

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

PLANNING COMMISSION

DECEMBER 16, 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 November 18, 2021 meetings (via email)	
<u>AGENDA ITEM #3</u> - COMPREHENSIVE PLAN UPDATE	7:40 pm
<u>AGENDA ITEM #4</u> – SUBDIVISION REVIEW	
A. DORNEYVILLE SHOPPING CENTER FAST CASUAL RESTAURANT MAJOR PLAN 2021-107 <u>REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW</u>.....PAGE 3	7:45-8:15 pm
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor	
4. Planning Commission Decision	
B. LONG’S WATER TECHNOLOGY MAJOR PLAN 2021-106 <u>REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW</u>.....PAGE 55	8:15-8:45 pm
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor	
4. Planning Commission Decision	
C. PROPOSED COMMERCIAL DEVELOPMENT 1810 PA ROUTE 309 MAJOR PLAN 2020-103 <u>REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW</u>.....PAGE 101	8:45-9:15 pm
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor	
4. Planning Commission Decision	
<u>AGENDA ITEM #5</u> – TRANSPORTATION INFRASTRUCTURE UPDATE	9:15-9:20 pm
<u>AGENDA ITEM #6</u> – COMPREHENSIVE PLAN UPDATE	9:20-9:25 pm
<u>AGENDA ITEM #7</u> – ELECTION OF OFFICERS	9:25-9:35 pm
<u>AGENDA ITEM #8</u> – COURTESY OF THE FLOOR	9:35 pm
<u>AGENDA ITEM #9</u> – ADJOURNMENT	9:45 pm

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

DORNEYVILLE SHOPPING CENTER FAST CASUAL RESTAURANT

MAJOR PLAN #2021-107

ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Submission Receipt dated November 19, 2021**
- 4. Township Engineer Review dated December 10, 2021**
- 5. Township Water & Sewer Engineer Review dated December 8, 2021**
- 6. Township Geotechnical Consultant Review dated December 2, 2021**
- 7. Community Development Department Review dated December 13, 2021**
- 8. Zoning Officer Review dated December 13, 2021**
- 9. Public Safety Commission Review dated December 7, 2021**
- 10. Landscape and Shade Tree Commission Review dated December 2, 2021**
- 11. Excerpt of Hamilton Boulevard Streetscape Plan**
- 12. Applicant's Correspondence:**
 - A. Project Narrative dated November 18, 2021**
 - B. Waiver Request Letter dated November 18, 2021**
 - C. Trip Generation Calculations/Narrative dated November 18, 2021**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
**SUBJECT: DORNEYVILLE SHOPPING CENTER FAST CASUAL RESTAURANT
MAJOR PLAN #2021-107
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**
DATE: DECEMBER 13, 2021
**COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT, L. HARRIER,
J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK,
APPLICANT, SUB. FILE 2021-107**

LOCATION AND INTENT:

An application to further develop the properties located at 3327 Hamilton Boulevard. The plan proposes a 2,400 square-foot “fast casual” restaurant pad in the southeast corner of the existing shopping center parking lot. The 8.4508-acre property is served by public water and sewer and is zoned Highway Commercial HC. Shree Mata 4365 LLC is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

On April 24, 2000, the Board of Commissioners, through Resolution 2000-22, approved “Additions and Renovations To Dorneyville Shopping Center” Major Plan 1999-101, which proposed the construction of an 11,000 square foot addition to the northwest corner of the existing shopping center, demolition of the existing Wendy’s restaurant and modification of the existing parking lot. The approval was further amended on September 6, 2000 by Resolution 2000-39, which removed the requirement for a water meter pit and for the dedication of additional right-of-way along Hamilton Boulevard, Hamilton Boulevard Bypass and Haines Mill Road.

On October 6, 1999 the Board of Commissioners waived the requirement to install sidewalks within the public rights-of -way for “Additions and Renovations To Dorneyville Shopping Center” Major Plan 1999-101. The Board also waived curbing along Hamilton Boulevard eastbound. Curbing is required where the driveways are to be closed along Hamilton Boulevard westbound and along the entire length of Haines Mill Road. Haines Mill Road is to be widened to the face of curb.

On May 6, 1999, the Zoning Hearing Board, in Appeal A-14-99 granted variances pertaining to the parking lot (number of spaces, number of loading spaces, setbacks, modification of non-conforming use, impervious lot coverage, non-conforming lot screening and buffer strip).

In 1978, the Board of Commissioners approved a resubdivision of the land development plan approved for the Wendy’s restaurant in 1977.

In 1977, the Board of Commissioners approved a land development plan for Wendy’s.

In conjunction with this approval, the Zoning Hearing Board, in appeal A-48-77, granted relief on a prior regarding the number of parking spaces required for the entire Laneco site and the enlargement of the western most driveway. The approval of the Wendy's plan resulted in a net loss of 39 parking spaces (544 required / 609 proposed).

In 1971, the Zoning Hearing Board, in appeal A-4-71, granted a special exception to construct a 1,740 square foot addition.

In 1970, the Zoning Hearing Board, in appeal A-20-70, granted a special exception to construct an addition for a lounge, which resulted in a loss of 14 to 20 parking spaces.

In 1969, the Zoning Hearing Board granted a special exception under Appeal A-31-69, for an additional 194 parking spaces in, what was, the C-2 zone (Area near Wendy's). This approval allowed for a total of 614 parking spaces on site.

In 1969, the Zoning Hearing Board, in appeal A-8-69, granted permission for the construction of a water tower.

The Dorneyville Shopping Center was constructed in 1961 (Lehigh County Tax Assessment Property Records).

REVIEWING AGENCIES COMMENTS:

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated December 10, 2021. Mr. Tallarida is not recommending engineering approval at this time. His comments pertain to plan detail, waivers and deferrals, right-of-way dedication and frontage improvements, traffic, and outside agency reviews.
- B. Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard's review dated December 8, 2021. His comments pertain to plan detail.
- C. Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor's review dated December 2, 2021. His comments pertain to plan detail and E&SC Narrative revisions.
- D. Public Works Department** – The comments from the Public Works Department have not been received at the time of this writing.
- E. Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.
- F. Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- 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 wetland disturbance, NPDES Permits, and Sewage Facilities Planning Module Exemption.
- I. **Landscape and Shade Tree Commission** –The Landscape and Shade Tree Commission reviewed the plan at its November 22, 2021 meeting. The Commission recommended that the plan be tabled in order to review the Hamilton Boulevard Streetscape Plan to determine if street trees may be incorporated in a manner consistent with the Streetscape Plan.
- J. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its December 6, 2021 meeting and reported no recommendations to the plan.
- K. **Parks and Recreation Board** – The plan proposes a reduction of impervious surface, therefore no Open Space dedication is required.
- L. **Community Development Department** – The Department issued a submission receipt dated November 19, 2021 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated December 13, 2021 and provides comment pertaining to zoning issues, water and sanitary sewer utilities, erosion and sedimentation control requirements, frontage improvements, MS4 commentary, 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.

Planning Commission deadline date to act on the plan:	January 17, 2022
Board of Commissioners deadline date to act on the plan:	February 16, 2022



Dorneyville Shopping Center Fast Casual Restaurant Major Plan 2021-107

Location Map



Dorneyville Shopping Center Fast Casual Restaurant Major Plan 2021-107

Site Map

SITE DATA

RECORD OWNER:	SHREE MATA 4365 LLC
PROPERTY ADDRESS:	3327 HAMILTON BLVD. ALLENTOWN, PA 18103
TAX ASSESSMENT PARCEL I.D.:	548661573381-1
TAX ID.:	H85E4, BLOCK 10, LOT 01
DOCUMENT ID.:	7425858
LOT AREA:	368,115 S.F. OR 8.4508 AC.
LOT IMPERVIOUS COVERAGE:	
EXISTING:	7.4670 ACRES/90.6%
PROPOSED:	7.4254 ACRES/90.1%
WATER:	PUBLIC
SANITARY SEWER:	PUBLIC
ZONING DISTRICT:	HIGHWAY COMMERCIAL (HC)

**HC (HIGHWAY COMMERCIAL) DISTRICT
AREA, YARD AND HEIGHT RESTRICTIONS**

MAXIMUM PERMITTED	
BUILDING HEIGHT	35 FEET
LOT COVERAGE	80%
MINIMUM REQUIREMENTS	
LOT SIZE	1 ACRE
FRONTAGE	200 FEET
BUILDING SETBACK LINE	50 FEET
SIDE YARD	
TOTAL	50 FEET
ONE SIDE	25 FEET
REAR YARD	25 FEET

GENERAL NOTES:

- ALL CONSTRUCTION OF STORM, SANITARY, WATER SYSTEMS, AND ROADS AS APPLICABLE MUST BE IN ACCORDANCE WITH THE TOWNSHIP SPECIFICATIONS AND STANDARDS FOR CONSTRUCTION. THE CONSTRUCTION DETAILS ARE A MINIMUM STANDARD FOR ALL CONSTRUCTION WITHIN THE TOWNSHIP, AND INCORPORATION OR PORTIONS OR ALL OF THE TOWNSHIP STANDARD CONSTRUCTION DETAILS ON THE PLANS CONSTITUTES AN ACCEPTANCE OF AND ENDORSEMENT OF THOSE STANDARDS BY THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
- PROPOSED HANDICAP RAMP TYPES SHALL BE IN ACCORDANCE WITH PENNDOT ROADWAY CONSTRUCTION STANDARDS (PUB 72M) RC-67M.
- THE DEPICTED MODIFICATIONS TO THE PARKING AREA LOCATED WEST OF THE EASTERMOST SITE DRIVEWAY ALONG SR 222 WILL BE NECESSARY TO ACCOMMODATE/ALIGN THE FUTURE FRONTAGE SIDEWALK WITH THE SIDEWALK CURRENTLY PROPOSED ALONG THE DEVELOPMENT FRONTAGE. THESE MODIFICATIONS ARE SHOWN FOR INFORMATION ONLY AND ARE NOT PROPOSED TO BE CONSTRUCTED AS PART OF THIS SITE DEVELOPMENT.

RESPONSIBILITY TO LOCATE EXISTING UTILITIES:

THE LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER/DESIGN ENGINEER AND THE LOCATIONS OF SUCH FACILITIES HAVE NOT BEEN REVIEWED BY THE PIDCOCK COMPANY OR THE TOWNSHIP. THE DEVELOPER/DESIGN ENGINEER IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES AND TO AVOID CONFLICTS OF THE SAME WITH PROPOSED IMPROVEMENTS. SIGNIFICANT EFFORTS WILL BE MADE TO RESOLVE SUCH CONFLICTS, INCLUDING BUT NOT NECESSARILY LIMITED TO REDESIGN, CONSTRUCTION DELAYS, UTILITY RELOCATIONS, ETC., MAY RESULT IF CONFLICTS WITH EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION.

SURVEY NOTES:

- THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF SEPTEMBER 2, 2021 BY KEYSTONE CONSULTING ENGINEERS, INC. USING A TRIMBLE S-5 ROBOTIC TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS A RETRACEMENT AND TOPOGRAPHIC SURVEY OF LANDS NOW OR FORMERLY OF SHREE MATA 4365 LLC.
- UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.
- THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.
- PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED UPON LEHIGH COUNTY TAX MAP RECORDS AS OF SEPTEMBER 2, 2021 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- INES AS SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION INDICATE LINES MEASURED BY THIS SURVEY. LINES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.
- BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON PA SOUTH ZONE STATE PLANE COORDINATE SYSTEM IN US FEET. DISTANCES AS SHOWN ARE GROUND MEASUREMENTS (NO GRID SCALE FACTOR HAS BEEN APPLIED).
- PLAN REFERENCES: "ALTA/ACSM LAND TITLE SURVEY, DORNEYVILLE SHOPPING CENTER", PREPARED BY KEYSTONE CONSULTING ENGINEERS, DATED 01/11/2012.
- THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.

PRIOR ZONING RELIEF GRANTED

(GRANTED PER SITE DEVELOPMENT PLAN RECORDED IN MINOR SUBDIVISION MAP VOLUME 12, PAGE 107)

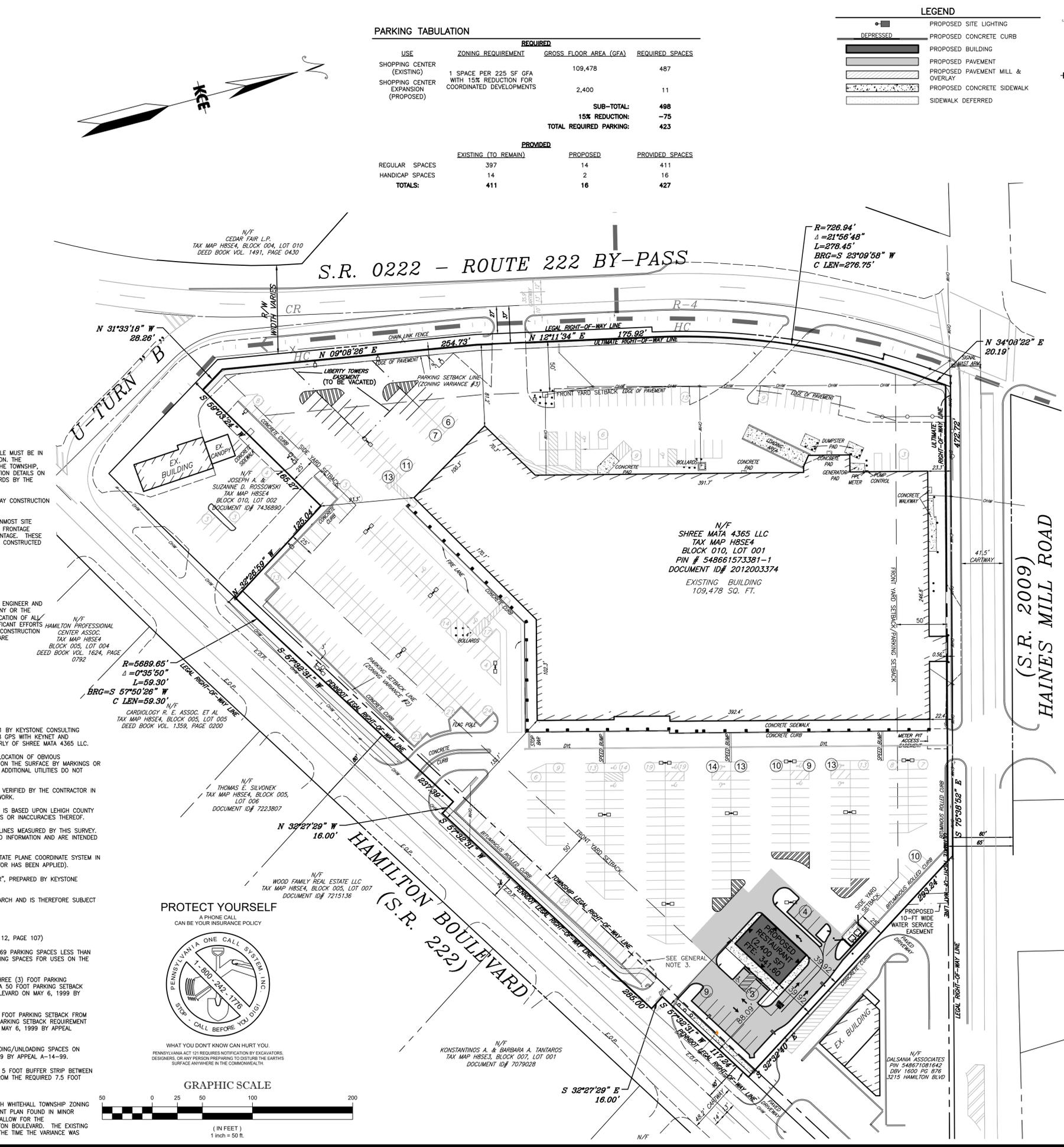
- A VARIANCE HAS BEEN GRANTED FROM ZONING SECTION 12.38(a)(1)(B) TO ALLOW 169 PARKING SPACES LESS THAN THE 632 REQUIRED PARKING SPACES IN ORDER TO MAINTAIN A TOTAL OF 463 PARKING SPACES FOR USES ON THE PREMISES ON MAY 6, 1999 BY APPEAL A-14-99.
- A VARIANCE HAS BEEN GRANTED FROM ZONING SECTION 12.38(b)(1) TO ALLOW A THREE (3) FOOT PARKING SETBACK FROM THE ULTIMATE RIGHT-OF-WAY LINE OF HAMILTON BOULEVARD FROM A 50 FOOT PARKING SETBACK REQUIREMENT IN ORDER TO RECONFIGURE THE PARKING AREA ALONG HAMILTON BOULEVARD ON MAY 6, 1999 BY APPEAL A-14-99. (SEE NOTE)
- A VARIANCE HAS BEEN GRANTED FROM ZONING SECTION 12.38(b)(1) TO ALLOW A 6 FOOT PARKING SETBACK FROM THE ULTIMATE RIGHT-OF-WAY LINE OF THE ROUTE 222 BYPASS FROM A 50 FOOT PARKING SETBACK REQUIREMENT IN ORDER TO RECONFIGURE THE PARKING AREA ALONG THE ROUTE 222 BYPASS ON MAY 6, 1999 BY APPEAL A-14-99.
- A VARIANCE HAS BEEN GRANTED FROM ZONING SECTION 12.43(b) TO PERMIT 4 LOADING/UNLOADING SPACES ON THE PREMISES FROM THE REQUIRED 6 LOADING/UNLOADING SPACES ON MAY 6, 1999 BY APPEAL A-14-99.
- A VARIANCE HAS BEEN GRANTED FROM ZONING SECTION 12.36(c)(4) TO OBSERVE A 5 FOOT BUFFER STRIP BETWEEN THE SUBJECT PROPERTY AND AN ADJUTING COMMERCIAL PROPERTY TO THE WEST FROM THE REQUIRED 7.5 FOOT BUFFER STRIP ON MAY 6, 1999 BY APPEAL A-14-99.

PROTECT YOURSELF
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
PENNSYLVANIA ACT 511 REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



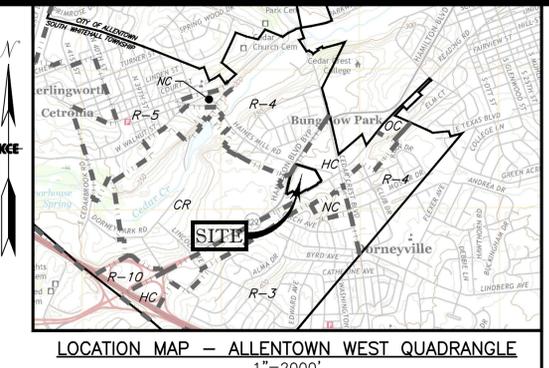
PARKING TABULATION

USE	ZONING REQUIREMENT	GROSS FLOOR AREA (GFA)	REQUIRED SPACES
SHOPPING CENTER (EXISTING)	1 SPACE PER 225 SF GFA	109,478	487
SHOPPING CENTER EXPANSION (PROPOSED)	WITH 15% REDUCTION FOR COORDINATED DEVELOPMENTS	2,400	11
SUB-TOTAL:			498
15% REDUCTION:			-75
TOTAL REQUIRED PARKING:			423

REGULAR SPACES	HANDICAP SPACES	TOTALS:
EXISTING (TO REMAIN)	PROPOSED	PROVIDED SPACES
397	14	411
14	2	16
411	16	427

LEGEND

- DEPRESSED
- PROPOSED SITE LIGHTING
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT MILL & OVERLAY
- PROPOSED CONCRETE SIDEWALK
- SIDEWALK DEFERRED



TOWNSHIP REVIEW SCOPE NOTE:

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

OWNER'S CERTIFICATION

I, BEING DULY SWORN ACCORDING TO LAW DEPOSE AND SAY THAT I AM THE SOLE OWNER OF THIS PROPERTY, IN PEACEFUL POSSESSION OF THE SAME, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF. I DO FURTHER DEPOSE AND SAY THAT I HAVE COMPLIED WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF RESOLUTION 20... 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. I AGREE THAT I SHALL EXONERATE, INDEMNIFY, PROTECT, DEFEND AND SAVE HARMLESS THE TOWNSHIP FROM ANY AND ALL CLAIMS, LAWSUITS, DAMAGES AND LIABILITIES OF EVERY KIND, CHARACTER AND MANNER WHATSOEVER PERTAINING TO, RELATING TO, RESULTING FROM, CAUSED BY OR ARISING OUT OF THE TOWNSHIP'S APPROVAL OF THE WAIVER REQUEST AS EVIDENCED BY RESOLUTION 20... ALL AS MORE FULLY OUTLINED IN RESOLUTION 20...

APPLICANT'S CERTIFICATION

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

2. THE APPLICANT CERTIFIES THAT HE WILL PROPERLY GRADE ALL INDIVIDUAL LOTS TO PROVIDE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OR WATER POCKETS CREATE A PUBLIC NUISANCE AND THAT HE WILL PLACE PERMANENT CONCRETE REFERENCE MONUMENTS TO GRADE AS NOTED ON THE PLAN UPON COMPLETION OF GRADING.

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

ENGINEER'S CERTIFICATION

I, SCOTT T. PASTERSKI, 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 20... 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.

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 20...

REVIEWED _____ MONTH _____ DAY _____ BY THE _____ YEAR
LEHIGH VALLEY PLANNING COMMISSION

PROOF OF RECORDING

INSTRUMENTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PA, IN MAP BOOK VOLUME _____ PAGE _____ ON THE _____ DAY OF _____, 20____.

DESIGNED BY: JMR
DRAWN BY: JMR
CHECKED BY: STP
DATE: 11/18/21
SCALE: 1" = 50'
JOB NUMBER: CW-21-064
SHEET: 2 OF 11

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972

OVERALL SITE PLAN

DORNEYVILLE SHOPPING CENTER EXPANSION
FAST-CASUAL RESTAURANT
3327 HAMILTON BOULEVARD

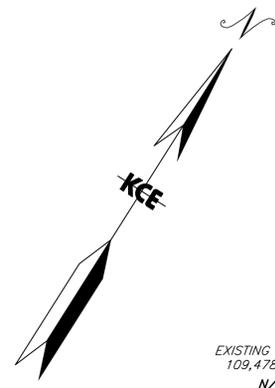
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

5012 MEDICAL CENTER CIRCLE, SUITE 1 - ALLENTOWN, PA 18106 610-395-0971
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
www.kceinc.com

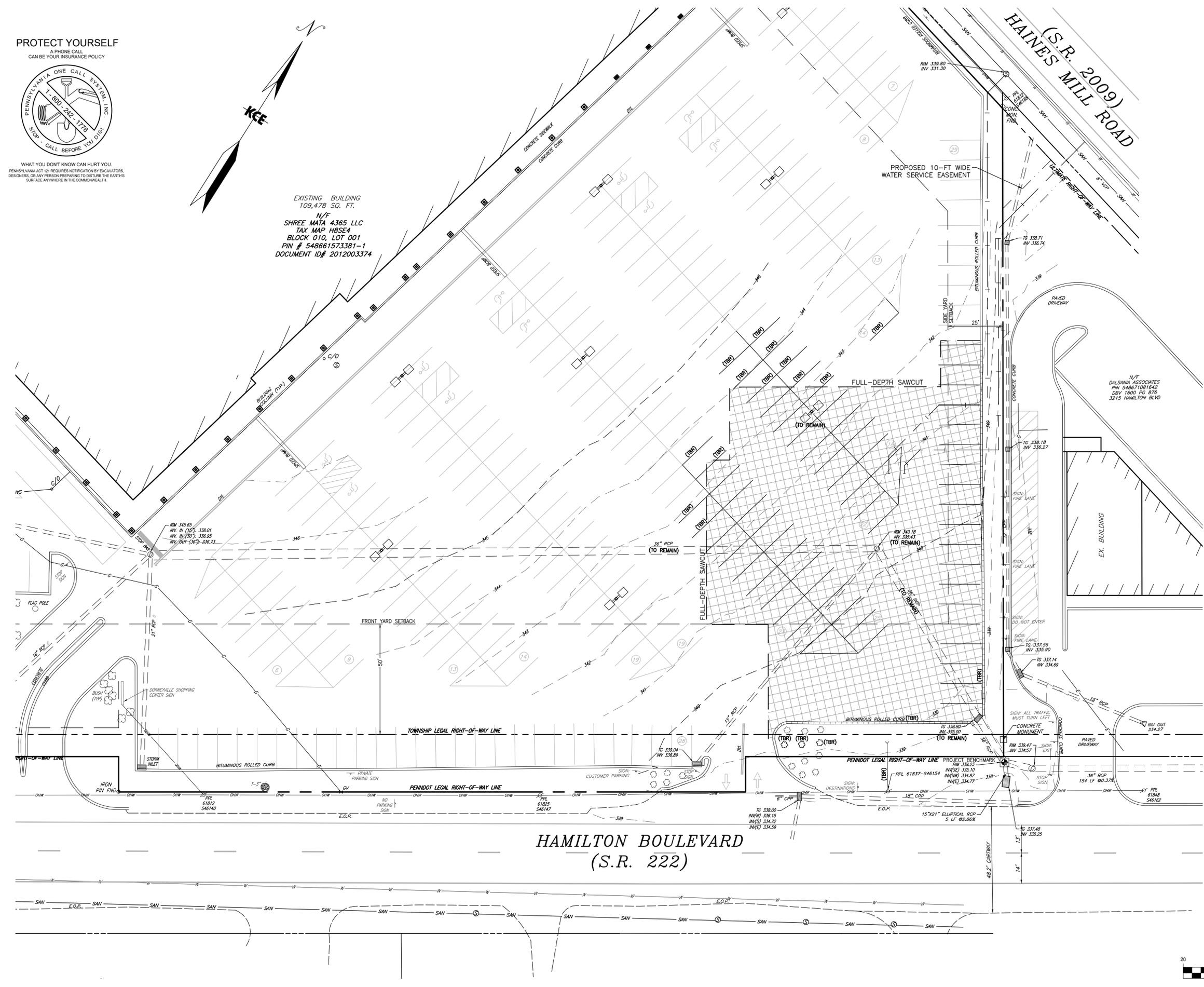
PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
PENNSYLVANIA ACT 121 REQUIRES NOTIFICATION BY ENGINEERS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE COMMONWEALTH.

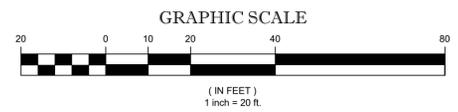


EXISTING BUILDING
109,478 SQ. FT.
N/F
SHREE MATA 4365 LLC
TAX MAP HBSE4
BLOCK 010, LOT 001
PIN # 548661573381-1
DOCUMENT ID# 2012003374



LEGEND	
	SLANTED TEXT INDICATES EXISTING
	UPRIGHT TEXT INDICATES PROPOSED
	IRON PIN FOUND
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
	UTILITY POLE
	GUY WIRE
	TRAFFIC SIGNAL
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC BOX
	STORM MANHOLE
	STORM INLET
	STORM FLARED END SECTION
	SANITARY CLEANOUT
	SANITARY MANHOLE
	GAS VALVE
	WATER VALVE
	WATER MANHOLE
	FIRE HYDRANT
	MANHOLE
	SIGN
	MAILBOX
	AREA LIGHT
	PINE TREE
	DECIDUOUS TREE
	BUSH
	BOLLARD
	GATE POST
	PARKING COUNT
	BOUNDARY
	ZONING BOUNDARY
	LEGAL RIGHT-OF-WAY
	ULTIMATE RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING RESTRICTION LINE
	EDGE OF PAVEMENT
	CURB
	FENCE
	GUIDRAIL
	CONTOUR
	SOIL BOUNDARY
	GAS LINE
	OVERHEAD WIRES
	SANITARY SEWER
	ELECTRIC LINE
	WATER LINE
	STORM SEWER
	CONCRETE DEMOLITION
	PAVEMENT DEMOLITION
	CURB DEMOLITION
	TO BE REMOVED
	TO BE REMOVED AND RELOCATED
	TO BE REMOVED AND REPLACED

EXISTING FEATURES NOTE:
NO ROCK OUTCROPS, STONE FIELDS, CLOSED TOPOGRAPHICAL
DEPRESSIONS, AND FEATURES OF GROUND SUBSIDENCE HAVE BEEN
IDENTIFIED WITHIN THE PROJECT AREA.



