

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

PLANNING COMMISSION

May 19, 2022

4444 WALBERT AVENUE, ALLENTOWN, PA 18104

GoToMeeting <https://global.gotomeeting.com/join/757430189>.

A G E N D A

	<u>Estimated Time</u>
<u>AGENDA ITEM #1 – CALL TO ORDER</u>	7:30 pm
<u>AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES</u>	7:30 pm
<u>AGENDA ITEM #3 – APPROVAL OF MINUTES</u>	7:35 pm
Minutes of the April 21, 2022 meeting.....	page 2
<u>AGENDA ITEM #4 – COMPREHENSIVE PLAN PREVIEW</u>	7:40 pm
<u>AGENDA ITEM #5 – SUBDIVISION REVIEW</u>	
A. Willows at Calvary Temple	7:45-8:40 pm
Major Plan 2022-106	
<u>Request For Sketch Plan Review</u>	page 7
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor.	
4. Planning Commission Decision	
B. 1670 Church Road Padda Property LLC	8:40-9:00 pm
Major Plan 2022-104	
<u>Request For Sketch Plan Review</u>	page 29
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor	
4. Planning Commission Decision	
B. St. Luke's West End Medical Center Short Stay Facility	9:00-9:40 pm
Major Plan 2022-101	
<u>Request For Preliminary/Final Plan Review</u>	page 55
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor	
4. Planning Commission Decision	
<u>AGENDA ITEM #6 – TRANSPORTATION INFRASTRUCTURE UPDATE</u>	9:40 pm
<u>AGENDA ITEM #7 – COMPREHENSIVE PLAN UPDATE</u>	9:45 pm
<u>AGENDA ITEM #8 – COURTESY OF THE FLOOR</u>	9:55 pm
<u>AGENDA ITEM #9 – ADJOURNMENT</u>	10:00 pm

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

TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA
PLANNING COMMISSION

REGULAR SESSION

MINUTES

APRIL 21, 2022

The Regular Session of the South Whitehall Township Planning Commission was held on the above date in the Township Municipal Building located at 4444 Walbert Avenue, Allentown, Lehigh County, Pennsylvania.

Members in attendance:

William H. MacNair, Chairman
 Brian Hite, Vice-Chairman
 Alan Tope, Secretary
 Diane E. Kelly
 Mark Leuthe

Staff members in attendance:

Gregg Adams, Planner
 Laura Harrier, Zoning Officer
 David Manhardt, Director of Community Development
 Anthony Tallarida, Assistant Township Engineer
 Paul North, Assistant Township Solicitor

AGENDA ITEM #1 – CALL TO ORDER

Chairman MacNair called the meeting to order at 7:30 p.m. He announced that all meetings are electronically monitored. He announced that Allentown Dunkin Drive Thru Major Plan 2021-105 had been removed from the evening's agenda at the request of the applicant.

AGENDA ITEM #2 – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES

Chairman MacNair led the assembled in the Pledge of Allegiance.

Mr. Adams called the roll and read the meeting rules.

Chairman MacNair announced that he and Mr. Tope had not been reappointed to the Planning Commission and that this would be their last meeting on the Commission. He thanked staff, the Township Engineer, Township Solicitor and the other members of the Planning Commission for their assistance and support.

Mr. Tope remarked that he has served about 40 years on the Planning Commission and felt that it had been a great experience. He thanked the Board of Commissioners past and present for the chance to serve his community.

Mr. Leuthe thanked both for their service and apologized for the circumstances leading to their retirement from the Commission.

AGENDA ITEM #3 – APPROVAL OF MINUTES

Chairman MacNair announced that the minutes of the March 17 and March 29, 2022 meetings were distributed prior to this evening's meeting for review and comment. Chairman MacNair asked the members if they had any changes to the minutes of the March 17, 2022 meeting. Hearing none, Chairman MacNair called for a motion to approve the minutes as submitted. Chairman MacNair made a motion to that effect. Mrs. Kelly seconded the motion and it passed unanimously, 4-0, with Mr. Leuthe abstaining. Chairman MacNair asked the members if they had any changes to the minutes of the March 29, 2022 meeting. Hearing none, Chairman MacNair called for a motion to approve the minutes as submitted. Chairman MacNair made a motion to that effect. Mr. Tope seconded the motion and it passed unanimously, 5-0.

Mr. Leuthe opined that the minutes should be more detailed for the assistance of the Commission and the applicants.

Director Manhardt stated that the Board of Commissioners prefers slimmed-down minutes and described the Granicus feature that places markers at points along the video recording to allow viewers to find a specific point in the meeting more quickly. He noted that the style of the minutes is at the pleasure of the Board.

AGENDA ITEM #4 – COMPREHENSIVE PLAN UPDATE SUMMARY

Director Manhardt stated that there had been a Comprehensive Plan Workshop the previous week in which the synthesized Overall Goals had been reviewed and the comments regarding Resource Protection had been gathered. He stated that he will be setting up a comments page on the Comprehensive Plan webpage to collect comments for each "draft Chapter" that has been reviewed by the Planning Commission.

AGENDA ITEM #5 – SUBDIVISION REVIEW

Item removed from the agenda at the request of the applicant.

AGENDA ITEM #6 – TRANSPORTATION INFRASTRUCTURE UPDATE

Director Manhardt started by reviewing the LVPC Transportation Improvement Plan (TIP). He noted that that the LVPC integrated the Long-Range Transportation Plan (LRTP) into the Regional Comprehensive Plan and that it must be updated every two years. He reviewed the South Whitehall Township projects currently on the LRTP:

- The Route 309/Tilghman Street Interchange Project, which is moving forward, acquiring properties and realigning utilities.

- The Route 22 Widening Project, which is currently between the Airport and 15th Street Exit.
- The PA Route 309 Resurfacing Project, which is moving up the list due to more funding available. It is located between Walbert Avenue and North Whitehall and includes turning lanes, restriping, shoulder widening and signal upgrades. He noted that the Township has pushed coordination with the HOP Department, particularly with the proposed Wawa.

Mr. Hite inquired as to whether North Whitehall was involved. He noted significant development in the works along Kernsville Road and PA Route 309.

Director Manhardt stated that they were. He noted that an in-person meeting with SWT has been requested.

Chairman MacNair inquired as to whether PennDOT was looking at turn lanes for minor intersections.

Director Manhardt stated that PennDOT is looking at all intersections to upgrade with either turning lanes or road widening. He stated that the Township is trying to get the Ridgeview Drive intersection into the project. He noted that, with the Route 22 Widening Project, PennDOT is running into issues with the bridges west of the 15th Street Exit.

Mr. Hite noted that the Route 22 Widening Project will likely concentrate on longer accel/decel lanes rather than widening.

Director Manhardt reviewed the Mauch Chunk Road Signalization Project, noting that the Project will include upgrading the two signals at Girard and Scherersville, adding a light at Presidential Drive, and coordinating the timing across all three intersections.

Mr. Hite inquired as to whether Schadt Road intersection would be included.

Director Manhardt stated that it would not. He noted that there are Intelligent Traffic System (ITS) sign upgrades proposed, including one on PA Route 309, to alert motorists to traffic issues.

Mr. Hite stated that the ITS coordinates with the Turnpike.

Director Manhardt reviewed the Cedar Crest Boulevard/US Route 222 Culvert Replacement Project, a mid-range project tied to the King George Inn. He stated that the project should move forward between 2025 and 2031. He noted that it would resolve some serious stormwater issues in the area.

Chairman MacNair inquired as to signalization coordination at Cedar Crest Boulevard and US Route 22.

Director Manhardt stated that it is not on the current TIP but could be on the "Unmet Needs" list. He reviewed the Jordan Creek Greenway at Jordan Creek Road Project, currently on the Long Range List for work between 2031 and 2045. He stated that it may get bumped up if the Greenway Project gets closer to fruition in that area.

He stated that all relevant documents are available on the LVPC website and the PennDOT website. He noted that the US Route 22 and Lincoln Avenue Intersection Project to slow traffic through that intersection is on the “Unmet Needs” List. He reviewed the PennDOT website and requested that the Planning Commission members think of projects to add to the TIP and LRTP as we work through the Comprehensive Plan process. He stated that prioritization of projects helps move them forward.

Mr. Tallarida stated that PennDOT typically concentrates on big regional projects. He stated that this Commission can think of Township projects through the Comp Plan process. He noted that the Official Map is one tool and described the road classifications and future roads features. He suggested looking at the Official Map for possible changes and additions. He suggested hat the Commission look at areas under development to point out local improvements that can be added to a Future Enhancements Plan.

Director Manhardt stated that the Comprehensive Plan is a big picture item, while the Official Map is a more focused one.

AGENDA ITEM #7 – COMPREHENSIVE PLAN UPDATE

Mr. Harmon stated that he attended the LVPC Technical Meeting and reviewed the draft of the Leigh Valley Freight Plan. He also noted that the Township was praised for it’s truck parking amendment.

AGENDA ITEM #8 – COURTESY OF THE FLOOR

Mr. Hite thanked Mr. Tope and Chairman MacNair for their service and mentorship and stated his belief that the Township is better for it.

AGENDA ITEM #9 – ADJOURNMENT

Chairman MacNair requested a motion to adjourn at 8:18 p.m. Chairman MacNair made the motion, Mr. Tope seconded the motion and it passed unanimously.

ADOPTED THIS DATE:

ATTEST:

Secretary

Chairman

THE WILLOWS AT CALVARY TEMPLE**MAJOR PLAN 2022-106****ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated May 13, 2022**
- 4. Township Water & Sewer Engineer Review dated May 13, 2022**
- 5. Public Works Department Review dated May 4, 2022**
- 6. Community Development Department Review dated May 16, 2022**
- 7. Zoning Officer Review dated May 11, 2022**
- 8. Public Safety Commission Review dated May 2, 2022**
- 9. LANTA Review dated April 22, 2022**

TO: PLANNING COMMISSION

FROM: ROBERT W. EMMANUEL, ASSISTANT PLANNER

**SUBJECT: THE WILLOWS AT CALVARY TEMPLE
MAJOR PLAN 2022-106
REQUEST FOR SKETCH PLAN REVIEW**

DATE: MAY 16, 2022

**COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT, L. HARRIER,
J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK,
APPLICANT, SUB. FILE 2022-106**

LOCATION AND INTENT:

An application to further develop the property located at 3436 Winchester Road. The plan proposes to construct two 30-unit apartment buildings and a 106-space parking lot in the southwest corner of the property, and two 30-unit apartment buildings, a 3,560 square-foot clubhouse, and a 92-space parking lot in the northeast corner of the 17.39-acre parcel. The property is zoned High Density Residential R-10. Calvary Temple of Allentown PA is the owner. Ingerman Development Company LLC is the applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their September 19, 2007 meeting, the Board of Commissioners waived the land development review requirement for Waiver from Land Development 2007-703 Winchester Road Daycare LLC, which proposed a daycare facility within the existing Place of Worship.

At their December 1, 2005 hearing, the Zoning Hearing Board granted a Special Exception approval to alter the existing non-conforming billboard to increase the spacing between the two interior faces and permit the installation of a “build-out” kit to enable service personnel to safely access and service the billboard.

At their March 3, 1999 meeting, the Board of Commissioners, through Resolution 99-15, approved Major Plan 1998-104 entitled “Winchester Road Limited Partnership and Calvary Temple Church Land Development Plan”, which proposed a four-story 61,308 square foot professional and medical office on the Winchester Road Limited Partnership parcel.

At their October 21, 1998 meeting, the Board of Commissioners, through Resolution 98-50, approved Resubdivision Plan 1998-305 entitled “Winchester Road Limited Partnership and Calvary Temple Church Lot Consolidation Plan”, which proposed to convey 3.6028 acres from the Calvary Temple parcel to the Winchester Road Limited Partnership parcel.

At their October 16, 1996 meeting, the Board of Commissioners, through Resolution 96-63, approved the Major Plan entitled “Woodlawn Cell II – Cellular Telephone Bell Tower”,

which proposed a cellular antennae within a new bell tower. The approving Resolution was amended by Resolution 97-68 (adopted November 19, 1997) that addressed the permitted times of operation of the chimes in the bell tower.

At their March 5, 1984 meeting, the Board of Commissioners, through Ordinance 381, vacated the former portions of Lincoln Parkway and Helen Street that at one time traversed the tract.

In the mid-1980s, Winchester Road was realigned/reconstructed which relocated the frontage of the Winchester Road Limited Partnership parcel from the southern boundary to the northern boundary.

In 1984, the Board of Commissioners, through Ordinance 374, established several zoning districts that permitted a maximum height for commercial structures of seventy (70) feet. These new zoning districts were the IC-1, GC-1 and HC-1 zoning districts. The Winchester Road Limited Partnership parcel was located within a GC-1 zoning district.

At their June 14, 1976 meeting, the Board of Commissioners, through Resolution 76-29, approved Major Plan 1975-11 entitled "Calvary Temple", which proposed the construction of a Place of Worship and associated parking on the 20.03-acre tract.

In April of 1974, the Board of Commissioners, through Ordinances 205 and 206, amended the Zoning Ordinance and Zoning Map. The Temple parcel was rezoned to R-10 High Density Residential Zoning District and the Winchester Road Limited Partnership parcel was rezoned to GC General Commercial.

REVIEWING AGENCIES COMMENTS:

- A. **Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated May 13, 2022. Mr. Tallarida offers comments to assist in the preparation of the Preliminary Sketch Plans. His comments pertain to plan details, parking, right-of-way improvements, overlay districts, stormwater management, and sanitary sewer
- B. **Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard's review dated May 12, 2022. Newhard offers comments to assist in the preparation of the Preliminary Sketch Plans. His comments pertain to plan detail, and the requirement of a sewer planning module. Comments from the Township Water & Sewer Engineer were not available at the time of this writing.
- C. **Township Geotechnical Consultant** –Comments from the Township Geotechnical Consultant were not available at the time of this writing.
- D. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender's review dated May 4, 2022. His comments pertain to the removal of a detention pond and asserts that any underground detention shall be able to withstand a 100-year storm.

E. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its May 2, 2022, meeting and reported that the following comments of the fire chief are to be addressed:

- More details should be submitted for review

The Public Safety Commission is scheduled to review the plan at a future meeting.

F. **Landscape and Shade Tree Commission** –Comments from the Landscape and Shade Tree Commission have not been received at the time of this writing.

G. **Parks and Recreation Board** –The Park and Recreation Board is scheduled to review the plan at a future meeting to determine a recommendation on how the applicant can best meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance.

H. **Lehigh Valley Planning Commission** –The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.

I. **Lehigh County Conservation District** –The comments of the Lehigh County Conservation District have not been received at the time of this writing.

J. **Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.

K. **Pennsylvania Department of Environmental Protection** - The comments of the Pennsylvania Department of Environmental Protection have not been received at the time of this writing.

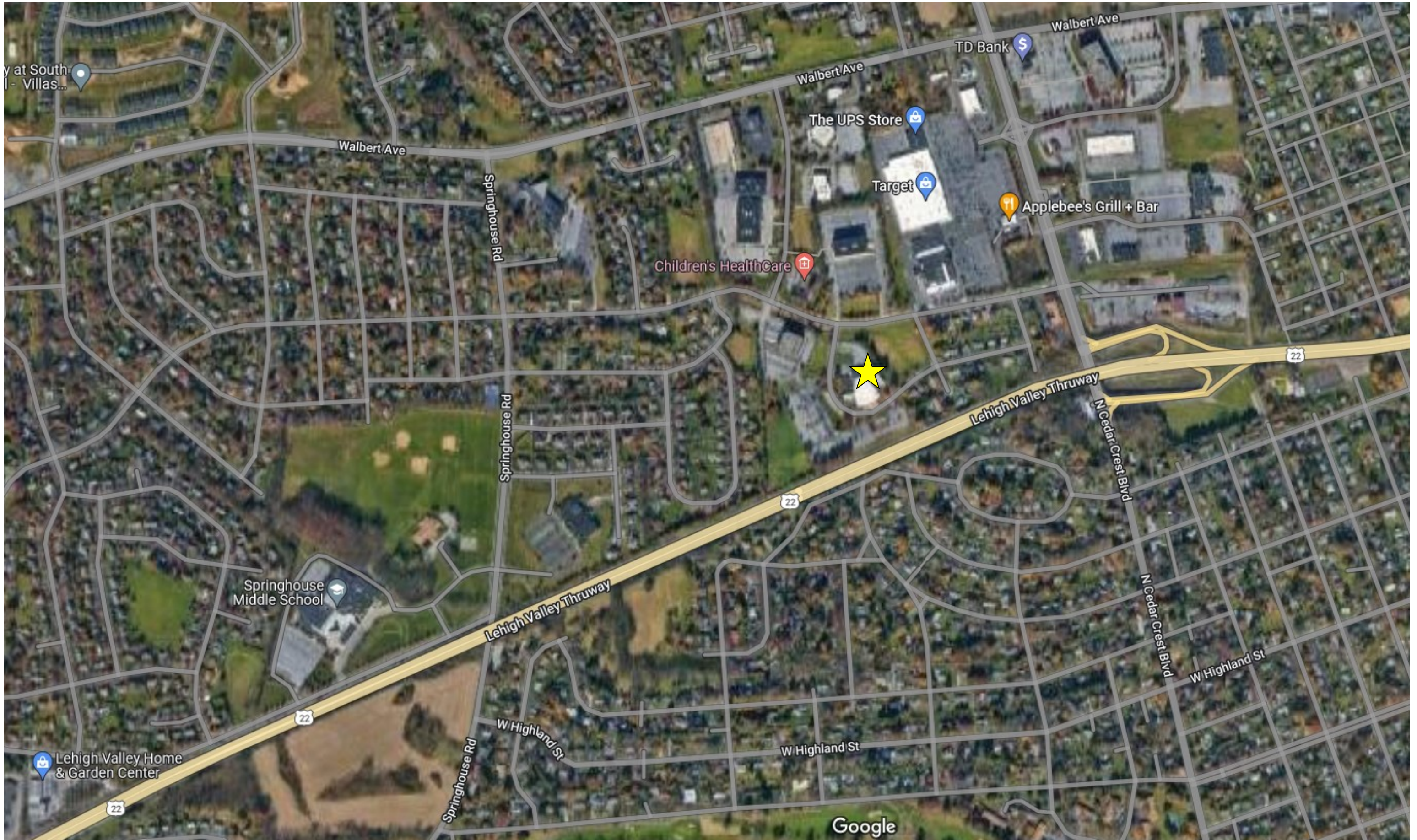
L. **City of Allentown** – The comments of the City were not received at the time of this writing.

M. **LANTA** – The comments of the LANTA are contained in Molly Wood’s review dated May 9, 2022. Ms. Wood’s comments pertain to pedestrian connectivity to an existing bus stop .15 miles east of the project site along Winchester Road.

N. **Community Development Department** – The Department issued a submission receipt dated April 25, 2022 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated May 11, 2022 and provides comment pertaining to zoning issues, variances, coordinated development, subdivisions, and principle uses.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

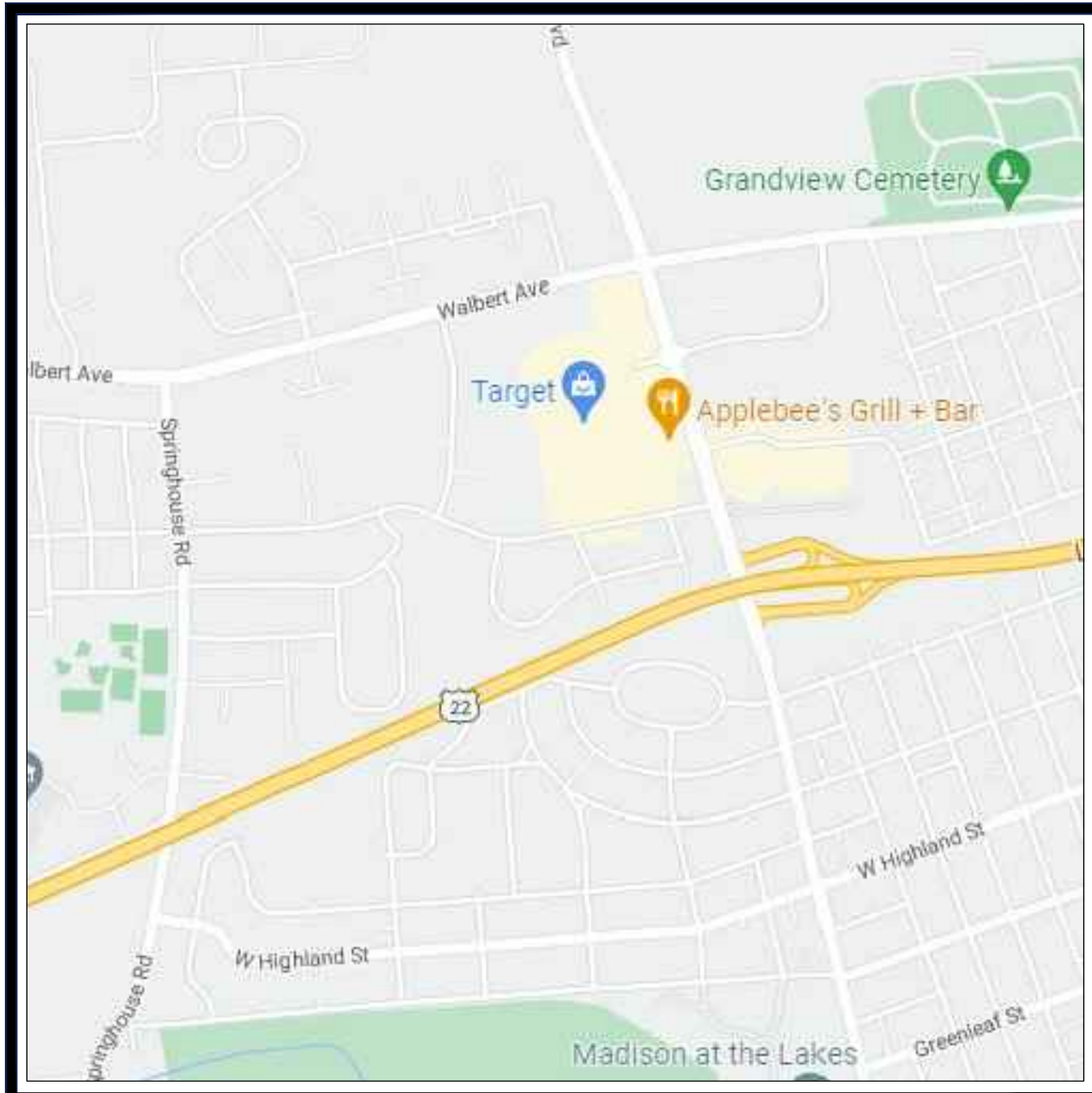
The Department recommends that the applicant utilize the comments of the reviewing agencies and those of the Planning Commission to assist in the preparation of the preliminary Sketch plans.



