATURES
VERTICAL TEXT INDICATES PROPOSED FEATURES
SCALE: 1" = 20'

TECALL, LLC
DOC. ID: 2013015498
PIN. NO.: 547741191337

TECALL, LLC
DOC. ID: 7487234
PIN. NO.: 547741363774

TECALL, LLC
DOC. ID: 7487234
PIN. NO.: 547741363774

BONNIE L. BORTZ
DOC. ID: 7233940
PIN. NO.: 547742442203 1

M & F ASSOCIATES, LLC
DOC. ID: 7343016
PIN. NO.: 547742169409 1

SOUTH WHITEHALL TOWNSHIP REQUIREMENTS

LANDSCAPE IMPROVEMENTS	QUANTITY	UNIT	NO. PER	REQUIRED	PROVIDED	NOTES
350-42(b)A NON-RESIDENTIAL BUFFERS BORTZ PROPERTY	308 LF	DENSE	1	41	41	
350-42(b)B SCREENING TRASH AREAS	58 LF	1 / 5 LF	1	12	12	
350-48(c)(2)(E)(X)(b) OFF STREET PARKING 14 SPACES SHADE TREES	PER 10 SPACES		1	1.4	3	*TREES USED TO SATISFY SHADE TREE ORDINANCE REQUIREMENT
350-48(c)(2)(E)(X)(c) OFF STREET PARKING 90 LF SCREENING FROM PUBLIC STREET	PER 10 LF		1	9	17	MIN. 30" HT., 50% EVERGREEN
312-40 (c) STREET TREES HAUSMAN ROAD	177 LF	1 / 40LF	1	4.4	4*	*DUE TO UTILITY, DETENTION AND CLEAR SIGHT CONSTRAINTS, TREES HAVE BEEN SETBACK FROM HAUSMAN ROAD.
TOTAL REQUIRED PLANTS				59 TREES 6.5 SHRUBS	60 TREES 17 SHRUBS	

TOWNSHIP AND BMP PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME / COMMON NAME	ROOT SIZE	NOTES
AR	1	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	B&B 2.5-3" CAL	7' CLEAR TRUNK, SINGLE LEADER, MATCHED
AA	6	ACER X FREEMANI 'ARMSTRONG' COLUMNAR ARMSTRONG RED MAPLE	B&B 2.5-3" CAL	SINGLE LEADER, MATCHED
ZS*	3	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	B&B 2.5-3" CAL	7' CLEAR TRUNK, SINGLE LEADER, MATCHED
PA	9	PIGEA ABIES NORWAY SPRUCE	B&B 6-8"	FULL BRANCHING TO GROUND
PM	7	PELLODTSUGA MENZESII DOUGLAS FIR	B&B 6-8"	FULL BRANCHING TO GROUND
TO	37	THUJA OCCIDENTALIS 'EMERALD' EMERALD GREEN ARBOVITAE	B&B 5-6"	60" O.C. SPACING, FULL
TM	37	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW	B&B 30-36" HT.	36" O.C. SPACING, FULL
JY	3	JUNIPERUS CH. 'YOUNGSTOWN' YOUNGSTOWN ANDORRA JUNIPER	CONT. #3	36" O.C. SPACING, FULL

TOTAL 103 PLANTS

PRELIMINARY/FINAL

LANDSCAPING PLAN

LONG'S WATER TECHNOLOGY, INC.
1567 HAUSMAN ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

DATE: 8/19/2021 DSGN: DWR
SCALE: 1"=20' CHK: AAS
DRAWN: DFG APPRD: AAS
JOB: 137407.001 P MGR: AAS
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SHEET: 6 of 14

F.B. 269, P.C. 61

BARRY BRETHERTON ASSOCIATES, INC.
610.398.0904
barybrett.com
85 South Route 100
Allentown, PA 18106

REGISTERED PROFESSIONAL ENGINEER
ADAM A. SMITH
NO. 0000000000

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
ADAM A. SMITH
NO. 0000000000

REGISTERED PROFESSIONAL CIVIL ENGINEER
ADAM A. SMITH
NO. 0000000000

FILENAME: \\barrybrett.com\Work\Local_Serv\TOWN Projects\2007\137407\Draw\137407.dwg - October_20_2021_2:31 PM

88

SOUTH WHITEHALL TOWNSHIP

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 Department
South Whitehall Township

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

SUBJECT: South Whitehall Township
Long's Water Technology, Inc.
1567 Hausman Road
Major Plan #2021-106
Preliminary/Final Land Development Plan Review

DATE: November 12, 2021

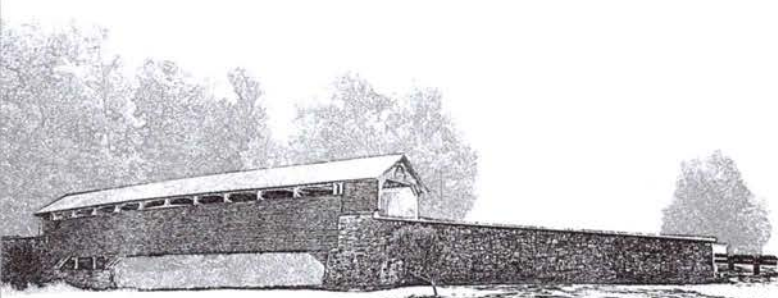
COPIES: Mr. Randy Cope
Interim Township Manager
South Whitehall Township

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

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. Adam A. Smith, P.E.
Senior Project Manager
Barry Isett & Associates, Inc.