KEYSTONE CONSULTING ENGINEERS, INC.
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5012 MEDICAL CENTER CIRCLE, SUITE 1 - ALLENTOWN, PA 18106 610-395-0971
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
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EXISTING FEATURES/DEMOLITION PLAN

DORNEYVILLE SHOPPING CENTER EXPANSION
FAST-CASUAL RESTAURANT
3227 HAMILTON BOULEVARD

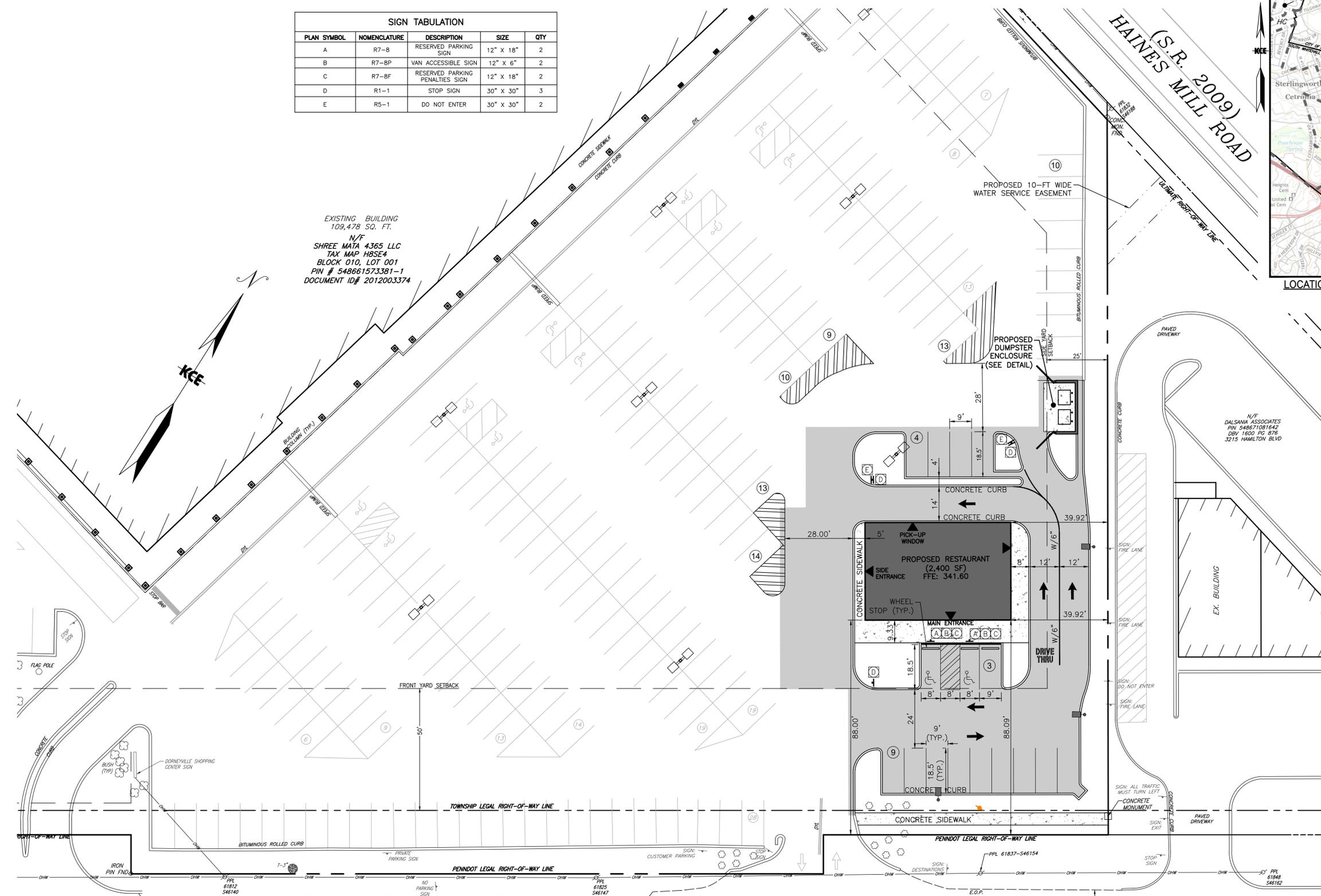
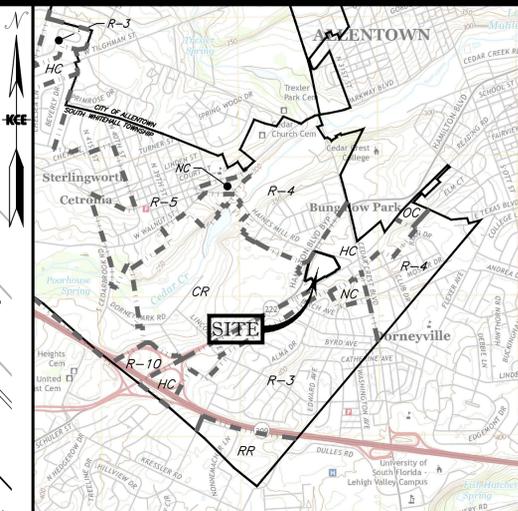
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

REVISIONS	DATE

DESIGNED BY: JMR	CHECKED BY: JMR
DRAWN BY: JMR	DATE: 11/18/21
SCALE: 1" = 20'	JOB NUMBER: CW-21-064
SHEET: 4 OF 11	

SIGN TABULATION				
PLAN SYMBOL	NOMENCLATURE	DESCRIPTION	SIZE	QTY
A	R7-8	RESERVED PARKING SIGN	12" X 18"	2
B	R7-8P	VAN ACCESSIBLE SIGN	12" X 6"	2
C	R7-8F	RESERVED PARKING PENALTIES SIGN	12" X 18"	2
D	R1-1	STOP SIGN	30" X 30"	3
E	R5-1	DO NOT ENTER	30" X 30"	2

EXISTING BUILDING
109,478 SQ. FT.
N/F
SHREE MATA 4365 LLC
TAX MAP HBSE4
BLOCK 010, LOT 001
PIN # 548661573381-1
DOCUMENT ID# 2012003374



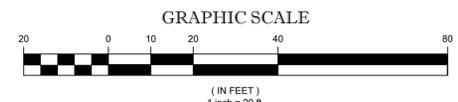
LEGEND	
	IRON PIN FOUND
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
	UTILITY POLE
	GUY WIRE
	TRAFFIC SIGNAL
	SIGN
	MAILBOX
	AREA LIGHT
	PINE TREE
	DECIDUOUS TREE
	BUSH
	BOLLARD
	GATE POST
	PARKING COUNT
	BOUNDARY
	ZONING BOUNDARY
	LEGAL RIGHT-OF-WAY
	ULTIMATE RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING RESTRICTION LINE
	EDGE OF PAVEMENT
	CURB
	FENCE
	GUIDERAIL
	PROPOSED FENCE
	PROPOSED CONTOUR
	PROPOSED SITE LIGHTING
	PROPOSED CONCRETE CURB
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	24" WHITE LINE
	6" YELLOW LINE
	4" DOUBLE YELLOW LINE
	EDGE OF PAVEMENT

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

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A PHONE CALL
CAN BE YOUR INSURANCE POLICY

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PENNSYLVANIA ACT 121 REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

**HAMILTON BOULEVARD
(S.R. 222)**



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SITE PLAN

**DORNEYVILLE SHOPPING CENTER EXPANSION
FAST-CASUAL RESTAURANT
3227 HAMILTON BOULEVARD**

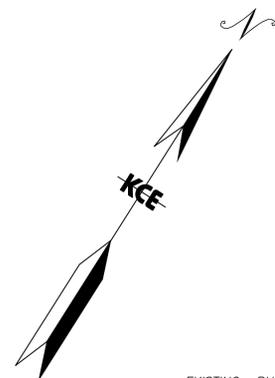
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	DATE:
JMR	11/18/21

DRAWN BY:	DATE:
JMR	11/18/21

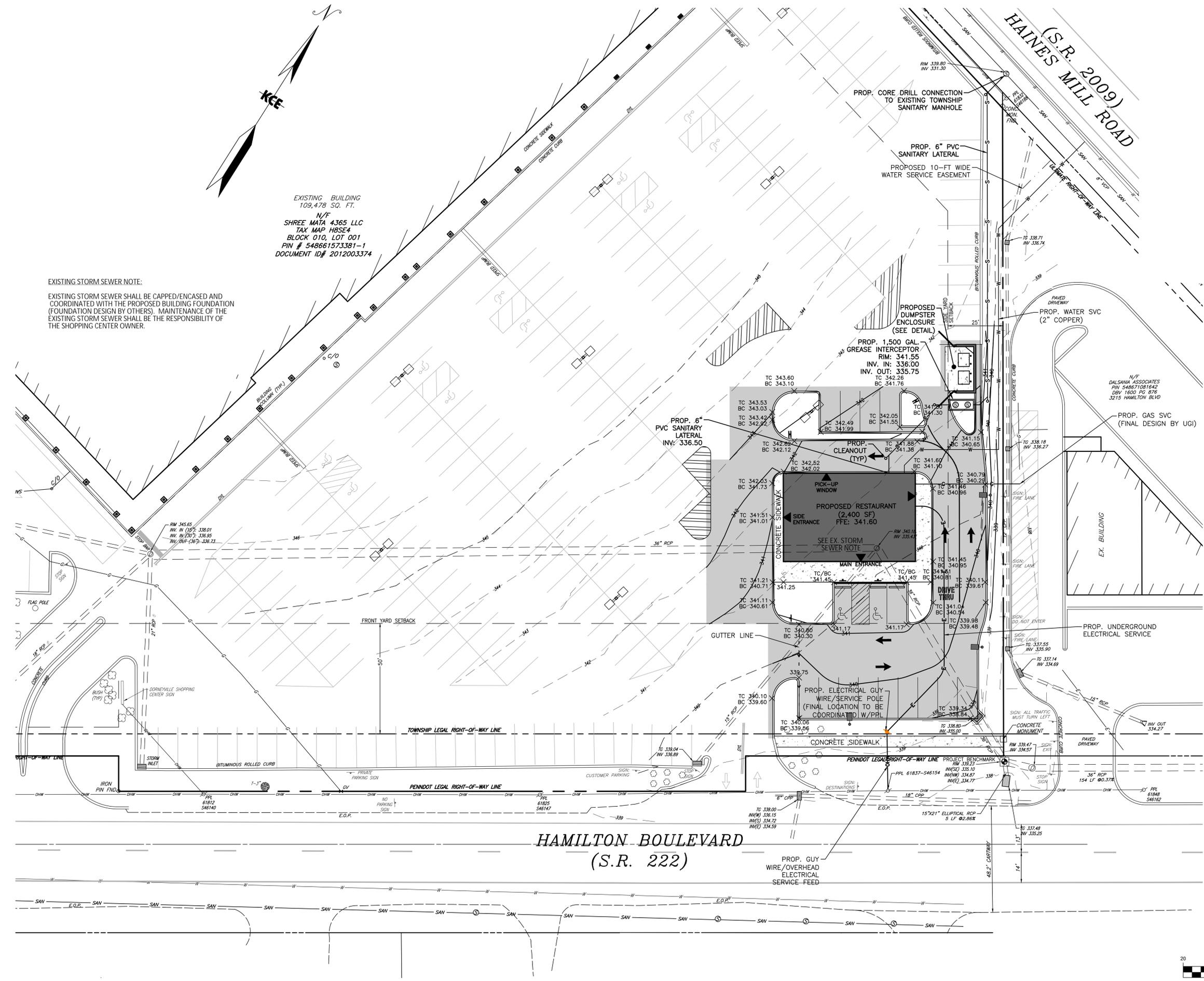
CHECKED BY:	DATE:
STP	11/18/21

SCALE:	JOB NUMBER:	SHEET:
1" = 20'	CW-21-064	3 OF 11



EXISTING BUILDING
109,478 SQ. FT.
N/F
SHREE MATA 4365 LLC
TAX MAP HBSE4
BLOCK 010, LOT 001
PIN # 548661573381-1
DOCUMENT ID# 2012003374

EXISTING STORM SEWER NOTE:
EXISTING STORM SEWER SHALL BE CAPPED/ENCASED AND COORDINATED WITH THE PROPOSED BUILDING FOUNDATION (FOUNDATION DESIGN BY OTHERS). MAINTENANCE OF THE EXISTING STORM SEWER SHALL BE THE RESPONSIBILITY OF THE SHOPPING CENTER OWNER.



PROJECT BENCHMARK
BM1 - STORM MANHOLE LID
ELEV.=339.23 (NAVD88 DATUM)

LEGEND

SLANTED TEXT INDICATES EXISTING
UPRIGHT TEXT INDICATES PROPOSED

- IRON PIN FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- UTILITY POLE
- GUY WIRE
- ⊠ TRAFFIC SIGNAL
- ⊠ ELECTRIC MANHOLE
- ⊠ ELECTRIC METER
- ⊠ ELECTRIC BOX
- ⊠ STORM MANHOLE
- ⊠ STORM INLET
- ⊠ STORM FLARED END SECTION
- ⊠ SANITARY CLEANOUT
- ⊠ SANITARY MANHOLE
- ⊠ GAS VALVE
- ⊠ GAS METER
- ⊠ WATER VALVE
- ⊠ WATER MANHOLE
- ⊠ FIRE HYDRANT
- ⊠ SIGN
- ⊠ MAILBOX
- ⊠ AREA LIGHT
- ⊠ PINE TREE
- DECIDUOUS TREE
- BUSH
- BOLLARD
- GATE POST
- BOUNDARY
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING RESTRICTION LINE
- EDGE OF PAVEMENT
- CURB
- FENCE
- GUIDERAIL
- 100' CONTOUR
- SOIL BOUNDARY
- GAS LINE
- OHW OVERHEAD WIRES
- SANITARY SEWER
- ELECTRIC LINE
- WATER LINE
- STORM SEWER
- PROPOSED FENCE
- PROPOSED CONTOUR
- PROPOSED SITE LIGHTING
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT MILL & OVERLAY
- PROPOSED CONCRETE SIDEWALK

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PAENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP - CALL BEFORE YOU DIG

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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KEYSTONE CONSULTING ENGINEERS

GRADING & UTILITY PLAN
DORNEYVILLE SHOPPING CENTER EXPANSION
FAST-CASUAL RESTAURANT
3227 HAMILTON BOULEVARD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

REVISIONS	DATE

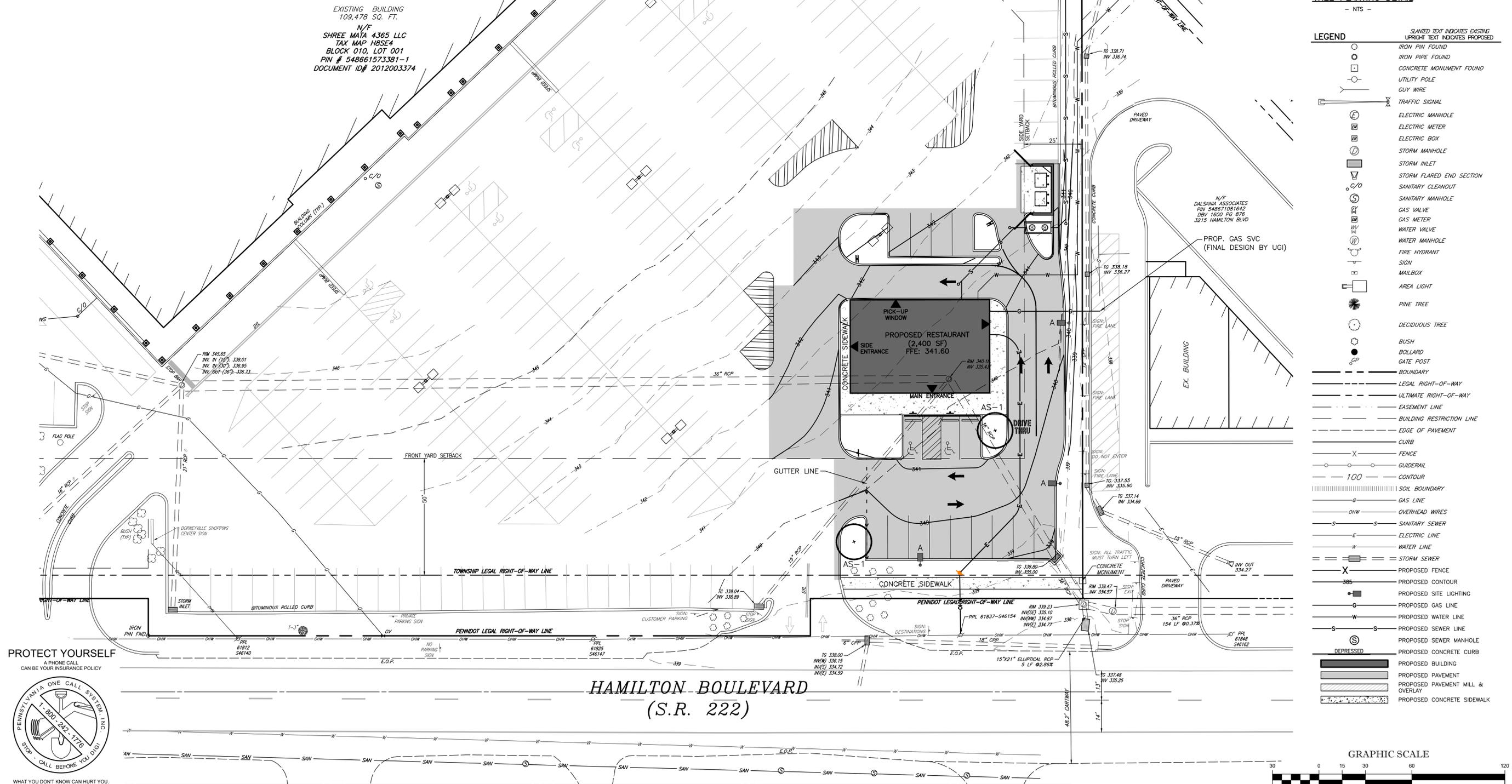
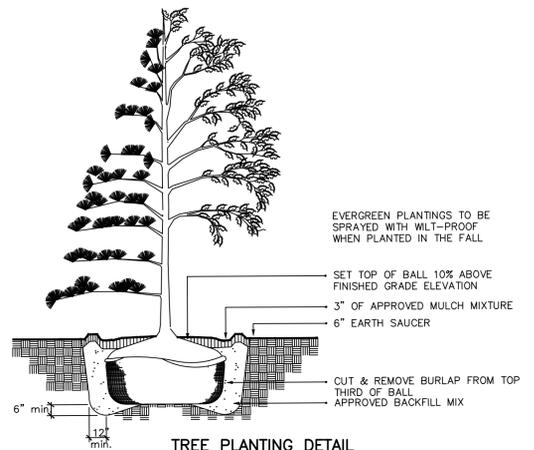
DESIGNED BY: JMR
DRAWN BY: JMR
CHECKED BY: STP
DATE: 11/18/21
SCALE: 1" = 20'
JOB NUMBER: CW-21-064
SHEET: 5 OF 11

PLANT SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	COMMENTS
DECIDUOUS TREES						
AS	2	ACER SACCHARUM	SUGAR MAPLE	2"-2 1/4" CAL.	B&B	FULL CANOPY; STRAIGHT CENTRAL LEADER

- NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
 3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY AMERICANHORT.
 4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED.
 5. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
 6. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 7. IF PLANTING IN THE FALL, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDISECCANT WITHIN 24 AFTER PLANTING.
 8. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
 9. ALL PLANTS SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
 10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
 11. IF ANY DISCREPANCIES EXIST BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL PREVAIL.

LANDSCAPE CALCULATION TABLE		
REQUIREMENT	PLANTINGS REQUIRED	PLANTINGS PROPOSED
ZONING 350-48(a)(2)(E)(v)(2) PROVIDE 1 SHADE TREE FOR EVERY 10 PARKING SPACES	16 PARKING SPACES PROPOSED FOR RESTAURANT / 10 = 2 SHADE TREES REQUIRED	2 SHADE TREES PROPOSED

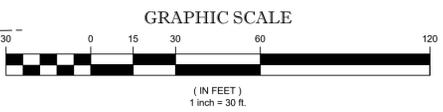
LUMINAIRE SCHEDULE							
LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	MANUFACTURER	LUMINAIRE DESCRIPTION	LUMENS	TOTAL WATTS
A	3	SINGLE	20 FT	HUBBELL	VP-S-60L-136-4K7-5W	15,071	135.383



- LEGEND**
- SAWED TEXT INDICATES EXISTING
 - UPRIGHT TEXT INDICATES PROPOSED
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - UTILITY POLE
 - GUY WIRE
 - TRAFFIC SIGNAL
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC BOX
 - STORM MANHOLE
 - STORM INLET
 - STORM FLARED END SECTION
 - SANITARY CLEANOUT
 - SANITARY MANHOLE
 - GAS VALVE
 - GAS METER
 - WATER VALVE
 - WATER MANHOLE
 - FIRE HYDRANT
 - SIGN
 - MAILBOX
 - AREA LIGHT
 - PINE TREE
 - DECIDUOUS TREE
 - BUSH
 - BOLLARD
 - GATE POST
 - BOUNDARY
 - LEGAL RIGHT-OF-WAY
 - ULTIMATE RIGHT-OF-WAY
 - EASEMENT LINE
 - BUILDING RESTRICTION LINE
 - EDGE OF PAVEMENT
 - CURB
 - FENCE
 - GUIDERAIL
 - 100' CONTOUR
 - SOIL BOUNDARY
 - GAS LINE
 - OVERHEAD WIRES
 - SANITARY SEWER
 - ELECTRIC LINE
 - WATER LINE
 - STORM SEWER
 - PROPOSED FENCE
 - 365' PROPOSED CONTOUR
 - PROPOSED SITE LIGHTING
 - PROPOSED GAS LINE
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED SEWER MANHOLE
 - DEPRESSED
 - PROPOSED CONCRETE CURB
 - PROPOSED BUILDING
 - PROPOSED PAVEMENT
 - PROPOSED PAVEMENT MILL & OVERLAY
 - PROPOSED CONCRETE SIDEWALK

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LIGHTING & LANDSCAPING PLAN

DORNEYVILLE SHOPPING CENTER EXPANSION

FAST-CASUAL RESTAURANT

3227 HAMILTON BOULEVARD

SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

REVISIONS	BY	DATE

DESIGNED BY: JMR
DRAWN BY: JMR
CHECKED BY: STP
DATE: 11/18/21
SCALE: 1" = 30'
JOB NUMBER: CW-21-064
SHEET: 7 OF 11

SOUTH WHITEHALL TOWNSHIP

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

November 19, 2021

Mr. Haresh Joshi
Shree Mata 4365 LLC
4365 Farmington Circle
Allentown, PA 18104

**Re: Dorneyville Shopping Center Fast Casual Restaurant
Major Plan #2021-107
Preliminary/Final Land Development Plan Review**

Dear Mr. Joshi:

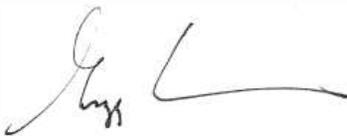
A determination has been made that your application of September 8, 2021, for review of the above-referenced Preliminary/Final Plan Land Development substantially meets the submission and drawing requirements, as specified in the South Whitehall Township Subdivision and Land Development Ordinance (SALDO). This letter constitutes the "Submission Receipt", as specified in the SALDO.

Plan review comments from the Community Development Department, Public Works Department, and Township Engineer will be made separately.

The Planning Commission will consider the plan and the review comments at its regular meeting to be held on Thursday, December 16, 2021, at 7:30 p.m., in the Township Municipal Building.

If you have any questions, please call.

Sincerely,



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

cc: R. Cope
J. Frantz
File #2021-107

D. Manhardt
J. Alderfer, Esq.

L. Harrier
S. Pidcock

H. Bender
A. Tallarida



SOUTH WHITEHALL TOWNSHIP

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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
Dorneyville Shopping Center
Fast Casual Restaurant
Major Subdivision #2021-107
Preliminary/Final Plan Review

DATE: December 10, 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

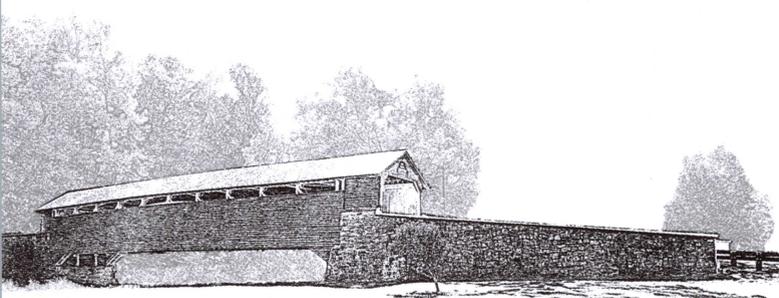
J. Scott Pidcock, P.E., R.A.

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. Haresh Joshi
Shree Mata 4365 LLC

Mr. Scott T. Pasterski, P.E., PTOE
Keystone Consulting Engineers, Inc.

(all via e-mail)

REPORT:

South Whitehall Township Ordinances:

- Zoning Ordinance (ZO)
- Subdivision and Land Development Ordinance (SALDO)
- Stormwater Management Plan (SMP)
- Street Excavation Ordinance (SEO)

See attached list for documents reviewed.

Proposal:

Construction of a 2,400 square foot (s.f.) fast-casual restaurant on the existing Dorneyville Shopping Center Site. The shopping center is located at the northwest corner of the Hamilton Boulevard (eastbound) and Haines Mill Road intersection;

Highway Commercial (H-C) Zoning District;

Development consists of:

- One 2,400± s.f. fast-casual restaurant located at the northeast corner of the existing Dorneyville Shopping Center Site;
- A decrease of 1,800± s.f. of impervious cover;
- The net removal of 48 parking spaces;
- Reconfiguration of the southeast portion of the existing parking lot; and
- 427 Total Parking Spaces proposed on shopping center site.

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

Public Water and Sewer.

Waivers/Deferrals/Variances Granted:

Waivers/Deferrals: none to date – see Wavier/Deferral comment below.

Variances previously granted on May 9, 1999 (Appeal A-14-99).