The Willows at Calvary Temple Major Plan 2022-106
Location Map



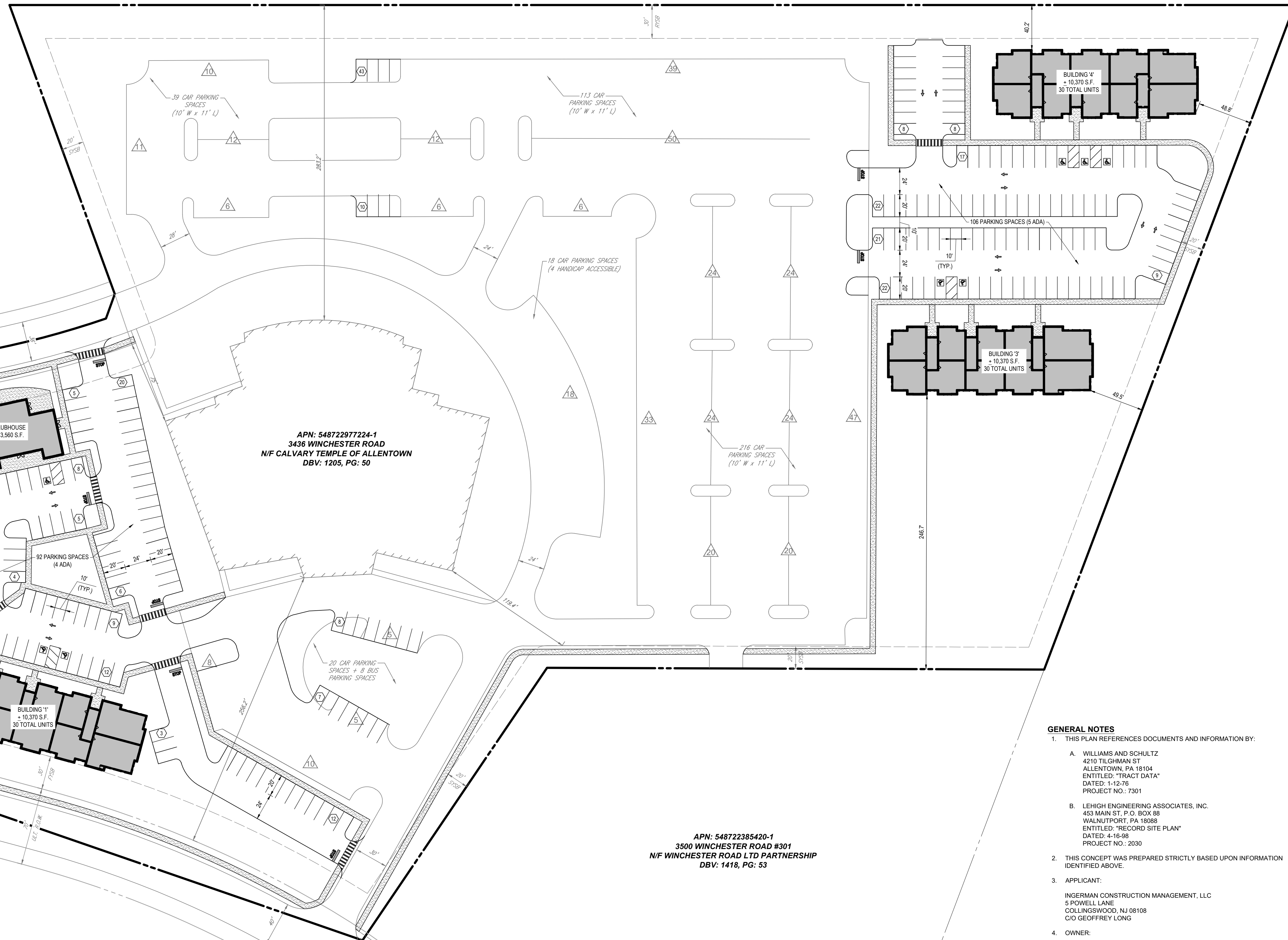
The Willows at Calvary Temple Major Plan 2022-106



SITE LOCATION MAP

LEHIGH VALLEY THRUWAY

(A.K.A S.R. 22 / L.R. 771)



APN: 54872297224-1
3436 WINCHESTER ROAD
N/F CALVARY TEMPLE OF ALLENTOWN
DBV: 1205, PG: 50

APN: 548722385420-1
3500 WINCHESTER ROAD #301
N/F WINCHESTER ROAD LTD PARTNERSHIP
DBV: 1418, PG: 53

PARKING REQUIREMENTS (CHURCH)

3. PLACE OF WORSHIP:
TOTAL REQUIRED = 1 SPACE FOR EVERY 4 PERMANENT SEATS OR 1 SPACE PER 70 S.F. OF ASSEMBLY AREA
EXISTING PROVIDED PARKING = 414 PARKING SPACES
PROVIDED PARKING = 414 PARKING SPACES (NO NET CHANGE)

ZONING TABLE			
ZONE: R-10 - HIGH DENSITY RESIDENTIAL			
EXISTING USE: PLACE OF WORSHIP (PERMITTED BY RIGHT)			
PROPOSED USE: PLACE OF WORSHIP & APARTMENT BUILDING (PERMITTED BY RIGHT)			
BULK REQUIREMENTS			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5 ACRES	757,577 SF (17.39 AC GROSS) 723,691 (16.61 AC NET)	NO CHANGE
MIN. LOT WIDTH	200.0'	482.0'	NO CHANGE
MIN. LOT DEPTH	50.0'	928.2'	NO CHANGE
MIN. YARD SETBACKS			
FRONT YARD	30.0'	256.2'	30.0'
SIDE YARD	20.0'	75.0'	20.0'
REAR YARD	30.0'	283.2'	40.2'
MAX. PERMITTED HEIGHT	35.0' / APARTMENT 50.0' / CHURCH	<50.0'	3 STORES / 35.0'
MAX. LOT COVERAGE	15% / RESIDENTIAL 75% / NON-RESIDENTIAL	38.4% (277,540 SF)	41.0% (145,032 SF)**
MAX. DWELLING UNIT DENSITY	10 UNITS / AC	N/A	14.8 UNITS / AC**
MAX. UNITS PER BUILDING	16 UNITS / BLDG.	N/A	30 UNITS / BLDG.
		KEY =	VARIANCE REQUIRED

PARKING REQUIREMENTS (APARTMENTS)

1. APARTMENT BUILDINGS:
REQUIRED = 2 SPACES FOR EACH DWELLING UNIT + 0.25 OVERFLOW SPACES PER UNIT + 1 LARGE SPACE FOR EACH LOT OF 50 SPACES
= (120 UNITS X 2) + (120 UNITS X 0.25) = 270 SPACES + 6 LARGE SPACES

2. RECREATIONAL CLUBHOUSE:
REQUIRED = 1 SPACE FOR EVERY 300 S.F. OF OFFICE AREA + 1 SPACE FOR EACH 50 S.F. OF ADDITIONAL GUEST/RESIDENT ASSEMBLY ROOM
= (600 S.F. / 300) + (2,000 S.F. / 50) = 43 SPACES

TOTAL REQUIRED = 313 PARKING SPACES
PROVIDED PARKING = 198 PARKING SPACES
(106 SOUTH @ 1.77 SPACES / UNIT)
(92 NORTH @ 1.53 SPACES / UNIT)
(VARIANCE)

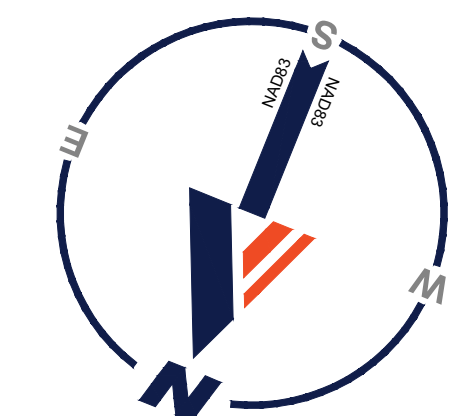
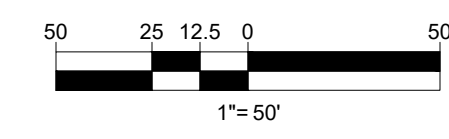
DENSITY/IMPERVIOUS REQUIREMENTS

* FOR THE EXISTING CHURCH IMPERVIOUS COVERAGE TO REMAIN COMPLIANT FOR ITS USE THE REQUIRED LOT AREA FOR THE PURPOSES OF CALCULATIONS SHALL BE 8.50 AC (277,540 S.F. / X) = 0.75 = 370,053 SF OR 8.50 AC

** THE REMAINING 353,638 SF (8.11 AC) SHALL BE UTILIZED FOR DETERMINATION OF THE DENSITY AND IMPERVIOUS COVERAGE OF THE RESIDENTIAL USE.
(120 UNITS / 8.11 AC) = 14.8 UNITS / AC
(145,032 SF / 353,638) = 41.0%

GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - A. WILLIAMS AND SCHULTZ
4210 TILGHMAN ST.
ALLENTOWN, PA 18104
ENTITLED: "TRACT DATA"
DATED: 1-12-76
PROJECT NO.: 7301
 - B. LEHIGH ENGINEERING ASSOCIATES, INC.
453 MAIN ST., P.O. BOX 88
WALNUTPORT, PA 18088
ENTITLED: "RECORD SITE PLAN"
DATED: 4-16-98
PROJECT NO.: 2030
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- APPLICANT:
INGERMAN CONSTRUCTION MANAGEMENT, LLC
5 POWELL LANE
COLLINGSWOOD, NJ 08108
C/O GEOFFREY LONG
- OWNER:
CALVARY TEMPLE OF ALLENTOWN PA
3436 WINCHESTER ROAD
ALLENTOWN, PA 18104-2239



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: PY212081
DRAWN BY: ABN
CHECKED BY: MEJ
DATE: 03/29/2022
CAD ID: PY212081-SKTA-0A

SKETCH PLAN

FOR
INGERMAN CONSTRUCTION MANAGEMENT, LLC

WILLOWS AT CALVARY TEMPLE
3436 WINCHESTER ROAD
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

MAJER
Professional Engineer
License No. 0000000000
New Jersey State Board of Professional Engineers and Land Surveyors

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

ORG. DATE - 03/29/2022

R:\1\1\1\1\1\CADD\DRAWINGS\CONCEPTS\SKETCH\MPY212081-SKTA-0A-1-LAYOUT-C-301 SITE

SOUTH WHITEHALL TOWNSHIP ¹⁴

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
Willows at Calvary Temple
Major Plan #2022-106
Sketch Plan Review

DATE: May 13, 2022

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

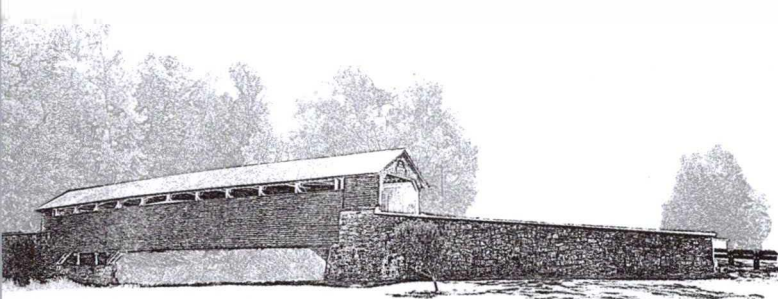
J. Scott Pidcock, P.E., R.A.

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
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. Michael E. Jeitner, P.E.
Principal
Bohler Engineering PA, LLC

Mr. Geoffrey Long
Development Principal
Ingerman Development Company, LLC

(all via e-mail)

REPORT:**South Whitehall Township Ordinances:**

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

Existing: 48,200± square foot (s.f.) church with 406 car parking spaces and 8 bus parking spaces on a 17.39± acre parcel;

Proposed: Four apartment buildings with 30 units per building (120 units total), a 3,560± s.f. clubhouse and 198 new parking spaces while maintaining the existing church and associated parking;

R-10 – High-Density Residential Zoning District;

Public Water (assumed); and

Public Sewer (assumed).

Waivers/Deferrals/Variances Granted:

None to date.

Recommendation:

We offer the attached comments to assist in the preparation of Preliminary/Final Plans. The Plans should address these comments as well as the requirements of the SALDO, the ZO, and other applicable regulations.

jfw/acc

Enclosures

South Whitehall Township
Willows at Calvary Temple
Major Plan #2022-106
Sketch Plan Review

May 13, 2022

REVIEW COMMENTS

1. The Township should determine the extent of any additional right-of-way improvements (e.g., cartway widening, street trees, curb extensions along Leicester Place), SALDO §312-26 and §312-35;
2. We note the project is in the TND-Commercial Retrofit and Overlay District. If provisions of the Overlay District are proposed to be used, an application should be submitted to the Township;
3. Required and available sight distances and lines based on PENNDOT stopping sight distance as well as the Township Clear Sight Triangles should be provided, SALDO §312-35(a)(6)(F). The required sight distances should be depicted utilizing sight lines and the available sight distances should be labeled on the Plans;
4. The project is in the Jordan Creek Watershed Act 167 Subarea 137 which is a 30/100 percent release rate area. Stormwater management facility locations have not been shown on the Plan. Stormwater management system plans and design calculations which demonstrate that the proposed development will meet the Act 167 runoff requirements and the water quality volume (WQv) requirements for discharge to any contiguous properties for each discharge point should be submitted for review with the Preliminary Plan. We note the following relating to this proposal:
 - a. The proposed Building '1', Building '2', Clubhouse, and associated parking are proposed in an area that is currently occupied by two detention facilities;
 - b. The existing basins collect approximately 300 acres upstream of the site and mitigate runoff prior to entering the downstream storm sewer;
 - c. While the basins are owned by the Calvary Temple, we understand the western basin is maintained by South Whitehall Township; and
 - d. Specific Stormwater Management Design and Operations and Maintenance responsibilities should be discussed during the Sketch Plan phase to confirm the intent of the basin modifications.
5. Confirm the number of parking spaces to be provided for the place of worship. We note the calculation shows no net change to the existing parking, while the Plans show an increase of 13 spaces;

6. Address the following Sketch Plan related comments:
 - a. Provide a signed statement in accordance with SALDO §312-10(b)(4);
 - b. Provide the Plan to LANTA and the United States Postal Service, SALDO §312-10(a)(6) and §312-10(a)(7);
 - c. Provide the basis of the topographic contour information, SALDO §312-10(b)(8);
 - d. Show any proposed project staging/phasing on the Plan (if applicable), SALDO §312-10(b)(11); and
 - e. Identify significant topographical and physical features or note the absence of such features, SALDO §312-10(b)(12).
7. The Applicant shall submit a project narrative that describes the proposal, SALDO §312-10(a)(5);
8. The location map should label the location of the project, SALDO §312-10(b)(6);
9. Show the GC-1 Zoning District boundary along Winchester Road and the R-4 Zoning District Boundary along the western lot line;
10. We have not reviewed the Plan for site circulation or traffic-related issues including but not limited to pavement markings and signage;
11. Address any concerns of the Public Safety Commission;
12. Address any concerns of the Landscape and Shade Tree Commission;
13. The Township should determine the extent of bicycle paths and recreation trails required, SALDO §312-35(d);
14. Discuss matters pertaining to the design of water distribution and sanitary sewerage systems with the Department of Public Works. The availability of public water and sanitary sewerage system should be confirmed, SALDO §312-10(b)(5)(D) and §312-10(b)(5)(E); and
15. Show the extension of the water extensions/connections and sanitary sewer lines on the Plans, SALDO §312-37(a)(1) and §312-38(a)(1).

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
Calvary Temple of Allentown
Major Plan #2022-106
Sketch Plan Review

List of Plans and Supplemental Information
Prepared by Bohler Engineering PA, LLC and
dated or last revised March 29, 2022, except as noted

1. Sketch Plan, Sheet C-301.

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

1. Deed Information;
2. Transmittal Letter, dated April 13, 2022;
3. Subdivision and Land Development Application, dated April 13, 2022.



May 12, 2022

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

Re: Willows at Calvary Temple.
Land Development #2022-106
Review of Sketch Plan
SSM File:103400.0081

Dear Mr. Adams:

This correspondence is provided as a review of the Sketch Plan submitted for the above referenced project plan 03/29/2022 submission. We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

1. More information is needed to determine the allocation and tapping fees. It is unknown if the 120 new units are apartments, dormitories or boarding house uses. All have a different allocation calculation in the Twp. regulations.
2. A sewer planning module will be required for the 120 new units.

Water Comments:

1. More detailed information is required on connections and sizing.

Sanitary Sewer Comments:

1. More detailed information is required on connections and sizing.

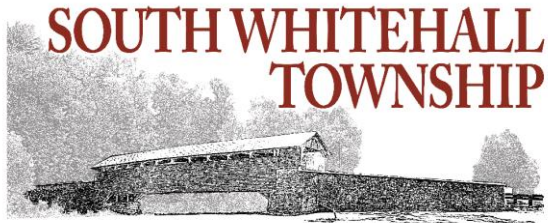
Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,
Spotts, Stevens and McCoy

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

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

cc: Herb Bender, Mike Elias



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: MAY 4, 2022

SUBJECT: WILLOWS AT CALVARY TEMPLE

MAJOR PLAN 2022-106

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

1. Due to the detention pond being removed, any underground detention shall be able to withstand a 100 year storm.

SOUTH WHITEHALL TOWNSHIP ²²

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

May 13, 2022

Ingerman Development Company, LLC
Attn: Geoffrey Long
5 Powell Lane
Collingswood, NJ 08108

**RE: *The Willows at Calvary Temple
Major Plan 2022-106
Request For Sketch Plan Review***

Dear Mr. Long:

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 350-24(c)(8) High Density Residential Zoning District Schedule. The property is zoned R-10. The existing Use on the parcel is a Place of Worship, which is a permitted Use in this District. Accessory Uses to Places of Worship do not include Apartment Buildings. A Use Variance would be required.

Although Apartment buildings are a permitted Use in the R-10 District, as proposed on the Sketch Plan, this is not a permitted Use due to more than one Principal Use being proposed on one lot.

2. Section 350-48(c)(11) Coordinated Developments. A Coordinated Development would be required to have more than one Principal Use on the lot. The Use Classification is Commercial where permitted. Coordinated Development are not permitted within the R-10 District. A Use Variance would be required.
3. Should the Applicant wish to subdivide the parcel into two (2) lots, this would allow the Apartment Use to be identified as a proposed Principal Use on its own lot.

Fire Inspector

1. The Fire Inspector reported no comments. The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief recommends that more detailed plans be submitted.





Open Space and Recreation

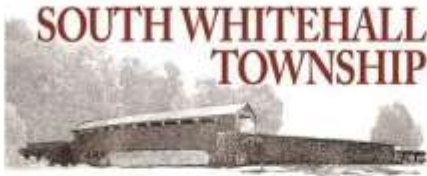
1. The Sketch plan will be forwarded to the Parks and Recreation Board for a recommendation on how the applicant might best meet the Open Space and Recreation Requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance.

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 Gerald Charvala, 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).

Legal and Other

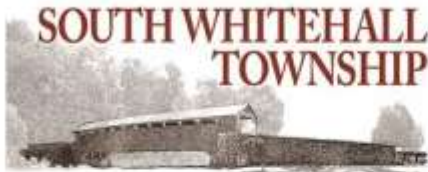
1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).



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 developer shall contact the United States Postal Service to review the accepted method of mail delivery within the proposed development. Any proposed community mail collection and/or delivery structures shall be shown on the plan, with an identifying note describing the structure and number of postal customers to be served by the structure.
4. The developer shall contact the Parkland School District to review the pick-up and drop off of school-aged children, including bus stop location(s), bus shelter(s), and bus access and egress.
5. 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.
6. 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.
7. A note shall be added to the plan (in the Construction Notes section) stating that a building permit is required for light pole foundations prior to installation.
8. 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.
9. 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.
10. Confirmation of a plan submittal to PennDOT and LANTA shall be provided.
11. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Waiver and Deferral Request Commentary

No SALDO waivers/deferrals have been requested at this time.



Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel fronted by a Collector Road (Winchester Road) and underlain by karst geology.
2. The Comprehensive Plan envisions a D-1 Campus Character Area, which includes compact mixed use development, pedestrian connectivity, and will support alternative public transportation in the long-term. The area is under a Growth Opportunity Area, based on existing sewer systems and enhanced transportation systems.

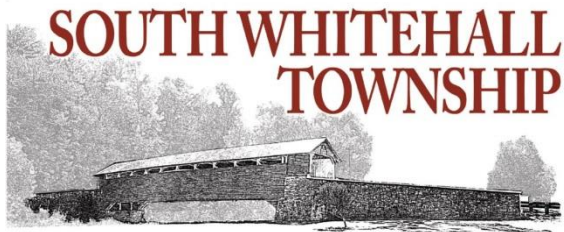
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, May 19, 2022 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will also be streamed live via GoToMeeting. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>.

If you have any questions, please call.

Sincerely,

Gregg R. Adams
Planner, Community Development Department
South Whitehall Township
610.398.0401
adamsg@southwhitehall.com

cc:	R. Cope	D. Manhardt	L. Harrier	H. Bender	M. Elias
	S. Pidcock	A. Tallarida	J. Zator, Esq	J. Alderfer, Esq	
	M. Jeitner, Bohler		Sub. File #2022-106		



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: May 11, 2022
SUBJECT: Subdivision Plan Review
 Willows at Calvary Temple
 Major Plan 2022-106
 Sketch Plan dated March 29, 2022
COPIES: D. Manhardt, G. Adams, J. Alderfer, Esq., A. Tallarida, Applicant

Calvary Temple has submitted a Sketch Plan proposing Apartment Dwelling Units to be located on the same parcel as the church. No subdivision is proposed.

The Sketch Plan has been reviewed for zoning compliance and offers the following comments.

1. Section 350-24(c)(8) High Density Residential Zoning District Schedule. The property is zoned R-10. The existing Use on the parcel is a Place of Worship, which is a permitted Use in this District. Accessory Uses to Places of Worship do not include Apartment Buildings. A Use Variance would be required.

Although Apartment buildings are a permitted Use in the R-10 District, as proposed on the Sketch Plan, this is not a permitted Use due to more than one Principal Use being proposed on one lot.

2. Section 350-48(c)(11) Coordinated Developments. A Coordinated Development would be required to have more than one Principal Use on the lot. The Use Classification is Commercial where permitted. Coordinated Development are not permitted within the R-10 District. A Use Variance would be required.
3. Should the Applicant wish to subdivide the parcel into two (2) lots, this would allow the Apartment Use to be identified as a proposed Principal Use on its own lot.

Respectfully submitted,

Laura Harrier
 Zoning Officer, Community Development

Gregg R. Adams

From: John G. Frantz
Sent: Thursday, May 12, 2022 1:55 PM
To: Gregg R. Adams
Subject: Willows at Calvary Temple - 2022-106

The PSC made the recommendation that more detailed plans should be submitted for review.

John G. Frantz, CFEL, 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.

Gregg R. Adams

From: Molly Wood <mwood@lantabus-pa.gov>
Sent: Monday, May 9, 2022 12:12 PM
To: Gregg R. Adams
Subject: LANTA Comments - The Willows at Calvary Temple Major Plan 2022-106

Gregg,

The Lehigh and Northampton Transportation Authority (LANTA) offers the following comments regarding the submitted sketch plan for the Willows at Calvary Temple in South Whitehall Township. LANTA provides public transportation service to Winchester Road, with routing traveling from N Cedar Crest Blvd to Pond Road, back up to Walbert and looping back down N Cedar Crest Blvd. There is an existing bus stop approximately .15 miles east of the project site on Winchester Road, nearside of the entrance driveway to Crest Plaza shopping center. The proposed site plan has included sidewalks along the full property frontage of Winchester Road and Leicester Place, as well as an internal pedestrian network within the site. These efforts can fully link transit riders to the existing bus stop location across the street.

Thanks again,
Molly

From: Gregg R. Adams <adamsg@southwhitehall.com>
Sent: Friday, May 6, 2022 11:31 AM
To: Molly Wood <mwood@lantabus-pa.gov>
Subject: The Willows at Calvary Temple Major Plan 2022-106

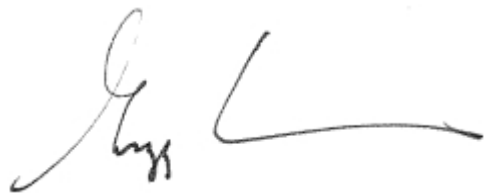
Warning! This email has been received from an external domain. Do not click any links or open any attachments unless you are expecting such a message with an attachment from this sender. Original Message:

Hi Molly

We received this Sketch Plan submission two weeks ago. Please review and comment at your convenience.

Please feel free to contact me with questions.

Sincerely,



Gregg Adams

Planner
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104
610-398-0401 (office)

1670 CHURCH ROAD PADDA PROPERTY LLC**MAJOR PLAN 2022-104****ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated May 13, 2022**
- 4. Township Water & Sewer Engineer Review dated May 12, 2022**
- 5. Public Works Department Review dated May 4, 2022**
- 6. Community Development Department Review dated May 13, 2022**
- 7. Public Safety Commission Review dated May 12, 2022**
- 8. Landscape and Shade Tree Commission Review dated March 2, 2022**
- 9. Parks and Recreation Board Review dated March 15, 2022**
- 10. Applicant's Correspondence:**
 - A. Project Narrative dated February 15, 2022**

TO: PLANNING COMMISSION

FROM: ROBERT W. EMMANUEL, ASSISTANT PLANNER

**SUBJECT: 1670 CHURCH ROAD PADDA PROPERTY LLC
MAJOR PLAN 2022-104
REQUEST FOR SKETCH PLAN REVIEW**

DATE: MAY 16, 2022

**COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT, L. HARRIER,
J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK,
APPLICANT, SUB. FILE 2022-104**

LOCATION AND INTENT:

An application to further develop the property located at 1670 Church Road. The plan proposes to renovate the existing commercial building, construct a 23-space parking lot, and stormwater management facility on the 3.4912-acres parcel. The property is zoned Industrial Commercial-1 Special Height Limitation IC-1. Padda Property LLC is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At The March 29th 2022, Planning Commission meeting, the Board reviewed sketch plans for Major Plan 2022-104.

At their March 26, 2021 hearing, the Zoning Hearing Board granted three Special Exception approvals to permit a Motor Vehicle Repair Facility and a dimensional variance of 2.88 feet from the required 50-foot front yard parking setback, as part of Appeal 2020-04. At their February 23, 2022 hearing, the Zoning Hearing Board granted the applicant a one-year extension of the above-mentioned approvals to permit the applicant to work through land development issues.

REVIEWING AGENCIES COMMENTS:

- **Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated May 13, 2022. Mr. Tallarida offers comments to assist in the preparation of the Preliminary Plans. His comments pertain stormwater, potential waivers and deferrals, parking, public safety, shade trees, grading, and public water and sanitary sewerage.
- **Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated May 12, 2022. Mr. Newhard offers comments to assist in the preparation of the Preliminary Plans. His comments pertain to allocation and tapping information, water service design, and sanitary sewer service design.
- **Township Geotechnical Consultant** –Comments from the Township Geotechnical Consultant were not available at the time of this writing.

- **Public Works Department** – The comments of the Public Works Department are contained in Manager Herb Bender’s review dated May 4, 2022. the following comments of the Manager are to be addressed:
 - A 3” Tap sleeve and valve is required for a water main extension along Church Rd.
 - A sample station is needed at the dead end of the main extension.
 - May require a fire hydrant to meet the 300’ distance requirement.
 - Sewer Planning Module is required for this project.
- **Public Safety Committee** – The Public Safety Commission reviewed the plan at its March 7, 2022 meeting and reported that the following comments of the fire chief are to be addressed:
 - A SALDO-compliant fire hydrant shall be provided and indicated on the Preliminary Plan for the Commission to review.
- **Landscape and Shade Tree Commission** –The Landscape and Shade Tree Commission reviewed the plan at its February 28, 2022 meeting. The Commission recommended that the applicant present a Landscaping Plan with the Preliminary Plan submission.
- **Parks and Recreation Board** –The Parks and Recreation Board reviewed the plan at its March 14, 2022 meeting and recommended that the applicant contribute money in lieu of land dedication to meet the parks and open space requirements of the Subdivision and Land Development Ordinance.
- **Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.
- **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- **Pennsylvania Department of Transportation** –The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- **Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for NPDES Permits and Sewage Facilities Planning Module Exemption.
- **LANTA** - The comments of LANTA have not been received at the time of this writing.
- **Community Development Department** – The Department’s technical review is dated May 13, 2022 and provides comment pertaining to zoning commentary, public safety, open space, water and sanitary sewer service, sewage facilities planning, E&SC plan requirements, street lighting, waivers and deferrals, MS4 commentary, plan detail, and Official Map and Comprehensive Plan consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

The Department recommends that the applicant utilize the comments of the reviewing agencies and those of the Planning Commission to assist in the preparation of the preliminary plans.