Mr. Jim Carroll
Long's Water Technology, Inc.

(all via e-mail)

REPORT:

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Street Excavation Ordinance (SEO)

Stormwater Management Plan (SMP)

Standard Construction Documents (SCD)

See attached list for documents reviewed.

Proposal:

Raze existing house, garage, shed, and supporting improvements;

A 5,600± square foot (s.f.) building with 12,600± s.f. of parking lot, driveway, and sidewalk on a 1.1± acre parcel;

HC Zoning District; and

Public Water and Sanitary Sewer.

Waivers Granted:

None to date – see Waiver comments below.

Recommendation:

Engineering approval is not recommended at this time.

ddm/acc

Enclosures

South Whitehall Township
Long's Water Technology, Inc.
1567 Hausman Road
Major Plan #2021-106
Preliminary/Final Land Development Plan Review

November 12, 2021

REVIEW COMMENTS

A. Planning

1. A similar plan for this site received conditional approval with Resolution 2008-63 on December 3, 2008. The Township should determine if this Plan needs to be withdrawn;
2. In a letter dated September 16, 2021, the Applicant has requested relief from the requirements of the following sections of the SALDO:
 - a. §312-12(b)(15) – Waiver from providing existing contours for 400 feet surrounding the site. We have no engineering objection to this request;
 - b. §312-12(b)(21) – Waiver from showing all streets, easements, and rights-of-way within 400 feet of the site. We have no engineering objection to this request;
 - c. §312-35(b)(3)(A)(i)(1) – Deferral from constructing curb along Hausman Road;
 - d. §312-35(b)(3)(A)(ii)(1)(A) – Deferral from constructing sidewalk along Hausman Road;
 - e. §312-35(b)(3)(C)(i) – Deferral from widening Hausman Road to the standards for a collector street;
 - f. §312-41(a)(1)(A) – Waiver from providing streetlights along Hausman Road;
 - g. §312-35(b)(3)(A)(iii) – Deferral from constructing sidewalk ramps; and
 - h. §312-35(b)(3)(A)(iv) – Waiver from constructing a concrete driveway apron. We have no engineering objection to this request.

These relief requests are included in a Waiver/Deferral Note on Plan Sheet 1. In the event waivers/deferrals are granted, revise the Waiver/Deferral Note to include the dates of approval.

B. General

1. Sign and seal the descriptions and plats for the proposed property boundary, the right-of-way, and easements to be dedicated. Provide a plat for the proposed property boundary, SALDO §312-27(a)(3); and
2. Show the future (if deferred) road widening, grading, and sidewalk placement along Hausman Road consistent with the Township Standard Cross-Section to evaluate the designs of the curb entrance, stormwater basin, and site stormwater discharge, SALDO §312-12(b)(32). Place riprap for FES 1A outside of the right-of-way. Confirm ADA compliance at driveway crossing.

C. Stormwater Management

1. The site relies on using Water Quality (WQ BMPs) to mitigate the increased runoff volume from the site. We defer review of infiltration feasibility to the Township Geotechnical Consultant;
2. The Applicant has provided a downstream analysis to show the effects of the discharge from the site on the downstream properties. The design proposes to reduce the runoff rate for all storm events, but not reduce any runoff volume on-site. We note the following:
 - a. The receiving downstream roadside swale does not appear to have the capacity to convey its tributary flow (off-site bypass and basin discharge) and as a result, stormwater is shown to flow onto Hausman Road and the downstream residential driveway; and
 - b. The downstream storm sewer crossing pipe of Hausman Road should be analyzed to determine if it can convey the flow from the site under Hausman Road.

The extent of downstream improvements should be determined by the Township;

3. Provide security grates on FES-2 and FES-1A, SALDO §312-39(d)(5);
4. The Solicitor should determine if the Stormwater Facilities Access Note on Sheet 1 is acceptable and functions as a blanket stormwater easement. If individual easements are provided for stormwater management facilities, easements with metes and bounds should be provided for review;
5. The basin grading should be revised to provide a minimum slope of 2% along the bottom of the detention basin, SALDO §312-39(d)(2);
6. The BMP design and maintenance schedule should be included on a sheet to be recorded and in an agreement, SALDO §312-27(a)(4), SMP §296-18.D, and SMP §296-27 through 33;

7. Use Soil Type B for analysis of Washington soils in the Water Quality Volume Calculations to be consistent with the remainder of the Report; and
8. Provide a detail for a Type M Inlet. Remove the Cover Sheet of the South Whitehall Township Authority Standard Construction Details from Sheet 13.