Recommendation:

Engineering approval is not recommended at this time.

mjg/acc

Enclosures

South Whitehall Township
Dorneyville Shopping Center
Fast Casual Restaurant
Major Subdivision #2021-107
Preliminary/Final Plan Review

December 10, 2021

REVIEW COMMENTS

A. Planning

1. Waivers/Deferrals requested in writing November 18, 2021, and by plan notation:
 - a. SALDO §312-35(b)(3)(B) – Deferral of the requirement to install sidewalk along Hamilton Boulevard – eastbound (sidewalk is proposed along the portion of the site near the proposed building). We note the Township has a Streetscape Master Plan for this area. Future sidewalk locations/connections should be coordinated and discussed with the Township Staff and Department of Public Works (DPW);
 - b. SALDO §312-35(b)(3)(B) – Deferral of the requirement to install sidewalk along Hamilton Boulevard – westbound (bypass portion). We note the Township has a Streetscape Master Plan for this area. Future sidewalk locations/connections should be coordinated and discussed with the Township Staff and DPW;
 - c. SALDO §312-35(b)(3)(B) – (revise reference to SALDO §312-35(b)(3)(C)) Deferral of the requirement to install sidewalk along Haines Mill Road. We note the Township has a Streetscape Master Plan for this area. Future sidewalk locations/connections should be coordinated and discussed with the Township Staff and DPW;
 - d. SALDO §312-12(b)(15) – Waiver of the requirement to show existing contours within 400 feet of the tract. We have no engineering objection to this request;
 - e. SALDO §312-12(b)(18) – Waiver of the requirement to show watercourses, wetlands, bodies of water, floodplain, significant tree masses, and other significant features such as rock outcrops, slag piles, quarry holes, springs, swampy areas, etc. We have no engineering objection to this request. We recommend adding a note to the Plans indicating the absence of these features;
 - f. SALDO §312-12(b)(19) – Waiver of the requirement to show manmade features (e.g., location size of existing buildings, sewer mains, sewer laterals, water mains, culverts, petroleum products lines, etc.) within 100 feet of the site. We have no engineering objection to this request;

- g. SALDO §312-12(b)(20) – Waiver of the requirement to show the locations, character, and elevation of any building within 100 feet of the site. We have no engineering objection to this request; and
- h. SALDO §312-12(b)(21) – Waiver of the requirement to show the locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way platted or existing within the subdivision and within 400 feet of the tract. We recommend these features be shown in the immediate vicinity of the plan limits.

Update the Waiver(/Deferral) note to reflect the date of the Board of Commissioner's approval (as applicable). Also, revise the tabulation of the waivers/deferrals in the letter and on the Plan as necessary so they are consistent;

- 2. Survey Note 8 (Sheet 2) indicates that the Plan was prepared without the benefit of a Title Report and is therefore subject to any easements or other pertinent facts which such might disclose. Review the acceptability of this proposal with the Township Solicitor and address any comments to their satisfaction; and
- 3. The acceptability of the proposed number of parking spaces (427 parking spaces provided), the Coordinated Development 15 percent parking reduction, and Prior Zoning Relief Granted should be confirmed with the Township Staff and Zoning Officer.

B. General

- 1. Property frontage improvements (as applicable) are required along Hamilton Boulevard and Haines Mill Road (right-of-way dedication, curb, monuments, shade trees, etc.) (SALDO §312-26(a), §312-35(b), §312-12(b)(27), 312-36(f), §312-40 pertain), and should be shown on the Plans;
- 2. It appears the land up to the Township Legal Right-of-Way was previously dedicated to South Whitehall Township. Therefore, the property boundary, metes and bounds, area, and setbacks should be updated, SALDO §312-14(b)(3). Further closure reports should be provided as necessary;
- 3. Regarding the future sidewalk shown, we note the following:
 - a. It appears that easements will be required for the sidewalk along the Hamilton Boulevard (westbound) and Haines Mill Road frontages; and
 - b. Potentially three parking spaces will have to be removed/relocated near the southeast driveway. Further parking evaluations will be required.
- 4. The project site is located in the Little Lehigh Creek Watershed Act 167 Subareas Nos. 195 and 196 which are 30/100 percent release rate districts. Since a decrease of

1,800 s.f. of impervious cover is proposed, the project qualifies for an exemption from the preparation of a Drainage Plan, SMP §296-17.A;

5. We note that the proposed building is shown to be directly over an existing storm manhole. We recommend relocating the existing storm sewer to avoid any conflicts and provide full access to the manhole if necessary, SALDO §312-12(b)(42);
6. Provide any correspondence from Liberty Towers relating to the easement vacation, SALDO §132-12(a)(16);
7. Provide proof of obtaining construction easements for off-site work (e.g., gasline connection, water service, etc.), SALDO §312-14(b)(8); and
8. Provide trench restoration details Proposed roadway restoration should meet the requirements of Street Excavation Ordinance (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. Ultimately, we would defer to the DPW regarding the extent of roadway repairs and/or improvements to be provided.

C. **Traffic**

1. Documentation of PENNDOT Highway Occupancy Permits (HOP) for the existing driveways located along Hamilton Boulevard (S.R. 0222) and Haines Mill Road (S.R. 2009 should be provided to the Township. If they are not currently permitted, copies of the HOP Applications and supporting plans/documents should be submitted to the Township for review. If they are currently permitted, copies of correspondence with PENNDOT documenting the continued applicability of the driveways with the additional use should be submitted to the Township for review, SALDO §312-12(a)(11);
2. Truck turning templates should be provided demonstrating the ability of trucks to maneuver through the site (trash trucks to/from trash dumpster, fire truck around building, and delivery vehicles to designated loading zone or delivery area). We recommend modification of the trash dumpster location as loading/unloading of the trash dumpster will impact traffic circulation around the proposed restaurant;
3. HOPs should be obtained for any work within the PENNDOT right-of-way (e.g., water and sanitary sewer services, etc.), SALDO §312-12(a)(11);
4. We recommend revising the southern driveway to an “in only” condition as the current parking configuration may be problematic (e.g., vehicles converging from multiple directions), SALDO §312-14(b)(8);
5. Provide the required and available sight distances on the Record and Landscaping Plans, SALDO §312-12(b)(36), §312-12(b)(24), and §312-35(a)(6)(F);

6. Separate the Stop and Do Not Enter signs onto separate posts so as not to obscure the visibility of the shape of the Stop sign;
7. We note the following comments regarding the Trip Generation Calculations:
 - a. Clarify if the proposed facility will be open for Breakfast. The Trip Generation Summary identifies 3 AM Peak hour trips, which is not consistent with an open restaurant;
 - b. Reduce the magnitude of the assumed interaction with the existing retail center, recognizing that a portion of the existing retail is existing restaurants, for which interaction is not anticipated;
 - c. Justify the Trip Generation Rates for this facility that has a drive-through window when the ITE Trip Generation is based on facilities that did not have a drive-through; and
 - d. Provide additional supporting material for the AM Peak, Saturday Peak, and Weekday trip generation rates due to the limited (1 or 2) data points provided in the ITE Trip Generation Manual.

D. Policy and Information

1. We defer to the Township Geotechnical Consultant to review all geotechnical aspects of the design (e.g., sinkhole mitigation details, 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 (e.g., PADEP Sewage Facilities Planning Module, PENNDOT HOP, Lehigh County Conservation District, etc.);
4. We have not reviewed and would defer to the Township Fire Inspector and emergency response personnel regarding the acceptability of emergency access, the requirements for fire protection systems, etc. Also, address any comments from the Public Safety Committee and the Shade Tree Commission to their satisfaction;
5. Confirm that the parking design conforms with all applicable ADA Act regulations. Address any concerns of the Township Building Code Official related to site accessibility;
6. Expand the Sheet Index to include the plan date and last revision date, SALDO §312-14(b)(1);

7. Add a HOP Note in accordance with SALDO §312-12(a)(9) to a sheet to be recorded;
8. Matters pertaining to the design of water distribution and sanitary sewerage systems should be directed to the DPW. We have not reviewed these designs;
9. Coordinate proposed street addresses with the Township Staff, SALDO §312-14(b)(6);
10. Identify the date on which all required public improvements will be completed, SALDO §312-14(b)(7);
11. Identify each Plan as “Preliminary/Final”;
12. Provide signature blocks for the Planning Commission and Board of Commissioners’, SALDO §312-13(d)(2), §312-13(e), and §312-13(f). Also, the Township Acknowledgement and Owner’s Certification (Sheet 2) are not necessary and may be removed (they appear to be from the waiver of the land development review process procedure);
13. Expand the Applicant’s Certification to include a notary block, SALDO §312-14(b)(2); and
14. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, SALDO §312-14(b)(2). Revise the Engineer’s Certification to be in accordance with the certification listed in 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
Dorneyville Shopping Center
Fast Casual Restaurant
Major Subdivision #2021-107
Preliminary/Final Plan Review

List of Plans and Supplemental Information
Prepared by Keystone Consulting Engineers, Inc. and
dated or last revised November 18, 2021 (except as noted)

1. Cover Sheet, Sheet 1 of 11;
2. Overall Site Plan, Sheet 2 of 11;
3. Site Plan, Sheet 3 of 11;
4. Existing Features/Demolition Plan, Sheet 4 of 11 (cursory review only);
5. Grading & Utility Plan, Sheet 5 of 11;
6. Utility Profiles, Sheet 6 of 11;
7. Lighting & Landscaping Plan, Sheet 7 of 11 (cursory review only);
8. Construction Details 1, Sheet 8 of 11;
9. Erosion & Sediment Control Plan, Sheet 9 of 11 (cursory review only);
10. Erosion & Sediment Control Details 1, Sheet 10 of 11 (cursory review only);
11. Erosion & Sediment Control Details 2, Sheet 11 of 11 (cursory review only);
12. Erosion & Sediment Control Narrative (cursory review only);
13. Project Narrative;
14. Waiver/Deferral Request Letter;
15. Trip Generation Calculations; and
16. Letter of Transmittal.

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

1. Subdivision & Land Development Review Application dated September 8, 2021; and
2. Letter of Transmittal and Application to Lehigh Valley Planning Commission.

December 8, 2021

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

Re: Dorneyville Shopping Center Expansion Proposed Fast-Casual Restaurant.
Land Development #2021-107
Review of Preliminary Plan
SSM File: 103400.0073

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project revised on October 26, 2021 submission. We have the following comments regarding the water and sanitary sewer utilities:

Water Comments:

1. **Sheet 6 of 11 Utility profiles:** Show 4" tap sleeve and valve connection to SWT water main.
2. **Sheet 6 of 11 Utility Profiles:** A minimum of 10 foot horizontal clearance is required between water and sanitary sewer. (Plan shows 5' separation in some areas)
3. **Water construction Detail sheet is missing. Please show:**
SWT Standard Construction Detail Sheets
SWT-W-6 Valve and Valve Box
SWT -W-10 Water meter Assembly

Sanitary Sewer Comments:

1. **Sheet 6 of 11 Utility Profiles:** Sanitary sewer lateral cannot enter SWT manhole.
2. **Sheet 6 of 11 Utility Profiles:** Show sanitary sewer connection 10' down stream of SWT manhole.
3. **Sheet 8 of 11 Construction Details 1:** Remove Sanitary sewer Manhole coring details.
4. **Sheet 8 of 11 Construction Details 1:** Add missing SWT Standard construction Detail:
SWT S-2 Typical sanitary service connection.

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

Sincerely,
Spotts, Stevens and McCoy



Jason M. Newhard, CCM, LO
Construction Manager
Environmental Engineering
jason.newhard@ssmgroup.com

cc: Herb Bender, PW

50 YEARS Hanover Engineering

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

December 2, 2021

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

RE: Geotechnical Engineering Review of
Provided Documents
Dorneyville Shopping Center Fast Casual
Restaurant Major Plan 2021-107
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT21-11(010)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on November 19, 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. Project Narrative, prepared by Keystone Consulting Engineers (KCE), dated November 18, 2021.
2. Report entitled "Erosion & Sediment Control Narrative," prepared by KCE, dated November 18, 2021.
3. Engineering plan set entitled "Preliminary/Final Land Development Plan Dorneyville Shopping Center Expansion Fast-Casual Restaurant", Sheets 1 of 11 through 11 of 11 inclusive, prepared by KCE, dated November 18, 2021, unrevised.

Based on our review, it is our understanding that the subject property contains an existing shopping center and appurtenant improvements such as paved access drives and parking areas and a stormwater collection system. The applicant proposes to construct a 2,400 square foot stand-alone restaurant building near the northeast corner of the property. The narrative states that this development will make use of an existing under-utilized parking field and will result in a net decrease in impervious surfaces of 1,791 square feet. The narrative further states that the plan proposes to exclusively use existing storm sewer facilities and no new storm sewer or stormwater management facilities are required or proposed. We offer the following comments:

A. Land Development Plans

1. Section 312.12(b)(18) of the Subdivision and Land Development Ordinance: Provide and label the location of all significant features listed, or provide a note stating which features do not exist on the site.

2. Section 312.12(b)(22) of the Subdivision and Land Development Ordinance: Provide soil types and mapped limits on the plans. A soil data table shall also be provided.
3. Sinkhole notes on Sheets 9 and 10 shall be consistent and shall additionally indicate notification to the Township in the event that a sinkhole is discovered.

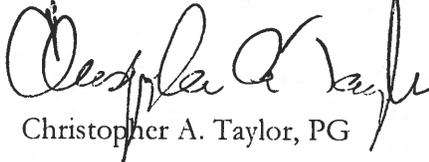
B. Erosion & Sediment Control Narrative

1. Soil Resolutions Note 9 shall be revised to indicate that the Conservation District is Lehigh County.

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(010)-DorneyvilleShoppingCenterFastCasualRestaurantMajorPlan2021-107\Docs\20211202-SWTGeotech, DorneyvilleShoppingCtrFastCasualRestaurant cmt rev ltr 1.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. Haresh Joshi, Shree Mata 4365 LLC
Mr. Scott T. Pasterski, PE, Keystone Consulting Engineers

SOUTH WHITEHALL TOWNSHIP

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

December 13, 2021

Mr. Haresh Joshi
Shree Mata 4365 LLC
4365 Farmington Circle
Allentown, PA 18104

**Re: Dorneyville Shopping Center Fast Casual Restaurant
Major Plan #2021-107
Preliminary/Final Land Development Plan Review**

Dear Mr. Joshi:

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

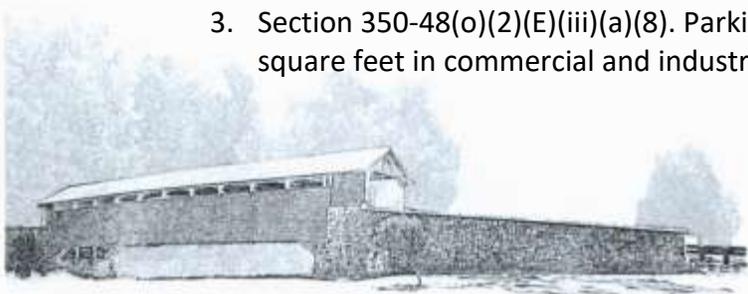
Zoning

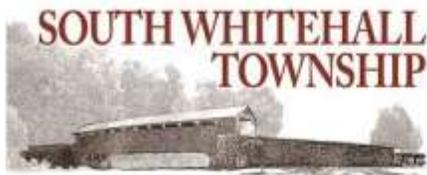
1. Section 350-47(d)(5). Nonconforming Uses. The acceptability of the continued applicability of the previously granted Zoning Relief listed in Appeal A-14-99, as it relates to the Setbacks for Parking Areas and the Total Parking Spaces for the current project, indicates that Zoning Hearing Board approval is required. In 1999, relief was granted for the parking lot setback to an already nonconforming parking lot area.

Appeal A-14-99 establishes this nonconformity. The fast food drive-through restaurant is proposed within the existing parking lot area that is nonconforming and upon which the relief was granted.

This expansion within the Nonconforming Parking Area where previous ZHB approval has been granted for the Parking Area Setbacks and Total Parking Spaces will require a Variance.

2. Section 350-48(c)(11)(D) Coordinated Developments. The fifteen (15) percent parking reduction of Section D cannot be utilized for Shopping Center developments. The reduction listed in Section 350-48(c)(11)(D)(ii) only pertains to developments that are not shopping centers. Parking for Shopping Centers is calculated in Section 350-48(s)(8)(D). A variance may be required for insufficient parking spaces.
3. Section 350-48(o)(2)(E)(iii)(a)(8). Parking areas exceeding thirty thousand (30,000) square feet in commercial and industrial districts shall be provided with curbing, and





planter strips to control traffic flow and to provide walkways for pedestrian safety in the Parking Areas to the satisfaction of the Township.

It should be indicated on a safety plan what pavement markings and/or signage will be utilized for safe passage of vehicles exiting the drive-through lanes and into the parking lot access lanes, along with pedestrian safety within the parking areas between the buildings.

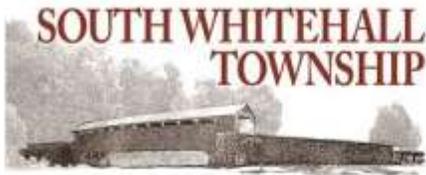
4. Section 350-48(o)(2)(E)(iii)(b)(1)(A). Standard Parking Spaces. The proposed handicap parking spaces abutting the main entrance are shown at 8 feet wide. Clarification is requested if this width is acceptable for Handicap Accessible PA Standards.
5. Section 350-48(o)(2)(E)(iv) Parking is proposed (9 spaces) within the 50-foot front yard setback. A Variance may be required.
6. Section 350-48(o)(2)(E)(v)(b). Provide one (1) shade tree for every 10 parking spaces located in a planned manner within or adjacent to the parking lot areas.
7. Section 350-48(o)(2)(E)(v)(c). The area between the southern parking area of the proposed restaurant and Hamilton Boulevard is required to be landscaped. A Variance may be required.
8. Section 350-48(s)(8) Shopping Centers. A Shopping Center use allows for Retail Sales, Personal Service Business, Business and Professional Office, Medical Office, Bank, and Restaurant. Other primary uses are permitted provided that the Retail Sales and Personal Service Business comprise the majority of the total Primary Use area within the shopping center.

A description of all existing and proposed uses shall be provided along with a total calculation of the Primary Use Area. Parking calculations are based from this section.

9. Section 350-48(s)(8)(D). Minimum Off-Street Parking Calculations. 1.0 space for each 225 square feet of gross Floor Area, plus 1.0 space for every 225 square feet of exterior display area open to the public, and 1 Large parking space for parking areas containing more than 50 standard spaces. PLUS Off-Street Loading Zones as required by each individual use.

A large parking space is required for the Fast Food Restaurant Use. A Variance may be required. Also, it should be indicated and shown on the plan where food service trucks will off-load supplies to the restaurant and what size trucks are anticipated on site.

10. The number of proposed parking spaces 427 will not meet the 463 spaces listed in the prior Zoning Relief Granted, Note 1 of A-14-99. If not maintained as previously granted



approval, a variance to lessen the required spaces from the previous decision is required (also as noted in zoning comment No. 1).

11. Dumpsters are proposed within the side parking area setback of 25 feet. All dumpsters shall be placed a minimum of 6 feet from property lines.
12. Clarification is required as to the correct Ultimate Right-of-Way (UROW) at Hamilton Boulevard. The Zoning Ordinance Section 350-42(t) was changed within the last five or six years so that the 100-foot UROW of Hamilton Boulevard would only pertain to the two-way portion of the road. The one-way portions would be 80-foot UROW. If there was additional ROW dedication beyond the current UROW line, the setbacks would be measured from the current Legal ROW line (the property line) rather than the current UROW line (350-42(t)(1)).
13. The tabulation indicates 427 Total Parking Spaces on site post development. By the ZO count, 410 + 1 Loading Zone = 411 (which includes the proposed 16 spaces for the fast-food restaurant and 10 spaces from an adjoining parcel). Clarification is requested to the Parking Tabulation Calculations.
14. Clarification is requested if the adjoining parcel listed as a Medical Office Building owned by Joseph and Suzanne Rossowski is part of this Shopping Center Development.

Fire Inspector

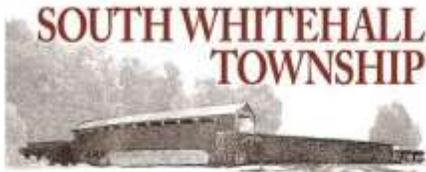
1. The Fire Inspector reported no comments. The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief made no comments to the plan.

Open Space and Recreation

1. The plan proposes no additional impervious surface. Therefore no additional Open Space is required.

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 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

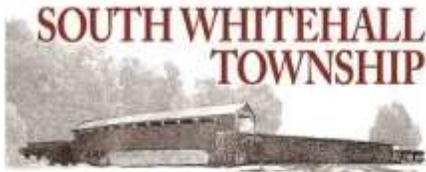
1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).
2. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
3. That the plan be amended to include a note referencing the “State Highway Law” pursuant to Section 508.6 of the PA Municipalities Planning Code and Section 312-12(a)(9) of the Subdivision and Land Development Ordinance.
4. If a dumpster is to be used, the location shall be identified on the plan and screened and buffered in accordance with Section 350-42(b) of the Zoning Ordinance and Section 288-4(c) of the Codified Ordinances. Additional information relating to how the dumpster will comply may be added to the Dumpster Detail on Construction Details Sheet 1 (8 of 11).
5. 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.



6. A note shall be added to the plan (within the Site Light Base Detail on Construction Details Sheet 1 (8 of 11)) stating that a building permit is required for light pole foundations prior to installation.
7. The zoning information block on the plan should be amended to include a note indicating the number of floors in each building shown and whether or not a basement will be included in each building. If so, the square footage of the basement may be counted towards parking requirements.
8. That a note be added to the site plan stating that the applicant is responsible for joining the PA One Call system and is responsible for the marking of all underground utilities prior to the utilities being formally accepted by and dedicated to the Township.
9. Confirmation of a plan submittal to PennDOT and LANTA shall be provided.
10. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Waiver and Deferral Request Commentary

1. Request to defer SALDO Section 312-35(b)(3)(B) – installation of sidewalk along Hamilton Boulevard. Staff recommends, at a minimum, the applicant install sidewalk along the frontage in the immediate area of the proposed development. Staff also recommends that the applicant present a plan for the continued installation of sidewalk along the entire frontage of the property.
2. Request to defer SALDO Section 312-35(b)(3)(B) – installation of sidewalk along Hamilton Boulevard Bypass. Staff also recommends that the applicant present a plan for the continued installation of sidewalk along the entire frontage of the property.
3. Request to defer SALDO Section 312-35(b)(3)(C) – installation of sidewalk along Haines Mill Road. Staff also recommends that the applicant present a plan for the continued installation of sidewalk along the entire frontage of the property.
4. Request to waive SALDO Section 312-35(b)(15) – requirement to show contours within 400 feet of the tract. Staff defers to the Township Engineer.
5. Request to waive SALDO Section 312-35(b)(18) – requirement to show watercourses, wetlands, bodies of water, floodplain, significant tree masses, and other significant features on the plan. Staff defers to the Township Engineer.
6. Request to waive SALDO Section 312-35(b)(19) – requirement to show manmade features within 100 feet of the site. Staff defers to the Township Engineer.



7. Request to waive SALDO Section 312-35(b)(20) – requirement to show the locations, character and elevation of buildings within 100 feet of the site. Staff defers to the Township Engineer.
8. Request to waive SALDO Section 312-35(b)(21) – requirement to show locations and widths of all rights-of-way within 400 feet of the tract. Staff defers to the Township Engineer.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel underlain by karst geology, bounded on the northwest and south by a Principal Arterial Road (Hamilton Boulevard and Hamilton Boulevard Bypass) and on the northeast by a Collector Road (Haines Mill Road)
2. The Comprehensive Plan envisions a D-2 Larger Format Commercial Area within a Growth Opportunity Area. The D-2 Larger Format Commercial Area envisions a higher intensity district that is to be a more compact, mixed-use area that is pedestrian-friendly and will support alternative public transportation in the long term.

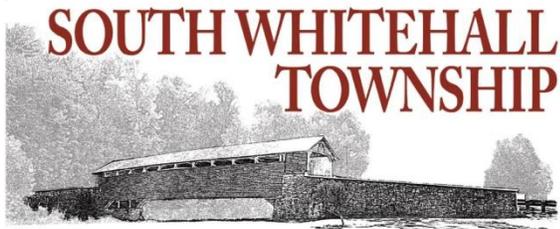
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, December 16, 2021 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue.

If you have any questions, please call.

Sincerely,

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

cc: R. Cope D. Manhardt L. Harrier H. Bender
J. Frantz J. Alderfer, Esq. S. Pidcock A. Tallarida
File #2021-107



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: December 13, 2021
SUBJECT: Subdivision Plan Review
Dorneyville Shopping Center Fast Casual Restaurant
Major Plan #2021-107
Plan Dated November 18, 2021
COPIES: D. Manhardt, G. Adams, J. Alderfer, Esq., A. Tallarida, Applicant

The Applicant proposes to construct a new building for a 2,400 square foot fast food restaurant within the existing Dorneyville Shopping Center parking lot located at the corner of Hamilton Boulevard and Haines Mill Road. The parcel is located within the HC (Highway Commercial) Zoning District. A Fast Food Restaurant is a permitted use by right in this district. The proposal includes the removal of 48 existing parking spaces to reconfigure the southeastern corner of the parking lot to establish a fast food drive-through restaurant.

The following zoning observations are noted:

1. Section 350-47(d)(5). Nonconforming Uses. The acceptability of the continued applicability of the previously granted Zoning Relief listed in Appeal A-14-99, as it relates to the Setbacks for Parking Areas and the Total Parking Spaces for the current project, indicates that Zoning Hearing Board approval is required. In 1999, relief was granted for the parking lot setback to an already nonconforming parking lot area.

Appeal A-14-99 establishes this nonconformity. The fast food drive-through restaurant is proposed within the existing parking lot area that is nonconforming and upon which the relief was granted.

This expansion within the Nonconforming Parking Area where previous ZHB approval has been granted for the Parking Area Setbacks and Total Parking Spaces will require a Variance.

2. Section 350-48(c)(11)(D) Coordinated Developments. The fifteen (15) percent parking reduction of Section D cannot be utilized for Shopping Center developments. The reduction listed in Section 350-48(c)(11)(D)(ii) only pertains to developments that are not shopping centers. Parking for Shopping Centers is calculated in Section 350-48(s)(8)(D). A variance may be required for insufficient parking spaces.

3. Section 350-48(o)(2)(E)(iii)(a)(8). Parking areas exceeding thirty thousand (30,000) square feet in commercial and industrial districts shall be provided with curbing, and planter strips to control traffic flow and to provide walkways for pedestrian safety in the Parking Areas to the satisfaction of the Township.

It should be indicated on a safety plan what pavement markings and/or signage will be utilized for safe passage of vehicles exiting the drive-through lanes and into the parking lot access lanes, along with pedestrian safety within the parking areas between the buildings.

4. Section 350-48(o)(2)(E)(iii)(b)(1)(A). Standard Parking Spaces. The proposed handicap parking spaces abutting the main entrance are shown at 8 feet wide. Clarification is requested if this width is acceptable for Handicap Accessible PA Standards.
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A description of all existing and proposed uses shall be provided along with a total calculation of the Primary Use Area. Parking calculations are based from this section.

9. Section 350-48(s)(8)(D). Minimum Off-Street Parking Calculations. 1.0 space for each 225 square feet of gross Floor Area, plus 1.0 space for every 225 square feet of exterior display area open to the public, and 1 Large parking space for parking areas containing more than 50 standard spaces. PLUS Off-Street Loading Zones as required by each individual use.

A large parking space is required for the Fast Food Restaurant Use. A Variance may be required. Also, it should be indicated and shown on the plan where food service trucks will off-load supplies to the restaurant and what size trucks are anticipated on site.

10. The number of proposed parking spaces 427 will not meet the 463 spaces listed in the prior Zoning Relief Granted, Note 1 of A-14-99. If not maintained as previously granted approval, a variance to lessen the required spaces from the previous decision is required (also as noted in zoning comment No. 1).
11. Dumpsters are proposed within the side parking area setback of 25 feet. All dumpsters shall be placed a minimum of 6 feet from property lines.
12. Clarification is required as to the correct Ultimate Right-of-Way (UROW) at Hamilton Boulevard. The Zoning Ordinance Section 350-42(t) was changed within the last five or six years so that the 100-foot UROW of Hamilton Boulevard would only pertain to the two-way portion of the road. The one-way portions would be 80-foot UROW. If there

was additional ROW dedication beyond the current UROW line, the setbacks would be measured from the current Legal ROW line (the property line) rather than the current UROW line (350-42(t)(1)).