Deadline dates to act on the plan are not applicable to sketch plans

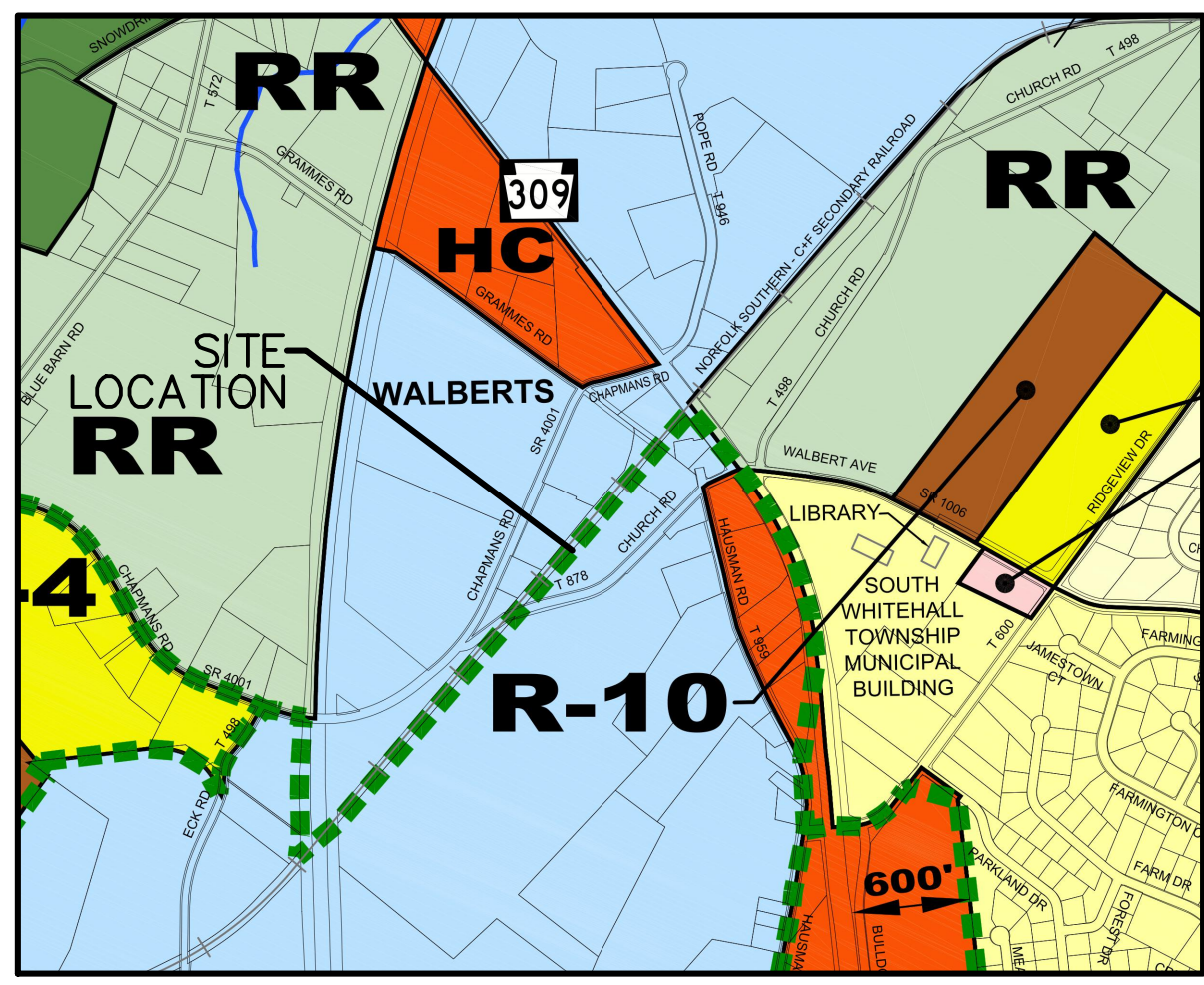


1670 Church Road Padda Property LLC
Location Map

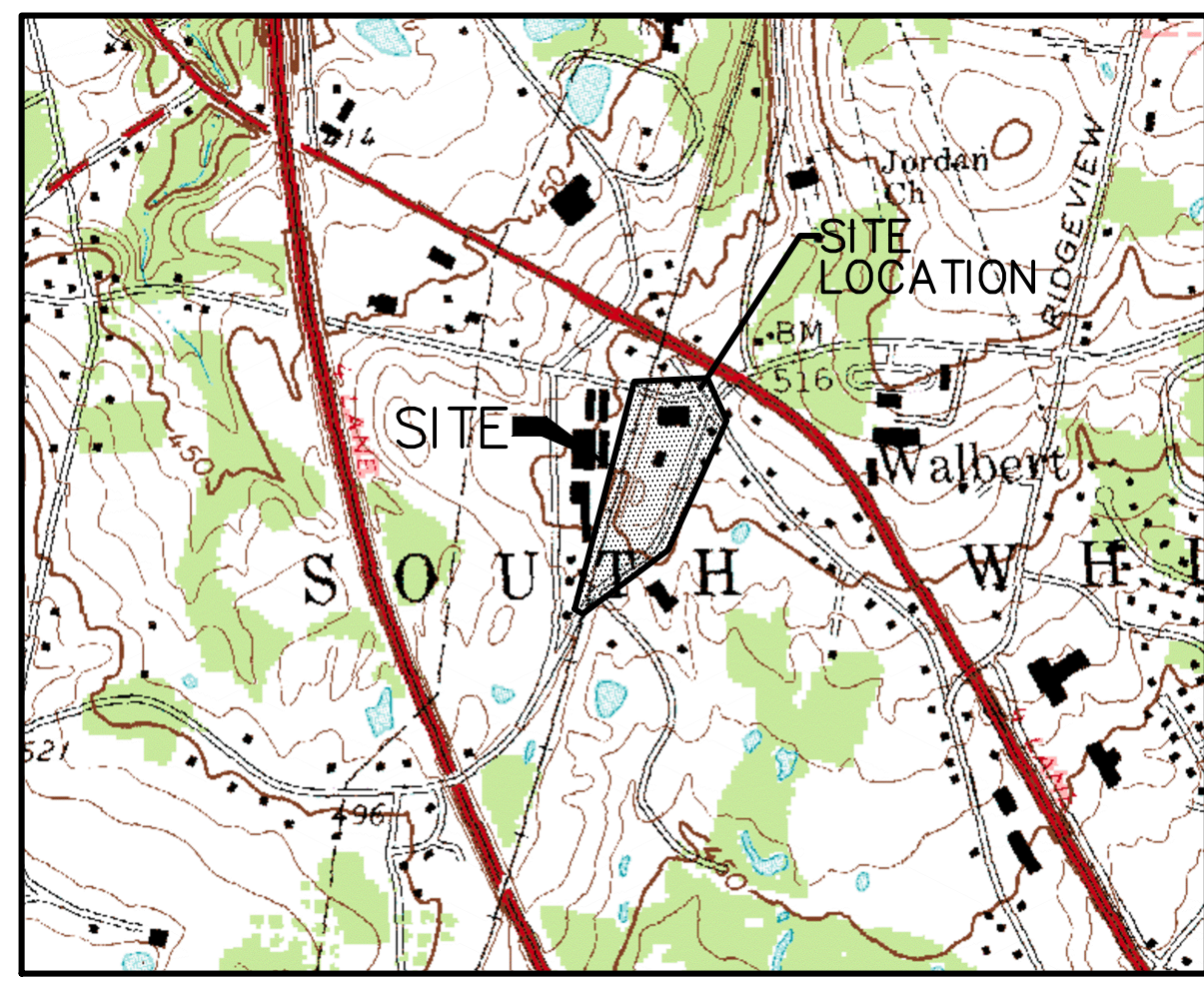
Major Plan 2022-104



1670 Church Road Padda Property LLC Major Plan 2022-104



ZONING MAP
SCALE: 1"=1000'



LOCATION MAP
USGS: ALLENTOWN EAST QUADRANGLE
SCALE: 1"=1000'

SOUTH WHITEHALL SECTION 312-1200(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 PERMISSIBLE LAND AND PLANNING ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS, SUCH AS LIABILITY OF TITLE, SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL AND WATER QUALITY, HARVEST 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 OF 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 OWNERS 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 REFERENCE TO APPLICABLE SURVEYING STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DESCRIPTION, CONSISTENCY, CLOSURE, AND AREA ONLY. THE REASON FOR ANY 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 SQUAD.

SOUTH WHITEHALL SECTION 312-30(1)
NOTWITHSTANDING ANY CONCURRENCE WITH AND WHERE PROVIDED, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.
MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN, OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORMWATER MANAGEMENT FACILITIES, SHALL NOT CONSTITUTE LAND DEVELOPMENT ON BEHALF OF OR BY THE MUNICIPALITY OR OTHERWISE OBLIGATE THE MUNICIPALITY TO BE ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND, BY SUBMITTING AN APPLICATION UNDER THE TOWNSHIP STORMWATER MANAGEMENT PLAN, THE DEVELOPER HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE MUNICIPALITY AND ALL ITS REPRESENTATIVES, SERVANTS, EMPLOYEES, OFFICIALS AND CONSULTANTS AND FROM ANY AND ALL CLAIMS, DAMAGES, CAUSES OF ACTION OR SUITS WHICH MAY ARISE OUT OF OR RELATE TO THE REVIEW, APPROVAL, CONSTRUCTION OR OPERATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORMWATER MANAGEMENT FACILITIES.

PENNSYLVANIA LINES, LLC
COUNTY ID: 547732359149
D.B.V. 1673, PG. 601

PADDA PROPERTY, LLC
COUNTY PARCEL: 547732532908
INST./NO.: 2021014469
RESIDUAL AREA
LESS RIGHT-OF-WAY DEDICATION
(3.3952 ACRES)

PENNA POWER & LIGHT CO.
COUNTY ID: 547731545229
D.B.V. 1125, PG. 369

SITE DATA:
OWNER: PADDA PROPERTY, LLC
MAIL ADDRESS: 1952 APPLEWOOD DRIVE
OREFIELD, PA 18069
SITE ADDRESS: 1670 CHURCH ROAD
ALLENTOWN, PA 18104
DEED REFERENCE: INST. NO. 2021014469
COUNTY ID: 547732532908
PROPERTY AREA (GROSS): 4.4098 ACRES
LESS R/W DEDICATION AREA: 1.0266 ACRES
TOTAL RESIDUAL AREA: 3.3832 ACRES
NUMBER OF LOTS: ONE (1)
SEWER: ON SITE (EXISTING), PUBLIC (PROPOSED)
WATER: ON SITE (EXISTING), PUBLIC (PROPOSED)
EXISTING BUILDING COVERAGE: 3.1% (0.1048 ACRES)
PROPOSED BUILDING COVERAGE: 2.9% (0.0979 ACRES)
EXISTING IMPERVIOUS COVERAGE: 3.4% (0.1145 ACRES)
PROPOSED IMPERVIOUS COVERAGE: 39.5% (1.3347 ACRES)
DATUM: NORTH AMERICAN VERTICAL DATUM '88 (NAVD '88)

ZONING DATA:
DISTRICT: IC-1: INDUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION
PROPOSED USE: MOTOR VEHICLE REPAIR FACILITY
MINIMUM LOT AREA: 1 ACRE
MINIMUM FRONTAGE: 150 FEET
MINIMUM YARDS:
FRONT: 50 FEET
SIDE: 25 FEET
REAR: 25 FEET
MAXIMUM BLDG. HEIGHT: FEET
MAXIMUM IMPERVIOUS COVERAGE: 75%
NOTE: EXISTING BUILDING IS 1 STORY AND DOES NOT CONTAIN A BASEMENT.

PARKING CALCULATION/DATA:
1 SPACE / EMPLOYEE ON THE LARGEST SHIFT; 7 EMPLOYEES = 7 SPACES
PLUS 4 SPACES / SERVICE BAYS; 4 BAYS x 4 = 16 SPACES
TOTAL REQUIRED SPACES = 23
TOTAL PROPOSED SPACES = 26 (INCLUDES 1 HC ACCESSIBLE SPACE)

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°)

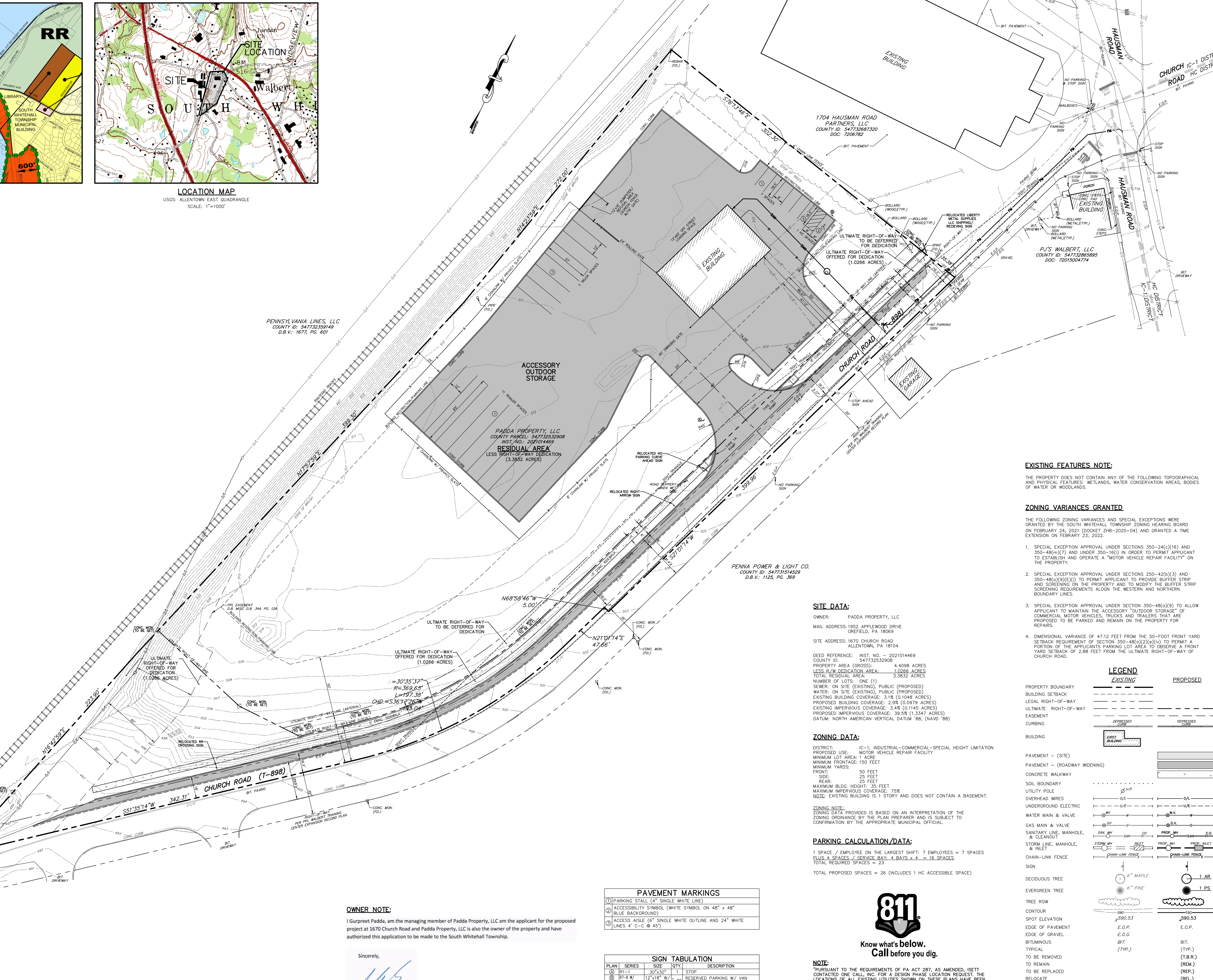
SIGN TABULATION

PLAN	SERIES	SIZE	QTY	DESCRIPTION
①	R1-1	30"x30"	1	STOP
②	R7-B-W	12"x18" W/12"x6"	1	RESERVED PARKING W/ VAN ACCESSIBLE & PENALTY SIGNS

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.

Sincerely,

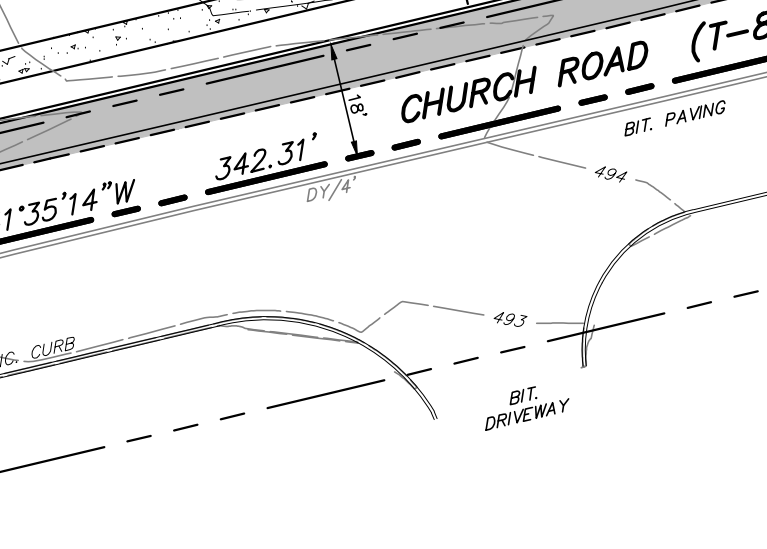
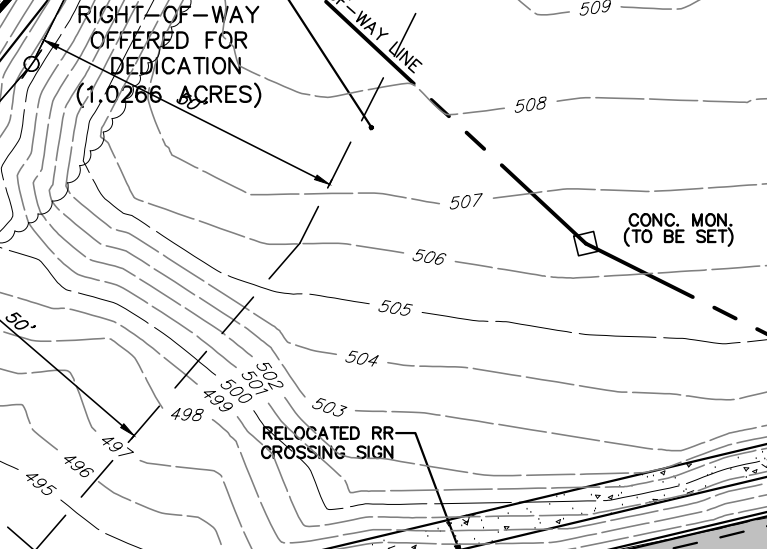
Gurpreet Padda
Padda Property, LLC



EXISTING FEATURES NOTE:
THE PROPERTY DOES NOT CONTAIN ANY OF THE FOLLOWING TOPOGRAPHICAL AND PHYSICAL FEATURES: WETLANDS, WATER CONSERVATION AREAS, BODIES OF WATER OR WOODLANDS.

ZONING VARIANCES GRANTED
THE FOLLOWING ZONING VARIANCES AND SPECIAL EXCEPTIONS WERE GRANTED BY THE SOUTH WHITEHALL TOWNSHIP ZONING HEARING BOARD ON FEBRUARY 24, 2021 (DOCKET ZIB-2020-04) AND GRANTED A TIME EXTENSION ON FEBRUARY 23, 2022.

- SPECIAL EXCEPTION APPROVAL UNDER SECTIONS 350-24(c)(16) AND 350-48(m)(7) AND UNDER 350-16(i) IN ORDER TO PERMIT APPLICANT TO ESTABLISH AND OPERATE A "MOTOR VEHICLE REPAIR FACILITY" ON THE PROPERTY.
- SPECIAL EXCEPTION APPROVAL UNDER SECTIONS 250-42(b)(3) AND 350-48(o)(9)(3) TO PERMIT APPLICANT TO PROVIDE BUFFER STRIP AND SCREENING ON THE PROPERTY AND TO MODIFY THE BUFFER STRIP SCREENING REQUIREMENTS ALONG THE WESTERN AND NORTHERN BOUNDARY LINES.
- SPECIAL EXCEPTION APPROVAL UNDER SECTION 350-48(c)(9) TO ALLOW APPLICANT TO MAINTAIN THE ACCESSORY "OUTDOOR STORAGE" OF COMMERCIAL MOTOR VEHICLES, TRUCKS AND TRAILERS THAT ARE PROPOSED TO BE PARKED AND REMAIN ON THE PROPERTY FOR REPAIRS.
- DIMENSIONAL VARIANCE OF 47.12 FEET FROM THE 50-FOOT FRONT YARD SETBACK REQUIREMENT OF SECTION 350-48(c)(2)(v) TO PERMIT A PORTION OF THE APPLICANT'S PARKING LOT AREA TO OBSERVE A FRONT YARD SETBACK OF 2.88 FEET FROM THE ULTIMATE RIGHT-OF-WAY OF CHURCH ROAD.

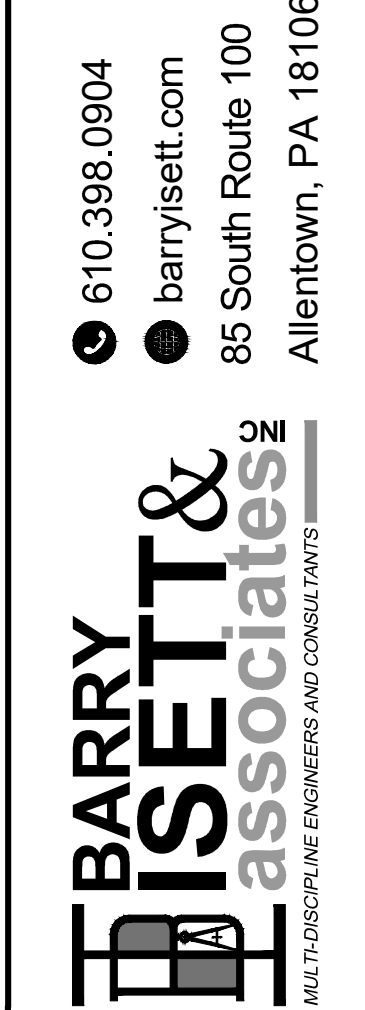


OWNER NOTE:
I Gurpreet Padda, am the managing member of Padda Property, LLC am the applicant for the proposed project at 1670 Church Road and Padda Property, LLC is also the owner of the property and have authorized this application to be made to the South Whitehall Township.

DATE: 2/17/2022 DSGN: DFG
SCALE: 1"=30' CHK: KPM
DRAWN: DFG APPRD: KPM
JOB: 1031921.000 PMGR: KPM
SHEET: 1 of 2

REVISIONS	DATE	BY
1. TYP. COMMENTS	4/11/2022	DFG

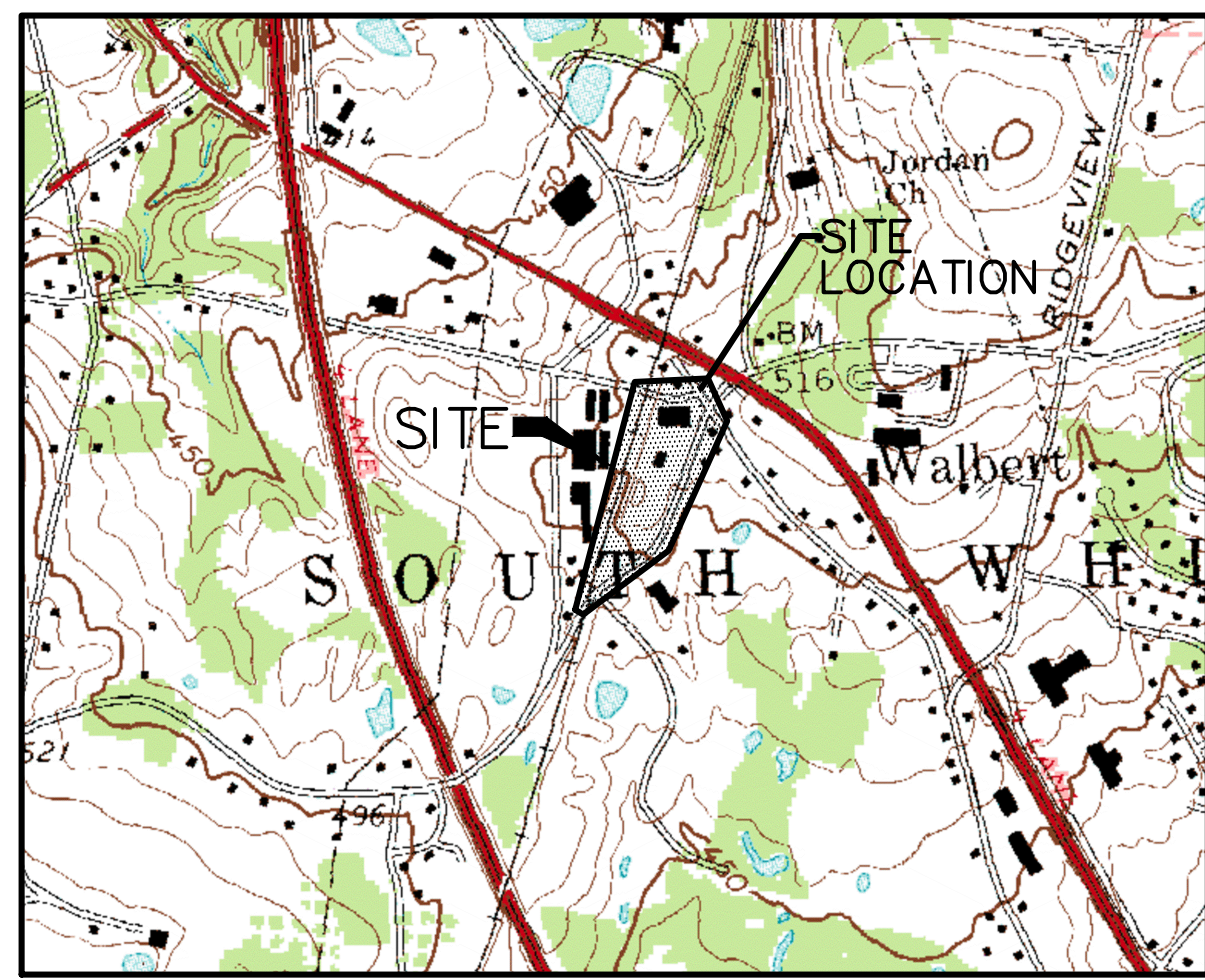
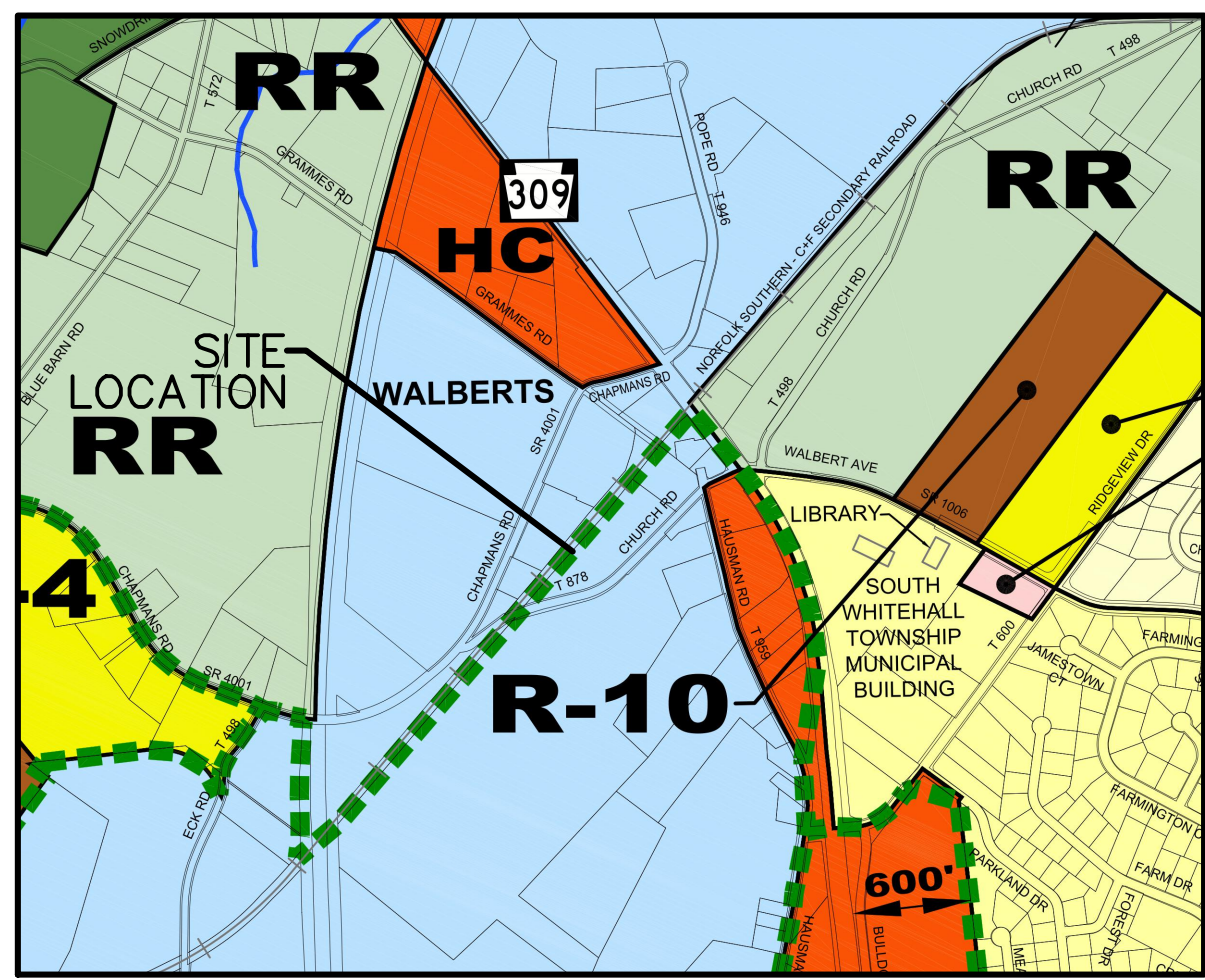
610.398.0904
baryisett.com
86 South Route 100
Allentown, PA 18106