D. Traffic

1. Revise General Note 18 to include all Clear Sight Triangle requirements. Clarify that the required sight distances on the Plan form Clear Sight Triangles. Update Clear Sight Triangle on Sheet RP-1, SALDO §312-12(b)(24) and §312-35(a)(6)(F);
2. Confirm turning templates match the largest emergency vehicles and that they neither encroach on parking spaces nor mount curbs. Identify if any larger or otherwise more restrictive trucks will utilize the site; and
3. Accessibility is subject to further review and comment by the Township's Accessibility Code Official during building permitting.

E. Policy and Information

1. Proposed roadway restoration should meet the requirements of SEO §304-26.J. We recommend that the Township reserve the right to require additional pavement repairs – including full-depth pavement reconstruction to current standards – if it determines the proposed construction has caused deterioration warranting such additional work as determined by the Township Department of Public Works (DPW). Show any existing and proposed gas service lines. Provide details for the proposed removal of the water and sanitary sewerage laterals to be reviewed by DPW;
2. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable;
3. The Township should determine whether open space, or fees in lieu thereof, will be required, and an appropriate note should be added to the Plan, SALDO §312-34(d);
4. Address any concerns of the Township Public Safety Commission;
5. Address any concerns of the Landscape and Shade Tree Commission, SALDO §312-12(b)(28). Verify required trees on Sheet 6 and identify which plants are considered trees for satisfying requirements;
6. Provide copies of all correspondence, including all data submitted to outside agencies (LVPC, LCCD, LANTA) regarding required permits and approvals, to the Township and our office;
7. We defer to the Township Geotechnical Consultant to review all geotechnical aspects of the design;

8. We note that a retaining wall, more than four feet in height, is indicated on the site. Building Permits are required by the PAUCC, Section 403.42.c.1.iii. The details should be reviewed should be approved by the Township Building Code Official prior to construction; and
9. Discuss matters pertaining to the design of water distribution and sanitary sewerage systems with the DPW, SALDO §312-12(a)(6)(C) and §312-12(a)(7)(C).

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

South Whitehall Township
Long's Water Technology, Inc.
1567 Hausman Road
Major Plan #2021-106
Preliminary/Final Land Development Plan Review

List of Plans and Supplemental Information
Prepared by Barry Isett and Associates, Inc.
dated October 21, 2021, except as noted

1. Site Plan, SP-1, Sheet 1 of 14;
2. Existing Features/Demolition Plan, EF-1, Sheet 2 of 14;
3. Grading Plan, GP-1, Sheet 3 of 14;
4. Utility Plan, UP-1, Sheet 4 of 14;
5. Plan and Profiles, PP-1, Sheet 5 of 14;
6. Landscaping Plan, LP-1, Sheet 6 of 14;
7. Lighting Plan, Sheet 7 of 14, LI-1 (cursory review only);
8. Erosion and Sediment Control Plan, ES-1, Sheet 8 of 14 (cursory review only);
9. Erosion and Sediment Control Plan, ES-2, Sheet 9 of 14 (cursory review only);
10. Erosion and Sediment Control Notes, ESD-1, Sheet 10 of 14 (cursory review only);
11. Soil Erosion and Sediment Control Details, ESD-2, Sheet 11 of 14 (cursory review only);
12. Construction Details, DE-1, Sheet 12 of 14;
13. Construction Details, DE-2, Sheet 13 of 14;
14. Construction Details, DE-3, Sheet 14 of 14 (cursory review only);
15. Turning Movements, Sheet AT-1 through AT-3;
16. Future Right-of-Way Improvements Plan, RP-1;
17. Post Construction Stormwater Management Plan Report;
18. Letter of Transmittal to South Whitehall Township;
19. Property Deed, dated September 25, 2007;
20. Property Description and Closure Report;
21. Water Easement Description, Exhibit, and Closure Report;
22. Ultimate Right-of-Way Dedication Description, Exhibit, and Closure Report;
23. Detention Basin Easement Description, Exhibit, and Closure Report;
24. Waiver Request Letter, dated September 16, 2021; and
25. Response Letter.



November 5, 2021

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

Re: Long's Water Technology Inc.
Land Development #2021-106
Review of Preliminary Plan
SSM File: 103400.0068

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project on 10/21/2021. We have the following comments regarding the water and sanitary sewer utilities:

Water Comments:

1. Sheet 2 of 14 EF-1 Existing water lateral corporation must be capped at SWT water main. [Must us Stainless Steel Abandoned Corporation Cap] Also note the removal of the water lateral from the main to the curb stop. Curb stop should also be removed.
2. Sheet 4 of 14 UP-1 note 9 should read Existing water lateral corporation must be capped at SWT water main. [Must us Stainless Steel Abandoned Corporation Cap]
3. DE-3 Sheet 14 of 14 Add the Stainless Steel Abandoned Corporation Cap detail.

Sanitary Sewer Comments:

1. Sheet 2 of 14 EF-1 Add note: Old sanitary sewer lateral to be removed and capped at SWT Sanitary Sewer main.
2. A sewer planning module will be required. The applicant shall submit proposed flow estimates for review.