13. The tabulation indicates 427 Total Parking Spaces on site post development. By the ZO count, 410 + 1 Loading Zone = 411 (which includes the proposed 16 spaces for the fast-food restaurant and 10 spaces from an adjoining parcel). Clarification is requested to the Parking Tabulation Calculations.
14. Clarification is requested if the adjoining parcel listed as a Medical Office Building owned by Joseph and Suzanne Rossowski is part of this Shopping Center Development.

Laura Harrier
Zoning Officer, Community Development

Gregg R. Adams

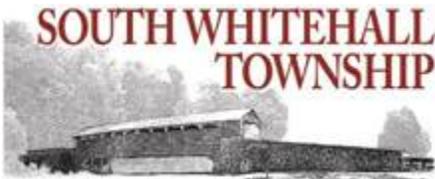
From: John G. Frantz
Sent: Tuesday, December 7, 2021 12:42 PM
To: Gregg R. Adams
Subject: Dorneyville Shopping Center Fast Casual Restaurant 2021-107

Gregg,

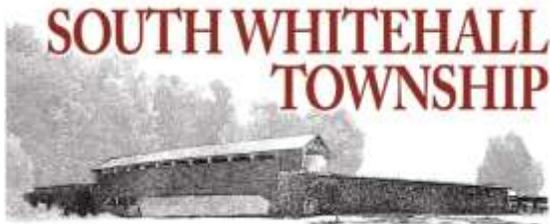
The PSC made no recommendations to the plan.

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



This email message, including any attachments, is intended for the sole use of the individual(s) and entity(ies) to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone this email message including any attachments, or any information contained in this email message. If you have received this email message in error, please immediately notify the sender by reply email and delete the message. Thank you.



MEMORANDUM

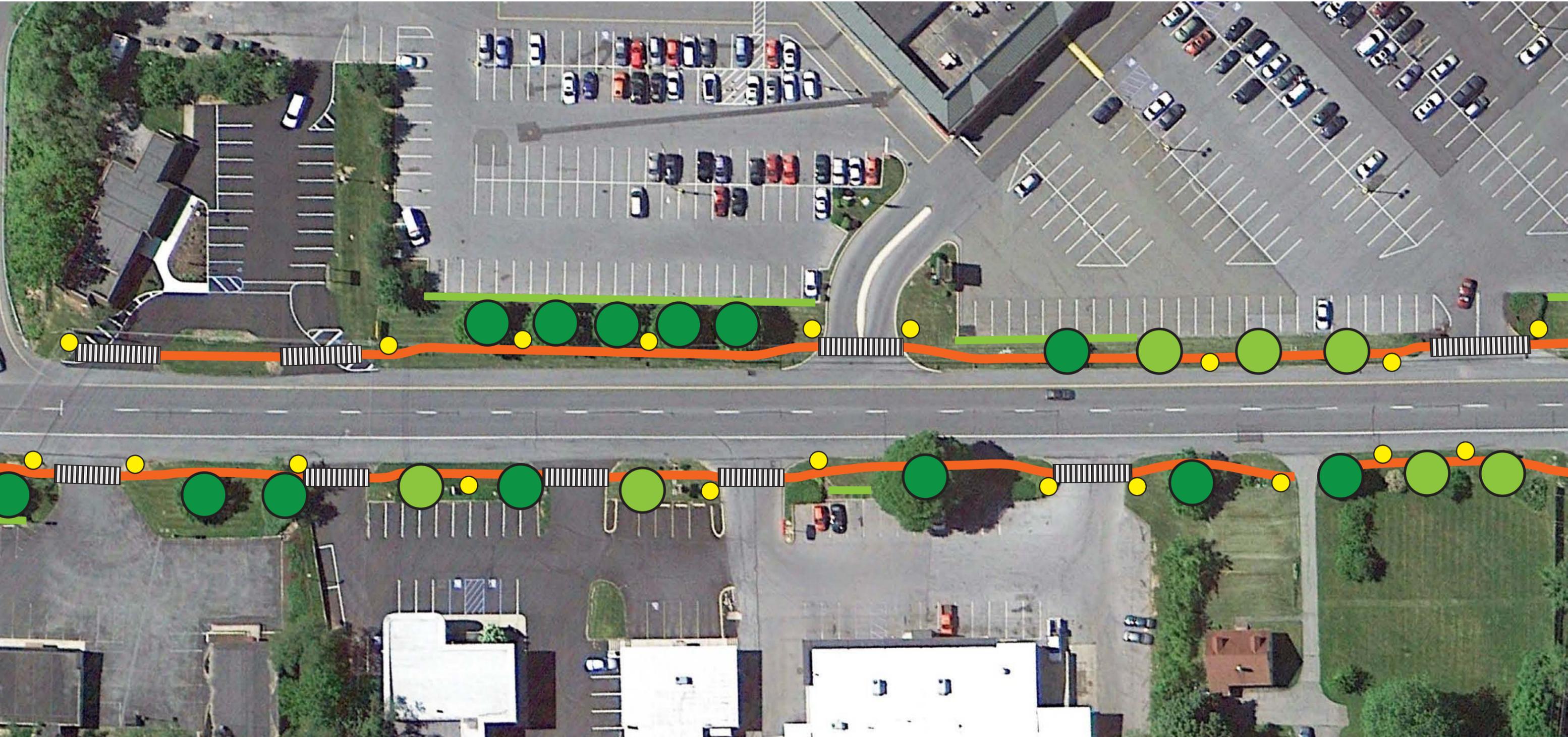
TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: December 2, 2021
SUBJECT: Landscaping Plan Review
Dorneyville Shopping Center Fast Casual Restaurant
Major Plan 2021-107
Plan dated November 18, 2021
COPIES: Landscape and Shade Tree Commission, D. Manhardt, J. Alderfer, S. Pidcock, Applicant

At their November 22, 2021 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The Commission recommended that the plan be tabled in order to review the Hamilton Boulevard Streetscape Plan to determine if street trees may be incorporated in a manner consistent with the Streetscape Plan.

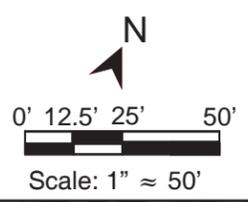
Respectfully submitted,

Gregg Adams, Planner
Community Development Department



Pedestrian Amenities & Streetscape Enhancement
 Study: Hamilton & Cedar Crest Boulevards
 South Whitehall Township - Lehigh County, PA

Sheet 10 of 15
 8-12-14; Revised: 11-19-14; 12-9-14



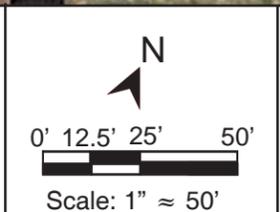
- | | | | |
|-------------------------------------|------------------------------------------------|------------------------------------------------------------------------------|-------------------|
| Existing Street/Shade Tree | Proposed Traffic Calming Speed Table/Crosswalk | Proposed Hedges | Proposed Bus Stop |
| Proposed Street/Shade Tree | Proposed Sidewalk | Proposed Rain Garden | Proposed Bench |
| Proposed Crosswalk | Proposed Traffic Signal Pole | Proposed Street Lights with Banners (vertical Banners on Street Light Poles) | |
| Proposed Gateway Monument/Sculpture | Proposed Planted Median Strip | Existing Bus Stop | |

#6



Pedestrian Amenities & Streetscape Enhancement
 Study: Hamilton & Cedar Crest Boulevards
 South Whitehall Township - Lehigh County, PA

Sheet 11 of 15
 8-12-14; Revised: 11-19-14; 12-9-14



- | | | | |
|-------------------------------------|------------------------------------------------|------------------------------------------------------------------------------|--------------------------|
| Existing Street/Shade Tree | Proposed Traffic Calming Speed Table/Crosswalk | Proposed Hedges | Proposed Bus Stop |
| Proposed Street/Shade Tree | Proposed Sidewalk | Proposed Rain Garden | Proposed Bench |
| Proposed Crosswalk | Proposed Traffic Signal Pole | Proposed Street Lights with Banners (vertical Banners on Street Light Poles) | Relocated Drainage Swale |
| Proposed Gateway Monument/Sculpture | Proposed Planted Median Strip | Existing Bus Stop | |

#7

Dorneyville Shopping Center Expansion Proposed Fast-Casual Restaurant

Project Narrative

November 18, 2021

Project Background:

Shree Mata 4365 LLC is proposing to construct a 2,400 SF fast casual restaurant to expand the existing Dorneyville Shopping Center located at 3327 Hamilton Boulevard at the northwest corner of the Hamilton Boulevard (eastbound) and Haines Mill Road intersection.

The Application for Preliminary/Final Land Development Review was hand-delivered to the Township on September 8, 2021, and the submission materials are provided on November 18th for review and consideration at the December Township Planning Commission meeting. It is understood that the 90-day clock for the Township to act on the submitted plan per the Municipalities Planning Code will commence on November 18th and not when the application was submitted on September 8th.

Development Type:

The proposed shopping center expansion is considered a re-development. This development will result in a net decrease in impervious surfaces (decrease of 1,791 square feet) and will make use of an existing under-utilized parking field to provide an attractive expansion to the existing Dorneyville Shopping Center.

Site Access and Circulation:

Access to/from the proposed facility expansion is provided by the existing left in/out driveway. A dedicated pick-up window access has been provided, with an egress only lane that accesses the existing shopping center parking lot.

Emergency Services Access:

Access to emergency service vehicles is provided on east, west, and south sides of the proposed facility.

Parking:

The project has been considered a Shopping Center within a Coordinated Development. As such, 423 parking spaces are required and 427 spaces are provided (a Parking Tabulation has been provided on the plans). In addition to the parking in the vicinity of the proposed restaurant expansion, the plan also proposed to vacate/extinguish the existing Liberty Towers easement on the west side of the property and re-stripe the existing paving to add parking spaces that count towards the overall traffic requirements.

Traffic:

As summarized in the Trip Generation Calculations that accompanies this submission, the 2,400 SF fast casual restaurant is anticipated to generate a de minimis amount of new traffic to the surrounding road network. Specifically, the site is estimated to generate 1 entering and 0 exiting trips during the AM peak hour, 8 entering and 4 exiting trips during the PM peak hour, 22 entering and 12 exiting trips during the Saturday peak, and 100 total daily trips.

Stormwater Management:

As mentioned above, this development will result in a net decrease in impervious surfaces. The plan proposes to exclusively use existing storm sewer facilities and no new storm sewer or stormwater management facilities are required/proposed.

Water Service:

A two (2) inch copper water service is proposed to serve the facilities domestic water needs. This line will connect to the existing South Whitehall water main in Haines Mill Road in the location depicted on the plans. This will require a utility Highway Occupancy Permit from PennDOT and will also require an easement from the adjacent property owner (Dalsania) in the location depicted on the plans.

Sanitary Sewer Service:

A six (6) inch PVC sanitary sewer lateral is proposed to serve the facilities sewer service needs. The lateral is proposed to tie in to the South Whitehall Sewer main by a core-drilled connection into an existing South Whitehall sewer manhole in Haines Mill Road in the location depicted on the plans. A DEP sewage facilities planning module may be required if the anticipated sewerage flows exceed the current allocation for the Dorneyville Shopping Center.

Electric/Gas Services:

Electric service is proposed to be provided from existing PPL pole 61837-S46154 located along Hamilton Boulevard directly in front of the proposed facility. This will require the installation of

Dorneyville Shopping Center Expansion – Fast-Casual Restaurant

Project Narrative

November 18, 2021

a new guy/service pole to the north of the proposed concrete sidewalk. We will coordinate this work with PPL accordingly.

Gas Service to the proposed facility will be provided directly from the existing UGI main to the east of the shopping center property as depicted on the plans. We will coordinate with UGI and the adjacent property owner (Dalsania) to establish this service along with any required easements.

Other Required Agency Approvals:

LVPC – The plans will be submitted to the Lehigh Valley Planning Commission to Subdivision and Land Development review (no stormwater review is required due to the net decrease in impervious surfaces)

LCCD – The Erosion and Sedimentation Control Plans will be submitted to the Lehigh County Conservation District for review and approval upon request by the Township.

November 18, 2021

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

RE: Dorneyville Shopping Center Expansion – Fast-Casual Restaurant
3227 Hamilton Boulevard
Waiver/Deferral Request Letter

Dear Gregg:

On behalf of our client, Shree Mata 4365 LLC, we respectfully request waivers and deferrals to the following sections of South Whitehall Township's Subdivision and Land Development Ordinance and Stormwater Management Ordinance:

Chapter 312 – Subdivision and Land Development

- (d) § 312-35B(3)(b) – Arterial Street Requirements – Arterial street cross sections shall be in accordance with the Township standard construction documents (latest revision).

Hamilton Boulevard is classified as a Principal Arterial Street. Per the Township standard construction documents, the applicable cross-section requirements are listed, followed by a description of the existing/proposed conditions, and deferral justifications:

- a. Sidewalk (Deferral Request)
- Required - 5-foot Sidewalk located 1-foot within the required right-of-way
 - Proposed - 5-foot sidewalk is proposed along Hamilton Boulevard within the project area only. Additional sidewalk is depicted along the remaining property frontage and will be designed and constructed at such time as deemed appropriate by the Municipality.
 - Justification – The Shopping Center parcel has extensive property frontage along 3 roadways, however the proposed development represents a very small portion of the overall site and is not expected to generate significant pedestrian traffic along the frontages.
 - Deferred Until – Such times as additional sidewalk is deemed appropriate by the Municipality.

- (d) § 312-35B(3)(b) – Arterial Street Requirements – Arterial street cross sections shall be in accordance with the Township standard construction documents (latest revision).

S.R. 0222 – Route 222 By-Pass is classified as a Principal Arterial Street. Per the Township standard construction documents, the applicable cross-section requirements are listed, followed by a description of the existing/proposed conditions, and deferral justifications:

a. Sidewalk (Deferral Request)

- Required - 5-foot Sidewalk located 1-foot within the required right-of-way
- Proposed – No sidewalk is proposed to be constructed with the current project. Additional sidewalk is depicted along the remaining property frontage and will be designed and constructed at such time as deemed appropriate by the Municipality.
- Justification – The Shopping Center parcel has extensive property frontage along 3 roadways, however the proposed development represents a very small portion of the overall site and is not expected to generate significant pedestrian traffic along the frontages.
- Deferred Until – Such times as additional sidewalk is deemed appropriate by the Municipality.

- (d) § 312-35B(3)(b) – Collector Street Requirements – Collector street cross sections shall be in accordance with the Township standard construction documents (latest revision).

Haines Mill Road is classified as a Collector Street. Per the Township standard construction documents, the applicable cross-section requirements are listed, followed by a description of the existing/proposed conditions, and deferral justifications:

a. Sidewalk (Deferral Request)

- Required - 5-foot Sidewalk located 1-foot within the required right-of-way
- Proposed – No sidewalk is proposed to be constructed with the current project. Additional sidewalk is depicted along the remaining property frontage and will be designed and constructed at such time as deemed appropriate by the Municipality.
- Justification – The Shopping Center parcel has extensive property frontage along 3 roadways, however the proposed development represents a very small portion of the overall site and is not expected to generate significant pedestrian traffic along the frontages.
- Deferred Until – Such times as additional sidewalk is deemed appropriate by the Municipality.

- (w) § 312-12B(15) – Requirement to show existing contours within 400 feet of the tract – “Existing and proposed contours at vertical intervals of two feet or five feet, as required by the Township Engineer for the entire tract to be subdivided or developed; contours on adjacent land within 400 feet of the tract plotted from U.S.G.S. Quadrangle Maps and at contour intervals of 10 feet.”

Waiver Request Justification: The provided existing and proposed contour data sufficiently covers the proposed project area.

- (w) § 312-12B(19) – Requirement to show certain Existing Features – “The location, size and owners of existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum or petroleum products lines, gas lines, transmission lines including extent of right-of-way, fire hydrants, underground tanks, wells, septic systems within 100 feet of the tract and other significant man-made features.”

Waiver Request Justification: All existing utilities and buildings relevant to the project area are shown on the plan.

- (w) § 312-12B(20) – Requirement to show certain Existing Features – “The location, character and elevation of any building within 100 feet of the tract.”

Waiver Request Justification: All existing buildings relevant to the project area are shown on the plan.

- (w) § 312-12B(21) – Requirement to show certain existing features within 400 feet of the tract – “The locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way platted or existing within the subdivision and within 400 feet of any part of the subdivision tract. If the tract is traversed or bisected by a municipal boundary, the boundary to be shown on the plans shall be as depicted on the tax maps unless another boundary has been accepted by both municipalities.”

Waiver Request Justification: All existing features proximate and pertaining to the project area have been shown on the plan.

Thank you for your consideration of these items. If you have any questions, please don't hesitate to contact me.

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read "Scott Pasterski". The signature is fluid and cursive, with a long horizontal flourish at the end.

Scott T. Pasterski, P.E., PTOE

W:\2021\CW21-064 Dorneyville Shopping Center - Pad Site Feasibility Study, South Whitehall Township\CW21-064 DOC\21-11-18 Waiver and Deferral Request Letter.docx

Dorneyville Shopping Center Expansion Proposed Fast-Casual Restaurant

Trip Generation Calculations

November 18, 2021

Project Background:

Shree Mata 4365 LLC is proposing to construct a 2,400 SF fast casual restaurant to expand the existing Dorneyville Shopping Center located at 3327 Hamilton Boulevard at the northwest corner of the Hamilton Boulevard (eastbound) and Haines Mill Road intersection. As such, a marginal amount of additional traffic is expected to be generated by the facility as described below:

ITE Trip Generation:

The 11th Edition of the ITE Trip Generation Manual was used to estimate new traffic generated by the proposed development. Land Use Code 930 was used for the proposed Fast-Casual restaurant. Land Use Code 820 was used for the existing shopping center as summarized in the attached table (Existing shopping center trip generation was estimated only for the purposes of estimating internal capture between the existing and proposed facilities).

Internal Trips:

A significant portion of the trips estimated by the ITE Trip Generation Manual for the new facility are expected to be shared with the existing shopping center traffic. The NCHRP 684 Report Estimator was used to determine internal trip percentages between the existing and proposed facilities as summarized in the attached table.

Pass-By Trips:

A significant portion of the trips estimated by the ITE Trip Generation Manual for the new facility are expected to be derived from the existing traffic on Hamilton Boulevard (SR 222). The ITE Trip Generation Handbook (3rd Edition) was used for Pass-by rate determination. Since there was no Pass-by data for LUC 930, LUC 912 (High-Turnover Sit Down Restaurant) was used to conservatively estimate pass by percentage as summarized in the attached table. Other Pass-by assumptions have been documented in the footnotes of the attached table.

Engineering firm of choice since 1972

Summary:

As shown in the attached Trip Generation Summary table, the proposed 2,400 SF fast casual restaurant is anticipated to generate a de minimis amount of new traffic to the surrounding road network. Specifically, the site is estimated to generate 1 entering and 0 exiting trips during the AM peak hour, 8 entering and 4 exiting trips during the PM peak hour, 22 entering and 12 exiting trips during the Saturday peak, and 100 total daily trips.

Trip Generation Summary

ITE Land Use and Code		Independent Variable (Units/SF Area)		Average Trip Generation Rate/Trips Generated	Fitted Curve Equation/Trips Generated	Trips Generated		Entering/Exiting Trips			Internal Capture Percentage (see NCHRP Report 684 Estimator) ³		Entering/ Exiting Driveway Trips	Total Driveway Trips	Pass-by Trips		Entering/ Exiting External Trips	Total External Trips
															Percent (ITE Handbook) ^{1,2}	Pass-By Trips		
Fast Casual Restaurant	930	2.400	1,000 SF Gross Floor Area	1.43	Not Given	3	AM Peak Hour Trips (7-9 AM)	50%	Enter	2	50%	1	1	3	33%	1	0	2
				3	Not Given			50%	Exit	2	0%	0					2	
				12.55	T=17.96(X)-15.94	30	PM Peak Hour Trips (4-6 PM)	55%	Enter	17	29%	5	12	19	43%	8	8	11
				30	27.15			45%	Exit	14	43%	6	8				4	
				32.64	Not Given	78	SAT Midday Peak Hour Trips	55%	Enter	43	29%	12	31	51	33%	17	22	34
				78	Not Given			45%	Exit	35	43%	15	20				12	
				97.14	Not Given	233	Weekday Trips	50%	Enter	117	29%	34	83	149	33%	49	58	100
233	Not Given	50%	Exit	117	43%			50	66	42								

1. Pass-by for LUC 930 was conservatively assumed to be equal to pass-by for LUC 932 due to a lack of pass-by data for LUC 930.

2. A 10% reduction of the PM Pass-by percentage was assumed for the AM, Saturday, and Weekday Pass-by percentages.

3. Internal Capture Percentages for the Saturday Peak period and Weekday was assumed to be equal to the PM Internal Capture percentages. ITE Trip Generation for the existing shopping center (LUC 821) was calculated independently for purposes of estimating interaction with the proposed facility only.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Dorneyville Shopping Center	Organization:	KCE
Project Location:	South Whitehall Township	Performed By:	MJK
Scenario Description:	Proposed Development Internal Trips AM	Date:	11/18/2021
Analysis Year:	2021	Checked By:	STP
Analysis Period:	AM Street Peak Hour	Date:	11/18/2021

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	109,478	GSF	386	239	147
Restaurant	930	2,400	GSF	4	2	2
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				390	241	149

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail	0		1	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	390	241	149
Internal Capture Percentage	1%	0%	1%
External Vehicle-Trips ⁵	388	240	148
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	0%	1%
Restaurant	50%	0%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Dorneyville Shopping Center
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	239	239	1.00	147	147
Restaurant	1.00	2	2	1.00	2	2
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	0	0	1.00	0	0
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	43		19	0	21	0
Restaurant	1	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		76	0	0	0	0
Retail	0		1	0	0	0
Restaurant	0	19		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	41	0	0		0
Hotel	0	10	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	0	239	239	239	0	0
Restaurant	1	1	2	1	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	1	146	147	146	0	0
Restaurant	0	2	2	2	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
²Person-Trips
³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Dorneyville Shopping Center			Organization:	KCE
Project Location:	South Whitehall Township			Performed By:	MJK
Scenario Description:	Proposed Development Internal Trips PM			Date:	11/18/2021
Analysis Year:	2021			Checked By:	STP
Analysis Period:	PM Street Peak Hour			Date:	11/18/2021

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	109,478	GSF	989	475	514
Restaurant	930	2,400	GSF	31	17	14
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				183	71	112
				1,203	563	640

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail	0		5	0	0	0
Restaurant	0	6		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,203	563	640
Internal Capture Percentage	2%	2%	2%
External Vehicle-Trips ⁵	1,181	552	629
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	1%	1%
Restaurant	29%	43%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Dorneyville Shopping Center
Analysis Period:	PM Street Peak Hour

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	475	475	1.00	514	514
Restaurant	1.00	17	17	1.00	14	14
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	0	0	1.00	0	0
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	10		149	21	134	26
Restaurant	0	6		1	3	1
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		38	0	0	0	0
Retail	0		5	0	0	0
Restaurant	0	238		0	0	0
Cinema/Entertainment	0	19	1		0	0
Residential	0	48	2	0		0
Hotel	0	10	1	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	6	469	475	469	0	0
Restaurant	5	12	17	12	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	71	71	71	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	5	509	514	509	0	0
Restaurant	6	8	14	8	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	112	112	112	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

LONG'S WATER TECHNOLOGY
MAJOR PLAN 2021-106
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated December 10, 2021**
- 4. Township Water and Sewer Engineer Review dated November 5, 2021**
- 5. Township Geotechnical Consultant Review dated December 3, 2021**
- 6. Public Works Department Review dated December 8, 2021**
- 7. Community Development Department Review dated December 10, 2021**
- 8. Zoning Officer Review dated December 10, 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 November 23, 2021**
- 13. Lehigh County Conservation District Review dated October 13, 2021**
- 14. LANTA Review dated November 1, 2021**
- 15. Applicant's Correspondence:**
 - A. Waiver Request Letter dated November 24, 2021**

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

DATE: DECEMBER 13, 2021

COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT, L. HARRIER,
J. ZATOR, ESQ., J. ALDERFER, 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 November 18 and September 16, 2021 meetings, 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 December 10, 2021. Mr. Tallarida is recommending engineering approval at this time. His comments pertain to waivers and deferrals, plan detail, roadway restoration, 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 December 3, 2021. His comments pertain to the provision of an underdrain for the proposed stormwater basin.
- D. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated December 8, 2021. His comment pertains to water meter requirements.
- E. **Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission are contained in Ms. Jillian Seitz’ review dated September 28, 2021 and Mr. Goeffrey Reese’s review dated November 23, 2021. Ms. Seitz notes that the plan is consistent with the Lehigh Valley Regional Plan. Mr. Reece notes that the Drainage Plan has been found to be consistent 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 Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for Sewage Facilities Planning.
- H. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its November 1, 2021 meeting and reported no comments.
- I. **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. The Landscape and Shade Tree Commission is scheduled to review the revised plan at their December 20, 2021 meeting.
- J. **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.

- K. Community Development Department** – The Department’s technical review is dated December 10, 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:

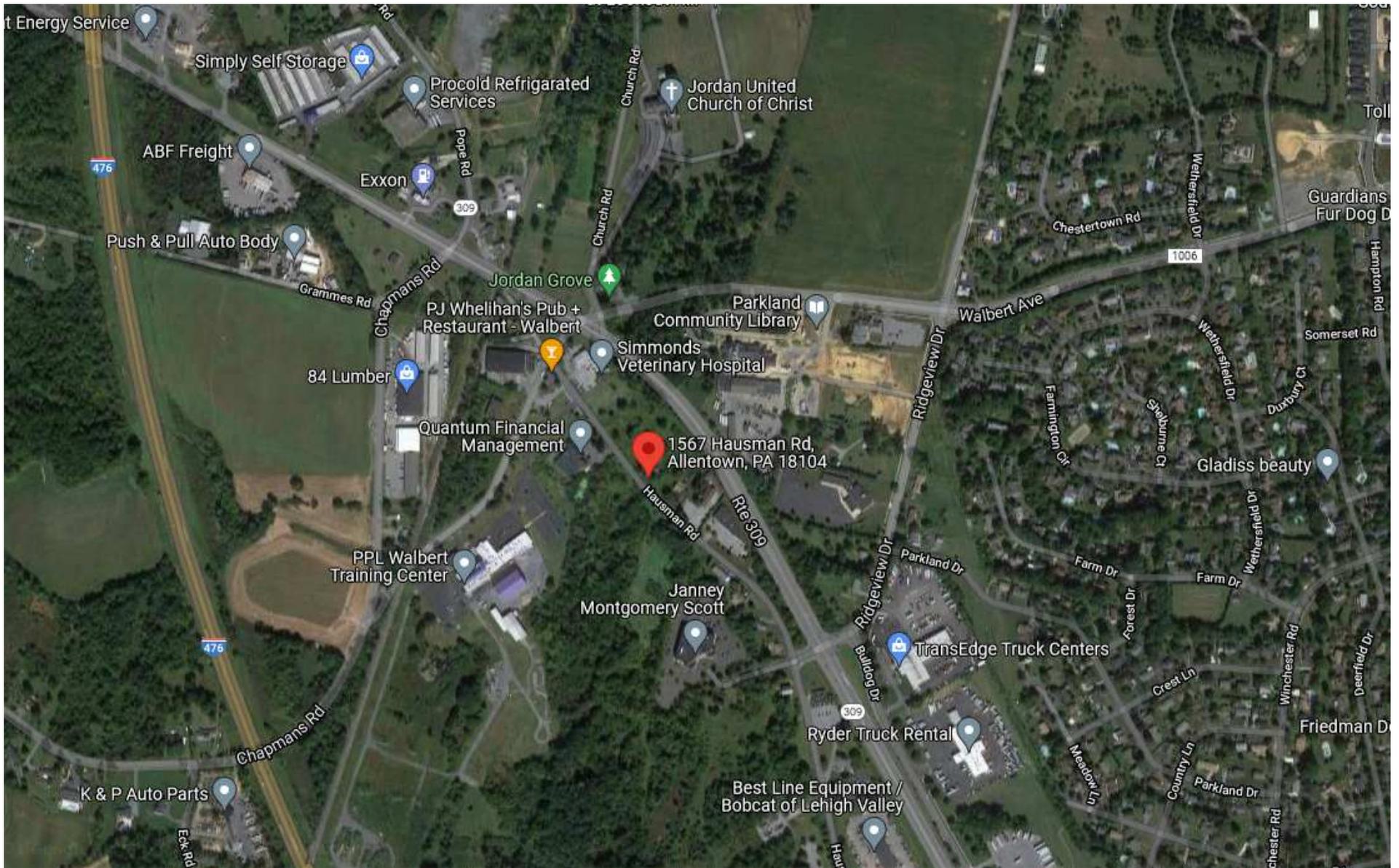
The Department recommends that the Planning Commission recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

1. That the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor, 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 December 10, 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 December 3, 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 December 10, 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 December 8, 2021.
7. 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.
8. 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.
9. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module.