SKETCH PLAN
1670 CHURCH ROAD
PADDA PROPERTY, LLC
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

DATE: 2/17/2022 DSGN: DFG
SCALE: 1"=30' CHK: KPM
DRAWN: DFG APPRD: KPM
JOB: 1031921.000 PMGR: KPM
SHEET: 1 of 2

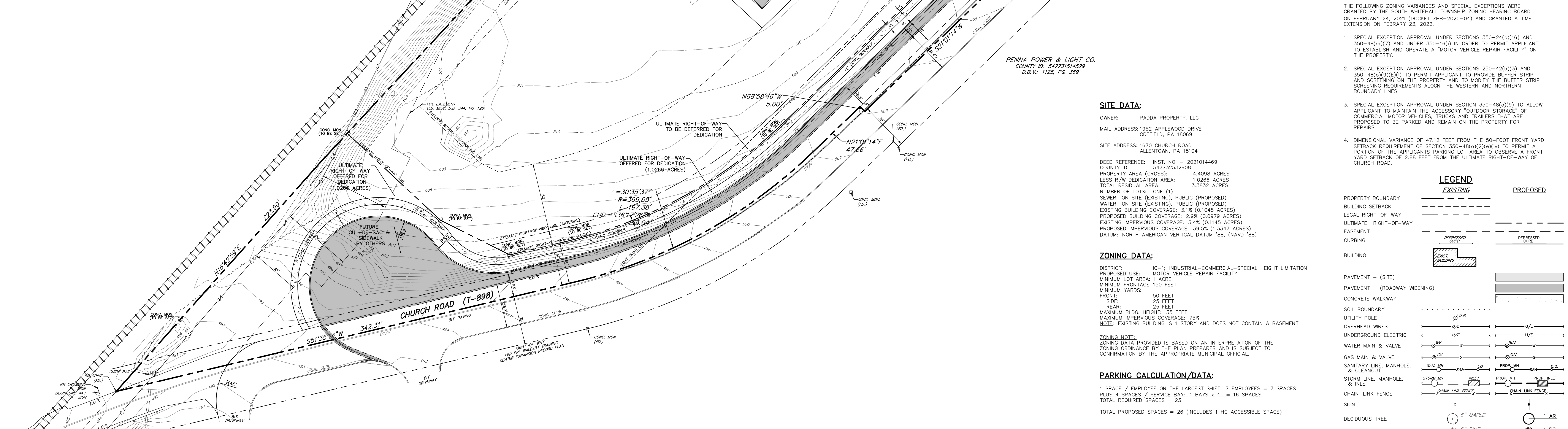
SK-1



SOUTH WHITEHALL SECTION 312-1200(7)
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 FRESHWATER LAND AND PLAIN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS, SUCH AS LIABILITY OF TITLE, SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL AND WATER QUALITY, HARVEST GEOLOGICAL ACTIVITY AND HISTORIC AND GEOLOGICAL ISSUES OF SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP ENGINEER. THE TOWNSHIP ENGINEER HAS REVIEWED THE MERITABILITY OF THE LAND, HAS NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP ENGINEER. THE TOWNSHIP ENGINEER HAS REVIEWED THE MERITABILITY OF THE LAND, HAS NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP ENGINEER. THE TOWNSHIP ENGINEER HAS REVIEWED THE MERITABILITY OF THE LAND, HAS NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP ENGINEER.

SOUTH WHITEHALL SECTION 312-30(1)
NOTWITHSTANDING ANY CONCURRENCE WITH AND WHERE PROVIDED, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.

MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN, OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORMWATER MANAGEMENT FACILITIES, SHALL NOT CONSTITUTE LAND DEVELOPMENT ON BEHALF OF OR BY THE MUNICIPALITY OR OTHERWISE OBLIGATE THE MUNICIPALITY TO BE ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND, BY SUBMITTING AN APPLICATION UNDER THE TOWNSHIP STORMWATER MANAGEMENT PLAN, THE DEVELOPER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE MUNICIPALITY AND ALL ITS REPRESENTATIVES, SERVANTS, EMPLOYEES, OFFICIALS AND CONSULTANTS AND FROM ANY AND ALL CLAIMS, DAMAGES, CAUSES OF ACTION OR SUITS WHICH MAY ARISE OUT OF OR RELATE TO THE REVIEW, APPROVAL, CONSTRUCTION OR OPERATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORMWATER MANAGEMENT FACILITIES.



SITE DATA:
OWNER: PADDA PROPERTY, LLC
MAIL ADDRESS: 1952 APPLEWOOD DRIVE OREFIELD, PA 18069
SITE ADDRESS: 1670 CHURCH ROAD ALLENTOWN, PA 18104
DEED REFERENCE: INST. NO. 2021014469
COUNTY ID: 547732532908
PROPERTY AREA (GROSS): 4.4098 ACRES
LESS R/W DEDICATION AREA: 3.0266 ACRES
TOTAL RESIDUAL AREA: 3.3832 ACRES
NUMBER OF LOTS: ONE (1)
SEWER: ON SITE (EXISTING), PUBLIC (PROPOSED)
WATER: ON SITE (EXISTING), PUBLIC (PROPOSED)
EXISTING BUILDING COVERAGE: 3.1% (0.1048 ACRES)
PROPOSED BUILDING COVERAGE: 2.9% (0.0979 ACRES)
EXISTING IMPERVIOUS COVERAGE: 3.4% (0.1145 ACRES)
PROPOSED IMPERVIOUS COVERAGE: 39.5% (1.3347 ACRES)
DATUM: NORTH AMERICAN VERTICAL DATUM '88 (NAVD '88)

ZONING DATA:
DISTRICT: IC-1; INDUSTRIAL-COMMERCIAL-SPECIAL HEIGHT LIMITATION
PROPOSED USE: MOTOR VEHICLE REPAIR FACILITY
MINIMUM LOT AREA: 1 ACRE
MINIMUM FRONTAGE: 150 FEET
MINIMUM YARDS:
FRONT: 50 FEET
SIDE: 25 FEET
REAR: 25 FEET
MAXIMUM BLDG. HEIGHT: FEET
MAXIMUM IMPERVIOUS COVERAGE: 75%
NOTE: EXISTING BUILDING IS 1 STORY AND DOES NOT CONTAIN A BASEMENT.

PARKING CALCULATION/DATA:
1 SPACE / EMPLOYEE ON THE LARGEST SHIFT; 7 EMPLOYEES = 7 SPACES
PLUS 4 SPACES / SERVICE BAYS; 4 BAYS x 4 = 16 SPACES
TOTAL REQUIRED SPACES = 23
TOTAL PROPOSED SPACES = 26 (INCLUDES 1 HC ACCESSIBLE SPACE)

PAVEMENT MARKINGS

- PARKING STALL (1" SINGLE WHITE LINE)
- ACCESSIBILITY SYMBOL (WHITE SYMBOL ON 48" x 48" BLUE BACKGROUND)
- ACCESS AISLE (6" SINGLE WHITE OUTLINE AND 24" WHITE LINES 4" C-C @ 45°)

SIGN TABULATION

PLAN	SERIES	SIZE	QTY	DESCRIPTION
1	R1-1	30"x30"	1	STOP
2	R7-B W	12"x18" W	1	RESERVED PARKING W/ VAN ACCESSIBLE & PENALTY SIGNS
3	R7-BB/R7-BF	12"x6"	1	RESERVED PARKING W/ VAN ACCESSIBLE & PENALTY SIGNS

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.

OWNER NOTE:
I Gurpreet Padda, am the managing member of Padda Property, LLC am the applicant for the proposed project at 1670 Church Road and Padda Property, LLC is also the owner of the property and have authorized this application to be made to the South Whitehall Township.

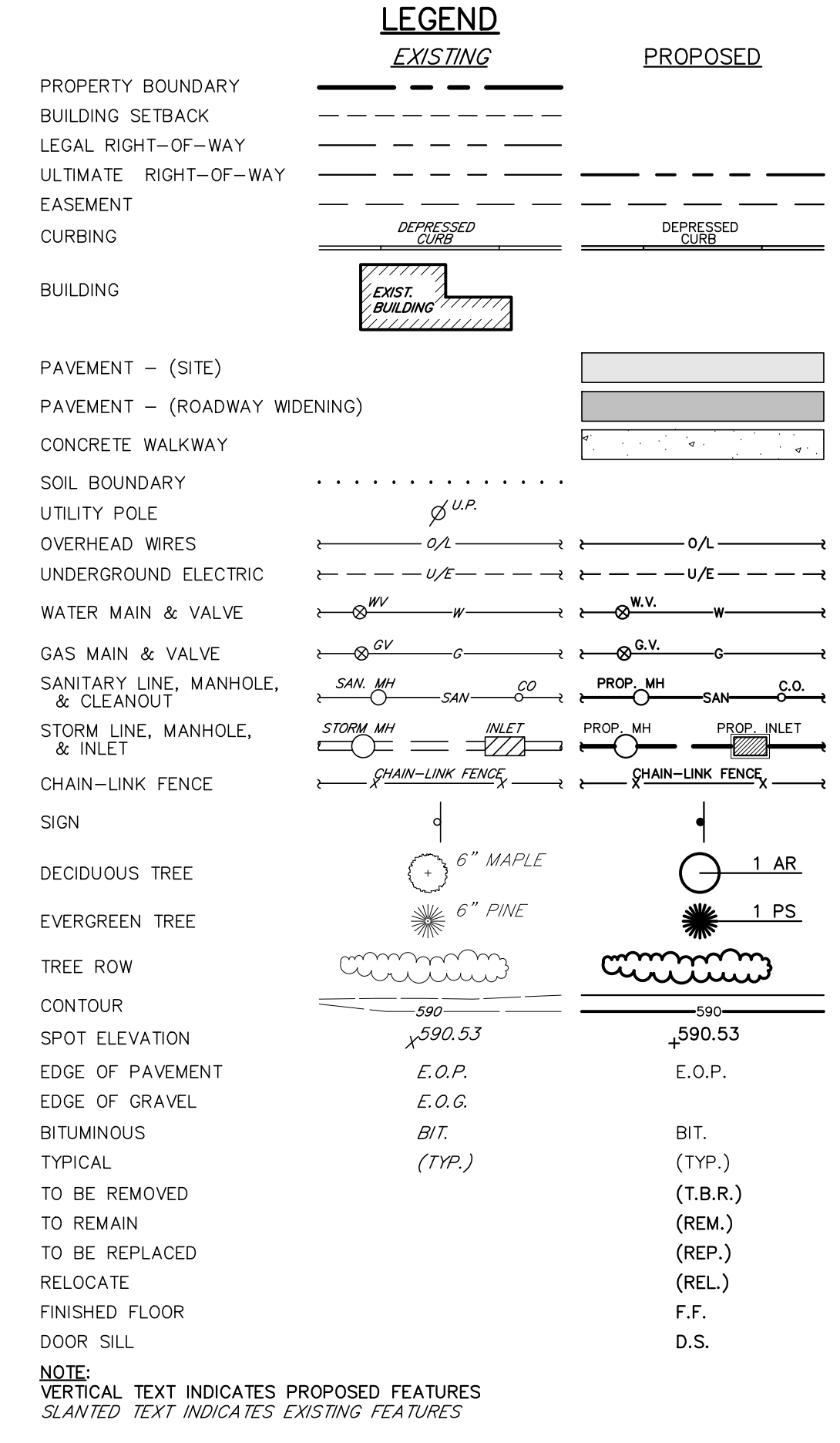
Sincerely,

Gurpreet Padda
Padda Property, LLC



NOTE:
PURSUANT TO THE REQUIREMENTS OF PA ACT 287, AS AMENDED, ISETT CONTACTED ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. 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 121. (PA ONE CALL SYSTEM, INC. 1-800-242-1776).

THE SITE NUMBER IS 20211311809.



BARRY ISETT & associates
REGISTERED PROFESSIONAL ENGINEERS AND CONSULTANTS
610.398.0904
baryiset.com
86 South Route 100
Allentown, PA 18106

FUTURE RIGHT-OF-WAY IMPROVEMENTS PLAN
1670 CHURCH ROAD
PADDA PROPERTY, LLC
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

DATE: 4/11/2022 DSGN: DFG
SCALE: 1"=30' CHK: KPM
DRAWN: DFG APPRD: KPM
JOB: 1031921.000 PMGR: KPM
SHEET: 2 of 2

RP-1

SOUTH WHITEHALL TOWNSHIP ³⁷

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
1670 Church Road Padda Property, LLC
Major Plan #2022-104
Sketch Plan Review

DATE: May 13, 2022

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

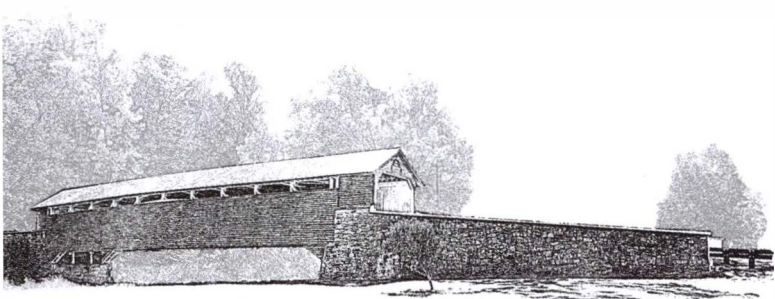
J. Scott Pidcock, P.E., R.A.

The Pidcock Company

2451 Parkwood Drive, Allentown, PA 18103-9608

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

E-mail: info@pidcockcompany.com



- 2 -

Ms. Laura M. Harrier
Zoning Officer
South Whitehall Township

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

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

Mr. Kevin Markell, P.E.
Department Manager, Civil Engineering
Barry Isett & Associates, Inc.

Mr. Gupreet Padda
Padda Property, LLC

(all via e-mail)

REPORT:

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

Utilization of an existing 4,300± square foot building on a 4.4± acre property for a motor vehicle repair facility;

Addition of the following parking:

8 employee parking spaces;

7 large truck spaces; and

11 tractor-trailer spaces.

Underground Detention Facility/Spray Irrigation System;

Widening of Church Road along property frontage;

IC-1 (Industrial-Commercial-Special Height Limitation) Zoning District;

TND – Industrial Retrofit and Overlay District;

Existing On-Site Water to be replaced by Public Water connection; and

Existing On-Site Sewer to be replaced by Public Sewer connection.

Variances Granted:

As indicated by Plan notation, the following Zoning Variances and Special Exceptions were granted by the Township Zoning Hearing Board on February 24, 2021:

- ZO §350-24(c)(16), §350-48(m)(7), and §350-16(i) – Special Exception approval to permit Applicant to establish and operate a “motor vehicle repair facility” on the property;
- ZO §350-42(b)(3) and ZO §350-48(o)(9)(E)(i) – Special Exception approval to permit Applicant to provide buffer strips and screening and to modify the buffer strip requirements along the northern and western boundary lines;

- ZO §350-48(o)(9) – Special Exception to allow Applicant to maintain the accessory “outdoor storage” of commercial motor vehicles; and
- ZO §350-48(o)(2)(e)(iv) – Variance of 47.12 feet from the 50-foot front yard setback to permit a portion of the Applicant’s parking lot to be 2.88 feet from the ultimate right-of-way of Church Road.

Recommendation:

We offer the attached comments to assist in the preparation of Preliminary/Final Plans. The Plans should address these comments as well as the requirements of the SALDO, the ZO, and other applicable regulations.

erb/acc

Enclosures

South Whitehall Township
1670 Church Road Padda Property, LLC
Major Plan #2022-104
Sketch Plan Review

May 13, 2022

REVIEW COMMENTS

1. Waivers and Deferrals requested by the Design Engineer in a letter, dated April 18, 2022:
 - a. SALDO §312-35(b)(3)(B)(i) – Waiver of arterial road standards for widening along Church Road to allow widening to local road standards and to eliminate widening of Church Road for approximately 98 feet at the southwestern corner;
 - b. SALDO §312-35(b)(3)(A)(i)(1) – Waiver of the requirement to install curbing along Church Road (approximately 98 feet at the southwestern corner);
 - c. SALDO §312-35(b)(3)(A)(ii)(1)(A) – Waiver of the requirement to install sidewalks along Church Road (approximately 90 feet at the southwestern corner);
 - d. SALDO §312-35(b)(3)(B)(i) – Deferral to not dedicate the ultimate right-of-way for an arterial street along Church Road; and
 - e. SALDO §312-35(b)(3)(A)(ii)(1)(A) – Deferral for the construction of sidewalks along Church Road.
2. In addition, the Applicant states that a waiver request will be provided to allow the proposed driveway width to be 69 feet at the right-of-way line (requirement is 40 feet), SALDO §312-36(c)(5)(A);
3. Conceptual grading should be provided for the cul-de-sac to confirm the need of any additional grading easements;
4. The project is in the Little Lehigh Creek Watershed Act 167 Subarea 173 which is a 30/100 percent release rate district. Stormwater management facility locations should be generally shown on the Plan, SALDO §312-10(b)(13);
5. The Township Zoning Officer should address any concerns regarding the proposed parking spaces and tabulations, ZO §350-48(m)(7);

6. Address the following Sketch Plan related comments:
 - a. Provide the Plan to the United States Postal Service, SALDO §312-10(a)(7); and
 - b. Identify or note the absence of steep slopes and floodplains, SALDO §312-10(b)(12).
7. We have not reviewed the Plan for site circulation or traffic-related issues including but not limited to pavement markings and signage;
8. Address any concerns of the Public Safety Commission;
9. Address any concerns of the Landscape and Shade Tree Commission; and
10. Address any concerns of the Department of Public Works regarding the sanitary sewer and water services.

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
1670 Church Road Padda Property, LLC
Major Plan #2022-104
Sketch Plan Review

List of Plans and Supplemental Information
Prepared by Barry Isett & Associates Inc. and
dated or last revised April 11, 2022, except as noted

1. Sketch Plan, Sheet 1 of 2;
2. Future Right-Of-Way Improvements Plan, Sheet 2 of 2; and
3. 1670 Church Road – Trip Generation Analysis, dated April 18, 2022.

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

1. Subdivision & Land Development Review Application;
2. Church Road Improvements Waiver & Deferral Request Letter, dated April 18, 2022;
3. Correspondence from LANTA, dated February 22, 2022;
4. Letter from Applicant/Owner, dated April 13, 2022;
5. Letter of Transmittal, dated April 18, 2022; and
6. Responses to Review Letters, dated April 18, 2022.



May 12, 2022

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

Re: Proposed Commercial Development 1670 Church Road
Land Development #2022-104
Review of Plan 04/11/2022.
SSM File: 103400.0077

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project plan 04/11/2022 submission. We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

1. At this time no meeting has been scheduled with SSM to discuss this project. We recommend a design meeting for the utility connections.
2. Proposed flow information for the Water/Sanitary Sewer Allocation information is required.
3. Proposed flow information for the Water/Sewer Tapping information is required.

Water Comments:

1. More detailed information is required.

Sanitary Sewer Comments:

1. More detailed information is required.

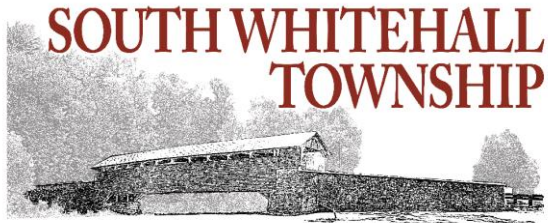
Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,
Spotts, Stevens and McCoy

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

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

cc: Herb Bender, Mike Elias



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: MAY 4, 2022

SUBJECT: 1670 CHURCH RD. PADDA PROPERTY LLC MAJOR PLAN 2022-104

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

1. A 3" Tap sleeve and valve is required for a water main extension along Church Rd.
2. A sample station is needed at the dead end of the main extension.
3. May require a fire hydrant to meet the 300' distance requirement.
4. Sewer Planning Module is required for this project.

SOUTH WHITEHALL TOWNSHIP ⁴⁶

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

May 13, 2022

Padda Property, LLC
Attn: Gupreet Padda
1952 Applewood Drive
Orefield, PA 18069-4245

**Re: 1670 Church Road Padda Property LLC
Major Plan #2022-104
Request for Sketch Plan Review**

Dear Mr. Padda:

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

Zoning

The Applicant proposes to operate a Motor Vehicle Repair Facility for tractor trailers on a site which was previously utilized as a motor repair garage. The property is located in the IC-1 Zoning District and is a permitted use by Special Exception.

The Zoning Hearing Board granted the Special Exception Use along with dimensional variance relief for an area of the front yard parking lot setback as stated in the Written Decision and Order of Case No. ZHB-2020-04 to which a time extension has been granted to March 2023 by Written Decision and Order of Case No. ZHB-2022-01.

There are no further zoning comments on this plan.

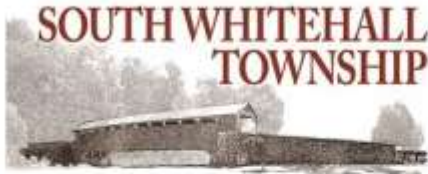
Fire Inspector

1. The Fire Inspector reported no comments. The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief recommends that a SALDO-compliant fire hydrant is to be provided and indicated on the plan for the Commission to review.

Open Space and Recreation

1. 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 proposed impervious coverage (post-development impervious





surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. Please confirm that the additional square footage of impervious surface with the next plan submission so that the fee can be accurately calculated. Per the Site Data block, a net increase in impervious coverage is approximately 54,712 square feet. Therefore, the fee to be charged is \$13,378.00 (54,712 sq.ft. x \$0.25).

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 Gerald Charvala, as soon as practicable, to learn of, or confirm any or all of:
 - a. The amount of any water and/or sewer **allocation fees**. The application is available on the Township website under Water/Sewer Forms/FAQs/Links. The fee for the allocation(s) will be due with the submission of the application;
 - b. The amount of any water and/or sewer **connection fees**. The fees are due at or before the building permit is to be issued. Application is also available on the Township website under Water/Sewer Forms/FAQs/Links;
 - c. The amount of any **contributions** that would cover the cost of extending the water and/or sewer system so that it can serve your development.
2. The applicant is to contact the PA Department of Environmental Protection to determine what Sewage Facility Planning requirements are to be met for this development.
3. An Erosion and Sediment Control Plan is required for any earth disturbance activity of more than 5,000 square feet pursuant to Section 296-11(B) of the South Whitehall Township Codified Ordinance (Stormwater Management Plan).
4. A plan shall be forwarded to PPL for a recommendation on street lighting per Section 312-41(a)(1) of SALDO.

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). Staff and applicant have collaborated to portray an enlarged right-of-way dedication at the southwest end of the property to



allow for a future cul-de-sac to be constructed by the Township, as well as improvements to the southwest of the driveway proposed to be constructed to a local road right-of-way standard. Staff is supportive of these proposed dedications and improvements.

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. 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.
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 (in the Construction Notes section) stating that a building permit is required for light pole foundations prior to installation.
6. 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.
7. 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.
8. Confirmation of a plan submittal to PennDOT and LANTA shall be provided.
9. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Waiver and Deferral Request Commentary

1. Request to waive SALDO Section 312-35(b)(3)(B)(i) – requirement to construct Church Road to Arterial Road Standards.
2. Request to waive SALDO Section 312-35(b)(3)(A)(i)(1) – requirement to install curbing along the frontage of the property.
3. Request to waive SALDO Section 312-35(b)(3)(A)(ii)(1)(A) – requirement to install sidewalks along the frontage of the property.
4. Request to defer SALDO Section 312-35(b)(3)(B)(i) – requirement to dedicate additional right-of-way to the Ultimate Right-of-Way of an Arterial Street.



5. Request to defer SALDO Section 312-35(b)(3)(A)(ii)(1)(A) – requirement to construct sidewalks along the frontage of the property.

Staff is supportive of the above requests to the extent proposed on the plan.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as underlain by karst geology and fronted by a Minor Arterial Road (Church Road).
2. The Comprehensive Plan envisions a T4 Character Area, which includes 5,000 to 10,000 square foot lots, residential development with neighborhood services, Traditional Neighborhood Development, existing villages, a mix of lot and house sizes, small-scale commercial (less than 40,000 square feet in residential mixed-use), and live/work units. The parcel is also within a Growth Opportunity Area, based upon existing and expanded Sewer Systems and enhanced transportation systems.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday May 19, 2022 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will be simulcast on the Township GoToMeeting platform. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>.

If you have any questions, please call.