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

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
Mike Elias, SWT

50 YEARS Hanover Engineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

November 5, 2021

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

RE: Geotechnical Engineering Review of
Provided Documents
Long's Water Technology
Major Plan 2021-106
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT21-11(007)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on October 22, 2021 via electronic link. 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 Plan for Long's Water Technology", prepared by Barry Isett & Associates Inc. (BIA), dated August 19, 2021, last revised October 21, 2021.
2. Engineering plan entitled "Future Right-of-Way Improvements Plan", Sheet 1 of 1, prepared by BIA, dated August 19, 2021, revised October 21, 2021.
3. Engineering plan entitled "Preliminary/Final Land Development Plan for T.C.A.S Inc.", Sheet 2 of 8, prepared by Keystone Consulting Engineers, Inc. dated December 22, 1995, last revised June 30, 1997. (First submission.)
4. Engineering plan set entitled "Pre Development Drainage Plan, Post Development Drainage Plan, and Inlet Drainage Plan", Sheets 1 of 3 through 3 of 3 inclusive, prepared by BIA, dated August 19, 2021, revised October 21, 2021.
5. Engineering plan set entitled "Preliminary/Final Long's Water Technology, Inc", Sheets 1 of 14 through 14 of 14 inclusive, prepared by BIA, dated August 19, 2021, revised October 21, 2021.
6. Response letter prepared by BIA, dated October 21, 2021.

Based on our review, it is our understanding that the subject property consists of a single tax parcel 1.28 acres in size located at 1567 Hausman Road. It contains an existing dwelling, garage, and shed structures and a paved driveway. The applicant proposes to remove all existing structures and

construct a 3,200 square foot office building with parts and storage areas and an attached garage structure housing five (5) vehicle bays. This is a second submission of these documents for review, except as noted. We offer the following review of comments issued in our review letter of September 3, 2021, repeated below in italics, and any new comments generated by this submission:

1. *Revise the owner information in the Owner Responsibility Note.*

This comment has been adequately addressed.

2. *Clarify the intent/function of the amended soil proposed per the detail and plan view on Sheet 6. The geometry of the basin represented in the detail does not match that depicted on the plan view. The use of amended soil is not indicated on the Detention Basin Outfall detail on Sheet 13 – please clarify.*

The consultant states in his response letter that the amended soil has been removed from the plan. This comment is therefore no longer applicable.

3. *In the Construction Schedule, the installation of amended soil is not indicated. Also, revise the starting and ending dates in the schedule.*

This comment has been adequately addressed.

4. *Quantify the maximum rate of discharge from the level spreader and confirm that soil reinforcing measures are not required immediately downstream to prevent erosion.*

The consultant states in his response letter that the level spreader has been removed from the plans. This comment is therefore no longer applicable.

5. *SALDO Section 312.12(b)(18): Provide and label the location of all significant features listed, or provide a note stating which features do not exist on the site.*

This comment has been adequately addressed.

New Comments (November 5, 2021)

6. It is not clear that the proposed detention basin meets the requirement for a minimum longitudinal slope of two percent (2%) across the basin floor (SALDO 312-39.D.2).
7. A detail has been provided for the proposed retaining wall around the dumpster pad. The consultant shall provide wall design, specifications and details, signed by a Professional Engineer, to the Township for review and approval. This is required before a building permit for the wall is issued.

Mr. Gregg Adams
Planner

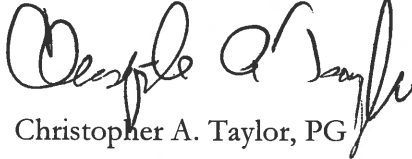
3

November 5, 2021

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

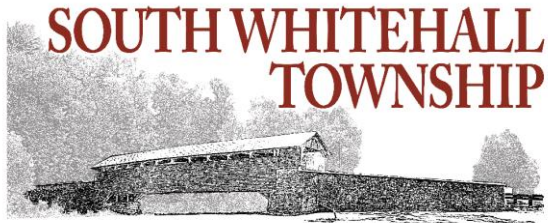


Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swat21-11(007)-Long'sWaterTechnologyIncMajorPlan2021-106\Docs\2021-11-05 SWT Geotech, Long's Water Technology geotech review cmt ltr 2.doc

cc: Mr. Dave Manhardt, Director of Community Development (via email)
Mr. Herb Bender, Public Works Director (via email)
Mr. Anthony F. Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Mr. Jim Carroll, Vice President, Long's Ecowater Systems
Mr. Adam A. Smith, PE, Barry Isett & Associates, Inc.



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: OCTOBER 27, 2021

SUBJECT: LONG'S WATER TECHNOLOGY

MAJOR PLAN 2021-106

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

1. Move water stop within ROW.
2. What is the downstream impact of stormwater runoff.
3. Existing water should be abandoned at the main using a saddle cap.

SOUTH WHITEHALL TOWNSHIP

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

November 12, 2021

Mr. Jim Carroll
Carroll & Warrick, Inc.
2782 Route 309
Orefield, PA 18069-9774

**Re: Long's Water Technology 1567 Hausman Road
Major Plan #2021-106
Preliminary/Final Land Development Plan Review**

Dear Mr. Carroll:

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

Zoning

1. All comments noted on the September 9, 2021 zoning review letter have been addressed. There are no additional zoning comments for this plan review.