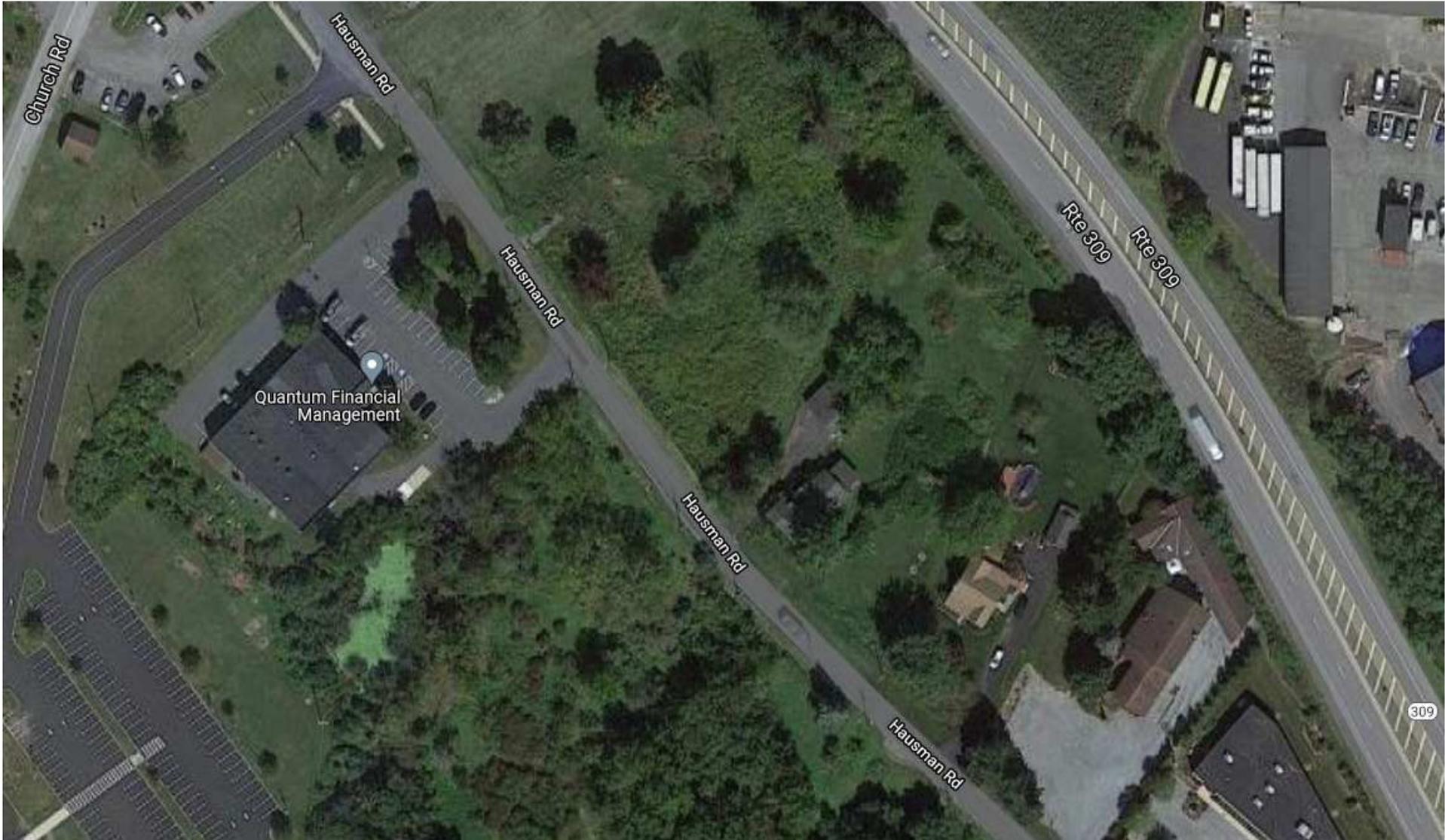
10. That the applicant contributes fees in lieu of parkland dedication, in the amount of \$3,113.50 in order to meet the parkland and open space requirements of the Subdivision and Land Development Ordinance.
11. That the applicant complies with the forthcoming recommendation of the Landscape and Shade Tree Commission.
12. 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.
13. 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.
14. 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.
15. 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.
16. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
17. That the plans are to be revised and deemed to be "clean" prior to them being presented to the Board of Commissioners.
18. That a complete design plan for the improvements portrayed on Plan Sheet RP-1 Future Right-Of-Way Improvements shall be reviewed and approved by the Township prior to the recording of the plan.

19. That the improvements proposed on Plan Sheet RP-1 Future Right-Of-Way Improvements shall be secured as part of the project, in a manner acceptable to the Township.
20. That the improvements proposed on Plan Sheet RP-1 Future Right-Of-Way Improvements shall be deferred until the completion of the proposed building and the stabilization of the site, as determined by the Lehigh County Conservation District (LCCD). Work on said improvements shall commence not more than 12 months after such determination by the LCCD.

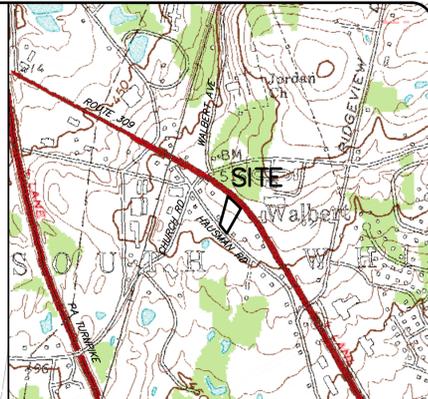
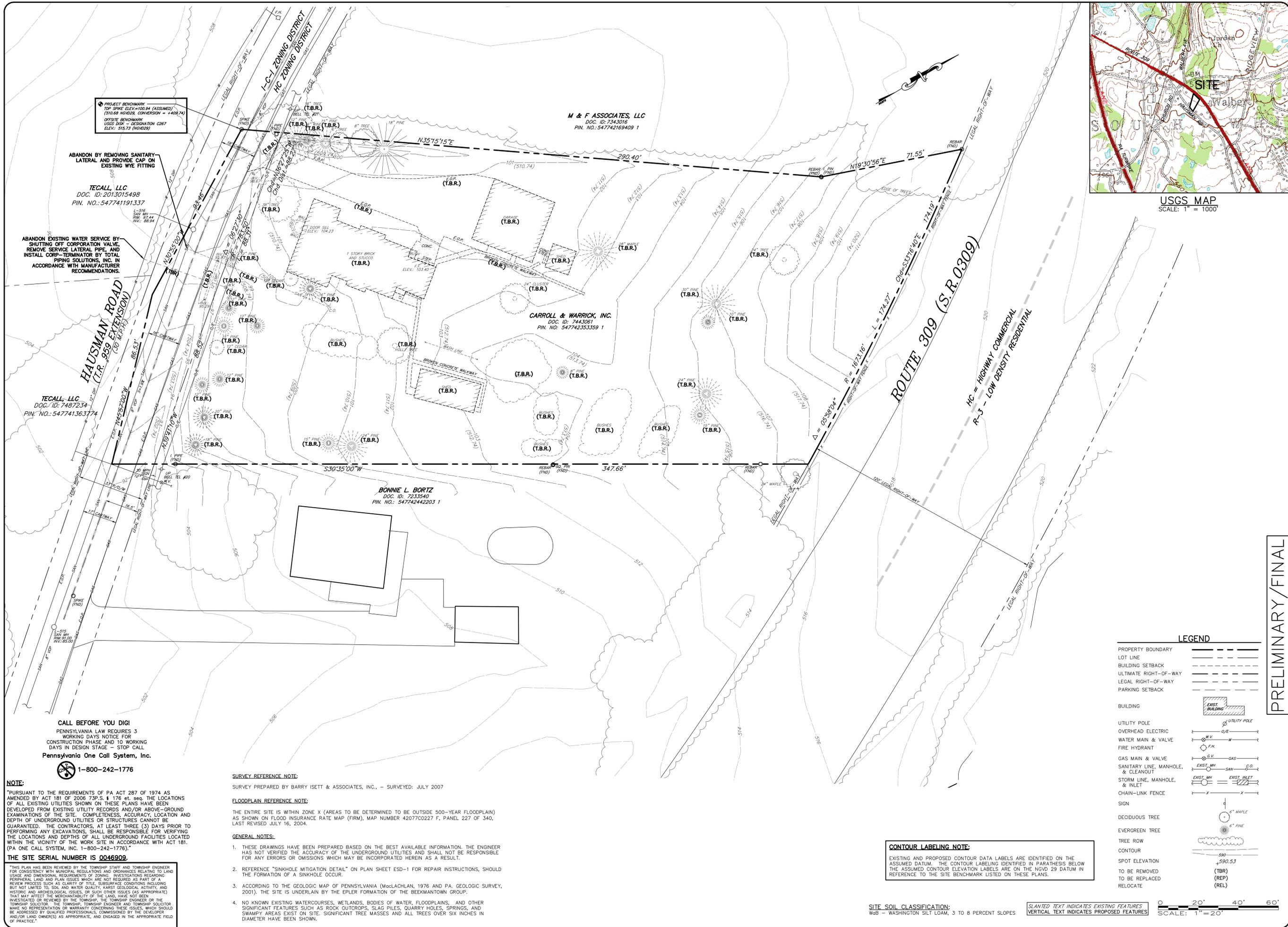
Planning Commission deadline date to act on the plan: December 20, 2021
Board of Commissioners deadline date to act on the plan: January 19, 2022



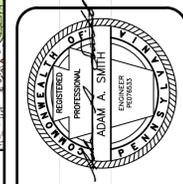
Long's Water Technology Major Plan 2021-106
LOCATION MAP



Long's Water Technology Major Plan 2021-106



DATE	8/19/2021	DSGN	DWR
BY	DFG	CHK	AAS
REVISIONS	1. TOWNSHIP COMMENTS	APPRD	AAS
	2. TOWNSHIP COMMENTS	P MGR	AAS



BARRY ISETT & Associates
MULTIDISCIPLINE ENGINEERS AND CONSULTANTS

610.398.0904
barryisett.com
85 South Route 100
Allentown, PA 18106

PRELIMINARY/FINAL

EXISTING FEATURES/DEMOLITION 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
COPYRIGHT 2021			
SHEET: 2 of 14			

EF-1
F.B. 269, Pg. 61

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

SURVEY REFERENCE NOTE:
SURVEY PREPARED BY BARRY ISETT & ASSOCIATES, INC. - SURVEYED: JULY 2007

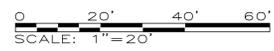
FLOODPLAIN REFERENCE NOTE:
THE ENTIRE SITE IS WITHIN ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 42077C0227 F, PANEL 227 OF 340, LAST REVISED JULY 16, 2004.

- GENERAL NOTES:**
- 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.
 - REFERENCE "SINKHOLE MITIGATION DETAIL" ON PLAN SHEET ESD-1 FOR REPAIR INSTRUCTIONS, SHOULD THE FORMATION OF A SINKHOLE OCCUR.
 - ACCORDING TO THE GEOLOGIC MAP OF PENNSYLVANIA (MacLACHLAN, 1976 AND PA. GEOLOGIC SURVEY, 2001), THE SITE IS UNDERLAIN BY THE EPLER FORMATION OF THE BEEKMANTOWN GROUP.
 - NO KNOWN EXISTING WATERCOURSES, WETLANDS, BODIES OF WATER, FLOODPLAINS, AND OTHER SIGNIFICANT FEATURES SUCH AS ROCK OUTCROPS, SLAG PILES, QUARRY HOLES, SPRINGS, AND SWAMPY AREAS EXIST ON SITE. SIGNIFICANT TREE MASS AND ALL TREES OVER SIX INCHES IN DIAMETER HAVE BEEN SHOWN.

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.

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

SLANTED TEXT INDICATES EXISTING FEATURES
VERTICAL TEXT INDICATES PROPOSED FEATURES



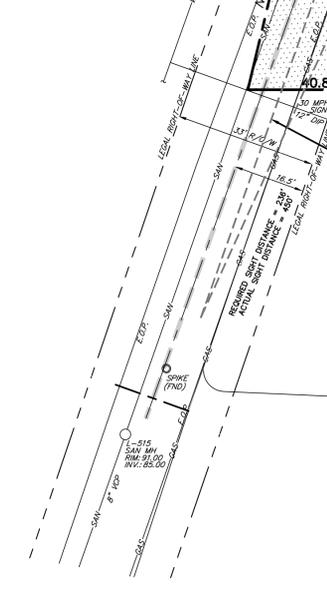
SOUTH WHITEHALL SECTION 312-12(B)(7)
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS, INCLUDING, BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHAEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP 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 OBTAINED 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 312-39(A)
NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORMWATER MANAGEMENT PLAN, THE TOWNSHIP ENGINEER'S APPROVAL OF STORMWATER MANAGEMENT FACILITIES SHALL NOT CONSTITUTE LAND DEVELOPMENT ON BEHALF OF OR BY THE MUNICIPALITY OR OTHER AGENCIES. THE MUNICIPALITY SHALL BE RESPONSIBLE FOR THE ALLOCATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF. 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.

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

RIGHT-OF-WAY CURVE DATA
① Δ = 0319'28"
R = 785.00'
L = 44.39'
CHD = 44.39' W
CHD DIST = 44.38'
② Δ = 0136'34"
R = 785.00'
L = 10.75'
CHD = 10.75' W
CHD DIST = 10.75'
③ Δ = 0132'20"
R = 785.00'
L = 10.21'
CHD = 10.21' W
CHD DIST = 10.21'
④ Δ = 0021'59"
R = 785.00'
L = 3.56'
CHD = 3.56' W
CHD DIST = 3.56'

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



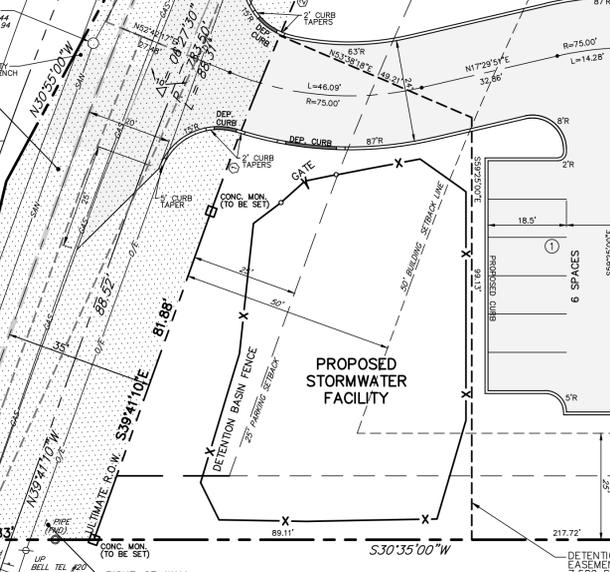
SURVEYOR'S CERTIFICATION
I, TIMOTHY J. SHERIDAN, A LICENSED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLANS AND SUPPORTING DOCUMENTATION ARE TRUE, CORRECT, ACCURATE AND ARE IN COMPLIANCE WITH ALL REQUIREMENTS, PROVISIONS AND CONDITIONS OF 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.
PROFESSIONAL LAND SURVEYOR

APPROVALS
RECOMMENDED FOR APPROVAL BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION.
DATE: 10/21/21

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 ____.

UTILITY NOTE:
LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER/DESIGN ENGINEER AND THE LOCATION OF SUCH UTILITIES HAVE NOT BEEN REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE DEVELOPER/DESIGN ENGINEER IS RESPONSIBLE FOR CONFIRMING THE LOCATIONS OF ALL UTILITIES AND AVOIDING CONFLICTS OF SAME WITH PROPOSED IMPROVEMENTS. NOTATIONS ARE PROVIDED TO RESOLVE SUCH CONFLICTS, INCLUDING, BUT NOT NECESSARILY LIMITED TO REVISION CONSTRUCTION DELAYS, UTILITY LOCATIONS, ETC. MAY RESULT IN CONFLICTS WITH EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION.



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

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
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 THE PROJECT REFLECTED ON THIS PLAN.
DESIGN PROFESSIONAL

APPROVALS
RECOMMENDED FOR APPROVAL BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION.
DATE: 10/21/21

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 ____.

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

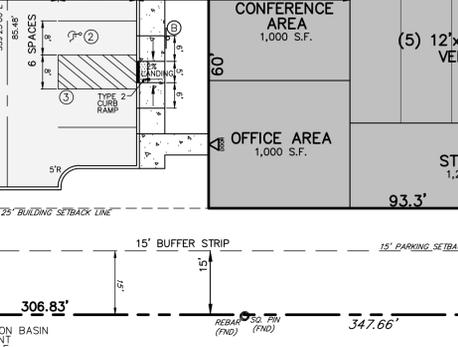
NOTE:
PURSUANT TO THE REQUIREMENTS OF PA ACT 287 OF 1974 AS AMENDED BY ACT 181 OF 2006 73P.S. § 176 et. seq. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND 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).

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 SIZE QTY. DESCRIPTION
① R1-1 30" x 30" 1 STOP
② R7-8 W/ R7-8B/R7-8F 12" x 18" W/ 12" x 6" 1 RESERVED PARKING W/ VAN ACCESSIBLE & PENALTY SIGNS

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

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



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(a) OF THE ACT 167 ORDINANCE.
2. 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.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS AND CODES, OR PENN. D.O.T. FORM 408.
4. 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.
5. DIRECT ACCESS FROM THE SUBJECT PROPERTY TO ROUTE 309 IS NOT PERMITTED.
6. 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)
7. KNOX BOX MUST BE PROVIDED FOR THE BUILDING.
8. REFERENCE "SINKHOLE MITIGATION DETAIL" ON PLAN SHEET ESD-1 FOR REPAIR INSTRUCTIONS, SHOULD THE FORMATION OF A SINKHOLE OCCUR.
9. 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.
10. THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING LAND DEVELOPMENT APPROVALS.
11. THE PROPOSED BUILDING SHALL BE SLAB ON GRADE.
12. 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 PLANS CONSTITUTES AN ACCEPTANCE OF AND ENDORSEMENT OF THOSE STANDARDS BY THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
13. 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 WITH THAT DRAINAGE BASIN TRIBUTARY AREA.
14. THE GROUND SURFACE ELEVATIONS WITHIN THE BASIN DRAINAGE EASEMENT MAY NOT BE ALTERED BY THE PROPERTY OWNER AFTER CONSTRUCTION IS COMPLETED.
15. VEHICLE MAINTENANCE AND/OR REPAIRS IS PROHIBITED WITHIN THE VEHICLE BAYS.
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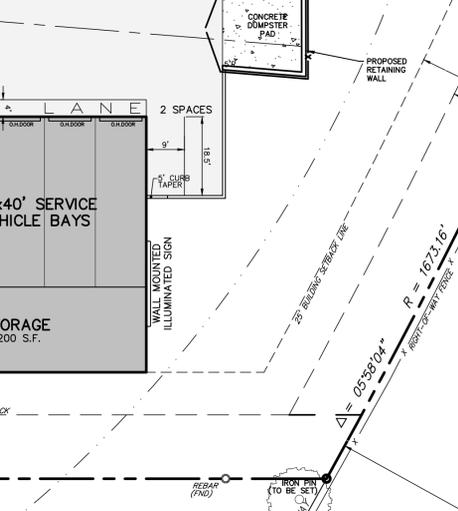
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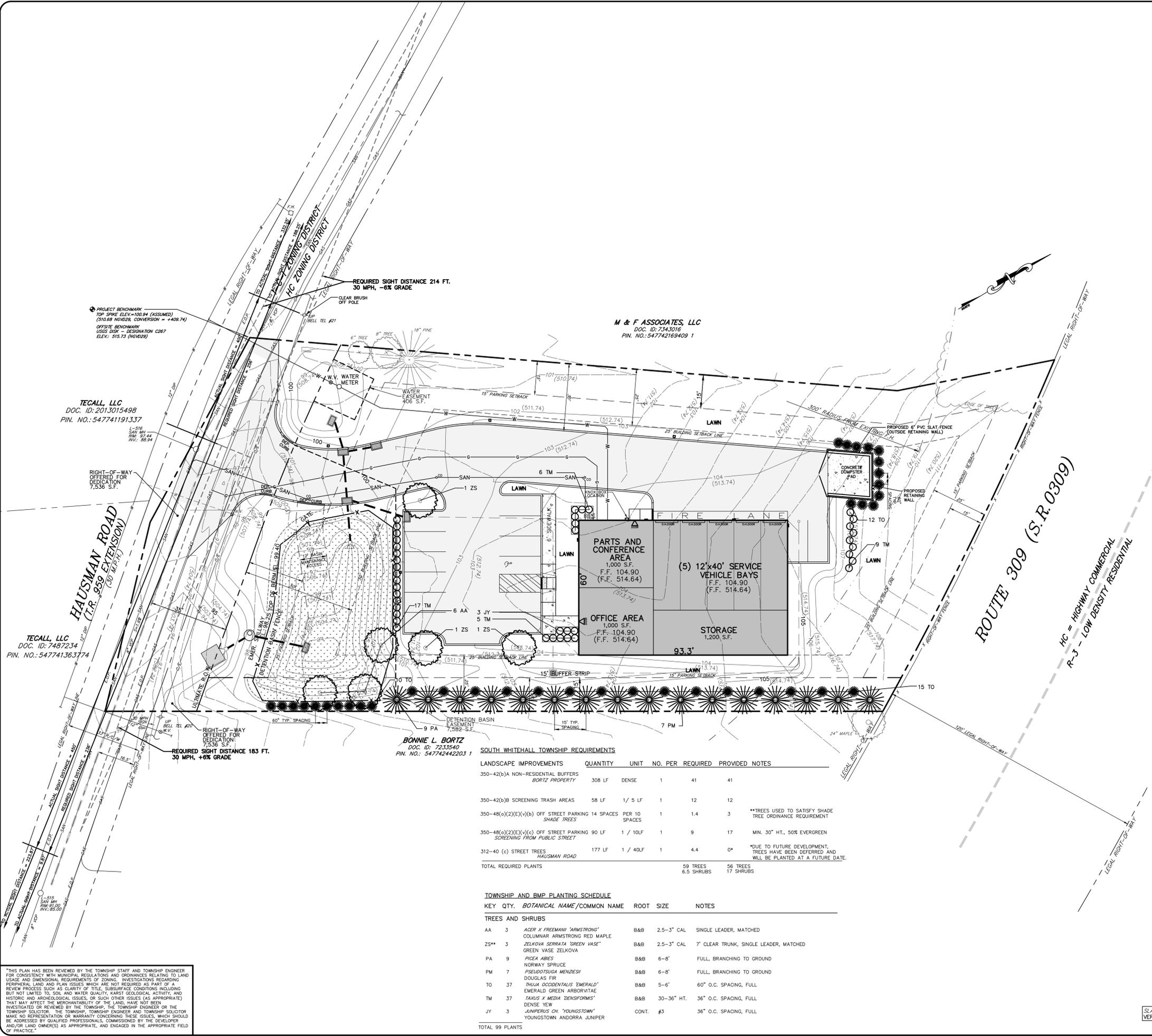
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[I/WE] BEING DULY SWORN ACCORDING TO LAW DEPOSE AND SAY THAT [I AM/WE ARE] THE SOLE OWNER[S] OF THIS PROPERTY, IN PEACEFUL POSSESSION OF THE SAME, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF. [I/WE] DO FURTHER DEPOSE AND SAY THAT [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



POST-CONSTRUCTION STORMWATER MANAGEMENT WATER QUALITY SEED MIX

SEEDING MIX	BOTANICAL NAME
[Seed Mix Symbol]	ERNSER MIX 100 - MIX COMPOSITION
	33.4% 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 (LANELEAF COREOPSIS)
	3.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)
	3.0% RUPESCOSA HIRTA (BLACKHEADED SUSAN)
	3.0% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
	2.0% HELIOPSIS HELIANTHODES, 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 HEBCARPIA, VA & WV ECOTYPE (WILD SENNA, VA & WV ECOTYPE)
	0.7% PYCNANTHEMUM TENUIFOLIUM (NARROWLEAF MOUNTAINMINT)
	0.5% ASTER NOVAE-ANGIAE, PA ECOTYPE (NEW ENGLAND ASTER, PA ECOTYPE)
	0.5% ASTER PREAMNTHODES, PA ECOTYPE (CIGAR 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% HELENUM AUTUMNALE, PA ECOTYPE (COMMON SNEEZEWEED, PA ECOTYPE)	
0.3% JUNCO TENNIS, PA ECOTYPE (SPIN RUSH, PA ECOTYPE)	
0.2% EUPATORIUM PERFORIATUM, PA ECOTYPE (BONESET, PA ECOTYPE)	
0.2% JUNCUS EFFUSUS (SOFT RUSH)	
0.2% CROTHERIA FRUTICOSA VARI FRUTICOSA (SUNDROP)	
0.2% SOLIDAGO MEMORIALIS, PA ECOTYPE (GRAY GOLDENROD, PA ECOTYPE)	
0.2% SOLIDAGO RUGOSA, PA ECOTYPE (WRINKLELEAF GOLDENROD, PA ECOTYPE)	

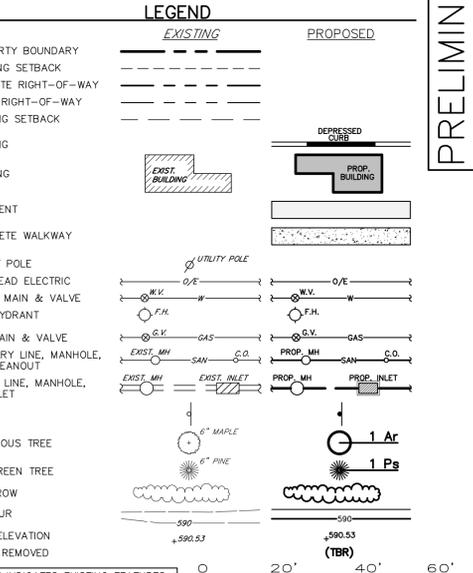
TASK	FREQUENCY
1. Inspect for sediment accumulation	Annually
2. Remove accumulated sediment	Every 2-10 years
3. Inspect for debris (dead vegetation and trash)	Early spring, fall and after major storms
4. Inspect for bank erosion	Early spring, fall and after major storms
5. Clear debris/repair erosion 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.
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. 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.

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.