Sincerely,

Gregg R. Adams
Planner, Community Development Department

cc:	R. Cope	D. Manhardt	L. Harrier	H. Bender
	M. Elias	J. Frantz	J. Alderfer, Esq.	S. Pidcock
	A. Tallarida	K. Markell, Barry Isett	File #2022-104	

Gregg R. Adams

From: John G. Frantz
Sent: Thursday, May 12, 2022 1:57 PM
To: Gregg R. Adams
Subject: 1670 Church Road Padda Properties - 2022-104

Gregg,

The Commission made the following recommendations to the plan.

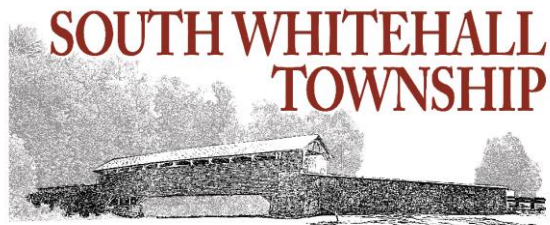
1. Detailed plans for the subdivision should be submitted for review.
2. A SALDO compliant fire hydrant should be added to the plan.

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: March 2, 2022
SUBJECT: Subdivision Plan Review
1670 Church Road Padda Property LLC
Major Plan 2022-104
Plan dated February 17, 2022

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

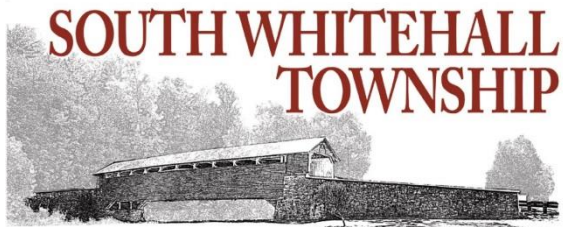
At their February 28, 2022, meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The applicant shall submit a Landscaping Plan for review with the Preliminary Plan submission.

Respectfully submitted,

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

Gregg Adams, Planner
Community Development Department



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: March 15, 2022
SUBJECT: Subdivision Plan Review
 1670 Church Road Padda Property LLC
 Major Plan 2021-104
 Plan Dated February 17, 2022

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

At their March 14, 2022, 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 an additional 54,712 square feet of impervious surface, resulting in a fee of \$13,678.00.

Respectfully submitted,

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

Gregg Adams, Planner
 Community Development Department



85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

barryisett.com

February 15, 2022
Project #1031921.000-01-05LDPSD

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

Dear Planning Commission Members:

RE: 1670 CHURCH ROAD
South Whitehall Township, Lehigh County, Pennsylvania
Project Narrative

On behalf of the Owner & Applicant, Padda Property, LLC, Barry Isett & Associates, Inc. (Isett) is submitting this letter to summarize the proposed project and associated Sketch Plan.

The subject property is located at 1670 Church Road, just south of the intersection with Hausman Road. The property is located in the IC-1 (Industrial Commercial Special Height Limitation) Zoning District and fronts on Church Road which is a Township owned public street. The existing approximately 4.4-acre parcel is owned by Padda Property LLC who is also the Applicant. The property contains an approximately 4,300 square foot building which was previously used as a vehicle repair facility but has been vacant in recent years. The Applicant is proposing to utilize the building as a motor vehicle repair facility (trucks) and is proposing to construct 23 parking spaces for employees/customers, 7 spaces for large trucks and 11 spaces for full tractor trailers. The site is proposed to be connected to the public water and sanitary sewer systems via extensions in Church Road. The project is proposing an underground stormwater detention system and spray irrigation system to manage both stormwater runoff rate and volume.

Please contact us with any comments or questions you may have on the project.

Sincerely,

Kevin Markell, PE
Civil Department Head



85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

barryisett.com

April 18, 2022

Project #1031921.000 – 04 – 01SKPSD

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

Dear Planning Commission Members:

RE: 1670 CHURCH ROAD

South Whitehall Township, Lehigh County, Pennsylvania
Church Road Improvements Waiver & Deferral 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 as it relates to improvements along Church Road:

Waivers Requested

1. SALDO Section 312-35(b)(3)(B)(i) – A waiver is being requested to not construct road widening to Arterial Road standards for Church Road. The project is proposing to construct road widening to Local Road standards for the distances shown on the submitted plan. Waiver request is also to not widen Church Road at all for approximately 98 feet at the southwestern corner by the railroad tracks. This request is based on wanting to transition traffic back to the existing cartway prior to approaching the railroad tracks.
2. SALDO Section 312-35(b)(3)(A)(i)(1) – A waiver is being requested to not install curbing along Church Road for approximately 98 feet at the southwestern corner by the railroad tracks. This request is based on wanting to transition traffic back to the existing cartway prior to approaching the railroad tracks.
3. SALDO Section 312-35(b)(3)(A)(ii)(1)(A) – A waiver is being requested for the construction of sidewalks along Church Road for approximately 90 feet at the southwestern corner by the railroad tracks. This request is based on Church Road becoming a one-way street on the opposite side of the railroad tracks and there is an existing PPL Easement, a drainage culvert and guiderail in this area and there are no sidewalks on the other side of the railroad tracks. Having sidewalks lead to an existing railroad presents safety concerns.

Deferrals Requested

4. SALDO Section 312-35(b)(3)(B)(i) – A deferral is being requested to not dedicate the ultimate right-of-way for an Arterial Street along Church Road. The project is proposing to dedicate right-of-way to Local Road standards as well as dedicate additional right-of-way at the southwestern corner of the property for future Township roadway improvements.
5. SALDO Section 312-35(b)(3)(A)(ii)(1)(A) – A deferral is being requested for the construction of sidewalks along Church Road. Currently sidewalk does not exist adjacent to the property to connect to. At the northeast property line the sidewalk would end with pedestrians having to traverse across the service entrance for the adjacent business and then walk within the street cartway. At the southwestern end of the property there is a railroad crossing of Church Road and no separate pedestrian crossing of the railroad tracks.

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

Respectfully,



Kevin Markell, PE
Department Head, Civil



85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

barryisett.com

Date: 4/18/2022

Project #: 1031921.000

Service Task: 04-01SKPSD

To: South Whitehall Township

Attention: Planning Commission

Address: 4444 Walbert Avenue Allentown, PA 18104

From: Kevin Markell, PE

Copy to: Padda Property LLC

RE: 1670 CHURCH ROAD – TRIP GENERATION ANALYSIS

The following is a trip generation analysis for the proposed motor vehicle repair facility located at 1670 Church Road. The Institute of Transportation Engineers' *Trip Generation Manual*, 11th edition was used to estimate the trips. Specifically, Land Use Code 943 – Automobile Parts & Service Center was used. This land use category best fits the proposed project, however it is Isett's opinion that this land use category will over-estimate the projected trips since the proposed use will not be selling parts to individuals or retailers (as assumed in the ITE land use). Attached are pertinent copies of the *Trip Generation* sheets from the ITE Manual.

As can be seen on the attached sheets, the following is a summary of the increase in peak hour trip generation for the AM & PM Peak Hour as well as the total ADT:

AM Peak Hour: 10 trips (5 vehicles)

PM Peak Hour: 10 trips (5 vehicles)

Daily ADT: 85 trips (43 vehicles)

Please review and let us know if you have any questions or comments.

Memo

Land Use: 943

Automobile Parts and Service Center

Description

An automobile parts and service center sells automobile parts for do-it-yourself maintenance and repair including tires, batteries, oil, and sparks plugs. The center may also sell automobile parts to retailers and repair facilities. An automobile parts and service center also provides a full array of on-site services for motor vehicles. A center typically has centralized cashiering and maintains long hours 7 days a week. An automobile parts and service center is sometimes placed as a separate parcel within a retail complex. Automobile parts sales (Land Use 843), tire store (Land Use 848), tire superstore (Land Use 849), quick lubrication vehicle shop (Land Use 941), and automobile care center (Land Use 942) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in New York and Texas.

Source Numbers

555, 886, 887, 888

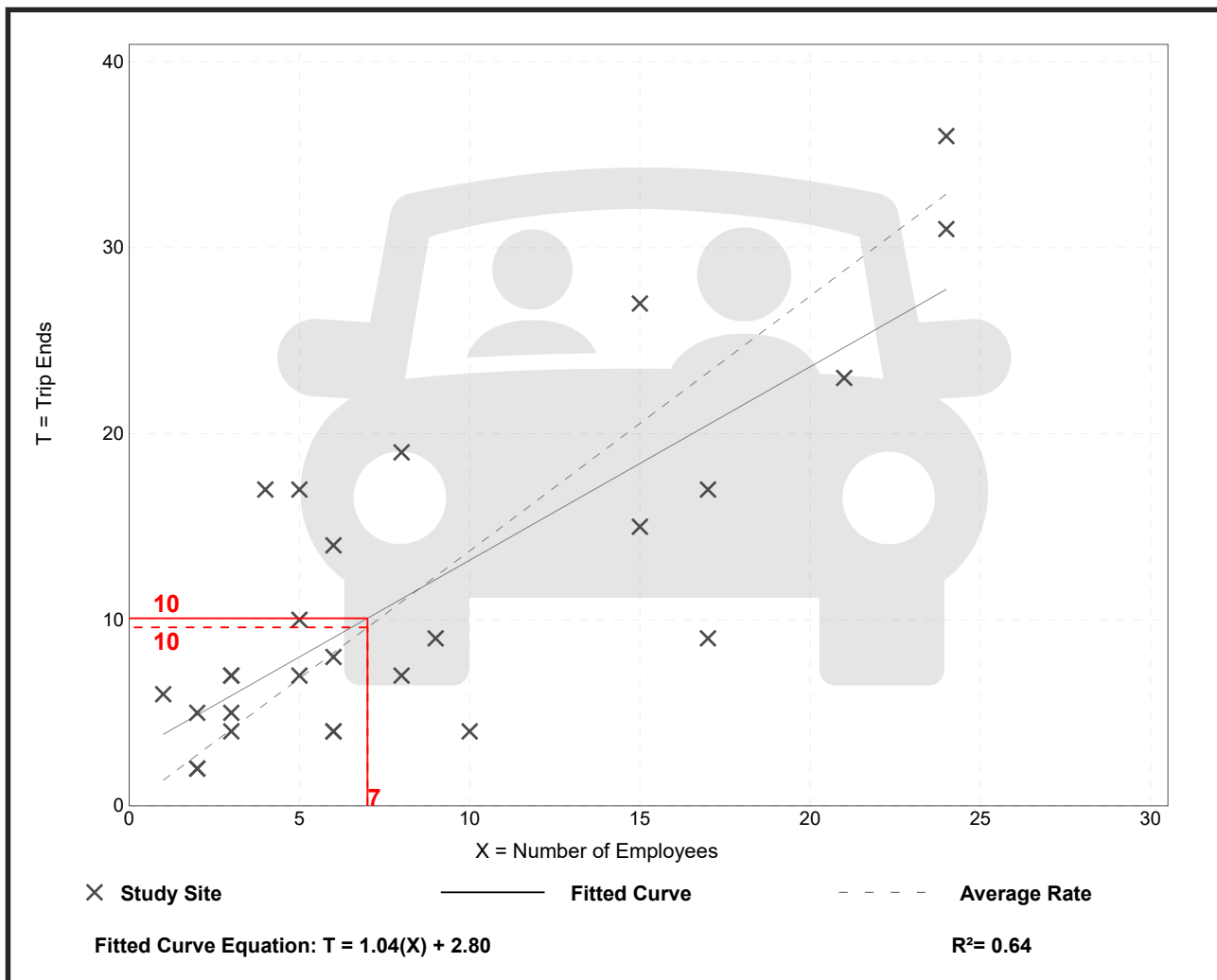
Automobile Parts and Service Center (943)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 27
 Avg. Num. of Employees: 9
 Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.37	0.40 - 6.00	0.79

Data Plot and Equation



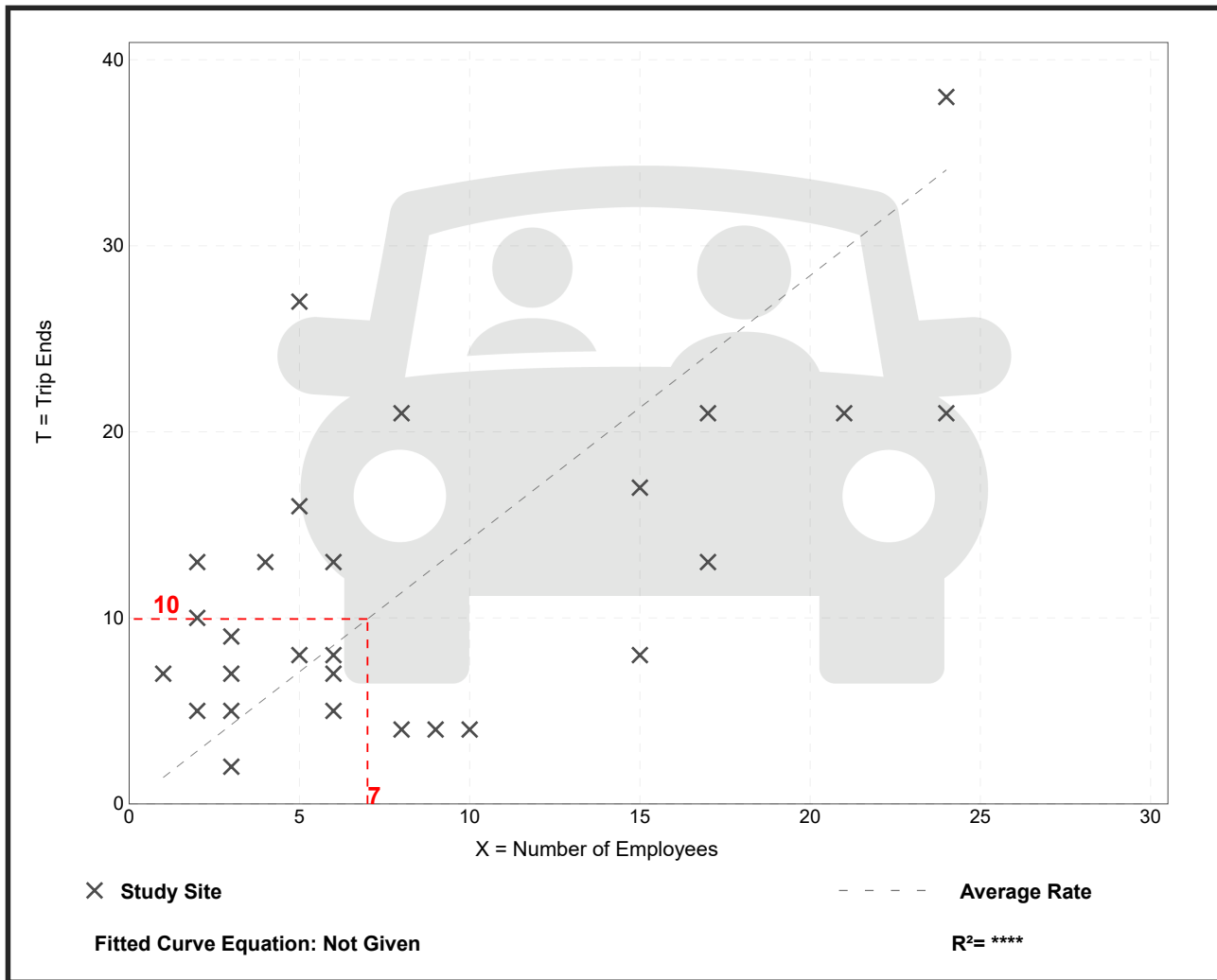
Automobile Parts and Service Center (943)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 27
 Avg. Num. of Employees: 9
 Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.42	0.40 - 7.00	1.18

Data Plot and Equation



Automobile Parts and Service Center (943)

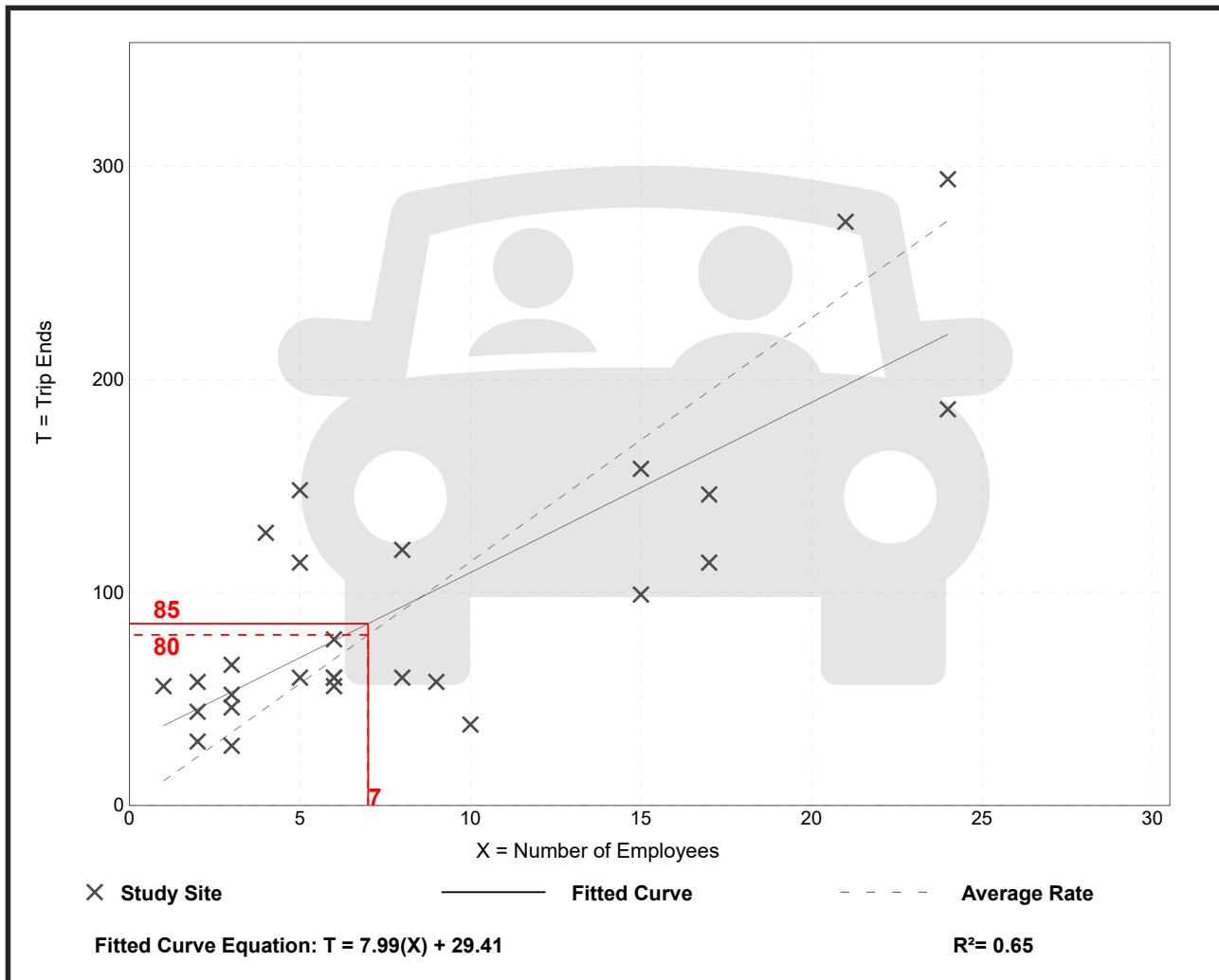
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Employees: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
11.44	3.80 - 56.00	6.62

Data Plot and Equation



April 13, 2022

To Whom It May Concern:

As I have previously expressed, my goal at 1670 Church Road is to establish a mechanic shop to service truck tractors and trailers, mainly dry vans, and flatbeds. I plan to offer customers all maintenance services including but not limited to oil change and lube, tires, brakes, air bags, state inspections, and small repairs only. Restricting my shop to provide these types of services, will allow me to meet the needs of my customers in a timely manner. My target is to operate all four existing bays in the property, giving me the opportunity to service up to four customers at a time. Due to the number of customers I envision to service, I will be working by appointments, and I will be open to “call ahead” and “walk ins” depending on availability until business picks up and customers adapt to the system. All functioning vehicles will arrive to my shop operated by the customer, and the customer will be responsible for hiring outside tow services to my shop when needed. Currently, I do not plan to acquire or operate tow services. My shop will operate during regular daytime business hours, normally between 8am and 6pm.

Sincerely,

Gurpreet Padda
Padda Property

ST. LUKE'S WEST END MEDICAL CENTER SHORT STAY FACILITY**MAJOR PLAN 2022-101****ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated May 13, 2022**
- 4. Township Water & Sewer Engineer Review dated May 12, 2022**
- 5. Township Geotechnical Consultant Review dated May 6, 2022**
- 6. Township Lighting Consultant review dated May 4, 2022**
- 7. Public Works Department Review dated May 4, 2022**
- 8. Community Development Department Review dated May 13, 2022**
- 9. Building Code Official Comment dated April 25, 2022**
- 10. Public Safety Commission Review dated March 10, 2022**
- 11. Landscape and Shade Tree Commission Review dated March 2, 2022**
- 12. Parks and Recreation Board Review dated March 15, 2022**
- 13. LANTA Initial Comment Email dated February 28, 2022**
- 14. LVPC Land Development Review dated March 18, 2022**
- 15. Applicant's Correspondence:**
 - A. Revised Waiver and Deferral Request Letter dated April 21, 2022**
 - B. Revised Trip Generation Calculations and Approved Driveway Comparison Excerpt dated April 11, 2022**
 - C. Traffic Operations Narrative Excerpt dated April 21, 2022**
 - D. Revised Land Use Narrative dated April 21, 2022**
 - E. Project Narrative dated February 17, 2022**
 - F. KCE Response to PWD and Fire Marshal's Comments dated May 12, 2022**

TO: PLANNING COMMISSION

FROM: GREGG R. ADAMS, PLANNER

**SUBJECT: ST. LUKE'S WEST END MEDICAL CENTER SHORT STAY FACILITY
MAJOR PLAN 2022-101
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**

DATE: MAY 16, 2022

**COPIES: BOARD OF COMMISSIONERS, R. COPE, D. MANHARDT, L. HARRIER,
J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA, S. PIDCOCK,
APPLICANT, SUB. FILE 2022-101**

LOCATION AND INTENT:

An application to further develop the property located at 501 Cetronia Road. The plan proposes to construct a two-story 52,571 square-foot medical building on the existing parking lot and provide 605 parking spaces on the 17.33-acres parcel. The property is zoned Highway Commercial-1 Special Height Limitation HC-1. St. Luke's Hospital of Bethlehem is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their March 17, 2022 meeting, the Planning Commission reviewed and took under advisement Major Plan 2022-101 St. Luke's West End Medical Center Short Stay Facility.

In 2011, the property was purchased by St. Luke's Hospital of Bethlehem.

At their June 25, 2012, hearing, the Zoning Hearing Board granted a favorable interpretation regarding Section 12.39(k)(3)(A) and its prohibition of an Electronic Graphic Display Sign for the HC-1 zoning district, and a variance of 12 square feet to Sections 12.39(k) and 12.39((i)(3) so to allow certain temporary signs before Certificate of Use approval/literal occupancy is established, in association with Appeal ZHB-2012-25.

At their June 23, 2004, hearing, the Zoning Hearing Board granted Special Exception approval under Section 12.25(c) to permit the conduct of one Temporary Automobile and Light Truck Sale for the calendar year 2004 and two such sales in the calendar year 2005, and to permit the erection of outdoor tent or tents in conjunction with private events during the calendar years 2004 and 2005, in association with Appeal ZHB-2004-33.

At their June 5, 2003, hearing, the Zoning Hearing Board granted a Special Exception under Section 12.25(c) to permit a Temporary Use of an Automobile and Light Truck Sale, and a Special Exception under Section 12.25(c) to permit the applicant to erect an outdoor tent or tents on a temporary basis in conjunction with a private function during the calendar year ending December 31, 2003, in association with Appeal ZHB-2002-69.

In 2001, Ballentine Management Group acquired the former Builders' Square property and proposed an Exhibition Center Use. On June 20, 2001, the Board of Commissioners

adopted a Zoning Ordinance amendment to permit Exhibition Center – High Attendance Use as a Special Exception Use within the HC-1 Zoning District.

On May 19, 1993, the Board of Commissioners, through Resolution 93-40, approved “Gordon Development Company Builder’s Square” Major Plan 1992-104, an application to develop a 17.3-acre tract located in the vicinity of the southeast corner of the Cetronia Road and Broadway intersection in South Whitehall Township, Lehigh County, Pennsylvania. The applicant proposed to construct a 106,400 square foot (320'x325") retail building, an outdoor garden center, and 648 off-street parking spaces. Two access points were proposed along Cetronia Road, one opposite the Tilghman Square entrance and the other at the south end of the site. An access was also proposed on Broadway just west of the Route 309 overpass. Subject property was zoned Highway Commercial-1 (HC-1).

On April 7, 1992, the Zoning Hearing Board granted a Special Exception to permit outdoor storage on the subject property as stated in its decision associated with Zoning Appeal Docket A-17-92.

REVIEWING AGENCIES COMMENTS:

- A. **Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated May 13, 2022. Mr. Tallarida is recommending engineering approval at this time. His comments pertain to waivers and deferrals, plan detail, right-of-way, accessibility, stormwater management, traffic, and outside agency approvals.
- B. **Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated May 12, 2022. 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 May 6, 2022. His comments pertain to waiver requests, stormwater management, plan detail, and test pit data.
- D. **Township Lighting Consultant** – The comments of the Lighting Consultant are contained in Mr. Corey Trumbower’s review dated May 4, 2022. Reports that the plan is in conformance with the Township Lighting ordinance.
- E. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated May 4, 2022. His comments pertain to water service.
- F. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its March 7, 2022, meeting and reported no comments to the plan.
- G. **Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission reviewed the plan at its February 28, 2022, meeting. The Commission recommended that, on the Landscaping Plan sheets, the applicant shall label all existing street trees,

identify the species of the existing street trees and proposed street trees along Cetronia Road, show existing and proposed street trees along Broadway, label and identify the species of all existing and proposed street trees along Broadway, and show a Street Tree Easement containing all existing and proposed street trees outside of the public rights-of-way of Broadway and Cetronia Road.