Fire Inspector

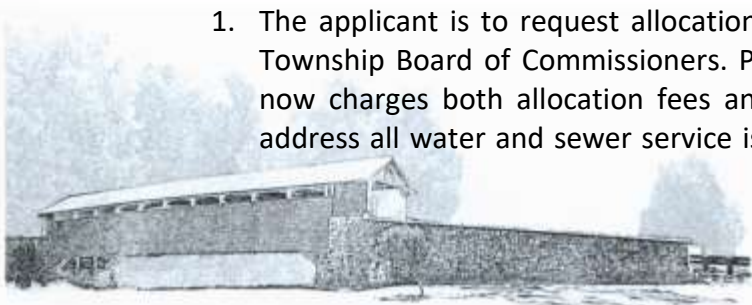
1. The Fire Inspector reported no comments. The Public Safety Commission reported no comments.

Open Space and Recreation

1. The Parks and Recreation Board reviewed the plan at their September 13, 2021 meeting and determined that the developer pay fees in lieu of common open space dedication to meet the requirements of Section 312-36(d)(4) of SALDO. For non-residential subdivisions or land developments, the fee shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface). Per the Zoning Data Block on the Site Plan, the additional proposed impervious coverage is 12,454 square feet. The fee in lieu of Open Space dedication would be **\$3,113.50** (\$0.25 x 12,454).

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 Public Works Manager Herb Bender, 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;
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).

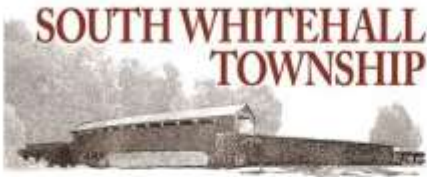
Legal and Other

1. There is an active Land Development plan for the tract: Long's Ecowater Systems Major Plan 2007-108. The applicant shall submit a formal withdrawal of the prior project before the current plan is to be considered for approval by the Board of Commissioners.
2. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).
3. 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.
4. Please consider the following in placement locations for street trees:
 - a. Placement over inlets should be avoided;
 - b. Provide ample clearance from street lights and hydrants.
5. Confirmation of a plan submittal to PennDOT and LANTA or a request to waive the appropriate SALDO Sections shall be provided.
6. Signature Blocks and Certifications to appear on each plan sheet to be recorded.



Waiver and Deferral Request Commentary

1. SALDO Section 312-12(B)(15) – To provide contours on adjacent land within 400 feet of the site. A waiver is requested to accept the plans as presented. Additional offsite contours are provided on the D-2 drainage plan and the USGS location map. **Staff defers to the Township Engineer.**
2. SALDO Section 312-12(B)(21) – Plan should show all streets, easements, and rights-of-way within 400 feet of the site. A waiver is requested to accept the plans as presented. All relevant off-site information is shown on the plan and showing additional information within 400 feet of the site would require the plan to be shown at a smaller scale, which would reduce legibility. **Staff defers to the Township Engineer.**
3. SALDO Section 312-35(b)(3)(A)(i)(1) – A waiver/deferral is being requested for the construction of curbing along Hausman Road. It should be noted that curbing has not been installed on the properties adjacent to this site. **Curbing was required with the Self-Storage project previously proposed on the parcel. Staff recommends that the curbing be required or deferred for a specific time period.**
4. SALDO Section 312-35(b)(3)(A)(ii)(1)(A) – A waiver/deferral is being requested for the construction of sidewalks along Hausman Road. Please note that sidewalk has not been installed along the frontage of the properties adjacent to this site. **Sidewalk was required with the Self-Storage project previously proposed on the parcel. Staff recommends that sidewalk be required or deferred for a specific time period.**
5. SALDO Section 312-35(b)(3)(C)(i) – A waiver/deferral is being requested from widening the existing cartway to the cartway standards for a collector street. Please note that Hausman Road has not been widened along the properties adjacent to this site. **Road widening was required with the Self-Storage project previously proposed on the parcel. Staff recommends that the road widening be required or deferred for a specific time period.**
6. SALDO Section 312-41(a)(1)(A) – A waiver is requested from the requirement of providing street lights along Hausman Road, since there are no other streetlights in the surrounding neighborhood. **Staff notes that there are no street lights along the entire length of Upper Hausman Road and that it is typical in such situations to place street lights at intersections. Staff has no objection with this request.**
7. SALDO Section 312-35(b)(3)(A)(iii) – A waiver is requested from constructing ramps in the public sidewalk. **Sidewalk was required with the Self-Storage project previously**



proposed on the parcel. Staff recommends that sidewalk be required or deferred for a specific time period and the ramps constructed with the sidewalk.

8. SALDO Section 312-35(b)(3)(A)(iv) – A waiver is requested from the requirement of constructing a concrete driveway apron. **Staff defers to the Township Engineer.**

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as fronted by a Collector Road and underlain by karst geology.
2. 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). The parcel is also within a Growth Opportunity Zone.