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.: 54774242203 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	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	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	1 / 10LF	1	9	17	MIN. 30" HT., 50% EVERGREEN
312-40 (c) STREET TREES	177 LF	1 / 40LF	1	4.4	0*	*DUE TO FUTURE DEVELOPMENT, TREES HAVE BEEN DEFERRED AND WILL BE PLANTED AT A FUTURE DATE.
TOTAL REQUIRED PLANTS				59 TREES 6.5 SHRUBS	56 TREES 17 SHRUBS	

TOWNSHIP AND BMP PLANTING SCHEDULE

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

TOTAL 99 PLANTS

HAUSMAN ROAD (S.R. 959 EXTENSION)

ROUTE 309 (S.R. 0309)

HC = HIGHWAY COMMERCIAL
R-3 = LOW DENSITY RESIDENTIAL

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
COPYRIGHT 2021
SHEET: 6 of 14

F.B. 269, PG. 61

BARRY B. BARRY
REGISTERED PROFESSIONAL ENGINEER
ADAM A. SMITH

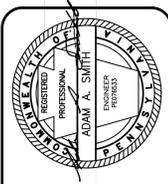
610.398.0904
baryrisset.com
85 South Route 100
Allentown, PA 18106

BARRY B. BARRY & Associates
MULTIDISCIPLINE ENGINEERS AND CONSULTANTS

BY: [Signature]
DATE: 10/21/21
11/24/21

REVISIONS
1. TOWNSHIP COMMENTS
2. TOWNSHIP COMMENTS

DATE	10/21/21	BY	DREGUIZ
DATE	11/24/21	BY	JH
REVISIONS	1. TOWNSHIP COMMENTS		
	2. TOWNSHIP COMMENTS		



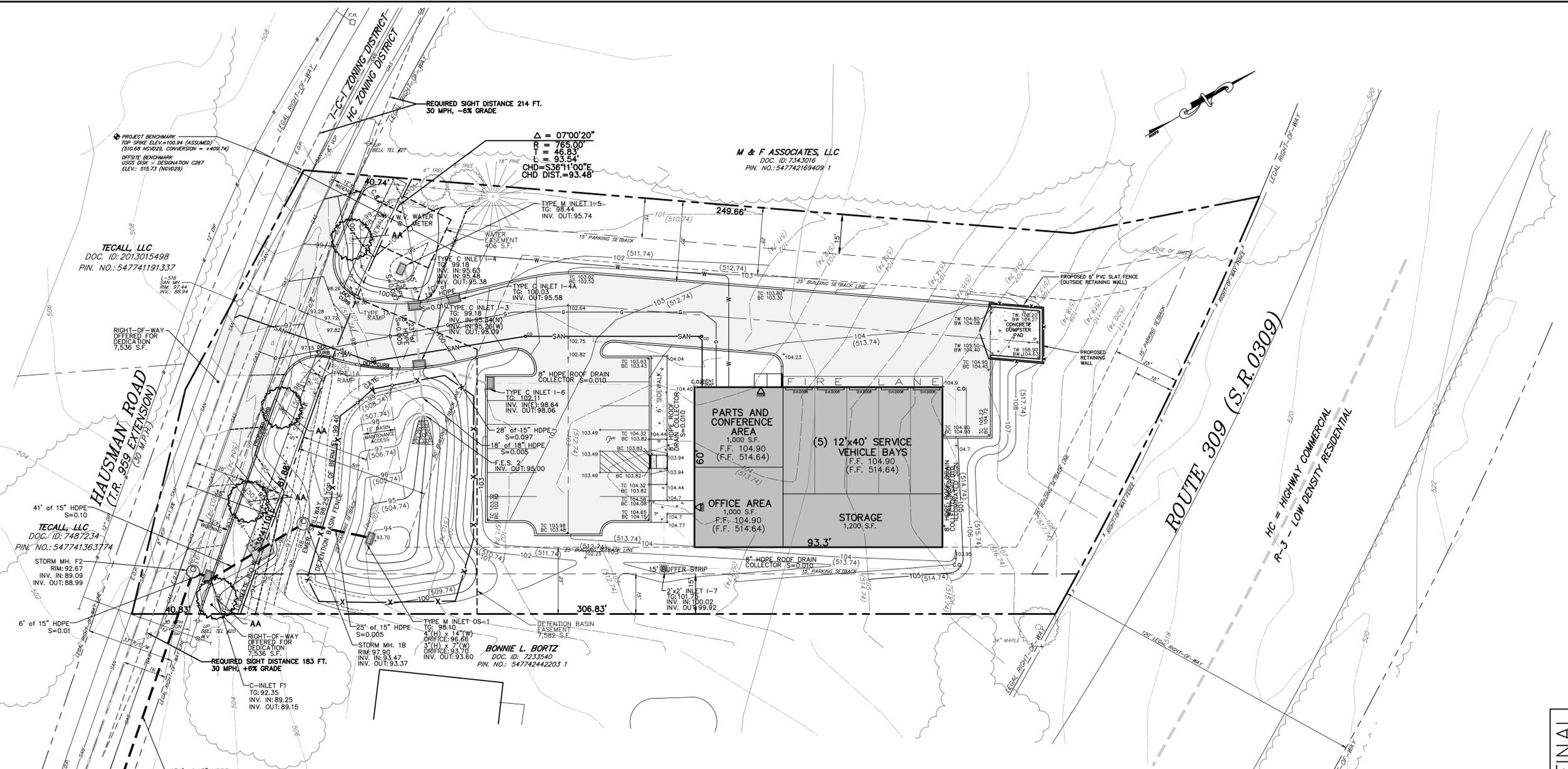
BARRY BRETHERTON & ASSOCIATES
 MULTIDISCIPLINE ENGINEERS AND CONSULTANTS
 610.398.0904
 baryrisset.com
 85 South Route 100
 Allentown, PA 18106

PRELIMINARY/FINAL

FUTURE RIGHT-OF-WAY IMPROVEMENTS 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
 SHEET: 1 of 2

RP-1
 F.B. 269, P.C. 61



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

NOTE:
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 THE SITE SERIAL NUMBER IS 0046909.

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT SPECIFICATIONS, PUBLICATION 408, CURRENT EDITION, SECTIONS 630, 676, 420, 421 AND 422.
2. IF THE TURNING SPACE IS INDICATED TO BE LESS THAN 4'-0", CONSTRUCT SIDE FLARES 8:33% MAX. SLOPE.
3. OPTIONAL ROLLED CONCRETE SURFACE OR REGRADE SLOPE CAN BE USED TO MEET THE ADJACENT SURFACES IN LIEU OF A RETIEN CURB CHECK WALL.
4. 8:33% MAX RAMP SLOPE. SEE NOTE 8 SHEET 1.
5. CURB RAMP REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND MINIMUM SLOPE OF 3.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

DETECTABLE WARNING TRUNCATED DOMES
 N.T.S.

PLAN NOTE:
 THIS PLAN IS FOR THE USE OF THE REVIEW ENGINEER TO ENSURE THAT THE DRIVEWAY ENTRANCE AND CURBING WILL ALIGN PROPERLY WITH ANY FUTURE ROADWAY WIDENING.

TOWNSHIP AND BMP PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME/COMMON NAME	ROOT SIZE	NOTES
TREES AND SHRUBS				
* AA	4	ACER X FREEMANNI 'ARMSTRONG'	B&B	2.5-3" CAL SINGLE LEADER, MATCHED
		COLUMNAR ARMSTRONG RED MAPLE		

*THE ABOVE TREES ARE TO BE CONSIDERED STREET TREES IN ACCORDANCE WITH THE TOWNSHIP SALDO.

"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, OR SUCH OTHER 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."



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: December 10, 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

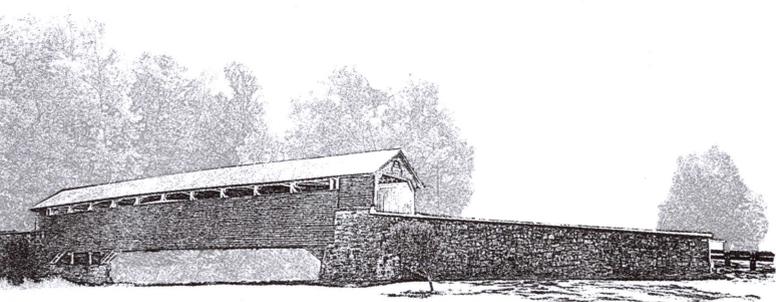
J. Scott Pidcock, P.E., R.A.

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/Deferrals Granted:

None to date – see Waiver/Deferral comments below.

Recommendation:

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

mjg/acc

Enclosures

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

December 10, 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 the prior plan should be formally withdrawn;
2. In a letter revised November 23, 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;
 - h. §312-35(b)(3)(A)(iv) – Waiver from constructing a concrete driveway apron. We have no engineering objection to this request; and
 - i. §312-40(c) – Deferral from installing street trees.

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. Future improvements are shown on the Future Right-of-Way Improvements Plan, RP-1, last revised November 2, 2021. A complete design plan is required for these improvements at the time the widening, sidewalk, and associated frontage improvements are to be constructed;
2. In their letter dated November 23, 2021, the Design Engineer indicates that the Developer will execute a Declaration of Covenants and Easements for Maintenance of Stormwater Management Facilities. Address any comments from the Township Solicitor's office to their satisfaction;
3. For clarity, expand the Long's Water Technology Exhibit (EX-D) contained with the Overall Property Legal Description to include all applicable metes and bounds and distance information;
4. Expand General Note 18 to include all clear sight triangle requirements (e.g., there shall be no obstruction of vision between a height of 2 feet and 10 feet above the centerline grade of the street within the clear sight triangle; clear sight triangles shall be graded as necessary and kept clear of any buildings, plantings, or other obstructions areas between the edge of cartway and the outer edge of the outer travel lane within any clear sight triangle shall be designated as "No Parking" areas with appropriate signage and/or curb painting, etc.), SALDO §312-12(b)(24) and §312-35(a)(6)(F);
5. Regarding the clear sight triangles shown on the Future Right-of-Way Improvements Plan (Drawing RP-1), revise the clear sight triangles as necessary to reflect the ultimate build-out condition (revising any future locations of landscaping to be outside of the sight triangle limits as necessary). Also, show any necessary sight distance easements from adjacent property owners, SALDO §312-12(b)(24) and §312-35(a)(6)(F);
6. Revise the Required Sight Distance Notes (Sheets 1 and 6) to be consistent (e.g., eastern sight triangle lists distances of 183 feet and 236 feet; western sight triangle lists distances of 214 feet and 256 feet, etc.); and
7. Accessibility is subject to further review and comment by the Township's Accessibility Code Official during building permitting.

C. 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). Address any comment regarding the proposed removal of the water and sanitary sewerage laterals to the satisfaction of the DPW;
2. 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). In their letter dated November 24, 2021, the Design Engineer has indicated that a fee in lieu of open space will be required by the Township;
 3. Address any concerns of the Township Public Safety Commission;
 4. Address any concerns of the Landscape and Shade Tree Commission, SALDO §312-12(b)(28);
 5. 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;
 6. We defer to the Township Geotechnical Consultant to review all geotechnical aspects of the design;
 7. 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 and approved by the Township Building Code Official prior to construction;
 8. 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);
 9. Revise the Design Professional's and Surveyor's Certifications to be in accordance with SALDO §312-12(b)(5); and
 10. Revise the Owner's Certification to be in accordance with SALDO §312-14(b)(2)(A). Also, provide a space for the Outside Agency Note to be notarized, SALDO §312-14(b)(2)(C). Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable.

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 or last revised November 24, 2021, except as noted

1. Site Plan, SP-1, Sheet 1 of 14;
2. Existing Features/Demolition Plan, EF-1, Sheet 2 of 14 (cursory review only);
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 (cursory review only);
7. Lighting Plan, Sheet 7 of 14, LI-1 (cursory review only);
8. Erosion and Sediment Control Plan, ES-1, Sheet 8 of 14, last revised November 24, 2021 (cursory review only);
9. Erosion and Sediment Control Plan, ES-2, Sheet 9 of 14, last revised November 24, 2021 (cursory review only);
10. Erosion and Sediment Control Notes, ESD-1, Sheet 10 of 14, last revised November 24, 2021 (cursory review only);
11. Soil Erosion and Sediment Control Details, ESD-2, Sheet 11 of 14, last revised November 24, 2021 (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, Sheets AT-1 through AT-3 of AT-3;
16. Future Right-of-Way Improvements Plan, RP-1, Sheet 1 of 2;
17. Future Storm Sewer Profile, RP-2, Sheet 2 of 2;
18. Post Construction Stormwater Management Plan Report;
19. Letter of Transmittal to South Whitehall Township;

20. The following Legal Descriptions were last revised on October 21, 2021:
 - a. Water Easement (containing 406 s.f. – not reviewed);
 - b. Ultimate Right-of-Way Dedication – Hausman Road (containing 7,536 s.f.);
 - c. Long’s Water Technology, Inc. Site Boundary (containing 1.1± acres); and
 - d. Detention Basin Easement (containing 7,582 s.f.).
21. Waiver Request Letter, dated November 23, 2021; and
22. Comment Response Letter.

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

1. Lehigh Valley Planning Commission consistency letter dated November 23, 2021.



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

5920 Hamilton Boulevard • Suite 108 • Allentown, PA 18106-8942
Phone: 610.395.9222 • Fax: 610.395.9262 • HanoverEng.com

December 3, 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 November 24, 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 November 24, 2021.
2. Engineering Plan entitled "Future Right-of-Way Improvements Plan," Sheet 1 of 1, prepared by BIA, dated August 19, 2021 revised November 24, 2021.
3. 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 November 24, 2021.
4. Response letter prepared by BIA, dated November 24, 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 letters of September 3, 2021, and November 5, 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.

This comment was previously 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.

This comment was previously determined to be 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.

This comment was previously 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.

This comment was previously determined to be 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.

This comment was previously 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).*

This comment has been adequately addressed.

- 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.*

This comment has been acknowledged by the consultant in his response letter. He states that the design will be submitted during the building permit review process.

New Comments (December 3, 2021)

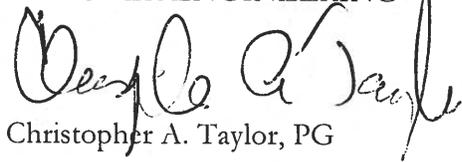
8. The Pidcock Company memorandum dated November 12, 2021, Item C.1, directed this office to review the infiltration feasibility of this site. We have, therefore, reviewed the soil testing data provided by the consultant in the report entitled "Stormwater Infiltration Evaluation for Long's Ecowater Systems," prepared by BIA, dated January 17, 2007 and included as Appendix I in the PCSM Report. The soil testing generally covers the outer periphery of the site and documents a shallow seasonal high-water table (SHWT) ranging from thirteen to thirty-six inches (13"- 36") below grade. The South Whitehall Township stormwater management regulations (Chapter 296) require the depth to SHWT below the invert of the BMP to be greater than or equal to three feet (3'). Based on this, we find that infiltration of stormwater is infeasible on this site.

The review of the soil testing data described above indicates that the seasonal high-water table is above the bottom of the proposed stormwater basin. The consultant shall provide an underdrain or other measures to ensure that the water table will not interfere with or adversely affect the basin liner system.

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

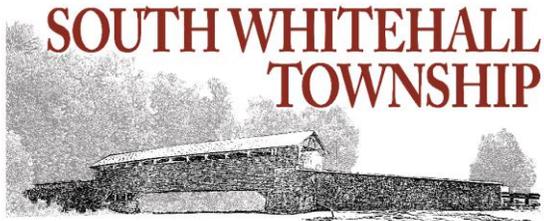


Christopher A. Taylor, PG

cat:hmc

S:\Projects\Municipal\WhitehallTownship\Sw\21-11(007)-Long's Water Technology\nc\MajorPlan2021-106\Docs\SWT Geotech, Long's Water Technology geotech review cmt ltr 3.doc

cc: Mr. Dave Manhardt, Director of Community Development (via e-mail)
Mr. Herb Bender, Public Works Director (via e-mail)
Mr. Anthony F. Tallarida, PE, The Pidcock Company (via e-mail)
Mr. Mark Gnall, PE, The Pidcock Company (via e-mail)
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: DEC 8, 2021

SUBJECT: LONGS WATER MAJOR PLAN 2021-106

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

1. A Neptune Mach 10 water meter is required.

SOUTH WHITEHALL TOWNSHIP

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

December 10, 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 zoning comments have been previously addressed. There are no additional zoning comments for this plan review.

Fire Inspector

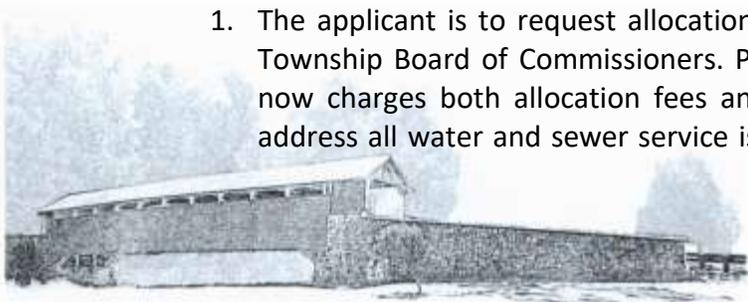
1. The Fire Inspector reported no comments. The Public Safety Commission reported no comments.

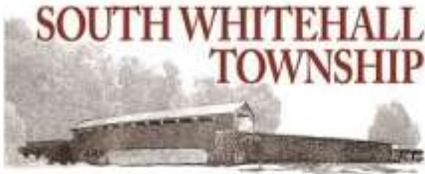
Open Space and Recreation

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:

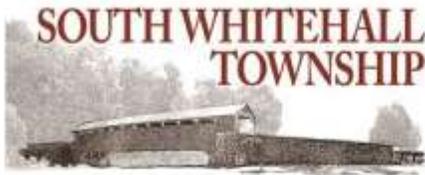
- a. The amount of any water and/or sewer **allocation fees**. The application is available on the Township website under Water/Sewer Forms/FAQs/Links. The fee for the allocation(s) will be due with the submission of the application;
 - b. The amount of any water and/or sewer **connection fees**. The 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

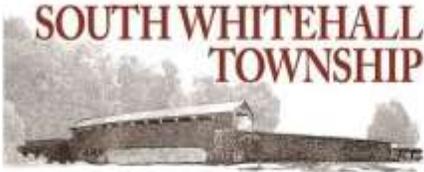
1. There is an active Land Development plan for the tract: Long's Ecowater Systems Major Plan 2007-108. The applicant shall submit a formal withdrawal of the prior project before the current plan is to be considered for approval by the Board of Commissioners.
2. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
3. 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.
4. 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 deferred until the building is constructed and the site is deemed stabilized by LCCD.**
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 the sidewalk be deferred until the building is constructed and the site is deemed stabilized by LCCD.**
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 r be deferred until the building is constructed and the site is deemed stabilized by LCCD.**
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 the curbing be deferred until the building is constructed and the site is deemed stabilized by LCCD.**
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.**



9. SALDO Section 312-40(c) – A waiver is requested from the requirement of installing street trees. **Street trees were required with the Self-Storage project previously proposed on the parcel. Staff recommends that the installation of the street trees be deferred until the building is constructed and the site is deemed stabilized by LCCD.**

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.

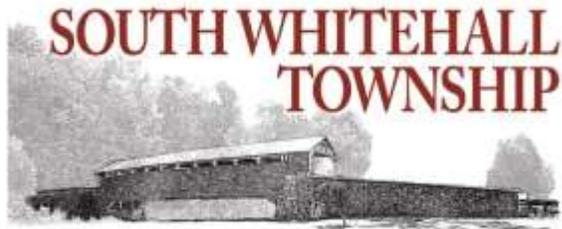
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, December 16, 2021 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue.

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: December 10, 2021
SUBJECT: Subdivision Plan Review
Long's Water Technology
Major Plan 2021-106
Plan Dated November 24, 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 zoning comments have been previously addressed. There are no additional zoning comments for this plan review.

Laura Harrier
Zoning Officer for Community Development

Gregg R. Adams

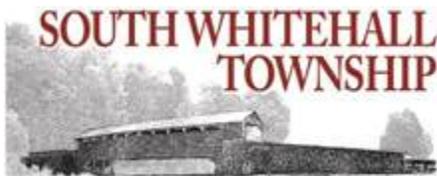
From: John G. Frantz
Sent: Tuesday, November 2, 2021 8:26 AM
To: Gregg R. Adams
Subject: Long's Water Technology - 2021-106

Gregg,

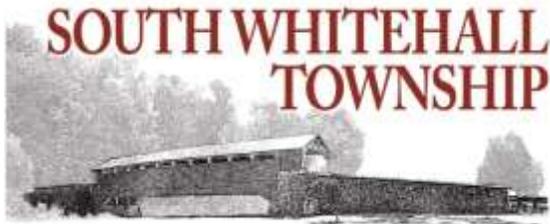
The Commission made no recommendations to the plan.

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

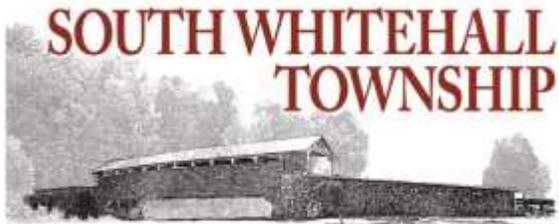
TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: October 29, 2021
SUBJECT: Landscaping Plan Review
Long’s Water Technology
Major Plan 2021-106
Plan dated October 21, 2021
COPIES: Landscape and Shade Tree Commission, D. Manhardt, J. Alderfer, S. Pidcock, Applicant

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,

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

Gregg R. Adams

Subject: FW: Long's Water Technology

From: Molly Wood <mwood@lantabus-pa.gov>

Sent: Monday, November 01, 2021 12:46 PM

To: Adam Smith, PE <asmith@barryisett.com>

Subject: RE: Long's Water Technology

Caution: External email. If unexpected, **verify source via phone** before accessing links/attachments.

Hi Adam,

Thank you for contacting me – I appreciate you sending me the plan. We currently don't serve on Hausman north of 22, and I don't believe we plan to in the future. We're aware of the growth that is occurring in this northwest area of 309/22 in which we'll keep on a radar that perhaps we'll deviate our routes in the future, but it is difficult to predict that at this time. We always encourage sidewalks for that possibility one day, and any pedestrian connectivity along a corridor, and from the corridor to the main entrances of the destinations. This may not apply to this particular project given the shorter length of property along the corridor, but something to consider from LANTA in the way we evaluate sites.

Thanks Adam, open to further discussion if you have questions or additional input.

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

www.lantabus.com

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85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

barryisett.com

Revised November 23, 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 streetlights 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.
9. SALDO Section 312-40(c) – A deferral is requested from installing street trees. At the suggestion of Township Staff, street trees will be installed at a later date when the sidewalk is installed so that they can be placed in the proper location in accordance with the Township standard cross section.

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

Respectfully,



Adam Smith, PE
Senior Project Manager
Civil Department

cc: Long's Water Technology

\\biaces.com\work\Land_Serv\TTOWN\Projects\2007\137407\docs\Ltr\20211124-WaiverRequest-ltr-AAS.docx(vea)

PROPOSED COMMERCIAL DEVELOPMENT 1810 PA ROUTE 309
MAJOR PLAN 2020-103
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated December 8, 2021**
- 4. Township Water and Sewer Engineer Review dated December 10, 2021**
- 5. Public Works Department Review dated December 8, 2021**
- 6. Community Development Department Review dated December 13, 2021**
- 7. Zoning Officer Review dated December 13, 2021**
- 8. Public Safety Commission Review dated December 7, 2021**
- 9. Landscape and Shade Tree Commission Review dated October 29, 2021**
- 10. Parks and Recreation Board Review dated September 15, 2020**
- 11. LANTA Review dated September 27, 2021**
- 12. Applicant's Correspondence:**
 - A. Project Narrative dated September 23, 2021**
 - B. Waiver Request Letter dated November 22, 2021**
 - C. Trip Generation Distribution Analysis Report dated November 22, 2021**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
**SUBJECT: PROPOSED COMMERCIAL DEVELOPMENT 1810 PA ROUTE 309
MAJOR PLAN 2020-103
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**
DATE: DECEMBER 13, 2021
**COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT, L. HARRIER,
D. TETTEMER, L. PEREIRA, ESQ., APPLICANT, SUB. FILE 2020-103**

LOCATION AND INTENT:

An application to develop the property located at 1810 PA Route 309. The plan proposes the demolition of the existing structure and the construction of a 5,051 square foot convenience store with gas pumps (motor vehicle service facility) and a 60 space parking lot on the 4.056 acre parcel. The parcel is proposed to be served by public water and sewer and is zoned Highway Commercial HC. Landston Equities, LLC is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their November 22, 2021 hearing, the Zoning Hearing Board heard the Appeal of Landston Equities, LLC, seeking a Special Exception under Section 350-24(c)(13) the Zoning District Schedule for the HC District (Highway Commercial) which list Motor Vehicle Service Facilities as a Special Exception Use; and Section 350-48(m)(9) Motor Vehicle Service Facility Use Schedule for specific criteria for the Special Exception Use; and, Section 350-16(i)(1)-(12) the Special Exception criteria. The Applicant sought a Variance from Section 350-42(d)(4)(B)(i) for the driveway separation distance of 228 feet from PA Route 309, and 195 feet from Grammes Road, where a 300-foot separation distance is required from the intersection; and, the Applicant sought a Variance from Section 350-48(o)(2)(E)(iv)(a) to maintain a 25 feet paved area parking setback where a 50 feet paved parking area setback is required from the Ultimate Right-of-Way Line. The Special Exception approval was granted, the variance for the driveway separation was conditionally granted pending the final location as determined by PennDOT, and the variance for the parking setback was withdrawn. A written decision has not been issued at the time of this writing.

The Planning Commission, at their October 21, 2021 meeting, reviewed a Preliminary/Final Plan of Proposed Commercial Development 1810 PA Route 309 Major Plan 2020-103, proposing a Motor Vehicle Service Facility and a commercial building containing a Fast Food Restaurant and Retail space.

The Planning Commission, at their September 17, 2020 meeting, reviewed a Sketch Plan of 1810 PA Route 309 Convenience Store and Medical Office Major Plan 2020-103.