- H. **Parks and Recreation Board** –The Parks and Recreation Board reviewed the plan at its March 14, 2022, meeting and noted that the plan is acceptable. No additional impervious surface is proposed, therefore there is no requirement for additional Open Space or fees in lieu of Open Space dedication.
- I. **Lehigh Valley Planning Commission** –The comments of the Lehigh Valley Planning Commission are contained in Ms. Jillian Seitz’s land development review dated March 18, 2022. She reports that the plan is consistent with *Future LV: The Regional Plan*. No stormwater review has been received to date.
- J. **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- K. **Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- L. **Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for Sewage Facilities Planning Module Exemption.
- M. **Community Development Department** – The Department issued a submission receipt dated February 18, 2022, confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated May 13, 2022, and provides comment pertaining to zoning issues, water and sewer service, erosion and sedimentation control, curbing and sidewalk requirements, 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 recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

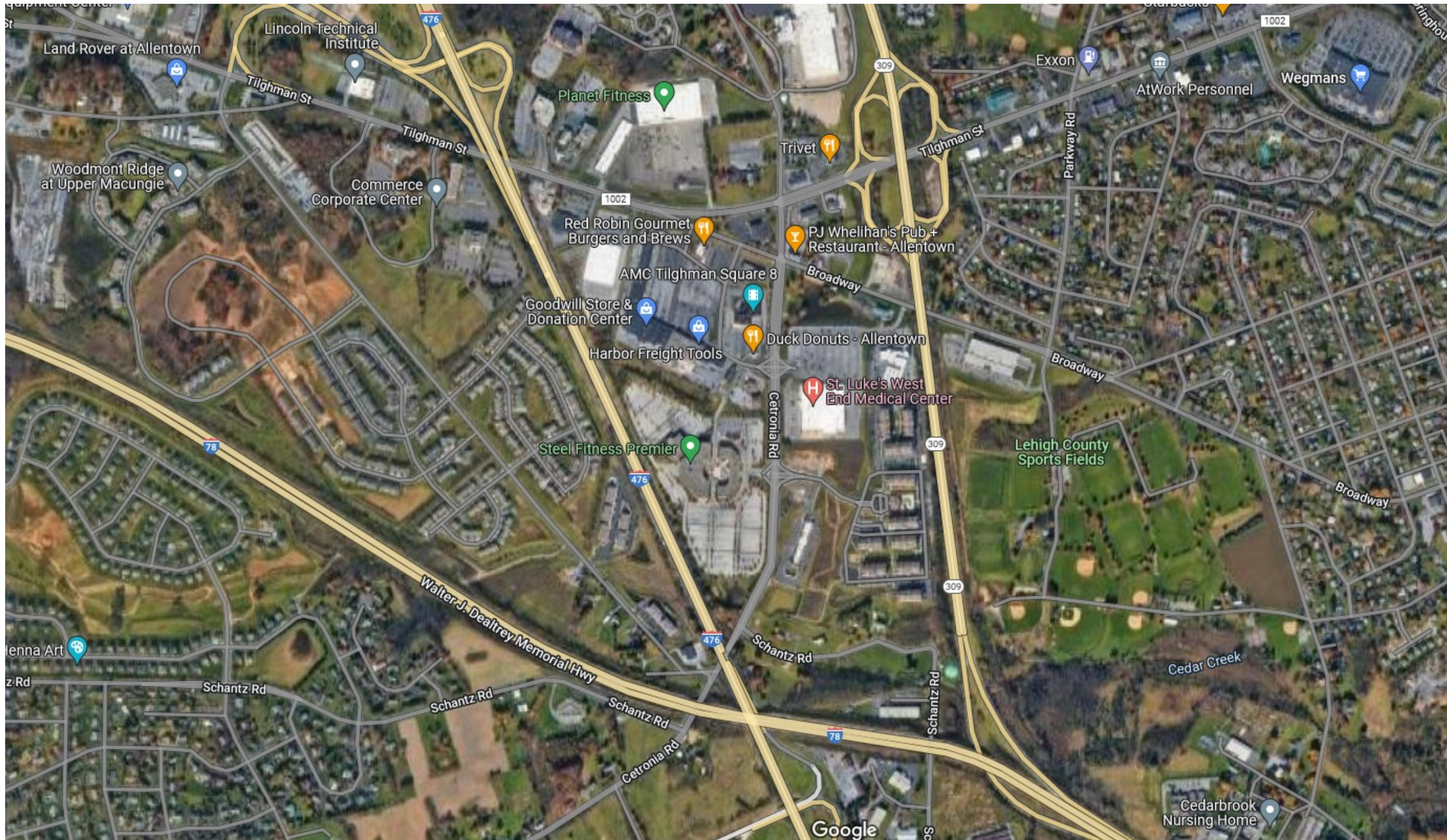
1. That the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor, be executed, that sufficient security in a form acceptable to the Township be posted, such security shall be available for draws/presentation no further than 60 miles from the Township’s office, and evidence of necessary insurance coverage shall be provided prior to the plan being recorded.

2. That the applicant address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated May 13, 2022
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 May 12, 2022.
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 May 6, 2022.
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 May 13, 2022.
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 May 4, 2022.
7. That the applicant obtains a stormwater review from the Lehigh Valley Planning Commission prior to the plan being presented to the South Whitehall Township Board of Commissioners.
8. That the applicant obtains a letter from the Lehigh County Conservation District approving the Soil Erosion and Sedimentation Control Plan pursuant to Section 312-39(e) of the Subdivision and Land Development Ordinance.
9. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection and/or the Lehigh County Conservation District approving the NPDES Permit application pursuant to Section 312-39(e) of the Subdivision and Land Development Ordinance.
10. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module or an exemption thereto.
11. That the applicant complies with the February 28, 2022 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. If deemed to necessary, the applicant shall dedicate to the Township additional right-of-way along the frontage of Cetronia 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. If deemed to necessary, the applicant shall dedicate to the Township additional right-of-way along the frontage of Broadway at a width acceptable to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the dedication is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the dedication that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
15. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Easement in a form acceptable to the Township Solicitor, and an Opinion of Record Title prepared by applicant's counsel indicating that the easement is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the easement that has been approved by the Township Engineer, a copy of the current deed for the property showing current ownership and recites the deed book volume and page reference.
16. That the applicant coordinates with the Township Engineer's office to have addresses assigned to the plan of record.
17. 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.
18. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
19. That the plans are to be revised and deemed to be "clean" prior to them being presented to the Board of Commissioners.

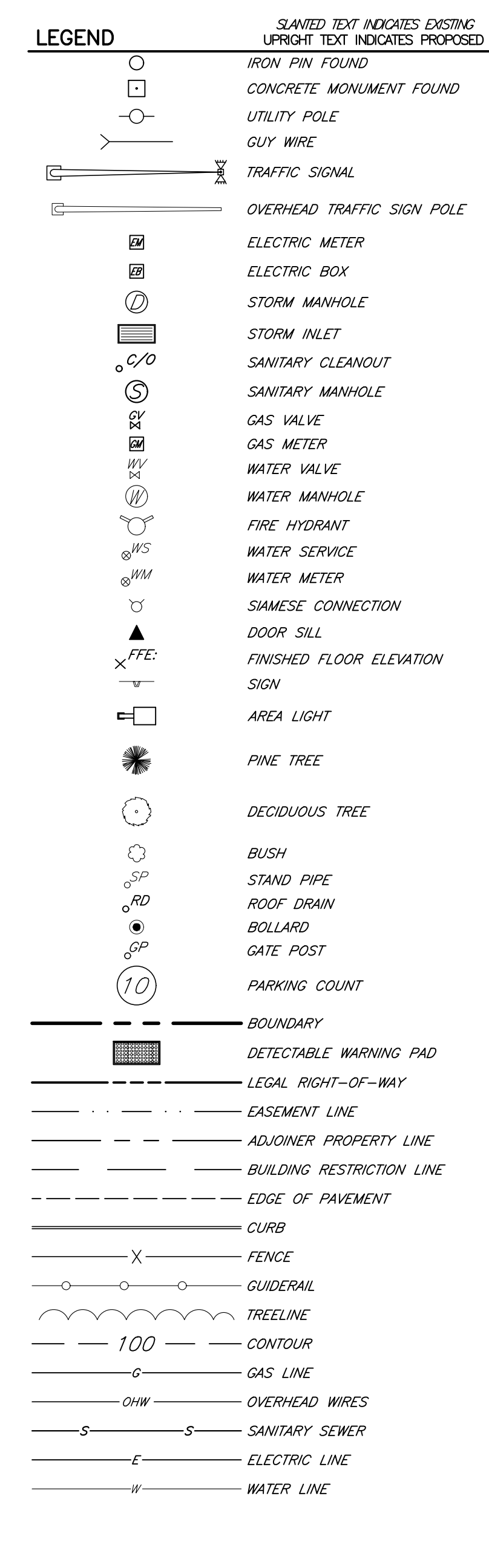
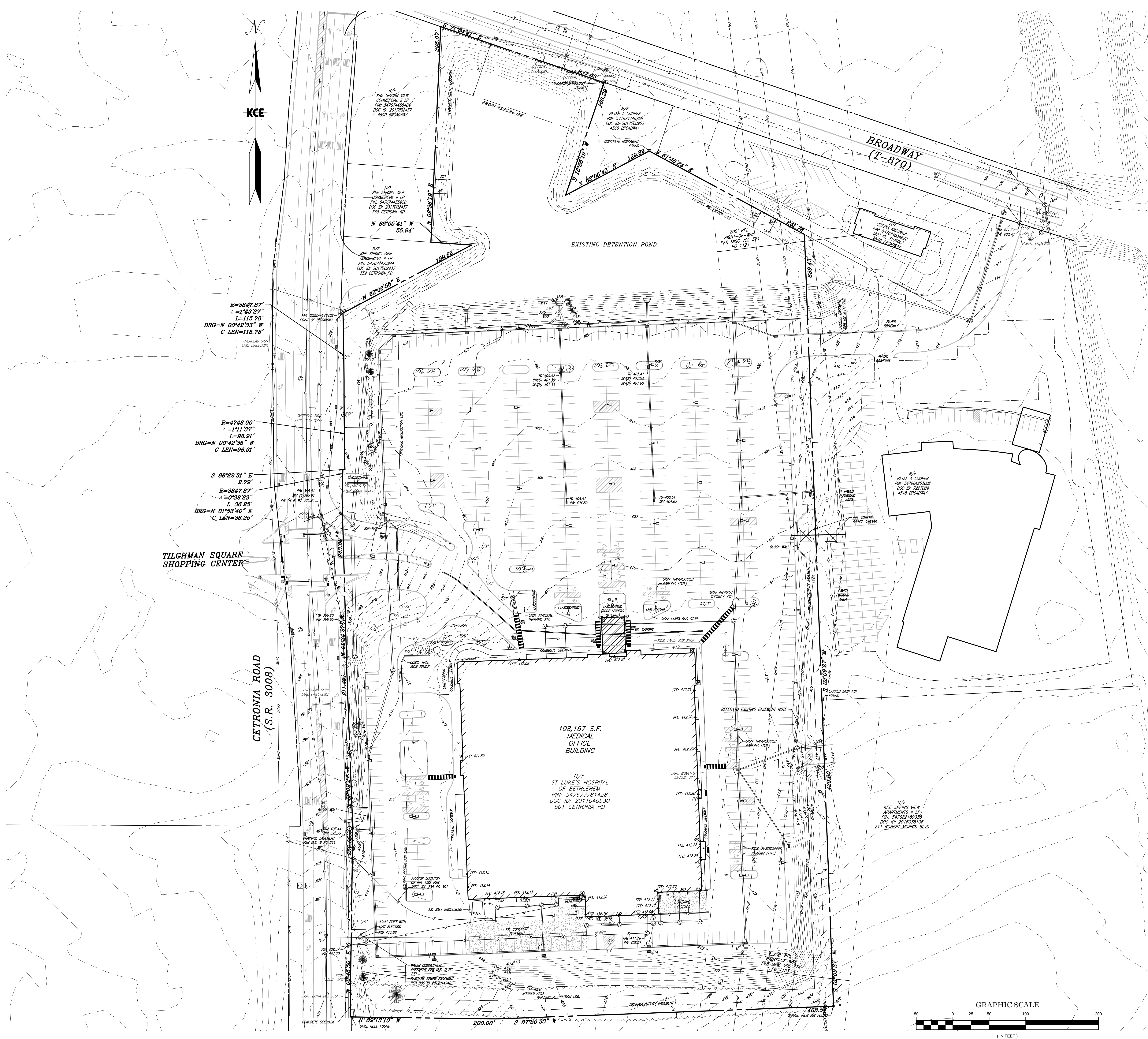
Planning Commission deadline date to act on the plan:	June 20, 2022
Board of Commissioners deadline date to act on the plan:	July 20, 2022



St. Luke's West End Medical Center Short-Stay Facility Major Plan 2022-101
Location Map



St. Luke's West End Medical Center Short-Stay Facility Major Plan 2022-101



BENCHMARK
TOP OF STORM SEWER MANHOLE LID LOCATED IN ACCESS ROAD APPROXIMATELY 150' +/- SOUTHEAST OF BROADWAY AS SHOWN ON PLAN.
ELEV = 415.00

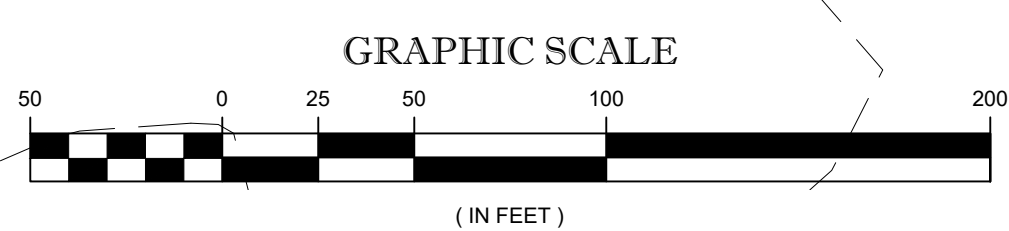
EXISTING FEATURES NOTE:
NO SPECIAL GEOLOGIC FEATURES, INCLUDING SINKHOLES, CLOSED DEPRESSIONS, FRACTURE TRACES, LINEMENTS, JOINTS, FAULTS, NATURAL CAVES, AND GEOLOGIC CONTACTS BETWEEN CARBONATE AND NON-CARBONATE BEDROCK WERE OBSERVED ON THE SITE.

EXISTING EASEMENT NOTE:
THE AREA DEPICTED CONTAINS MULTIPLE EASEMENTS AS FURTHER DESCRIBED BY THE FOLLOWING REFERENCES, HOWEVER THE INDIVIDUAL EASEMENTS ARE NOT DEPICTED ON THIS PLAN FOR CLARITY DUE TO OVERLAPPING EXTENTS:

- DOC ID 2016005291 - TEMPORARY CONSTRUCTION EASEMENT
- DOC ID 2016005292 - EMERGENCY ACCESS EASEMENT
- DOC ID 2016005293 - SANITARY SEWER EASEMENT & STORM SEWER EASEMENT

SURVEY NOTES

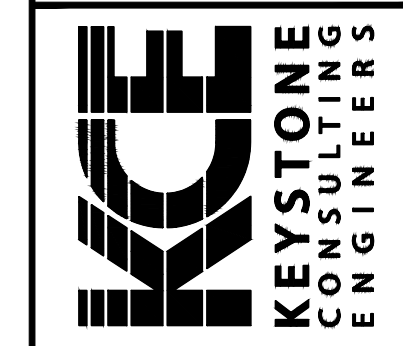
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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
OVERALL EXISTING FEATURES PLAN

ST. LUKE'S UNIVERSITY HEALTH NETWORK
WEST END MEDICAL CENTER - SHORT-STAY FACILITY
501 CETRONIA ROAD

DESIGNED BY:	JMR/STP
DRAWN BY:	KCE
CHECKED BY:	STP
DATE:	02/17/22
SCALE:	1"=50'
JOB NUMBER:	CW21-143
SHEET:	5 OF 32



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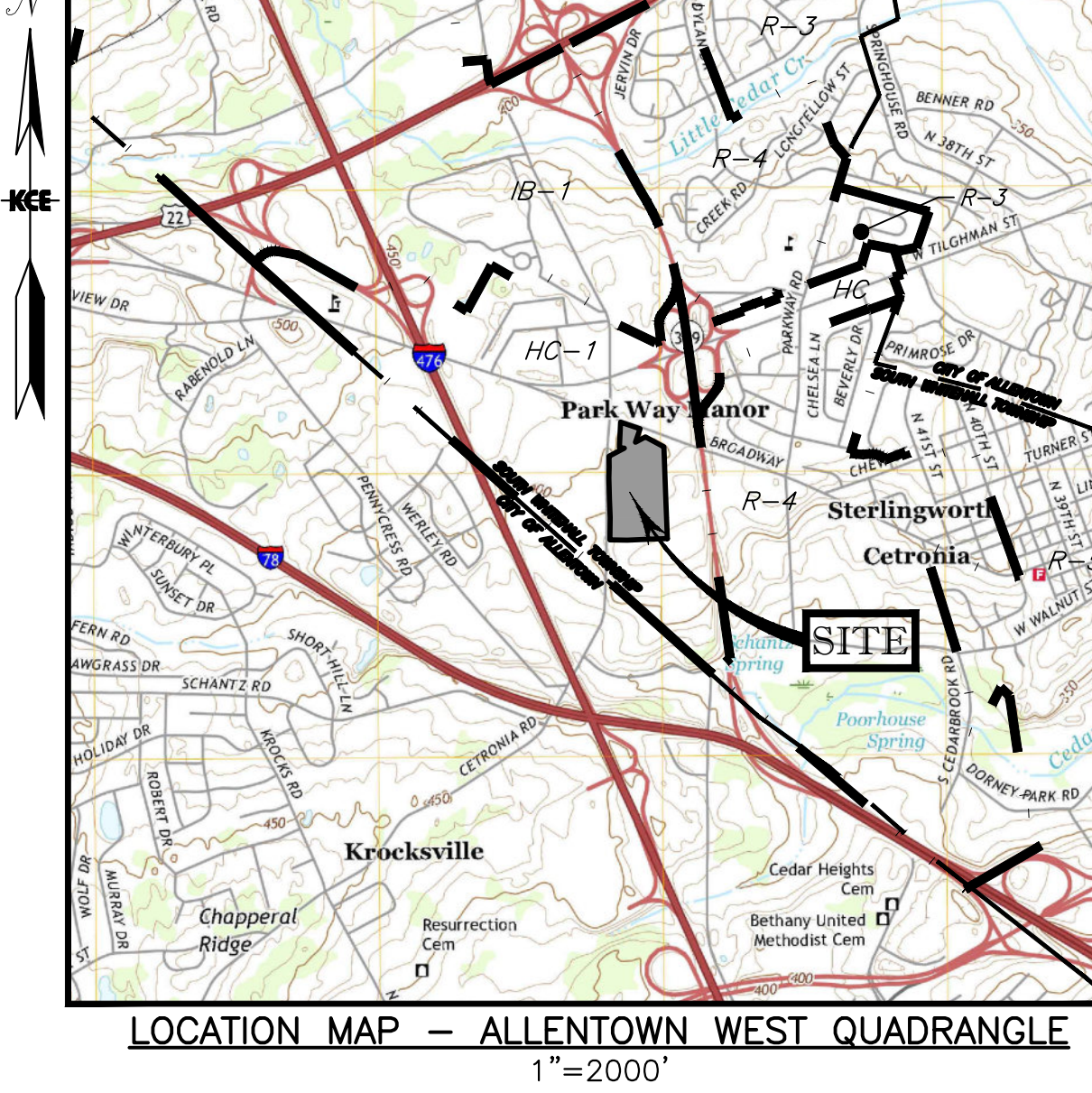
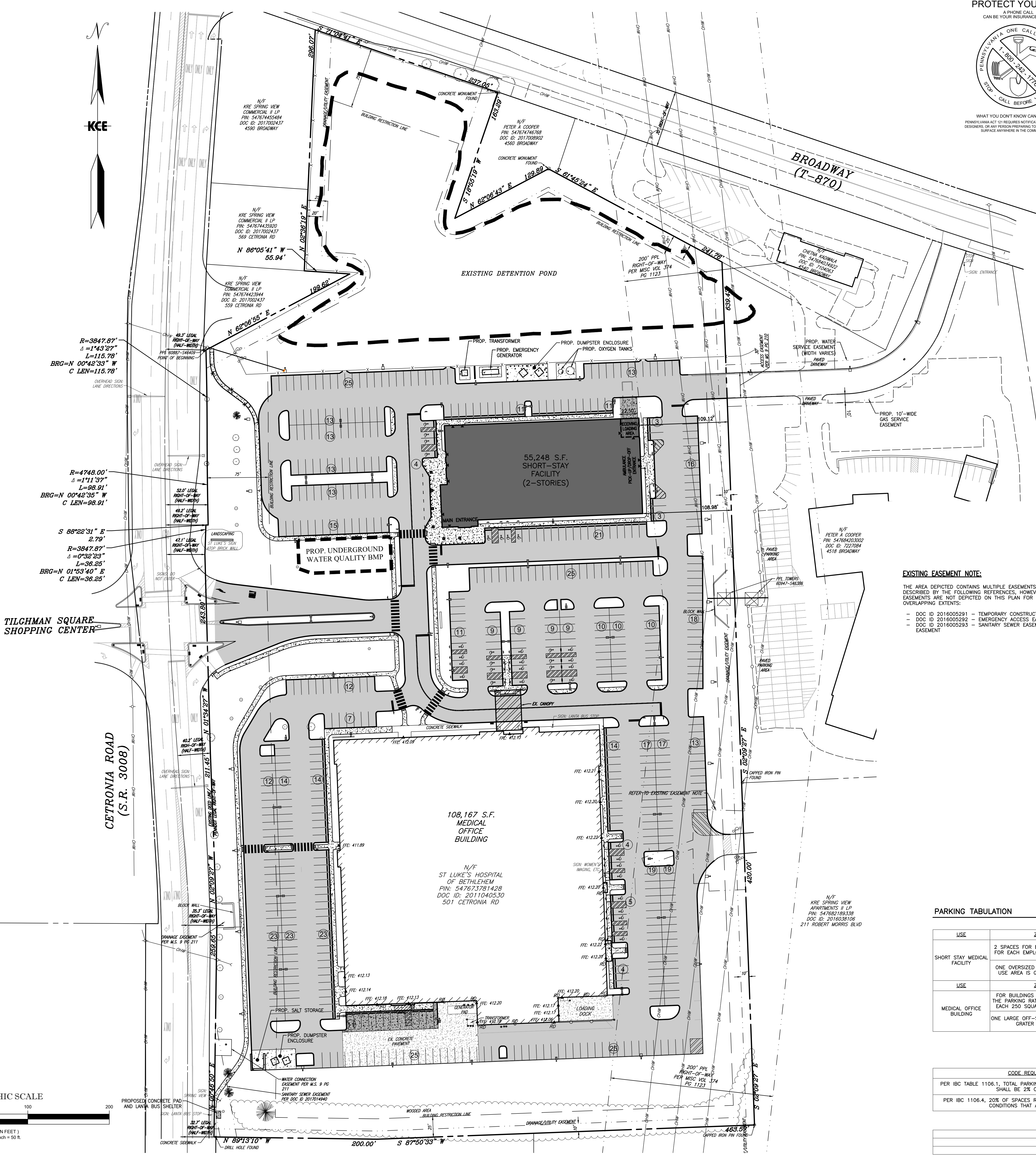
LEGEND

SLANTED TEXT INDICATES EXISTING
UPRIGHT TEXT INDICATES PROPOSED

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGNAL
- OVERHEAD TRAFFIC SIGN POLE
- ELECTRIC METER
- ELECTRIC BOX
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- STORM INLET
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- SANITARY MANHOLE
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- CURB
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- TREELINE
- CONTOUR
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- ELECTRIC LINE
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- ELECTRIC LINE
- WATER LINE
- OXYGEN LINE
- GAS LINE
- DEPRESSED CURB
- ASPHALT PAVEMENT OVERLAY
- BUILDING
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE

SITE DATA

RECORD OWNER: ST. LUKE'S HOSPITAL OF BETHLEHEM
 PROPERTY ADDRESS: 501 CETRONIA ROAD, ALLENTOWN, PA 18104
 TAX ASSESSMENT PARCEL I.D.: 547673781428
 DOCUMENT ID: 2011040530
 LOT AREA: 755,089 S.F. OR 17.33 AC.
 LOT IMPERVIOUS COVERAGE: EXISTING: 10.85 ACRES/63%, PROPOSED: 10.09 ACRES/58%
 WATER: PUBLIC
 SANITARY SEWER: PUBLIC
 ZONING DISTRICT: HIGHWAY COMMERCIAL (HC-1)
 SPECIAL HEIGHT LIMITATION (HC-1)



GENERAL NOTES:

- ALL CONSTRUCTION OF ROADS, 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 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.
- THE STORMWATER MANAGEMENT SYSTEM (INCLUDING THE PROPOSED INFILTRATION BASIN, STORM SEWER, ETC.) SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
- PUBLIC IMPROVEMENTS ARE ANTICIPATED TO BE COMPLETED BY SEPTEMBER 2023.
- IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED BMP OPERATION AND MAINTENANCE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN UNLESS AN EXCEPTION IS GRANTED IN WRITING BY THE MUNICIPALITY.
- PROPOSED HANDICAP RAMP TYPES SHALL BE IN ACCORDANCE WITH PENNDOT ROADWAY CONSTRUCTION STANDARDS (PUB 72M) RC-67M.