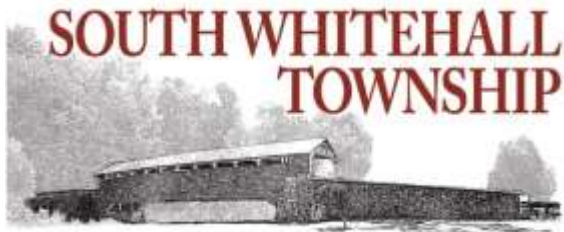
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, November 18, 2021 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue.

If you have any questions, please call.

Sincerely,

**Gregg R. Adams, Planner
South Whitehall Township**

cc:	D. Manhardt	R. Cope	L. Harrier	H. Bender
	M. Elias	J. Frantz	J. Alderfer, Esq.	S. Pidcock
	A. Tallarida	A. Smith, Barry Isett	File #2021-106	File #2021-105



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: November 11, 2021
SUBJECT: Subdivision Plan Review
Long’s Water Technology
Major Plan 2021-106
Plan Dated October 21, 2021
COPIES: D. Manhardt, G. Adams, J. Alderfer, A. Tallarida, Applicant

The Applicant proposes to construct a new building for a current business operation established as Long’s Water Technology to be located at 1567 Hausman Road. The Applicant proposed to raze the existing residential structures on the property and construct a 5,598 square foot commercial building, with accessory parking lots. The parcel is located within the HC (Highway Commercial) Zoning District. A Service Business, Section 350-48(s)(7), is a permitted use by right in this district. The primary use is to provide services to customers or clients that are primarily off-site.

Appeal Docket No. ZHB-2007-50. On September 12, 2007, zoning relief was granted for a favorable interpretation for the proposed use which involved the retail sales, installation, servicing, and repair of water softeners to fall under a category of “Household Appliance Sales, Repair, and Service Shop”. This relief is moot today as the Use is permitted by right under Section 350-48(s)(7) as a “Service Business”.

Additional items of relief granted were from the buffer strip and screen requirements, and to maintain an illuminated wall sign along the North face of the proposed building. Zoning Hearing Board relief is good for one (1) year from date of signature. This relief has expired.

1. All comments noted on the September 9, 2021 zoning review letter have been addressed. There are no additional zoning comments for this plan review.

Laura Harrier
Zoning Officer for Community Development

Gregg R. Adams

From: John G. Frantz
Sent: Tuesday, November 2, 2021 8:26 AM
To: Gregg R. Adams
Subject: Long's Water Technology - 2021-106

Gregg,

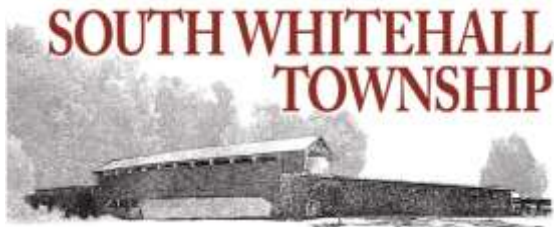
The Commission made no recommendations to the plan.

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: October 29, 2021
SUBJECT: Landscaping Plan Review
Long's Water Technology
Major Plan 2021-106
Plan dated October 21, 2021

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

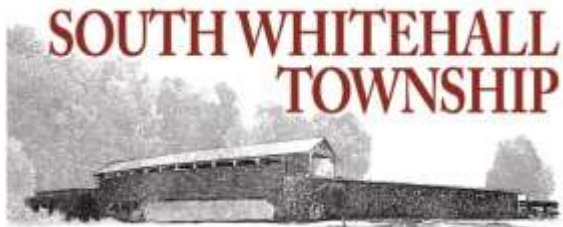
At their October 25, 2021 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

SALDO-compliant street trees shall be shown on the Landscaping Plan. Should the right-of-way improvements be deferred, SALDO-compliant street trees shall be shown on the "Future ROW Improvements" plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg Adams", with a long horizontal flourish extending to the right.

Gregg Adams, Planner
Community Development Department



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: September 14, 2021
SUBJECT: Subdivision Plan Review
Long’s Water Technology
Major Plan 2021-105
Plan Dated August 19, 2021
COPIES: Parks and Recreation Board, R. Cope, M. Kukitz, D. Manhardt,
J. Alderfer, S. Pidcock, Applicant

At their September 13, 2021 meeting, the Parks and Recreation Board reviewed the plan and determined the following:

The Parks and Recreation Board recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. The amount of fees to be paid in lieu of common open space land dedication in non-residential subdivision or land development shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface). The plan proposes 17,452 square feet of impervious surface, but does not appear to take into account existing impervious surface. The developer is requested to provide the existing impervious surface on the lot and the total additional impervious surface proposed so that a fee can be calculated.

Respectfully submitted,

Gregg Adams, Planner
Community Development Department



GREG ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

September 28, 2021

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

**RE: Long's Water Technology – Land Development
South Whitehall Township
Lehigh County**

Dear Mr. Manhardt:

The subject application proposes to construct a 5,598-square-foot commercial building with an attached garage for household appliance sales, repair and service. The project is located at 1567 Hausman Road (parcel number 547742353359).

This proposal exhibits consistency with *FutureLV: The Regional Plan* because it supports the development of a vacant, underutilized property in a developing area (of Policy 1.1), and the proposed use supports 'diversification of the regional economy' (of Policy 4.2).