REVIEWING AGENCIES COMMENTS:

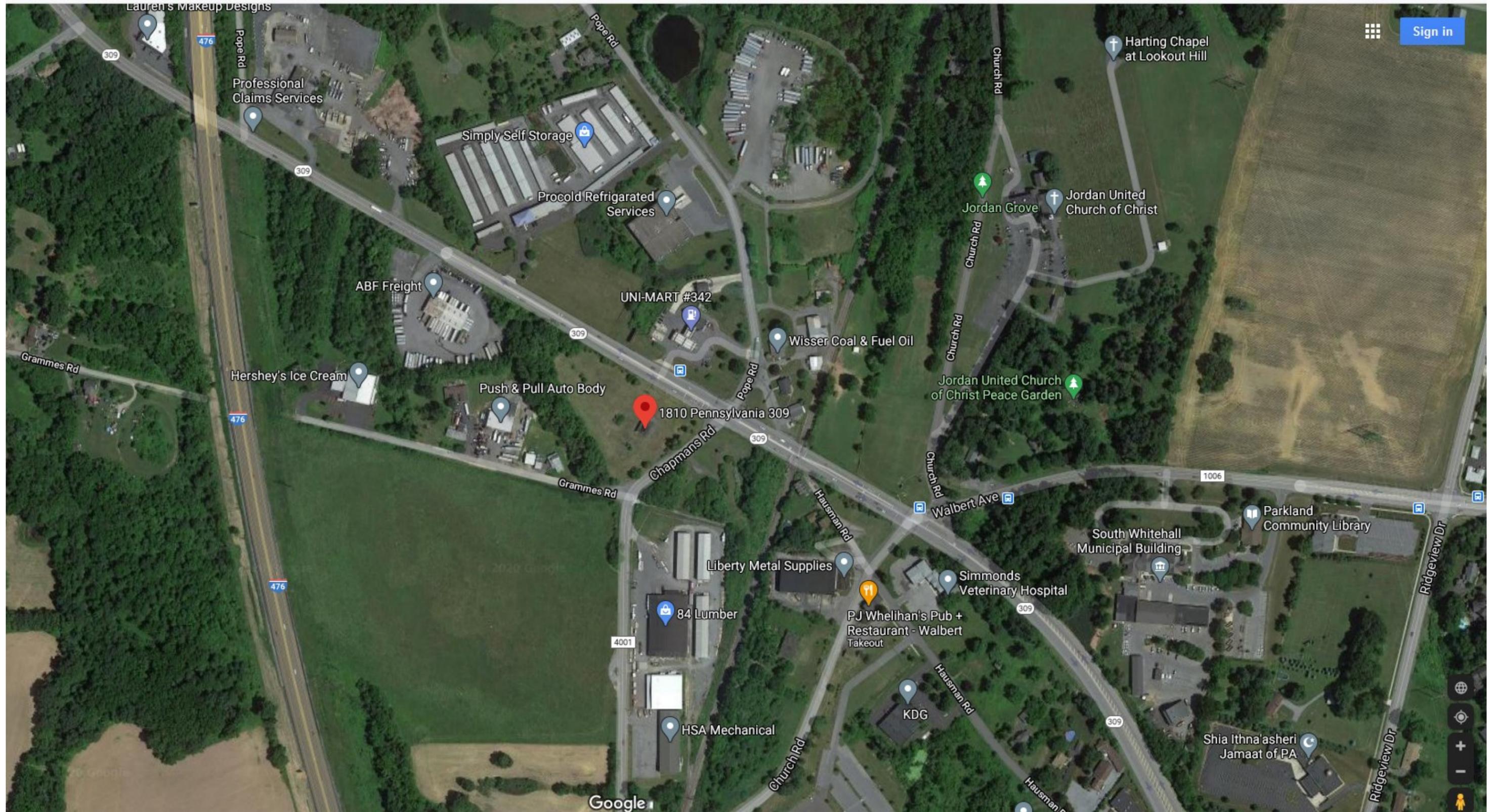
- A. **Township Engineer** – Mr. David Tetteimer’s comments are contained in his review dated December 8, 2021. Mr. Tetteimer is not recommending engineering approval at this time. His comments pertain to zoning issues, plan detail, right-of-way improvements, stormwater management, outside agency approvals, open space, stormwater management, and shade trees.
- B. **Township Water & Sewer Engineer** – Mr. Jason Newhard’s comments are contained in his review dated December 10, 2021. His comments pertain to extension of water and sewer service along Grammes Road, plan details and sewage facilities planning.
- C. **Public Works Department** – Public Works Manager Herb Bender’s comments are contained in his review dated December 8, 2021. His comments pertain to plan detail, stormwater management, and water utility issues.
- D. **Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.
- E. **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- F. **Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- G. **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.
- H. **Landscape and Shade Tree Commission** – The Landscape and Shade Commission reviewed the plan at their October 29, 2021 meeting and determined that shade trees shall be shown within the right-of-way of a public street or within a Shade Tree Easement.
- I. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its December 6, 2021 meeting and recommended that the driveway separation distance comply with Township regulations.
- J. **Parks and Recreation Board** – At their September 14, 2020 meeting, 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. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. The fee in lieu of Open Space dedication has been calculated to be \$16,800.00, based upon the Zoning Requirements block on Sheet C-301.

- K. **Community Development Department** – The Department’s technical review is dated December 13, 2021 and provides comment pertaining to zoning issues, public safety, open space and recreation, water and sewer service, waiver and deferral commentary, legal and plan detail, 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, should the applicant not be able to present a plan before the Board of Commissioners at or before their February 2, 2022 meeting.

Planning Commission deadline date to act on the plan:	February 14, 2022
Board of Commissioners deadline date to act on the plan:	March 14, 2022



1810 PA ROUTE 309 CONVENIENCE STORE AND OFFICE MAJOR PLAN 2020-103

Location Map

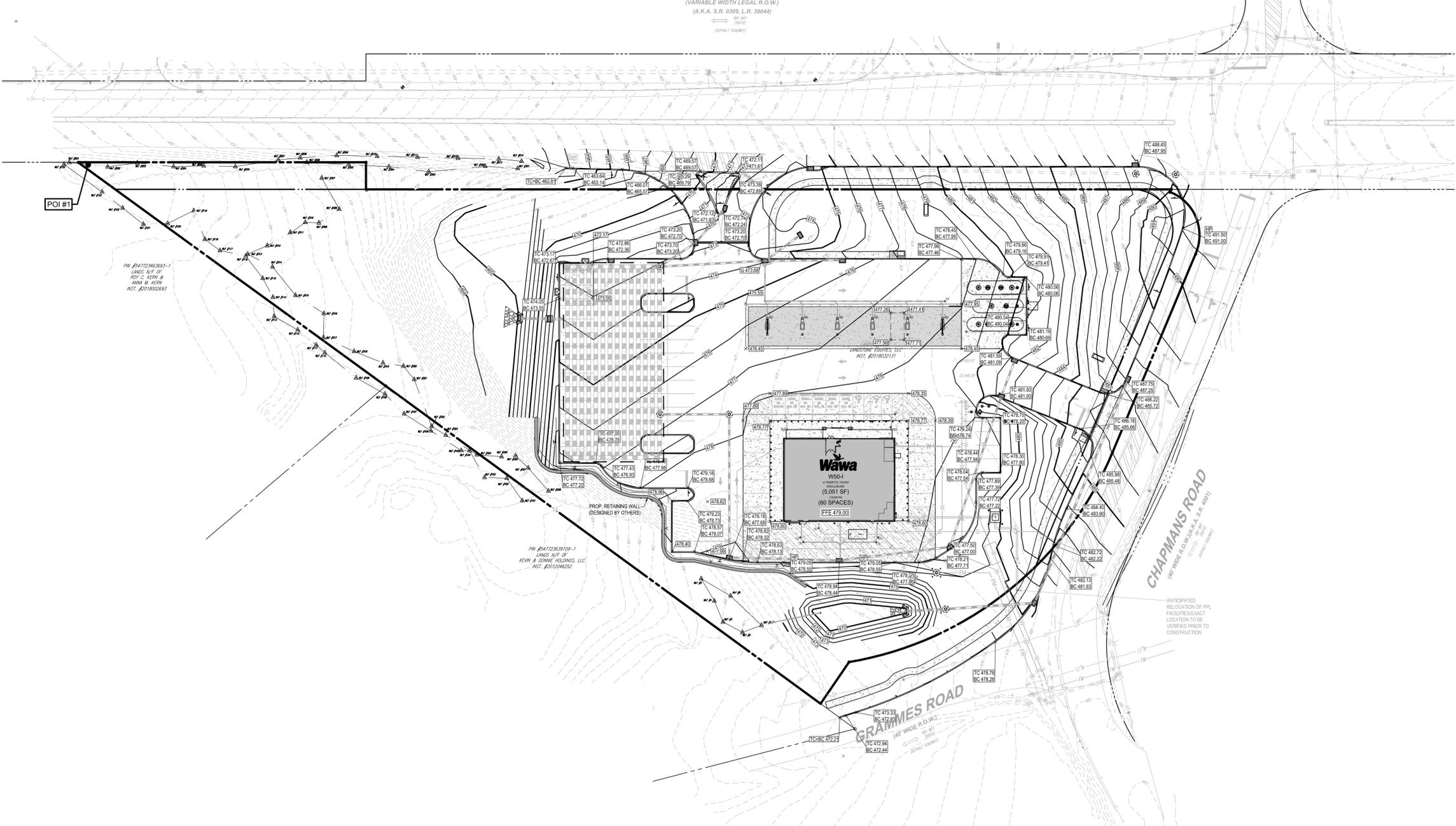


1810 PA ROUTE 309 CONVENIENCE STORE AND OFFICE MAJOR PLAN 2020-103



PENNSYLVANIA STATE HIGHWAY ROUTE 309

(VARIABLE WIDTH LEGAL R.O.W.)
(A.K.A. S.R. 0309, L.R. 39044)
R/W 112'
(R/W 112' (R/W 112'))



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	PER TOWNSHIP	CHECKED BY
1	11/22/2021	COMMENT	WRS	JAB

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FOR MUNICIPAL APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: JAINDL LAND COMPANY
DRAWN BY: WRS
CHECKED BY: JAB
DATE: 09/23/2021
CAD ID: PY212092-LDVP-1A

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR

JAINDL LAND COMPANY

PROPOSED COMMERCIAL DEVELOPMENT
1810 PA ROUTE 309
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

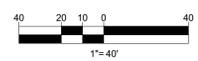
BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com



GRADING PLAN

SHEET NUMBER:
C-401

REVISION 1 - 11/22/2021



R:\31\19212092\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\19212092-LDVP-1A\...LAYOUT: C-401 GRADE



December 8, 2021

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

RE: 1810 PA Rte 309 Convenience Store Land Development Plan
SWT Major Plan # 2020-103

Dear Gregg:

Materials submitted for the Applicant by Bohler Engineering for the above referenced project include the following:

- A. Cover sheet, sheet C-101, dated 11/22/2021;
- B. Notes sheet, sheet C-102, dated 11/22/2021;
- C. Existing Conditions Plan, C-201, dated 11/22/2021;
- D. Site Plan, sheet C-301, dated 11/22/2021;
- E. Truck turning and paving plans, sheets 302 – 306, dated 11/22/2021;
- F. Paving Plan, sheet 307, dated 11/22/2021;
- G. Grading Plan, sheet 401, dated 11/22/2021;
- H. Utility Plan, sheet 501, dated 11/22/2021;
- I. Soil Erosion Control Plans, 601 – 605, dated 11/22/2021;
- J. PCSM Plan, sheets 606 – 609, dated 11/22/2021;
- K. Landscape Plan and Details, sheets 701 and 702, dated 11/22/2021;
- L. Lighting Plans and Details, sheets 703 – 705, dated 11/22/2021;
- M. Construction Details, sheets 901 – 908, dated 11/22/2021;
- N. Drainage Area Plan, sheets 1001 – 1004, dated 11/22/2021;
- O. Waiver Request Letter, dated 11/22/2021;
- P. Trip Generation Report, dated November, 2021;
- Q. Stormwater Management Report, dated 11/22/2021;
- R. Comment Response letter, dated 11/22/2021;

PROPOSAL: This submission proposes the development of a 4.06 acre tract of land with the construction of a Convenience Store and Fueling Station and associated parking. Other improvements include construction of two detention basins to manage rate and volume runoff from the site. The development will be served by public water and sewer. The property is located in the HC – Highway Commercial Zoning District. The proposed Convenience Store and Fueling Station is a Special Exception Use.

Our zoning and engineering comments are based on the Zoning Ordinance dated September 1, 2020 and the Subdivision and Land Development Regulations, last revised April 1, 2019 and are as follows:

SALDO COMMENTS:

1. **SALDO 312-12(21)** - Field location of the existing improvement at the adjoining property along Grammes Road shall be shown on the plan. Also, the location of the existing utility poles along Grammes Road shall be field verified.
2. **SALDO 312-12(24)** – The plans show the required safe sight distance (clear sight triangles) on the plans. Penn DOT approval and permits for each driveway, verifying the sight distances is required. Clear sight triangle notes as detailed in SALDO 312.35(a)(6)(F) shall be added to the plans. We note that a portion of the clear sight triangle for the sight line south along Chapmans Road is on private property outside the street right-of-way. A clear sight easement shall be obtained to guarantee the clear sight line for the driveway.
3. **SALDO 312-12-41** – The note referring to the Special Exception Use request on the plans to be recorded shall be updated to note the Ordinance section and date of approval of all zoning variances granted.
4. **SALDO 312-26** – A Construction Improvements Agreement meeting this section will be required for all work within the proposed ultimate street right-of-way. The Developer should provide an Engineering estimate of construction costs for the work within the Township right-of-way for review and inclusion in the Construction Improvements Agreement.
5. **SALDO 312-35(b)(3)(A)(i)(1)** – Curb is required along all public streets or a deferral to this section is required. Curb is shown along Grammes Road and Chapmans Road and partly along Route 309. Curb is not shown along the section of Route 309 from the proposed driveway westerly to the property line, for which a deferral to this section is required. A waiver to this requirement has been requested in writing. We would recommend a deferral and that, since this is a Penn DOT roadway, any action taken on the curb deferral request be conditioned on Penn DOT requirements. Additionally, a curb construction plan and profile shall be provided for all proposed curb within the public road right-of-ways.
6. **SALDO 312-35(b)(3)(A)(ii)(1)(A)** – Sidewalk shall be provided along all public streets. Sidewalk shall be shown along the frontage of PA Rte 309, west of the proposed driveway. A waiver to this requirement has been requested in writing. We would recommend a deferral and that, since this is a Penn DOT roadway, any action taken on the sidewalk deferral request be conditioned on Penn DOT requirements.
7. **SALDO 312-35(b)(3)(B), (C) and (D)** – Street cross sections shall be in accordance with the Township Standard Construction Documents (latest edition). The Grammes Road improvements shall be designed to connect to the adjoining Push and Pull Auto Body property improvements and meet the local street

cross-section (36 feet wide cartway). The Chapmans Road improvements shall be designed to meet the collector street cross-section (40 feet wide cartway). The Route 309 improvements shall be designed to meet the arterial street cross-section (50 feet wide cartway). Since Chapmans Road and Route 309 are State roads, the cartway width and construction details for these roads will be determined by Penn DOT requirements and, therefore, a waiver to the cartway and construction requirements for these roads should be requested. Additionally, a 15 feet wide sidewalk/landscaping area between the curb and the right-of-way is required for both Chapmans Road and Route 309. The plan shows a sidewalk/landscaping area of between 5 feet and 8 feet along Chapmans Road. Either the plans should be revised to show the right of way 15 feet from the curb, or a waiver to this section is required. The Township Planner may want to comment on this item.

- 8. SALDO 312-36(c)(1)** – Driveways shall not be permitted to have direct access to State roads or highways unless authorized by the PA DOT through the issuance of a Highway Occupancy Permit. Penn DOT review and permitting of the proposed driveway along PA Rte 309 and alterations to the intersection of PA Rte 309 and Chapmans/Pope Road is required. A note to this extent has been added to the plans. Our specific comments on the driveway improvements are as follows:
1. The plan should be updated to depict the proposed roadway widening improvements associated with the Chapmans Road Warehouse project in the vicinity of the Chapmans Road / Grammes Road intersection.
 2. The following comments pertain to the proposed roadway improvements and are subject to the completion of a Traffic Impact Study and PennDOT's review of Highway Occupancy Permit plans:
 - a. The depicted southbound right turn lane on Route 309 and the eastbound left turn lane on Chapmans road appear to be significantly undersized and should be verified by the required Traffic Impact Study. Further, the presence of two tractor-trailers or a single tractor-trailer and 2-3 cars at the eastbound left turn lane on Chapmans Road would completely block access to/from the full access site driveway.
 - b. ADA access along Route 309 should be provided across and to the north of the proposed right in/out driveway. At a minimum, access (i.e. sidewalk or shoulder) should be extended to the east of the proposed southbound right turn lane and tie into the existing roadway shoulder.
 4. Tractor-trailer turning templates have been provided however, they should be extended further onto Grammes Lane for the inbound WB-67 design vehicle to confirm that the width of Grammes Road intersection is sufficient.
 5. The plans should be amended to provide complete design information (i.e. tractor trailer turning templates, dimensions, striping/signage details, etc.) for the "shadow" improvements to Pope Road for further Township review.

6. The Grading Plan indicates grading that would direct storm water runoff onto the cartway of Route 309 at the proposed right-in/right-out driveway. The grading in this area should be revised to direct the runoff to flow along the curb channelizing island.
7. The Site Plan proposes internal access drives and fueling pumps located immediately adjacent to the proposed right in/out driveway along the site's Route 309 frontage. This condition could result in several negative consequences including but not limited to the blocking of the SR 309 inbound traffic due to vehicles attempting/waiting to access the fuel pumps and/or due to the potential for the inbound lane to be blocked by the outbound queue of vehicles waiting to turn right onto southbound SR 309 (especially during peak traffic conditions when the southbound queue at the SR 309 & Chapmans Road intersection could block the right-out driveway). In light of this, consideration should be given to reorientation of the site layout to preclude or alleviate these conditions. The Developer should consider providing an internal clear sight triangle at the proposed stop sign adjacent to the right turn in driveway and along the right turn in driveway meeting Penn DOT to guarantee safe sight stopping distance.
8. Traffic distribution percentages for this development should be based proportionally upon the forthcoming vehicular turning movement counts.
9. **SALDO 312-36(c)(4)(B)(i)** - PA Rte 309 is listed as a Principal Arterial Road, Chapmans Road is listed as a Minor Arterial Road, and Grammes Road is listed as a Local Road on the Township Functional Classification Map. This section requires a 300 feet driveway offset from the intersection centerline if either street is an arterial street. The proposed driveway along Chapmans Road is shown as being approximately 249 feet from the centerline intersection with PA Rte 309 and approximately 195 feet from the centerline intersection with Grammes Road. A waiver to this section has been requested in writing. A traffic impact study should be provided for the proposed driveway, for both Township and Penn DOT review, to determine the traffic impact the development would have on the Route 309 intersection and the Grammes Road intersection with Chapmans Road. Any action on this waiver request should be conditioned on Township and Penn DOT approval of the traffic impact study.
10. **SALDO 312-36(d)(4)(G)(iv)** – A recreation fee in lieu of land dedication meeting the requirements of this section will be required. A determination of the final amount will be made when the Final Plans are submitted. The Site Plan notes a total fee of \$18,283.00 based on new impervious surfaces. The Township Planner should comment on this item.
11. **SALDO 312-36(e)(2)** - Lehigh County Conservation District and PA Department of Environmental Protection approval of a Soil Erosion and Sedimentation Control Plans and PA NPDES permit plans for this project will be required. Proof of LCCD and PA DEP approval of the plans and documents shall be provided to the Township when obtained.
20. **SALDO 312-39(a)** – This project is located within the Little Lehigh Creek Act 167 Plan and creates more than 10,000 square feet of new impervious surfaces and therefore will review and approval by both the

Township and the Lehigh Valley Planning Commission for Act 167 release rates. Our comments on the Drainage Report and plans are as follows:

Predevelopment:

1. The time of concentration used for the Pre-Development to Offsite Channel should be the SCS minimum of 6 minutes. § 296-15.N
2. Per the drainage plan requirements, the location of all public wells within 100 feet of the property line should be shown on the plans noting the properties to the southwest of the site have private water. § 296-18.B.14

Post Development

3. Verify the 0.96 acres of woods in the post development bypass subarea. Independent area takeoff of the delineated wooded area was only around 0.75 acres.
4. Total flow calculations at the downstream most study point indicate runoff volumes are greater than predevelopment volumes for all design storms (about double in the 2-year storm). Although DEP recognizes an MRC basin as an acceptable infiltration BMP, since both rate and volume are not met, per Act 167, release rates must be applied to all impact areas. We note the 2 year allowable release rate is not met.
5. The minimum time of concentration used for any subarea should be the SCS minimum of 0.1 hours or 6 minutes. § 296-15.N
6. Based on the contours, both the predevelopment areas to the offsite channel and the wetland flow off the property prior to reaching point of interest POI#1. For the post development condition, both the rain garden outflow and a portion of the bypass area should be combined to verify rate and volume are not increased where runoff leaves the site. A summary table should be provided in the narrative.
7. A copy of the wetland sustainability report should be included with future submissions.

Managed Release Basin (UG-1)

8. Infiltration test pit 4 was performed near the location of the proposed Underground Managed Release Basin. The testing log indicates there is a seasonal high-water table and perched water table at elevation 470. The bottom of the basin is proposed at elevation 465. Provide documentation the basin and liner will not be susceptible to movement due to the forces from a fluctuating water table.
9. The minimum circular orifice diameter for controlling discharge rates from detention facilities shall be three inches. § 296-15.I The lowest orifice in the outlet control structure for the managed release basin has a diameter of only 0.8”.

10. The underground stormwater basin shall be constructed with inspection ports and a cleanout hatch (no less than thirty-six-inch diameter). Location of these facilities should be labeled on the plans.
11. Curbing is proposed in the area of both underground basins. Provide supporting information the footer for the curbing will not impact the underground basin and there is sufficient clearance

Rain Garden (RG)

12. Verify the weir crest elevation between the report and the detail.
13. Per the 2-year rain garden routing provided in the narrative, the maximum water surface elevation is 421.27 while the detail on the plans indicate a 2-year pond elevation of 1.24'.
14. Infiltration test pit 9 was performed near the location of the proposed rain garden. The testing log indicates there is a seasonal high-water table at 4 feet below the surface. The bottom of the rain garden has a proposed cut of 7 feet for final grade plus an additional 1.5 feet of cut for the placement of the planting soil. Provide documentation the liner will not be susceptible to movement due to the forces from a fluctuating water table.
15. § 312-39(d)(2) – A minimum bottom slope of 2 percent shall be provided on the rain garden or a waiver to this section is required. Considering that this is a rain garden and is intended to filter storm water runoff, we would have no engineering objection to granting this waiver, if requested.
16. § 312-39(d)(3)(A) – The maximum water depth of the rain garden is 3 feet, the side slopes are 3 feet horizontal to 1 foot vertical, and the time to empty exceeds 3 hours, all requiring fencing in accordance with this section, or a waiver to this section is required. We note that the rain garden is about 40 feet from the proposed sidewalk along Grammes Road. The Township should determine whether fencing around the rain garden is required.
17. § 312-39(d)(8) – A minimum 12 feet wide ramp at a maximum of 10 percent slope shall be constructed to permit access to the bottom of the basin for maintenance, or a waiver to this section is required. Considering the size of the rain garden, we would have no engineering objection to granting this waiver, if requested.

Storm Sewer Conveyance

18. The proposed trench drain connected to inlet A11 should be labeled on the plans and information provided on the structure chart. Also, provide a detail of the proposed structure.
19. There are numerous inlets that have bypass flows. Provide documentation where the bypass flow is added to the bypass lines where applicable.

20. The inlet report lists the bypass line number as 14 for inlet A11.1 with a 100-year bypass flow of 1.11 cfs. Based on the contours the stormwater could instead flow out towards Route 309. Also, line 14 has bypass flow that will discharge towards Route 309.
21. Verify all rim and invert elevations between the storm sewer tabulation chart and the structure tables on the plans as there are numerous inconsistencies.

12. SALDO 312-40 – Street and shade trees meeting this section will be required and are shown on the plan. the Township Shade Tree Commission should comment on the number and type of street trees.

In conclusion, until all the above items are satisfied, we would not recommend engineering approval of this Land Development Plan.

If there are any questions regarding this review, please contact the this office.

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.



David Tetterer, P.E.

pc: Mr. Randy Cope, Interim Township Manager, South Whitehall Township
Mr. George B. Kinney, AICP, Director of Community Planning, South Whitehall Township
Mr. David Manhardt, AICP, Director of Community Development Dept., South Whitehall Township
Mr. Herb Bender, Public Works Manager, South Whitehall Township
Ms. Tracy Fehnel, Executive Assistant, South Whitehall Township
Ms. Laura Harrier, Zoning Officer, South Whitehall Township
Ms. Lisa Pereira, Esq., Alternate Solicitor, South Whitehall Township, Broughal and Devito Law
Mr. Jeffrey Beaven, P.E., Bohler Engineering
Mr. David Jaendl, Landston Equities, LLC.

All via email.

December 10, 2021

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

Re: Proposed Commercial Development 1810 PA Route 309
Land Development #2020-103
Review of Preliminary Plan 11/22/2021.
SSM File: 103400.0070

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project Revision 1-11/22/2021 submission.

We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

1. We are requesting the applicant extend the water and low pressure sanitary along the frontage of Grammes Rd. in order to continue service along Grammes Rd.
2. SSM can provide a “will serve” letter upon request.
3. We request a meeting with the applicant’s engineer to discuss the low pressure sewer design and grinder pump requirements.

Water Comments:

1. NOTES Sheet/Sheet Number C-102 Drainage and Utility Notes –General Water #33 not required on this plan.
2. Sheet Title Utility Plan/Sheet Number C-501
A. Water meter pit with Fire line and domestic water line is not required on this plan.
3. Sheet title: Details: Sheet number C-905: SWT Construction Standard SWT-W-7 not required on this plan.
4. Sheet Title Utility Plan/Sheet Number C-501
A. Domestic water line should not exceed 4” DIP size.

Sanitary Sewer Comments:

1. Sheet Title : Details: Sheet Number C-903:
Add SWT Low Pressure Detail sheets: SWT-S-6 / SWT-S-7 / SWT-S-8 / SWT-S-9 / SWT-S-10 /
SWT-S-11 / SWT-S-12 / SWT-S-13 / SWT-S-14 / SWT-S-15 / SWT-S-16 / SWT-S-17.
2. A sewer planning module will be required.

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

December 10, 2021
Mr. Gregg Adams
South Whitehall Township
Page 2 of 2

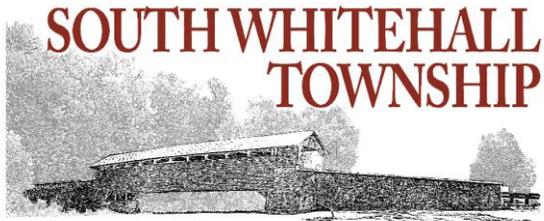


Sincerely,
Spotts, Stevens and McCoy

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

Jason M. Newhard, CMIT, LO
Construction Manger
Environmental Engineering
jason.newhard@ssmgroup.com

cc: Herb Bender, PW



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: DEC 8, 2021

**SUBJECT: PROPOSED COMMERCIAL DEVELOPMENT 1810 PA ROUTE 309
MAJOR PLAN 2020-103**

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

1. Please explain the water line connected to the garbage area.
2. Fire and domestic water lines should be placed with separate meters within the same meter pit.
3. All water lines will be owned by the developer from the tapping sleeve and valve to the building.
4. All Storm Water BMP maintenance and inspection records shall be submitted to the Township annually.
5. Please show downstream impact of storm sewer drainage.

SOUTH WHITEHALL TOWNSHIP

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

December 13, 2021

Landston Equities, LLC
Attn: Luke Jandl
3150 Coffeetown Road
Orefield, PA 18069

**RE: *Proposed Commercial Development 1810 PA Route 309
Major Plan 2020-103
Request For Preliminary/Final Plan Review***

Dear Mr. Jandl:

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

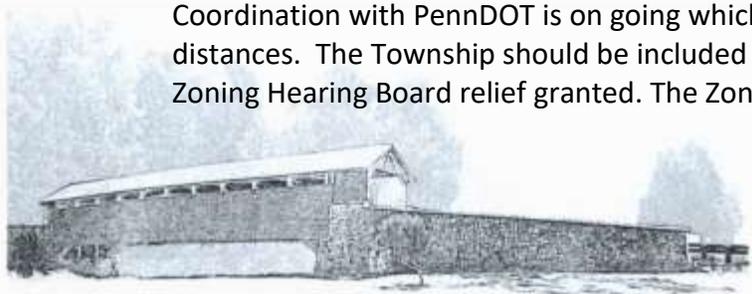
Zoning

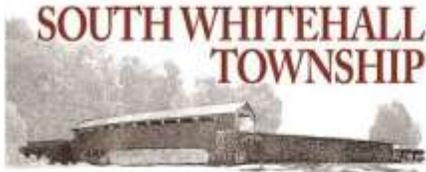
The revised plan proposes one building for a fueling station/convenience store use known as Wawa. The tract is located along State Highway PA Route 309 and is within the Highway Commercial (HC) Zoning District. The proposal has been reviewed under the criteria for a Motor Vehicle Service Facility. The Motor Vehicle Service Facility (Wawa) is permitted by Special Exception subject to conditions set forth in Section 350-48(m)(9). The Applicant was present at a Hearing before the Zoning Hearing Board in which the following relief was granted conditioned upon PennDOT's review and comments of the project. The formal Decision and Order has not yet been released.