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, HARSH GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHAEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE APPLICANT AND/OR LAND OWNERS 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 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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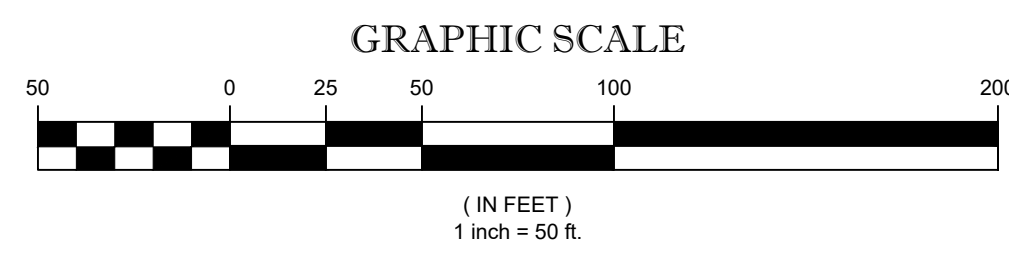
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- DOC ID 2016005292 - EMERGENCY ACCESS EASEMENT
- DOC ID 2016005293 - SANITARY SEWER EASEMENT & STORM SEWER EASEMENT

PARKING TABULATION

USE	ZONING REQUIREMENT	REQUIRED PARKING SPACES		
		NUMBER OF BEDS	NUMBER OF EMPLOYEES	REQUIRED SPACES
SHORT STAY MEDICAL FACILITY	2 SPACES FOR EACH IN-PATIENT BED AND 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT.	20	70	110
	ONE OVERSIZED OFF-STREET LOADING ZONE IF THE USE AREA IS GREATER THAN 10,000 SQUARE FEET	-	-	1
MEDICAL OFFICE BUILDING	FOR BUILDINGS 15,000 SQUARE FEET AND LARGER, THE PARKING RATIO SHALL BE 1 PARKING SPACE FOR EACH 250 SQUARE FEET OF USABLE OFFICE AREA.	108,167	-	433
	ONE LARGE OFF-STREET LOADING ZONE IF THE USE IS GREATER THAN 10,000 SQUARE FEET	-	-	1
TOTAL SPACES REQUIRED				545
REQUIRED HANDICAP SPACES				
CODE REQUIREMENT	HANDICAP PARKING SPACE REQUIREMENT CALCULATIONS	REQUIRED HC SPACES		
PER IBC TABLE 1106.1, TOTAL PARKING BETWEEN 501 TO 1000 SPACES	597 x 2% = 12 SPACES	12		
PER IBC 1106.4, 20% OF SPACES REQUIRED FOR FACILITIES TREATING CONDITIONS THAT AFFECT MOBILITY	(5,066 SF ORTHOPEDIC SUITE / 250) x 20%	5		
TOTAL HANDICAP SPACES REQUIRED		17		
PROVIDED PARKING SPACES				
REGULAR SPACES				558
HANDICAP SPACES				37
LOADING ZONE				2
TOTAL SPACES PROVIDED		597		



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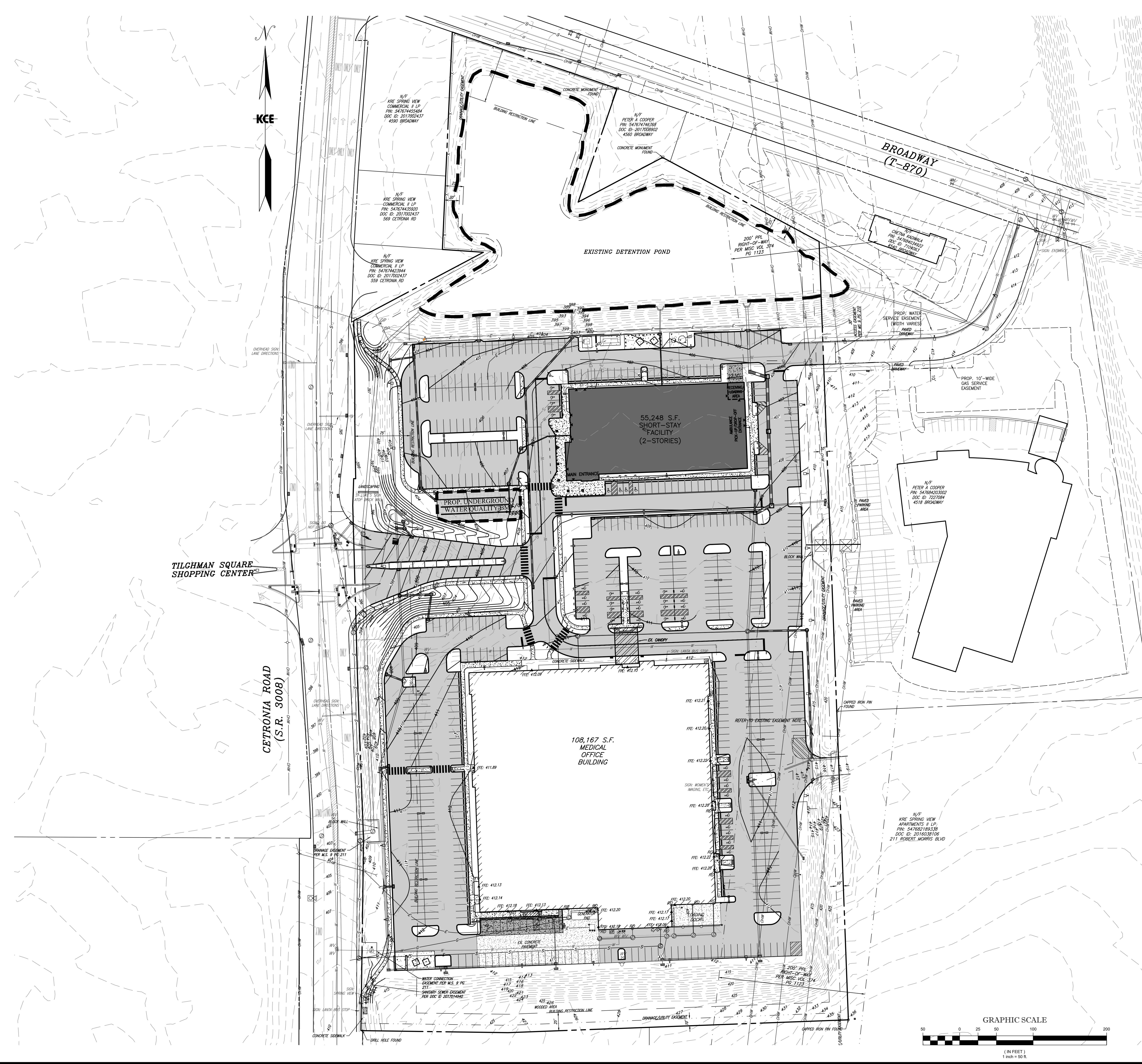
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

OVERALL RECORD PLAN

ST. LUKE'S UNIVERSITY HEALTH NETWORK
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DESIGNED BY: JMR/STP
 DRAWN BY: KCE
 CHECKED BY: STP
 DATE: 02/17/22
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W:\2021\CW21-143 St. Luke's West Medical Center M.O.B., Land Development, 501 Cetronia Rd, Allentown, South Whitehall Twp\CW21-143 dwg\CW21-143 Plot Layout LD.dwg->08_OVERALL G&D Date: April 21, 2022-11:14am Keystone Consulting Engineers, Inc. West Office - USER: jrogers



PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY

LEGEND

WHAT YOU DON'T KNOW CAN HURT YOU
PENNSYLVANIA ACT 51 REQUIRES NOTIFICATION BY EXCAVATORS, CONTRACTORS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

1-800-242-1716
STOP - CALL BEFORE YOU DIG

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGNAL
- OVERHEAD TRAFFIC SIGN POLE
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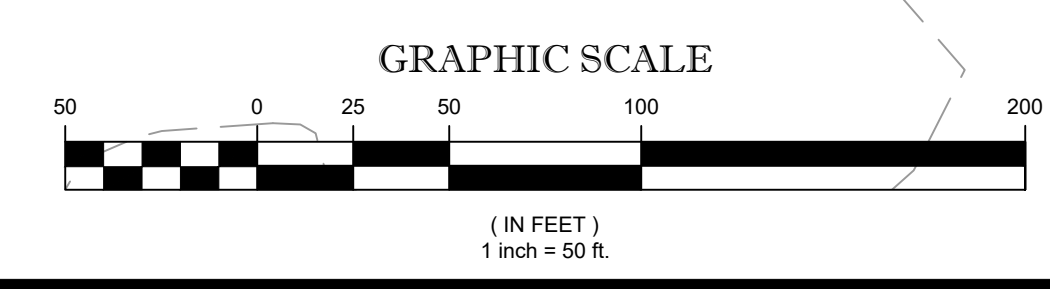
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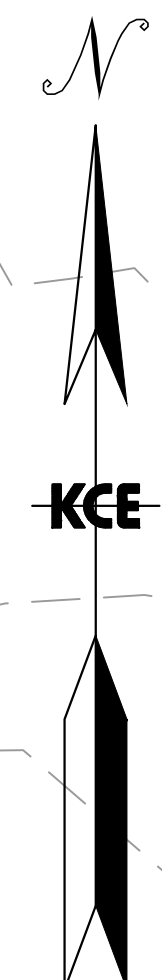
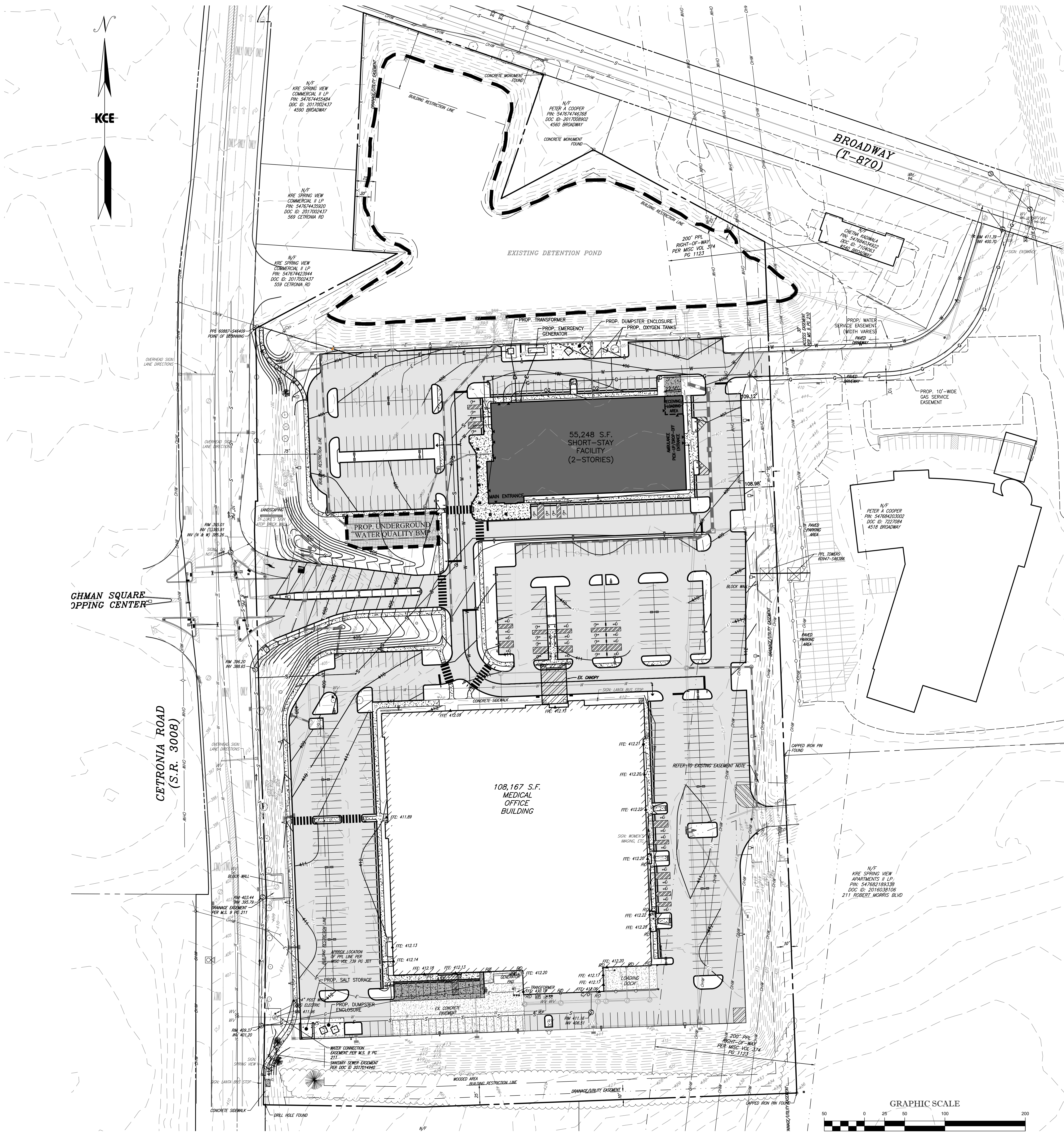
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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
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SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	JMR/STP
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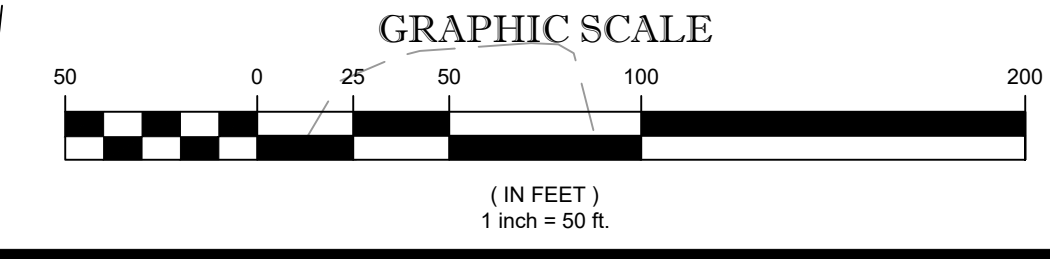
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- THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF DECEMBER 7, 2021 BY KEYSTONE CONSULTING ENGINEERS INC. USING A TRIMBLE S-5 S-5 ROBOTIC TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS A RETICULATION AND TOPOGRAPHIC SURVEY OF LANDS NOW OR FORMERLY OF ST. LUKE'S HOSPITAL OF BETHLEHEM.
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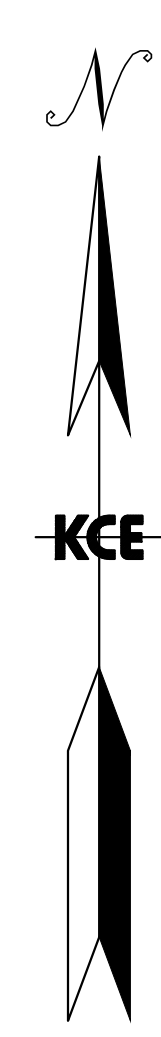


PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
OVERALL UTILITY PLAN



KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
5012 MEDICAL CENTER CIRCLE, SUITE 1, ALLENTOWN, PA 18106 610-395-0971
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
www.KCEINC.com

DESIGNED BY: JMR/STP	DATE: 4/21/22
DRAWN BY: KCE	CHECKED BY: STP
DATE: 02/17/22	SCALE: 1"=50'
JOB NUMBER: CW21-143	SHEET: 11 OF 32



LANDSCAPE CALCULATIONS:

STREET TREES:
 REQUIRED: STREET TREES REQUIRED EVERY 30'-40' ALONG STREET RIGHTS-OF-WAY
 PROVIDED: 13 STREET TREES PROVIDED; 14 STREET TREES TO BE RETAINED

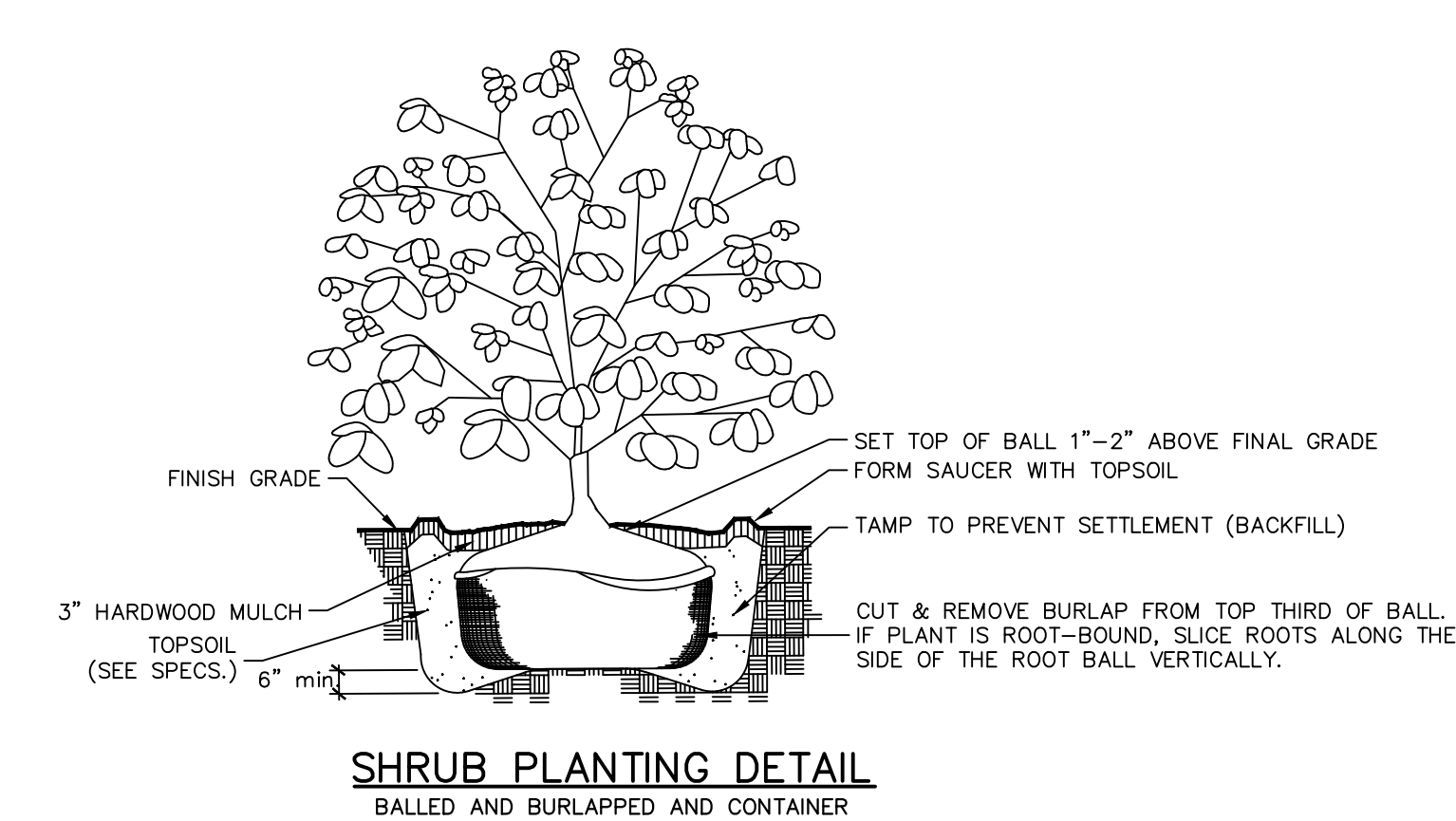
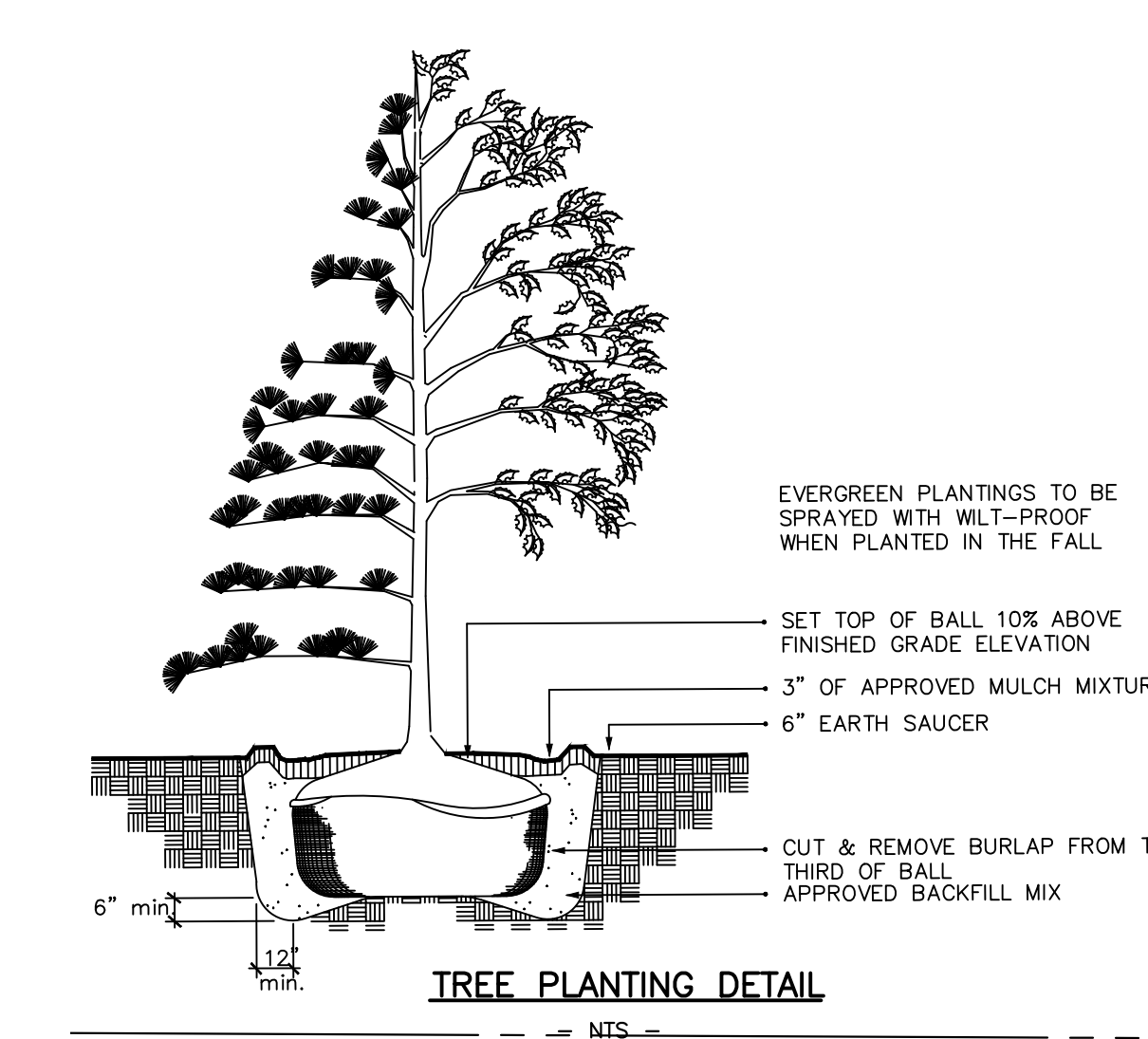
PARKING LOT TREES:
 REQUIRED: TREE FOR EVERY 10 PARKING SPACES
 605 PARKING SPACES PROPOSED = 61 REQUIRED PARKING LOT TREES
 PROVIDED: 61 PARKING LOT TREES

PARKING LOT SCREENING:
 REQUIRED: 1 SHRUB FOR EVERY 10 LINEAR FEET OF FRONTAGE
 634 LINEAR FEET OF FRONTAGE = 64 SHRUBS (MIN. 50% EVERGREEN)
 PROVIDED: 65 SHRUBS

LANDSCAPE PLAN LEGEND

DECIDUOUS TREE
 SHRUB

STREET TREE NOTE:
 ALL TREES IDENTIFIED AS STREET TREES THAT ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO ALL ORDINANCE REQUIREMENTS OF STREET TREES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO PRUNING, PROTECTION, MAINTENANCE, REPLACEMENT, AND PRESERVATION.



LEGEND

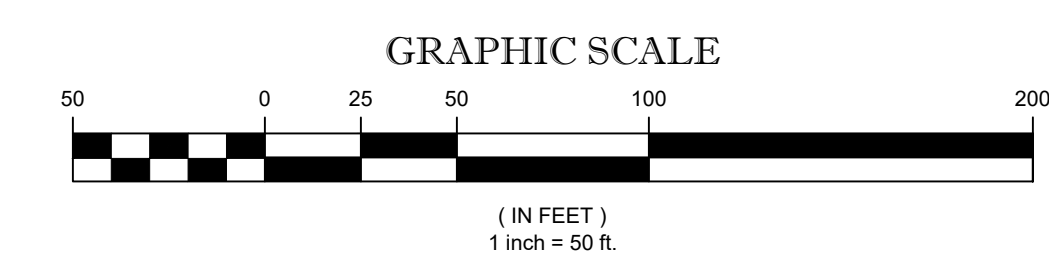
Symbol	SAVED TEXT INDICATES EXISTING
Symbol	UPRIGHT TEXT INDICATES PROPOSED
Symbol	IRON PIN FOUND
Symbol	CONCRETE MONUMENT FOUND
Symbol	UTILITY POLE
Symbol	GUY WIRE
Symbol	TRAFFIC SIGNAL
Symbol	OVERHEAD TRAFFIC SIGN POLE
Symbol	ELECTRIC METER
Symbol	ELECTRIC BOX
Symbol	ACCESS PANEL
Symbol	STORM MANHOLE
Symbol	STORM INLET
Symbol	SANITARY CLEANOUT
Symbol	SANITARY MANHOLE
Symbol	GAS VALVE
Symbol	GAS METER
Symbol	WATER VALVE
Symbol	WATER MANHOLE
Symbol	FIRE HYDRANT
Symbol	WATER SERVICE
Symbol	WATER METER
Symbol	SIAMSE CONNECTION
Symbol	DOOR SILL
Symbol	FINISHED FLOOR ELEVATION
Symbol	SIGN
Symbol	AREA LIGHT
Symbol	PINE TREE
Symbol	DECIDUOUS TREE
Symbol	BUSH
Symbol	STAND PIPE
Symbol	ROOF DRAIN
Symbol	BOLLARD
Symbol	GATE POST
Symbol	PARKING COUNT
Symbol	BOUNDARY
Symbol	DETECTABLE WARNING PAD
Symbol	LEGAL RIGHT-OF-WAY
Symbol	EASEMENT LINE
Symbol	ADJONER PROPERTY LINE
Symbol	BUILDING RESTRICTION LINE
Symbol	EDGE OF PAVEMENT
Symbol	CURB
Symbol	FENCE
Symbol	GUIDERAIL
Symbol	TREELINE
Symbol	100' CONTOUR
Symbol	GAS LINE
Symbol	OVERHEAD WIRES
Symbol	SANITARY SEWER
Symbol	ELECTRIC LINE
Symbol	WATER LINE

PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	FAMILY	SIZE	CONDITION	COMMENTS
STREET TREES							
ST-NC	9	NYSSA SYLVATICA	BLACK GUM	NYSSACEAE	2"-2 1/2" CAL.	B&B	FULL CANOPY; STRAIGHT CENTRAL LEADER
ST-OS	4	CERCIS CANADENSIS	EASTERN REDBUD	FABACEAE	2"-2 1/2" CAL.	B&B	FULL CANOPY; STRAIGHT CENTRAL LEADER
PARKING LOT TREES							
P-AR	26	ACER RUBRUM 'RED SUNSET'	RED MAPLE	ACERACEAE	2"-2 1/2" CAL.	B&B	FULL CANOPY; STRAIGHT CENTRAL LEADER
P-GT	13	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	CAESALPINIACEAE	2"-2 1/2" CAL.	B&B	FULL CANOPY; STRAIGHT CENTRAL LEADER
P-OA	22	QUERCUS ALBA	WHITE OAK	FAGACEAE	2"-2 1/2" CAL.	B&B	FULL CANOPY; STRAIGHT CENTRAL LEADER
PARKING LOT SCREENING							
AA	25	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY		#7	CONT.	
IG	15	ILEX GLABRA	INKBERRY HOLLY		#7	CONT.	
VP	25	VIBURNUM x PRAGENSE	PRAGENSE VIBURNUM		#7	CONT.	
BUFFER STRIP SCREENING							
B-AA	12	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY		#7	CONT.	
B-VP	24	VIBURNUM x PRAGENSE	PRAGENSE VIBURNUM		#7	CONT.	