The LVPC commends the sidewalk proposed along the property frontage in the future right-of-way improvements plan that improves pedestrian connections to the existing LANTA bus stop approximately 765 feet to the north at Route 309 and Church Road (of Policy 2.3).

The project site is located within the Little Lehigh 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.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

If this proposal moves forward for approval, you can reach me at jseitz@lvpc.org or 610-264-4544 for information on how to obtain LVPC signatures on the final plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jillian Seitz', written in a cursive style.

Jillian Seitz
Senior Community Planner

cc: Randy Cope, Interim South Whitehall Township Manager; Gregg Adams, South Whitehall Township Planner; Scott Pidcock, PE, South Whitehall Township Engineer; Jim Carroll, Long's Water Technology, Applicant; Adam Smith, PE, Barry Isett & Associates, Inc.; Garrett Cook, Lehigh County Conservation District Engineer; Geoff Reese, LVPC Director of Environmental Planning

ATTACHMENT 1

Act 167 Drainage Plan Review

September 28, 2021

Re: Long's Water Technology
Plans Revised August 19, 2021
South Whitehall Township
Lehigh County

The proposed storm drainage concept presented in the plans and storm drainage calculations revised August 19, 2021 has been reviewed for consistency with the *Little Lehigh Creek Watershed Act 167 Storm Water Management Ordinance*, June 1999. 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 district 173 of the Little Lehigh Creek Watershed as delineated in the Act 167 Plan. As such, the runoff criteria for the site 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. Complete topographic contours and land cover are needed for the drainage areas considered in the calculations on-site and off-site. The off-site acreage considered as greater than 6% slope appears to be overstated. Pre- and post-development time of concentration paths need to be shown on the plans and corresponding calculations provided. The future condition drainage area boundary and/or contours west of the proposed driveway need to be clarified. 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, completed application form and appropriate review fee 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

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Long's Water Technology
 Municipality: South Whitehall Township
 Date: September 28, 2021

Watershed: Little Lehigh 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	/	/	_____
302.A,B.	Applicable Storm Water Management Provisions				
	Subarea(s)	173			
	Criteria	30%/100% RR			
	Criteria Key: RR = release rate; CND = conditional no detention				
303.A.	Design consistency with applicable provisions from 302.A. and B.....	/	X	/	See Attachment 1 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	_____
K.	Documentation of no increase in peak or volume.....	/	/	X	_____
L.	Documentation of "no harm" downstream.....	/	/	X	_____
M.	Regional or subregional detention analysis.....	/	/	X	_____
N.	Capacity improvements analysis.....	/	/	X	_____
304.A.	Computation method (rational or soil-cover-complex).....	X	/	/	Rational method used.
B.	Verification of detention design by routing.....	X	/	/	_____
C.	Minimum detention pond freeboard specifications.....	X	/	/	_____
E.	Soil-cover-complex method design rainfall.....	/	/	X	_____
F.	Rainfall intensities for rational method.....	/	X	/	See Attachment 1 for details.
G.	Curve Numbers for soil-cover-complex method.....	/	/	X	_____
H.	Runoff coefficients for the rational method.....	/	X	/	See Attachment 1 for details.
I.	Volume control storage volume.....	/	/	X	_____
K.	Common time of concentration.....	X	/	/	_____
L.	Manning equation to calculate watercourse capacity.....	/	/	X	_____
403.	Drainage Plan Contents.....	/	X	/	See Attachment 1 for details.



Lehigh County Conservation District

Lehigh County Agricultural Center, Suite 102
4184 Dorney Park Road, Allentown, PA 18104 - 5728

Telephone (610) 391-9583

FAX (610) 391-1131

October 13, 2021

Jim Carroll
Long's Water Technology
2782 Route 309
Orefield, PA 18069-9774

RE: Erosion and Sediment Control (E&SC) Plan Technical Review
Long's Water Technology
Plan Date: 8/31/2020
South Whitehall Township
Lehigh County, PA

Dear Mr. Carroll:

The submitted E&SC Plan have been found to be inadequate for erosion and sediment control and does not meet the minimum requirements of the Department of Environmental Protection's (DEP) rules and regulations, Chapter 102, Erosion and Sediment Control and The Clean Streams Law. The following additional information and/or corrections must be provided in order to continue processing the requested plan review. Please address each comment in writing upon resubmission.

- 1) **102.4(b)(5)(iii) "The characteristics of the earth disturbance activity, including past, and present land uses and proposed alteration to the project site."**
 - a) Provide the square footage of earth disturbance on the ES plan drawings.
 - b) Provide elevations for catch basins including pipe invert and top of grate.
 - c) Provide additional information for stormwater piping including pipe length, slope, material and diameter.

- 2) **102.4(b)(5)(v) "The location of waters of the Commonwealth which may receive runoff within or from the project site and their classification pursuant to Chapter 93 of this title."**
 - a) Clarify the stream designation of the receiving watercourse (migratory fishes) in the ES narrative.