Requested Relief that was conditionally granted November 22, 2021:

1. A Special Exception under Sections 350-24(c)(13) 350-48(m)(9) for Motor Vehicle Services Facility.
2. A variance from Section 350-42(d)(4)(B)(i) to maintain driveway separations of 249' and 174'. The driveway is 249' from the intersection of Chapman Road/Route 309 and 174' from the intersection of Chapmans Road/Grammes Road.

Coordination with PennDOT is on going which will ultimately determine the exact separation distances. The Township should be included and apprised of any scoping meetings due the Zoning Hearing Board relief granted. The Zoning Hearing Board Decision and Order is valid for





one (1) year from date of signature in which to commence the project. Should outside agency approvals still be required, and prior to the expiration date, an Extension of Time for the relief granted may be requested before the Zoning Hearing Board to extend the original relief granted.

350-48(o)(2) Off-Street Parking

1. Section 350-48(o)(2)(E)(iii)(8) Parking Areas. Parking Areas exceeding thirty thousand (30,000) square feet in commercial districts shall be provided with curbing, and planter strips to control traffic flow, and to provide walkways for pedestrian safety in the Parking Areas to the satisfaction of the Township. The Planning and Safety Commissions should comment on the proposed walkway in the center of the site.

Fire Inspector

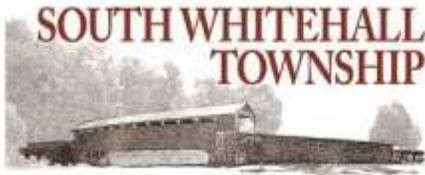
1. The Fire Inspector reported no comments. The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief recommended that the driveway separation distance comply with Township regulations.

Open Space and Recreation

1. At their September 14, 2020 meeting, 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. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. According to the Zoning Requirements block on Sheet C-301, 67,200 square feet of additional impervious surface is proposed (73,132 sq ft proposed minus 5,932 sq ft existing). The fee in lieu of common open space land dedication would be \$16,800.00. The applicant should check the calculation within the South Whitehall Township Open Space Fee Calculation Table on Sheet C-301.

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, as soon as practicable, to learn of, or confirm any or all of:



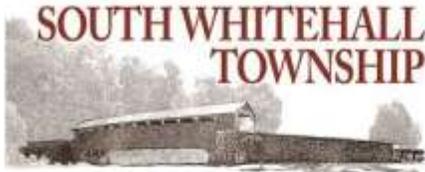
- a. The amount of any water and/or sewer **allocation fees**. The application is available on the Township website under Water/Sewer Forms/FAQs/Links. The fee for the allocation(s) will be due with the submission of the application;
 - b. The amount of any water and/or sewer **connection fees**. The 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).

Waiver and Deferral Request Commentary

1. Request to waive SALDO Section 315-36(c)(4)(B)(i) and (ii) regarding the non-residential driveway 300-foot off-set requirement from an intersection containing an arterial road – Staff will defer to the Township Engineer and PennDOT, but would suggest considering locating the driveway at the Grammes Road/Chapmans Road intersection.
2. Request to waive SALDO Section 312-35(b)(3)(A)(i) – requirement to install curbing along PA Route 309 northwest of the proposed driveway. Staff has no objection to this request.
3. Request to waive SALDO Section 312-35(b)(3)(A)(ii)(1)(A) – requirement to install sidewalk along PA Route 309 northwest of the proposed driveway. Staff has no objections to this request.

Legal and Other

1. 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).
2. 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.



3. The Landscaping Plan shall be clarified with regard to whether any particular tree is a Parking lot Tree as required by the Zoning Ordinance or a Shade Tree as required by SALDO. Shade Trees are typically shown in the right-of-way of a public street, while Parking Lot Trees are typically located on private property within tree islands or near parking spaces. ***If Shade Trees are located on private property, they are required to be located within a Shade Tree easement.***
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. A note shall be added to the plan (on Sheet C-704) stating that a building permit is required for light pole foundations prior to installation.
6. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as underlain by karst geology along the southern portion of the tract. PA Route 309 is a Principle Arterial and Chapmans Road is a Minor Arterial Road.
2. The Comprehensive Plan portrays the tract in a D-4 Industrial District, which envisions compact, mixed-use areas that are pedestrian-friendly and will support alternative transportation in the long term. The Comprehensive Plan also portrays the tract in a Growth Opportunity Area based on existing and expanded sewer systems and enhanced transportation systems.

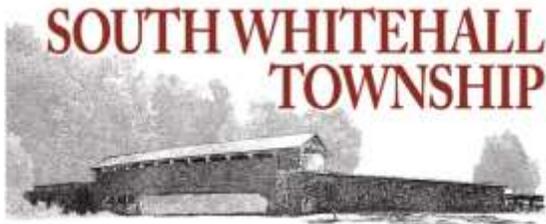
Your plan is scheduled to be reviewed by the Planning Commission at the Municipal Building located at 4444 Walbert Avenue on Thursday December 16, 2021 at 7:30 p.m.

If you have any questions, please call.

Sincerely,

Gregg R. Adams
Planner, Community Development Department

cc: R. Cope D. Manhardt L. Harrier D. Tettermer
L. Pereira, Esq. J. Beavan, Bohler Eng. Sub. File 2020-103



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: December 13, 2021
SUBJECT: 1810 PA Route 309 Proposed Commercial Development
Plan Dated November 22, 2021. Major Plan #2020-103
COPIES: D. Manhardt, G. Adams, D. Tetteimer, L. Pereira, Applicant

The revised plan proposes one building for a fueling station/convenience store use known as Wawa. The tract is located along State Highway PA Route 309 and is within the Highway Commercial (HC) Zoning District. The proposal has been reviewed under the criteria for a Motor Vehicle Service Facility. The Motor Vehicle Service Facility (Wawa) is permitted by Special Exception subject to conditions set forth in Section 350-48(m)(9). The Applicant was present at a Hearing before the Zoning Hearing Board in which the following relief was granted conditioned upon PennDOT’s review and comments of the project. The formal Decision and Order has not yet been released.

Requested Relief that was conditionally granted November 22, 2021:

1. A Special Exception under Sections 350-24(c)(13) 350-48(m)(9) for Motor Vehicle Services Facility.
2. A variance from Section 350-42(d)(4)(B)(i) to maintain driveway separations of 249' and 174'. The driveway is 249' from the intersection of Chapman Road/Route 309 and 174' from the intersection of Chapmans Road/Grammes Road.

Coordination with PennDOT is on going which will ultimately determine the exact separation distances. The Township should be included and apprised of any scoping meetings due the Zoning Hearing Board relief granted. The Zoning Hearing Board Decision and Order is valid for one (1) year from date of signature in which to commence the project. Should outside agency approvals still be required, and prior to the expiration date, an Extension of Time for the relief granted may be requested before the Zoning Hearing Board to extend the original relief granted.

350-48(o)(2) Off-Street Parking

1. Section 350-48(o)(2)(E)(iii)(8) Parking Areas. Parking Areas exceeding thirty thousand (30,000) square feet in commercial districts shall be provided with curbing, and planter strips to control traffic flow, and to provide walkways for pedestrian safety in the Parking Areas to the satisfaction of the Township. The Planning and Safety Commissions should comment on the proposed walkway in the center of the site.

Laura Harrier, Zoning Officer
Community Development

Gregg R. Adams

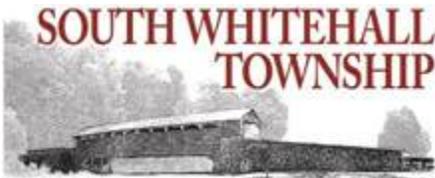
From: John G. Frantz
Sent: Tuesday, December 7, 2021 12:47 PM
To: Gregg R. Adams
Subject: Proposed Commercial Development 1810 PA Route 309, 2020-103

Gregg,

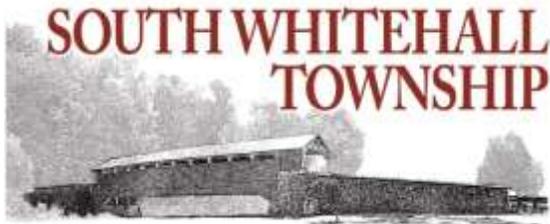
The Commission made the recommendation that the driveway separation distance requirements for both driveways comply with Township requirements.

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
Proposed Commercial Development 1810 PA Route 309
Major Plan 2020-103
Plan dated September 23, 2021

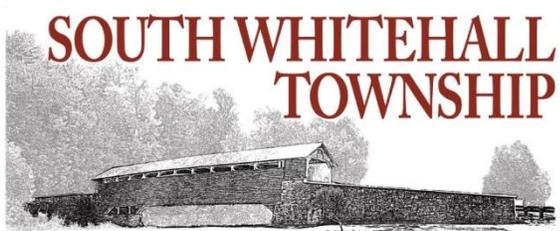
COPIES: Landscape and Shade Tree Commission, D. Manhardt, J. Alderfer, S. Pidcock, Applicant

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

The Landscaping Plan shows no trees within the right-of-way of public streets. The applicant shall either: show SALDO-compliant street trees within the rights-of-way of fronting public streets, show street trees on private property along the frontage of public streets within a dedicated Street Tree Easement, or request a deferral of the requirement to plant street trees with written justification for the request to the Landscape and Shade Tree Commission for their recommendation.

Respectfully submitted,

Gregg Adams, Planner
Community Development Department



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: September 15, 2020
SUBJECT: Subdivision Plan Review
1810 PA Route 309 Convenience Store and Medical Office
Major Plan 2020-103
Plan Dated April 22, 2020
COPIES: Parks and Recreation Board, R. Bickel, R. Cope, M. Kukitz, G. Kinney,
J. Alderfer, S. Pidcock, Applicant

At their September 14, 2020 meeting, 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. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. A calculation of the **additional** impervious surface proposed on the site shall be included with the Preliminary Plan submission to assist in the Open Space fee calculations.

Respectfully submitted,

Gregg Adams, Planner
Community Development Department

Melissa Bean

From: Molly Wood <mwood@lantabus-pa.gov>
Sent: Monday, September 27, 2021 1:37 PM
To: Jeff Beavan
Cc: Melissa Bean; Don Peters; py212092@nf.bohlereng.com; AJ Jordan
Subject: LANTA Comments for 1810 PA Route 309, South Whitehall Township - 9.27.21

EXTERNAL: Use caution with attachments and links.

Jeff,

The Lehigh and Northampton Transportation Authority (LANTA) offers the following comments regarding the submitted Preliminary Land Development Plan for the proposed commercial development located at 1810 PA Route 309 at the intersection of Chapmans Road in South Whitehall, Lehigh County.

LANTA currently provides public transportation to the project site, with LANtaBus Route #209 serving southbound bus stop ID 6027 located along the property frontage, nearside of the Chapmans Road intersection. The preliminary plan proposes a new sidewalk from the existing bus stop location to a crosswalk network at the main driveway entrance/exit of the site, followed by a continuous pedestrian path into the site to access the main entrance of the proposed multi-tenant building on the site, as well as a proposed crosswalk from there to the proposed Wawa on the site. One of LANTA's goals is to ensure the transit rider has a safe pedestrian connection between the bus stop and the main entrance of the destination. Given this site is proposing different uses, LANTA appreciates all efforts made to consider and implement LANTA's comments to the Sketch Plan in June 2020 that recommended pedestrian connections from the existing bus stop location to the proposed uses on the site.

If you have any questions, please let me know and we can discuss further.

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
www.lantabus.com

Follow LANta on: [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

From: Jeff Beavan <jbeavan@bohlereng.com>
Sent: Thursday, September 23, 2021 2:35 PM
To: Molly Wood <mwood@lantabus-pa.gov>
Cc: Melissa Bean <mbean@bohlereng.com>; Don Peters <dpeters@bohlereng.com>; py212092@nf.bohlereng.com
Subject: Proposed Commercial Development, 1810 PA Route 309, South Whitehall Township

Warning! This email has been received from an external domain. Do not click any links or open any attachments unless you are expecting such a message with an attachment from this sender. Original Message:

Good afternoon,

I am writing to inform you of a Proposed Commercial Development located at 1810 PA Route 309 in South Whitehall Township, Lehigh County, PA. The Site also has frontage on Chapmans Road (State Route 4001), and Grammes Road. The Applicant is to develop the site with a 5,585 SF Wawa and a 9,280 SF Multi-Tenant Commercial Building along with associated parking, driveways, landscaping, lighting, and stormwater facilities. The Site Plan is attached for your reference. The existing LANTA bus stop along SR 0309 is being maintained, and it is proposed to have a sidewalk connection from that stop to the on-site facilities. Due to existing grade along SR 0309, a larger level landing is not proposed.

Please provide any comments in relation to LANTA services.

Thank you,

Jeff Beavan, P.E., LEED AP BD+C

Associate

74 W. Broad Street Suite 500

Bethlehem, PA 18018

o 610-709-9971 x5120 / c 484-510-0327 / jbeavan@bohlereng.com

www.BohlerEngineering.com

BOHLER //

Confidentiality Note: This e-mail, and any attachment to it, contains confidential information intended only for the use of the designated recipients, which information may also be privileged. If the reader of this e-mail is not the intended recipient, the document has been received in error and any use, review, dissemination, distribution, disclosure or copying of this message is strictly prohibited. If you have received this e-mail in error, please notify the sender via reply e-mail and immediately delete this e-mail from your system.

September 23, 2021
Via Hand Delivery & Email
(adamsg@southwhitehall.com &
dtettermer@kceinc.com)

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Gregg Adams, Planning Development

Re: Proposed Commercial Development
1810 PA Route 309
South Whitehall Township
Lehigh County, PA
PY212092

Dear Mr. Adams:

On behalf of Jaindl Land Company, Bohler Engineering PA, LLC is hereby submitting a Preliminary/Final Land Development Application for the above referenced project. The following items are enclosed:

- Two (2) copies of the Subdivision & Land Development Review Application (1 original to SWT and 1 copy to KCE).
- Two (2) copies of the completed Escrow Agreement (1 original to SWT and 1 copy to KCE).
- Check #12801 in the amount of \$1,000.00 made payable to South Whitehall Township for the Application Fee (to SWT).
- Check #12802 in the amount of \$25,000.00 made payable to South Whitehall Township for the Escrow Fee (to SWT).
- Two (2) copies of the Waiver Request Letter, dated 09/23/2021 (1 to SWT and 1 copy to KCE).
- Two (2) copies of a Letter confirming ownership and providing the vesting deed, Instrument # 2018032131, dated 11/07/2018 (1 to SWT and 1 copy to KCE).
- Two (2) copies of the Submission Letter to LVPC, dated 09/23/2021 (1 copy to SWT and 1 copy to KCE).
- Two (2) copies of the email to LANTA, dated 09/23/2021 (1 copy to SWT and 1 copy to KCE).
- Two (2) copies of the Stormwater Management Report, dated 09/23/2021 (1 copy to SWT and 1 copy to KCE).
- Ten (10) copies of the Preliminary/Final Land Development Plans, dated 09/23/2021, Sheets C-101 – C-1003 (7 copies to SWT and 3 copies to KCE).
- One (1) USB drive with PDFs of all submission materials.

Project Narrative

Jaindl Land Company is proposing to develop the site with a 5,585 SF Wawa and a 9,280 SF Multi-Tenant Commercial Building along with associated parking, driveways, landscaping, lighting, and stormwater facilities. The site is located within the HC Highway Commercial District and has frontage on PA Route 309, Chapmans Road (State Route 4001), and Grammes Road. The parcel is owned by Landston Equities, LLC and the Applicant is Jaindl Land Company. The site is currently occupied by a vacant building that was a prior Fast-Food Restaurant; a Motor Vehicle Service Facility, Retail Sales, and Fast-Food Restaurant Uses are proposed. The existing lot is 4.06 acres and will be 3.86 acres after ROW dedications are completed. The Site is currently 1 Lot and 1 Lot is proposed to remain. The proposal includes 114 parking spaces.

Public water and sewer connections are proposed through the Water Main and Sewer Force Main located at the Chapmans and Grammes Road intersection (previously approved as part of an off-site project). The Stormwater Management BMPs that are proposed include two (2) underground detention basins using Managed Release Concept. There are no known historic resources on the project site; Applicant will provide a PHMC clearance letter upon receipt.

It is the intent of this submission to be placed on the agenda for the **October 21, 2021 Planning Commission Meeting**. Should you have any questions, or require additional information, please do not hesitate to contact me at jbeavan@bohlereng.com or at 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC



Jeffrey Beavan, PE

JB/mb

cc: Luke Jaindl, Jaindl Land Company (via email)
Erich Schock, Esq., Fitzpatrick Lentz & Bubba (via email)
Pete Terry, Benchmark (via email)
Dave Tetteimer, Keystone Consulting Engineers (w/enclosures)
Lehigh Valley Planning Commission (Letter Only)

R:\21\PY212092\Administrative\Correspondence\PY212092_2021-09-23_L (Twp-P-F).doc

November 22, 2021
Via Hand Delivery

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Board of Commissioners

Re: Proposed Commercial Development
1810 PA Route 309
South Whitehall Township
Lehigh County, PA
PY212092

Dear Commissioners:

On behalf of Jaindl Land Company, Bohler Engineering PA, LLC is hereby requesting the below Waivers for the above referenced project:

1. A Waiver is requested from §312-36.c.(4)(b)[1] & [2], for the Chapman Road access driveway, located on a minor arterial street, to permit a distance from centerline of existing street intersection to centerline of driveway of 249 feet from an arterial road (SR 0309) and 174 feet from a local road (Grammes Road), due to existing proximity of Route 309 and Grammes Road intersections along Chapman Road, as well as sight distance limitations along Chapman Road due to existing roadway geometry.
2. A Waiver is requested from §312-35.b.(3)(A)[i], for curbing along Route 309 for the portion of roadway that is located northwest of the proposed driveway, due to conflict with existing exceptional value wetlands and conflict with existing drainage features.
3. A Waiver is requested from §312-35.b.(3)(A)[ii](1)(A), for sidewalk along Route 309 for the portion of roadway that is located northwest of the proposed driveway, due to conflict with existing exceptional value wetlands and no sidewalk connectivity within the area.

Should you have any questions, or require additional information, please do not hesitate to contact me at jbeavan@bohlereng.com or at 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC



Jeffrey Beavan, PE

JB/dp/mb

cc: Luke Jaindl, Jaindl Land Company (via email)

R:\21\PY212092\Administrative\Correspondence\PY212092_2021-11-22_L (Waiver).doc

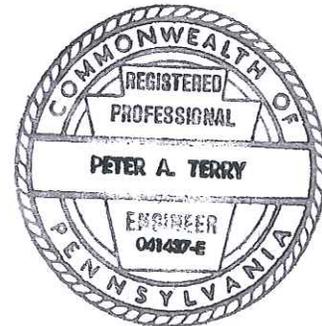
**CONVENIENCE MARKET
GENERATION/DISTRIBUTION ANALYSIS
ROUTE 309/CHAPMINS ROAD**

**South Whitehall Township
Lehigh County, PA**

November 2021

Prepared for:

Jaindl Land Company
3150 Coffeetown Road
Orefield, PA 18069
610-395-3333



Prepared by:

Benchmark Civil Engineering Services, Inc.
1727 Jonathan Street
Allentown, PA 18104
(610) 776-6700
fax: (610) 776-1190
www.bencivil.com

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FIGURE 4b - TRIP DISTRIBUTION VOLUMES	8

I. INTRODUCTION

This report has been prepared for submission and review associated with the conditional use review associated with the proposed Convenience Market Center located on the northwest quadrant of the intersection of Route 309 and Chapmans Road in South Whitehall Township, Lehigh County. The report identifies the project trip generation from the site, the distribution of that traffic to the roadway network, and the intersections proposed to be included in the detailed transportation impact study which will be prepared as this project moves forward through the design and review/approval process. **Figure 1** indicates the site location.

II. TRIP GENERATION

The projected trip generation for the site has been calculated utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Ed. The trips are based on the proposed 5,585 square foot Market/Gas Station (ITE Use # 945). **Table 1** indicates the calculation of the trip generation for the proposed site.

III. TRIP DISTRIBUTION

The trip distribution is how the site generated trips are assigned to the adjacent roadway network. The distribution used in this analysis is an assumed distribution based on *Benchmark's* knowledge of the existing roadway network. The site will have a "right-in, right-out" driveway onto Route 309 and a full access driveway onto Chapmans Road. Ten percent of the traffic will utilize Chapmans Road to the south(west) and forty-five percent of the traffic will travel to/from the site south on Route 309. The traffic which is oriented to the south on Route 309 will be further assigned to/from Walbert Avenue (15%) with the remaining traffic distributed each 10% to the east on Route 22, to the west on Route 22, and to the south on Route 309. This distribution may be refined based on the traffic volume data which will be collected at the proposed study intersections. The distribution assigns 45 percent of the trips to and from the north with trips further directed to Snowdrift Road, Huckleberry Road and further north on Route 309. **Figure 4a** indicates the site traffic distribution percentages. **Figure 4b** indicates the site generated traffic volumes.

IV. STUDY INTERSECTIONS

PennDOT's criteria for the inclusion of intersections in a transportation impact study is whether an additional 100 or more peak hour trips are assigned to pass through an adjacent intersection. Based on the trip generation and proposed trip distribution the study area intersections would include the following from north to south:

Route 309 / Huckleberry Road
Route 309/Snowdrift Road
Route 309/Site "right-in, right-out" driveway
Route 309/Chapmans Road
Chapmans Road/Site full access driveway
Route 309/Walbert Avenue

A scoping application will be submitted to PennDOT for their review and the Township's comments as this project moves forward in the review and design/approval process. The scoping application review is intended to quantify the scope of the transportation impact study.

The following improvements will also be presented as part of the scoping application for Township and PennDOT review.

1. Construct a "right-in, right-out" driveway on Route 309 along the site frontage.
2. Construct a southbound right turn deceleration lane on southbound Route 309 approaching the "right-in, right-out" driveway. Evaluate the required southbound deceleration lane length based on the PennDOT Pub. 46 Methodologies.
3. Widen Chapmans Road to accommodate an eastbound left turn lane including any required widening on the east side of Route 309 to create a shadow for the proposed eastbound left turn lane.
4. Construct a full access driveway from the site onto Chapmans Road.
5. Evaluate the projected traffic to determine the storage length for the existing left turn lanes at the study area intersections and adjust the storage lengths as feasible.

TABLES

TABLE 1

**Client - Jaindl Land Co. Route 309 S. Whitehall Mixed Use Development
Benchmark Project # 065007**

Trip Generation Calculations

Convenience Store/Gas Station

ITE # 945

Independent Variable 5,685 sf
Rate 1 per 1000 sf
X = 5.685

Equations				<u>Directional Distribution</u>			<u>Total Trip Ends</u>		
				Entering	Exiting		Entering	Exiting	Total
ADT	Rate	T=	1283.38 (X) +	50%	50%		3648	3648	7296
AM Peak	Rate	T=	91.35 (X) +	50%	50%		260	260	519
PM Peak	Rate	T=	78.95 (X) +	50%	50%		225	225	449
Sat Peak	Rate	T=	70.14 (X) +	50%	50%		200	200	399
Pass-by Rate				<u>Pass-by Trip Ends</u>			<u>Non Pass-by Trip Ends</u>		
				Entering	Exiting	Total	Entering	Exiting	Total
AM Peak			76%	197	197	394	63	63	125
PM Peak			76%	171	171	341	54	54	108
Sat Peak			66%	132	132	263	68	68	136

FIGURES

FIGURE 1
LOCATION MAP



TIS Sep 21, 2021 - 9:14am

FIGURE 4a
SITE TRAFFIC DISTRIBUTION PERCENTAGES

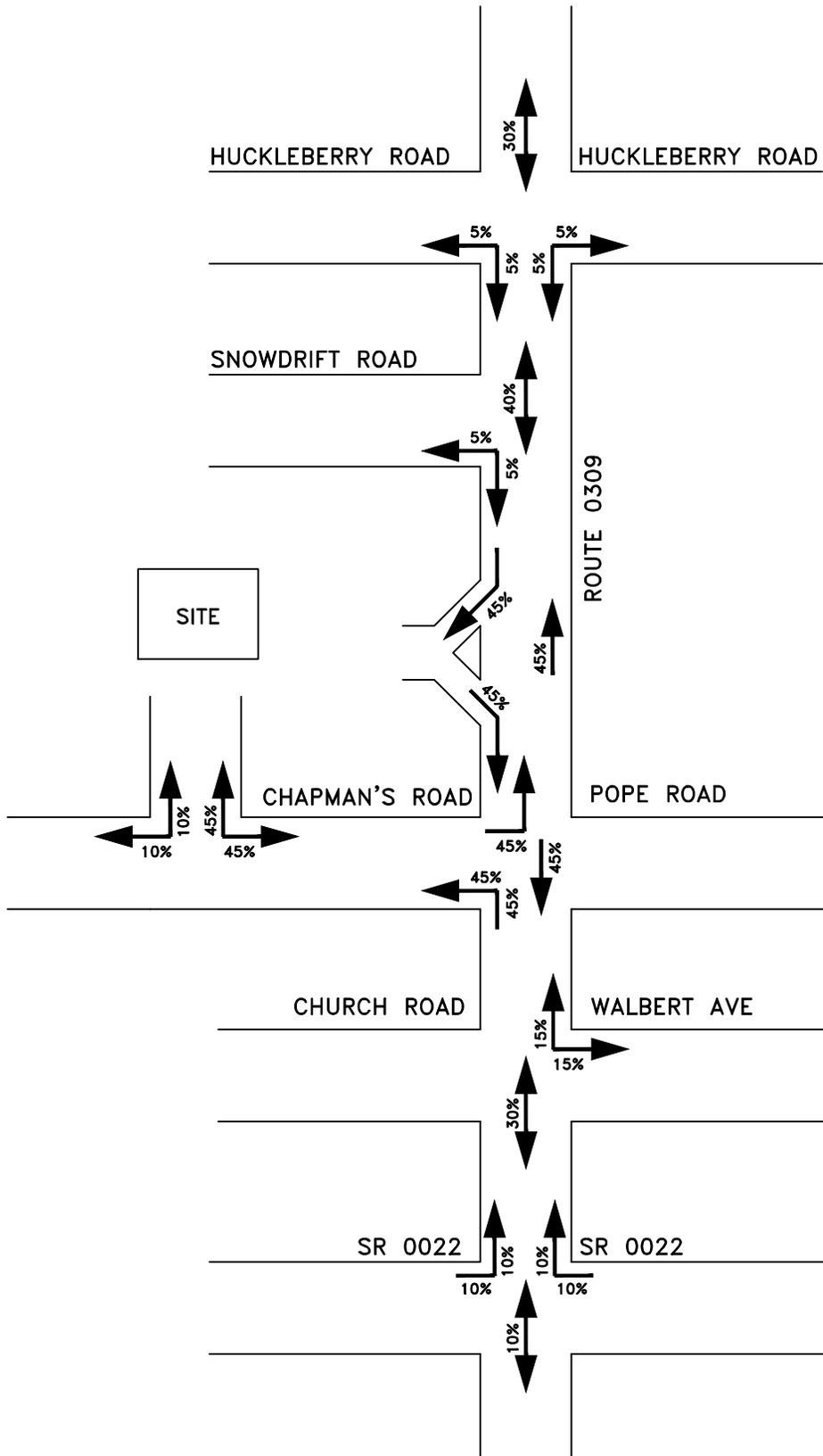
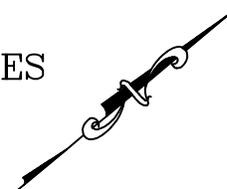


FIGURE 4b

SITE GENERATED TRAFFIC VOLUMES AM/PM/SATURDAY PEAK HOUR