- 3) **102.4(b)(5)(vii) "A sequence of Best Management Practices (BMPs) installation and removal in relation to the scheduling of earth disturbance activities, prior to, during and after earth disturbance activities."**

- a) The ES sequence of construction should specify that the sediment trap conversion should occur after permanent stabilization of tributary areas.
- b) The ES sequence of construction should include the installation of basin matting.

4) 102.4(b)(5)(viii) “Supporting Calculations”

- a) Clarify slope lengths used for compost filter sock sections on ES worksheet 1; slope lengths used do not appear to be consistent with plan drawings for maximum during construction.
- b) ES worksheet 19 for sediment trap; clarify spillway elevation and provide consistency with calculations and detail on plan drawings (principal spillway).

5) 102.4(b)(5)(ix) “Plan Drawings”

- a) ES plans sheet ES-2; clarify the location of the proposed rock construction entrance. Location indicated on sheet ES-1 appears to conflict with proposed compost filter socks.
- b) Sheet ESD-2, Table 4.1; indicate which type of sock material is to be used onsite.
- c) Provide silt fence/hay bale details on the ES plan drawings in accordance with the stockpile detail.
- d) Provide adequate ES BMPs; adequate ES BMPs have not been provided downslope of earth disturbances once compost filter socks #4 and #5 have been removed.
- e) Provide separate fill and topsoil stockpile locations on the ES plans.

NOTE: Please keep in mind that any subsequent submittals will incur an additional fee. The first revision fee is 10% of the original fee and second and all subsequent submittals will be 15% of the original fee (for clarification, please refer to our web site - www.lehighconservation.org <<http://www.lehighconservation.org>>) or contact our office.

Additional information and/or corrections must be provided in order to continue processing your application. Only complete E&SC Plan resubmissions that address all of the above deficiencies will be reviewed. Resubmissions must include a full set of all plans, accompanying narratives and specifications. Please resubmit the necessary information by **November 12, 2021**.

If you have any questions regarding the identified deficiencies or wish to schedule a meeting, please call (610) 391-9583 within the next 30 calendar days.

If no written response letter is received by **November 12, 2021**, the Conservation District may return your E&SC Plan and consider it withdrawn.

If there are comments or questions, you may contact this office at the above phone number.

Respectfully,

Holly Kaplan
Resource Conservationist

cc: Adam Smith, Barry Isett & Associates (e-mail)
Gregg Adams, South Whitehall Township (e-mail)
Anthony Tallarida, The Pidcock Co., South Whitehall Township Engineer (e-mail)
Geoff Reese, P.E., Lehigh Valley Planning Commission (e-mail)
Conservation District File



85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

barryisett.com

Revised September 16, 2021
Project #137407.002-CT-02LDPSD

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

Dear Planning Commission Members:

RE: LONG'S WATER TECHNOLOGY

South Whitehall Township, Lehigh County, Pennsylvania
Waiver Request Letter

On behalf of the applicant for the above referenced project, please accept this letter as Barry Isett & Associates, Inc. (Isett) formal request for the following waivers and deferrals from the requirements of the South Whitehall Township Subdivision and Land Development Ordinance:

1. SALDO Section 312-12(B)(15) – To provide contours on adjacent land within 400 feet of the site. A waiver is requested to accept the plans as presented. Additional offsite contours are provided on the D-2 drainage plan and the USGS location map.
2. SALDO Section 312-12(B)(21) – Plan should show all streets, easements, and rights-of-way within 400 feet of the site. A waiver is requested to accept the plans as presented. All relevant off-site information is shown on the plan and showing additional information within 400 feet of the site would require the plan to be shown at a smaller scale, which would reduce legibility.
3. SALDO Section 312-35(b)(3)(A)(i)(1) – A deferral is being requested for the construction of curbing along Hausman Road. It should be noted that curbing has not been installed on the properties adjacent to this site.
4. SALDO Section 312-35(b)(3)(A)(ii)(1)(A) – A deferral is being requested for the construction of sidewalks along Hausman Road. Please note that sidewalk has not been installed along the frontage of the properties adjacent to this site.
5. SALDO Section 312-35(b)(3)(C)(i) – A deferral is being requested from widening the existing cartway to the cartway standards for a collector street. Please note that Hausman Road has not been widened along the properties adjacent to this site.
6. SALDO Section 312-41(a)(1)(A) – A waiver is requested from the requirement of providing street lights along Hausman Road, since there are no other streetlights in the surrounding neighborhood.

7. SALDO Section 312-35(b)(3)(A)(iii) – A deferral is being requested from constructing ramps in the public sidewalk. Since a deferral is requested for sidewalk construction, ramps would not be necessary at this time. It is understood that ramps will be needed in the future when the public sidewalk is constructed.
8. SALDO Section 312-35(b)(3)(A)(iv) – A waiver is requested from the requirement of constructing a concrete driveway apron. In the future when public sidewalk is installed, accessible concrete ramps will be utilized in lieu of a concrete driveway apron. Concrete driveway aprons would not typically be applicable for this site, due to the low density of driveways in this neighborhood.

If you have any questions or comments, please contact our office at 610-398-0904.

Respectfully,



Adam Smith, PE
Sr. Project Manager

cc: Long's Water Technology

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