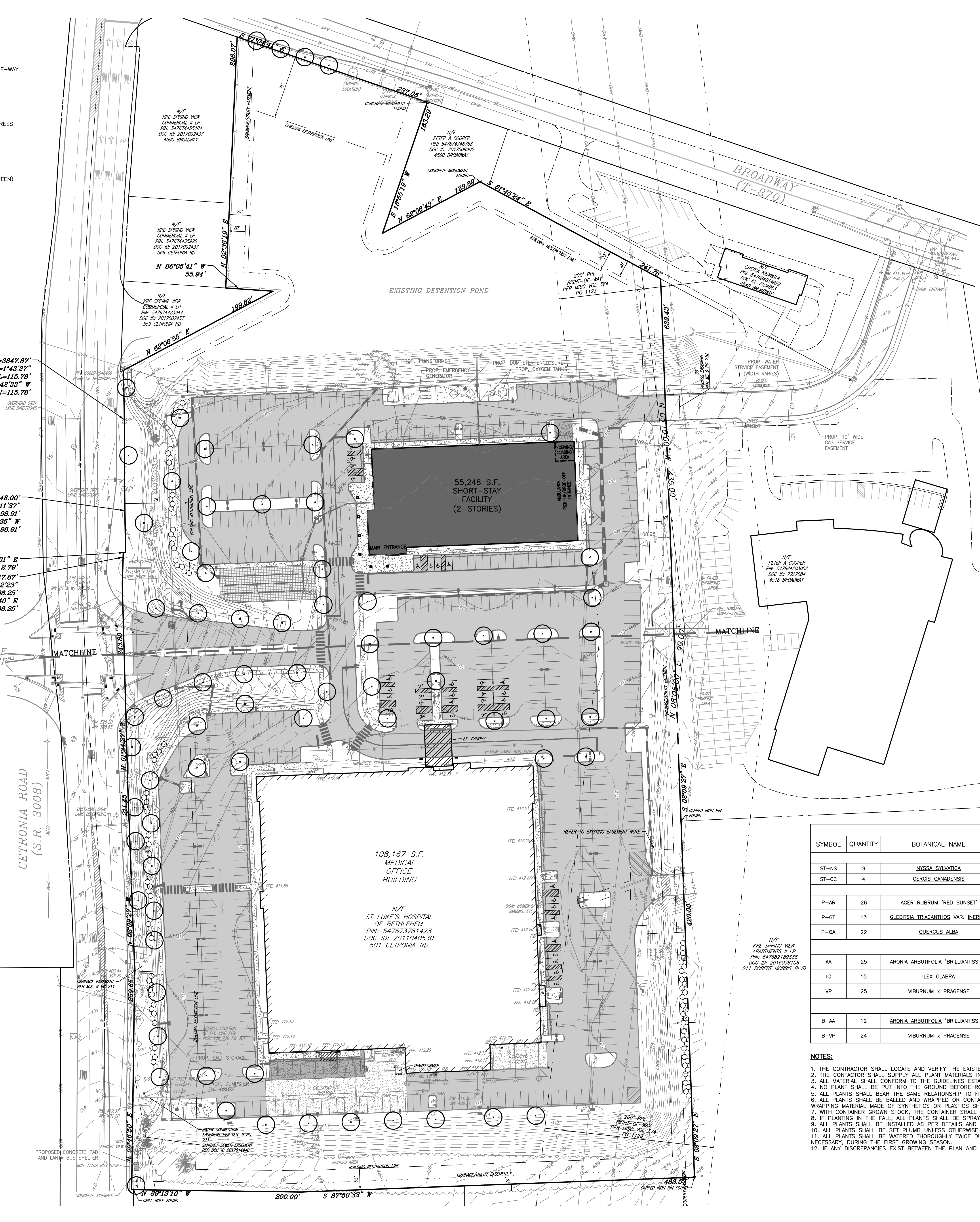
NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY AMERICANHORT.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED.
- 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.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- IF PLANTING IN THE FALL, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDECIDUANT WITHIN 24 HOURS AFTER PLANTING.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
- ALL PLANTS SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- 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.
- IF ANY DISCREPANCIES EXIST BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL PREVAIL.



SURVEY NOTES

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

OVERALL LANDSCAPE PLAN

ST. LUKE'S UNIVERSITY HEALTH NETWORK
WEST END MEDICAL CENTER - SHORT-STAY FACILITY
 501 CETRONIA ROAD
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY: JMR/STP
 DRAWN BY: KCE
 CHECKED BY: STP
 DATE: 02/17/22
 SCALE: 1"=50'
 JOB NUMBER: CW21-143
 SHEET: 20 OF 32

REVISIONS
 BY: JLS
 DATE: 4/21/22

SOUTH WHITEHALL TOWNSHIP ⁶⁸

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
St. Luke's West End Medical Center
Short Stay Facility
Major Subdivision #2022-101
Preliminary/Final Plan Review

DATE: May 13, 2022

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

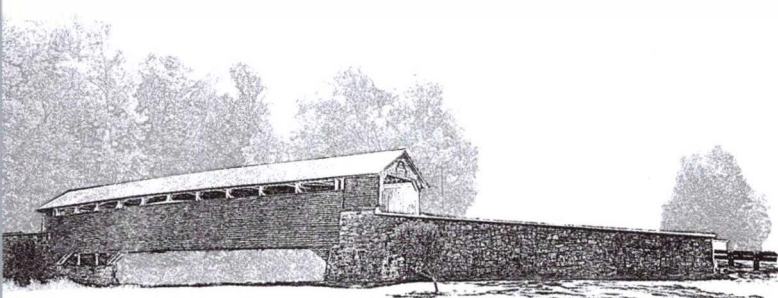
Mr. Mike Elias
Public Works Utility and MS4 Program Coordinator
South Whitehall Township

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



- 2 -

Ms. Laura M. Harrier
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.

Ms. Marah Haddad
District Permit Manager for Lehigh and Northampton Counties
PA Department of Transportation

Ms. Elizabeth Srock
St. Luke's Hospital of Bethlehem

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)

See attached list for documents reviewed.

Proposal:

Development on the 17.3± acre St. Luke's West End Medical Center tract east of Cetronia Road and south of Broadway within the Highway Commercial – Special Height Limitation (HC-1) and TND – Commercial Retrofit Zoning Districts;

Development consists of:

One 2-story 55,248 square foot (s.f.) Short Stay Medical Facility;

Parking area reconfiguration;

Revisions to access drive connecting to Cetronia Road;

One Underground Stormwater Detention Basin;

597 Total Parking Spaces.

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

Public Water and Sewer.

Waivers/Deferrals Granted:

(none to date – see Waiver comment below).

Recommendation:

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

jfw/acc

Enclosures

South Whitehall Township
 St. Luke's West End Medical Center
 Short Stay Facility
 Major Subdivision #2022-101
 Preliminary/Final Plan Review

May 13, 2022

REVIEW COMMENTS

A. Planning

1. The following waivers were recommended by the Planning Commission at its meeting on March 17, 2022:
 - a. SALDO §312-12(b)(15) – Waiver of the requirement to show existing contours within 400 feet of the tract;
 - b. SALDO §312-12(b)(19) – Waiver of the requirement to show the location, size, and owners of existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum products lines, gas lines, transmission lines, rights-of-way, fire hydrants, underground tanks, wells, septic systems, etc. within 100 feet of the site;
 - c. SALDO §312-12(b)(20) – Waiver of the requirement to show the location, character, and elevation of any building within 100 feet of the tract; and
 - d. SALDO §312-12(b)(21) – Waiver of the requirement to show locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way platted or existing within the subdivision and 400 feet of any part of the tract.

2. In a letter dated April 21, 2022, the Design Engineer requested the following waivers/deferrals from the following SALDO/SMO requirements:
 - a. SALDO §312-35(b)(3)(B) – Deferral of the requirement to have a 70-foot right-of-way (35-foot half-width) along Cetronia Road. The current half-width right-of-way ranges from 32.7 feet to 52 feet. We note this section should reference §312-35(b)(3)(C);
 - b. SALDO §312-35(b)(3)(B) – Waiver of the requirement of a 5-foot sidewalk to be located 1-foot within the right-of-way along Cetronia Road. We note this section should reference §312-35(b)(3)(C);
 - c. SALDO §312-35(b)(3)(B) – Deferral of the requirement to have a 50-foot cartway (25-foot half-width) along Broadway. The current half-width cartway ranges from 29 feet to 45 feet;

- d. SALDO §312-35(b)(3)(B) – Deferral of the requirement to have an 80-foot right-of-way (40-foot half-width) along Broadway. The current half-width right-of-way is 35 feet;
- e. SALDO §312-12(b)(27) – Deferral of the requirement to show the location of permanent monuments;
- f. SMO §296-9J – Waiver of the requirement to provide liners for basins. We defer to the Township Geotechnical Consultant for the acceptability of this waiver;
- g. SMO §296-9K – Waiver of the requirement to not permit groundwater recharge in areas of limestone geology. We defer to the Township Geotechnical Consultant for acceptability of this waiver; and
- h. SMO §296-12K – Waiver of the requirement to perform soil auger testing for infiltration. We defer to the Township Geotechnical Consultant for the acceptability of this waiver.

In the event waivers/deferrals are granted, a note should be added to the Plan indicating the sections of the ordinance affected, brief descriptions of the applicable ordinance articles requirements, the dates of approval, and the Boards which took the action;

- 3. Provide all Deed Restrictions (e.g., sanitary sewer easement, block wall drainage easement) for Township review. Also, obtain any PENNDOT Highway Occupancy Permits (HOPs) for work within the state highway right-of-way; and
- 4. Any correspondence from PPL related to its review of work proposed within its easement should be furnished to the Township, SALDO §312-12(a)(16).

B. General

- 1. The Township's Accessibility Code Official may have review comments during building permitting. We recommend contacting the Code Official to confirm any applicable accessibility requirements. Review with the Code Official the details of the ramps and landings, as well as the locations and exterior grades of accessible means of egress.

C. Stormwater Management

- 1. The Storm Pipe from EX MH-8 to EX MH-21 is proposed to be located under an existing light standard. Provide details for the relocation of the poles;
- 2. Provide justification for the flow into EX MH-21;
- 3. In consultation with Township Staff and the Lehigh County Conservation District (LCCD) regarding requirements related to BMP monitoring and the Township's MS4 Permit, we request the following BMP Maintenance Responsibility statements be

provided on the plans to be recorded above a comprehensive list of all BMPs by location required as part of the project's NPDES Permit:

- a. An annual report shall be submitted by the NPDES Permittee to the Township DPW each March 1st stating that the operation and maintenance have been performed for each BMP listed below upon its installation;
 - b. The Post-Construction Stormwater Management (PCSM) Plan, BMP inspection reports, and BMP monitoring records shall be made available by the NPDES Permittee for review by PADEP, LCCD, and the Township upon request;
 - c. The NPDES Permittee is responsible for the operation and maintenance, annual report to the Township, and record-keeping of monitoring the listed BMPs until NPDES Permit termination; and
 - d. Access to the site via agreement and/or easements satisfactory to the Township shall be provided for municipal stormwater inspection and maintenance.
4. A BMP Operations and Maintenance Plan, describing the proposed procedures, identifying the person responsible, and noting any applicable easements, should be provided, SMP §296-28 and §296-30. Additionally, an Operations and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-32; and
 5. Provide a signature line for the owner to sign and seal the Stormwater BMP Operations and Maintenance Note (Sheet 2), SMP §296-29. Also provide the BMP Note on the PCSM Plans, SMP §296-29.

D. Traffic

The St. Luke's West End Medical Center currently consists of a 107,000 s.f. facility of which, based upon the provided Traffic Operations Narrative (TON), 88,000 s.f. of the facility is currently occupied, with 19,000 s.f. of unoccupied space within the building shell. The previously completed adjacent road improvements supported occupancy of the entire 107,000 s.f. existing facility. For this project, traffic counts were completed for the existing site driveways, and trips were added based on ITE Projections for the proposed Short Term Stay Facility and the future buildout of the 19,000 s.f. existing shell as a medical/dental office.

1. The following comments relate to the TON:
 - a. Check the entering and exiting driveway trips on Figure 5 for the Broadway driveway. It appears these volumes should be the sum of the volumes on 1, 3, and 4;
 - b. Revise the Proposed Trips for exiting traffic for the Cetronia Road driveway to be 88 rather than 158 depicted in the table on Figure 5;

- c. Revise the Trip Generation Summary to eliminate apparent rounding discrepancies. Modify the corresponding Figures, as necessary;
 - d. Revise the split timings and offset to match the existing condition diagram at the Cetronia Road and St. Luke's Driveway / Tilghman Square intersection during the AM and PM Peak hours, respectively;
 - e. Revise the peak hour factor for the Broadway and St. Luke's driveway intersection during the PM Peak; and
 - f. Revise the heavy vehicle percentages to match the existing traffic count data. Additionally, revise the heavy vehicle percentages to include buses.
2. Continue to provide copies of all correspondence with PENNDOT including the updated Traffic Analysis, Traffic Signal Permit Plan, and ultimately the updated Driveway HOP, SALDO §312-12(a)(11);
3. The following comments relate to the Truck Turning Templates:
- a. Modify the Fire Truck Turning Template to utilize a wheelbase of 20.83 feet;
 - b. Expand the Turning Templates to include entrance/exit from the Broadway driveway;
 - c. Expand the Turning Templates to include left turning entering and exiting movements;
 - d. Confirm the largest delivery vehicle will be a SU-40 truck;
 - e. Revise the Delivery Vehicle Template to not encroach on parking spaces (southeast corner of the existing building);
 - f. Depict the delivery vehicle leaving the existing building loading zone;
 - g. We note the delivery and trash vehicles depicted encroach on oncoming traffic internal to the site. Scheduling of delivery and trash vehicles for off-peak times should be considered; and
 - h. Expand the Trash Truck Templates to include exiting at the Cetronia Road driveway (left and right turns), entering at the Broadway driveway (left and right turns), and exiting at the Broadway driveway using a left turn.
4. 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). The required sight distances should be depicted on the Plans utilizing sightlines while the available sight distances are labeled on the Plans, SALDO §312-35(a)(6)(F).

E. Policy and Information

1. We defer to the Township Geotechnical Consultant to review all geotechnical aspects of the design including, but not limited to, the sinkhole mitigation details, bed areas, infiltration period, loading ratios, dewatering time, setbacks to residential and commercial structures, preliminary site investigation, 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., Lehigh Valley Planning Commission (LVPC), PADEP/LCCD, PADEP Sewage Facilities Planning Module, PENNDOT HOP, etc.);
4. Address any comments from the Public Safety Committee and the Shade Tree Commission to their satisfaction, SALDO §312-40 and §312-12(b)(28);
5. Ultimately show the street address for the proposed facility, SALDO §312-14(b)(6);
6. Survey Note 7 on Sheet 2 indicates that the Survey and Plans were prepared without the benefit of a Title Report and are therefore subject to any easements or other pertinent facts which such might disclose. The Township Solicitor should review the acceptability of this proposal;
7. Matters pertaining to the design of water distribution and sanitary sewerage systems should be directed to the DPW. We have not reviewed these designs; and
8. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, SALDO §312-14(b)(2).

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
St. Luke's West End Medical Center
Short Stay Facility
Major Subdivision #2022-101
Preliminary/Final Plan Review

List of Plans and Supplemental Information
Prepared by Keystone Consulting Engineers, Inc. and
dated or last revised April 21, 2022 (except as noted)

1. Cover Sheet, Sheet 1 of 32;
2. Overall Record Plan, Sheet 2 of 32;
3. Site Development Plan 1 and 2, Sheets 3 and 4 of 32;
4. Overall Existing Features Plan, Sheet 5 of 32 (cursory review only);
5. Site Existing Features/Demolitions Plan 1 and 2), Sheets 6 and 7 of 32 (cursory review only);
6. Overall Grading & Drainage Plan, Sheet 8 of 32;
7. Grading & Drainage Plan 1 and 2, Sheets 9 and 10 of 32;
8. Overall Utility Plan, Sheet 11 of 32;
9. Utility Plan 1 and 2, Sheets 12 and 13 of 32;
10. Site Lighting Plan 1 and 2, Sheets 14 and 15 of 32 (cursory review only);
11. Storm Sewer Profiles, Sheet 16 of 32;
12. Sanitary Sewer Plan & Profile, Sheet 17 of 32 (not reviewed);
13. Construction Details 1 and 2 (2 sheets), Sheets 18 and 19 of 32;
14. Overall Landscape Plan, Sheet 20 of 32 (cursory review only);
15. Site Landscape Plan 1 and 2 (2 sheets), Sheets 21 and 22 of 32 (cursory review only);
16. Overall Erosion & Sedimentation Control (E&S) Plan, Sheet 23 of 32 (cursory review only);
17. E&S Plan 1 and 2 (2 sheets), Sheets 24 and 25 of 32 (cursory review only);
18. E&S Details, Sheet 26 of 32;
19. Overall PCSM Plan, Sheet 27 of 32;
20. PCSM Plan 1 and 2 (2 sheets), Sheets 28 and 29 of 32;
21. Pre-Development Stormwater Map, Sheet 30 of 32;
22. Post-Development Stormwater Map, Sheet 31 of 32;
23. PCSM Details, Sheet 32 of 32;

24. Lighting Base Details, dated April 5, 2018;
25. Stormwater Infiltration Report, dated January 31, 2022;
26. PCSM Plan Supporting Calculations, dated March 31, 2022;
27. Storm Water Summary Report and Storm Sewer Conveyance Calculations (Report);
28. Truck Turning Movement Plans (Fire, Delivery, and Trash), dated April 21, 2022; and
29. Traffic Operations Narrative.

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

1. LVPC Consistency Letter, dated March 18, 2022;
2. Boundary Closure Report, dated April 12, 2022;
3. Land Use Operational Narrative;
4. Waiver Request Letter;
5. Transmittal from KCE to Township; and
6. Combined Response Letter.



May 12, 2022

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

Re: St. Luke's West End Medical Center Short Stay Facility
Land Development #2022-101
Review of Preliminary Plan
SSM File 103400.0078

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project on 4/21/22. We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

Water Comments:

1. **Utility Plan 1 sheet 12 of 32** – show a 12"x4" Tapping/sleeve and valve for the updated 4" domestic water line connection.
2. **Utility Plan 1 sheet 12 of 32** – show a 4" water meter pit at the Broadway connection located outside SWT ROW on private property.
3. **Utility Plan 1 sheet 12 of 32** – Your showing two 8" 45 blends on the 6" fire protection line?
4. **Construction Details 2 Sheet 19 of 32** – Add SWT Stand Construction Detail sheets – Fire hydrants SWT-W-1.
5. **Construction Details 2 Sheet 19 of 32** – Add detail sheet of the 4" water meter pit with Double check valve.
6. **Construction Details 2 Sheet 19 of 32** – Add SWT Stand Construction Detail sheets – Valve and Valve Box SWT-W-6.

Sanitary Sewer Comments:

1. No comment at this time.

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

cc: Herb Bender, Mike Elias



Hanover Engineering

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

May 6, 2022

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

RE: Geotechnical Engineering Review of
 Provided Documents
 St. Luke's West End Medical Center
 Short Stay Facility Major Plan 2022-101
 South Whitehall Township, Lehigh County,
 Pennsylvania
 Hanover Project SWT22-11(001)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on April 26, 2022 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following:

1. Response letter referenced as "St. Luke's West End Medical Center Short-Stay Facility Composite Response Letter to 3/14/22 SWT Planning Packet", prepared by Keystone Consulting Engineers (KCE), dated April 21, 2022.
2. Letter referenced as "St. Luke's West End Medical Center – Proposed Short Stay Medical Facility Waiver Request Letter", prepared by KCE, dated April 21, 2022.
3. Report entitled "Storm Water Summary/Conveyance Analysis," prepared by KCE, dated April 21, 2022.
4. Report entitled "Post Construction Stormwater Management Plan Supporting Calculations", prepared by KCE, dated March 31, 2022.
5. Report entitled "Stormwater Infiltration Report", prepared by KCE, dated January 31, 2022.
6. Engineering plan set entitled "Preliminary/Final Land Development Plan St. Luke's University Health Network West End Medical Center Short-Stay Facility", Sheets 1 of 32 through 32 of 32 inclusive, prepared by KCE, dated February 17, 2022, revised April 21, 2022.

Based on our review, it is our understanding that the subject property contains an existing Medical Office Building and appurtenant improvements such as paved access drives and parking areas, a stormwater collection and conveyance system, and a detention pond. The applicant proposes to construct a 52,571 square foot Short Stay Medical Facility. The development will result in a net decrease in impervious surfaces of 33,023 square feet but a NPDES permit is required since more than one (1) acre of disturbance is proposed. An underground infiltration facility is proposed to infiltrate approximately 3,352 cubic feet of stormwater runoff. We offer the following review of comments issued in our letter of February 28, 2022, repeated below in italics, and any new comments generated by this submission:

A. *The following comments pertain to Chapter 296, Stormwater Management, of the South Whitehall Township Code:*

1. *Chapter 296-9.J: Within areas containing soils identified by the Soils Conservation Service to be sinkhole prone, basins shall be lined with a material which, after installation, attains a permeability rate of less than or equal to 1×10^{-7} cm/sec. The applicant shall demonstrate compliance or formally request a waiver from this requirement.*

The consultant has requested a waiver of this requirement in the waiver request letter referenced above in Item 2 above. We cannot offer an opinion on this request until additional information is received as detailed in later comments.

2. *Chapter 296-9.K: Groundwater recharge methods shall not be permitted in the areas of limestone geology. The applicant shall demonstrate compliance or formally request a waiver of this requirement.*

The consultant has requested a waiver of this requirement in the waiver request letter referenced in Item 2 above. We cannot offer an opinion on this request until additional information is received as detailed in later comments.

3. *Chapter 296-9.N: No earth disturbance activities associated with any regulated activities shall commence until approval by the Township of a plan which demonstrates compliance with the requirements of this chapter.*

The consultant has noted this comment and stated that he will comply. No further response is required.

4. *Chapter 296-9.P: Infiltration for stormwater management is encouraged where soils and geology permit, consistent with the provisions of this chapter and, where applicable, the Recommendation Chart for Infiltration Stormwater Management BMPs in Carbonate Bedrock in Appendix D. Infiltration is encouraged for capturing and treating the Water Quality Volume. The applicant shall demonstrate that this proposal is consistent with the Recommendation Chart.*

This comment has been adequately addressed.

5. *Chapter 296-12.G: The applicant shall document the bedrock type present on the site from published sources. Any apparent boundaries between carbonate and noncarbonate bedrock shall be verified through more detailed site evaluations by a qualified geotechnical professional.*

This comment has been adequately addressed.

6. *Chapter 296-12.H: For each proposed regulated activity where an applicant intends to use infiltration BMPs, the applicant shall conduct a preliminary site investigation as outlined in Appendix G. This investigation shall be documented, and the resulting data provided in a report signed and sealed by a qualified geotechnical professional.*

This comment has been adequately addressed.

7. *Chapter 296-12.I(4): It is not apparent that all setback distance requirements of this section have been met.*

This comment has not been addressed. The consultant states in his response letter that a figure illustrating that all required setback distances are met is included with this submission. This figure was not found in the submission.

8. *Chapter 296-12.K: For infiltration areas that appear feasible based on the preliminary site investigation, the applicant shall conduct the additional site investigation and testing as outlined in Appendix G. Provide the required minimum density for each test type at the correct locations and depths.*

We cannot confirm that this requirement has been met without specific location information on the testing that was conducted. The test locations have been provided on a small plan sheet included in the Stormwater Infiltration Report which shows existing features. It appears that TP 4 and TP 5 are closest to the proposed infiltration bed. However, their exact location relative to the infiltration bed cannot be determined from this plan. The test locations shall be additionally provided on a plan sheet which shows the infiltration bed. It is noted that the consultant stated in the Stormwater Infiltration Report that the subsurface evaluation provides “preliminary infiltration data”. Additional testing may be required.

B. 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.*

This comment has not been fully addressed. A note has been added which addresses the presence/absence of special geologic features. The SALDO requires that other significant features are addressed. Provide a note referencing this section and stating the presence or absence of the features listed.

2. *Section 312.12(b)(22) of the Subdivision and Land Development Ordinance: Soil types and mapped limits shall be identified on the plans.*

This comment has been adequately addressed.

3. *The naming/ labelling of the stormwater management facility shall be consistent between all notes, plan views, and details.*

This comment has not been fully addressed. The facility is labelled as “Underground Water Quality BMP” on earlier plan views and as “Infiltration Bed 1” on later plan views and details.

4. *On Sheet 23, Sequence of Construction Note 9 states to refer to the Post Construction Stormwater Management Plan for the infiltration bed construction details. This document is not found in the submission and should be provided. The note should be revised to reflect that the details of bed construction are provided on Sheet 30.*

This comment has not been fully addressed. The Post Construction Stormwater Management Plan report has been provided but no construction details for the infiltration bed are found in it.

5. *On Sheet 30, Infiltration Bed Note 1 states that the bed bottom slope shall not exceed one percent (1%) while Sequence of Construction Note 3 states the bed bottom should be at level grade. Please clarify.*

This comment has been adequately addressed.

6. *Different size distribution pipes are proposed in the bed. Provide clarification/justification for this design feature.*

This comment has been adequately addressed.

7. *It appears that the proposed finished grade at the southwest corner of the infiltration bed is 403 per the grading shown on Sheet 24. This elevation is equal to the proposed top of stone elevation. Demonstrate how the bed will be constructed given these elevations.*

This comment has been adequately addressed.

New Comments (May 6, 2022)

C. General

1. In the Storm Water Summary/Conveyance Analysis report, Page 5 Item 2 refers to a map in the appendix that is not found.
2. The Post Construction Stormwater Management Plan report cites a design infiltration rate of 0.78 inches per hour. Clarify how this rate was calculated and which infiltration test rates were used in the calculation.
3. On the Data Sheet for Test Pit 4, please address the following:
 - a. The soil log indicates that testing was conducted in fill. Section 296-12.F requires that infiltration BMPs shall not be constructed on fill unless the applicant demonstrates that the fill is stable and otherwise meets the infiltration BMP standards of this chapter. The consultant shall provide his opinion of the suitability of the fill material encountered for infiltration.
 - b. Test 'C' was terminated prior to stabilization.
 - c. Identify on the data sheet which tests were run at which depths. It is noted that this information is provided in the summary in the report.
4. On the data sheet for Test Pit 5, please address the following:
 - a. The soil log indicates that testing was conducted in fill at this location also. See Comment 3.a above.
 - b. Identify on the data sheet which tests were run at which depths.
5. The information provided indicates that Test Pits 4 and 5 are closest to the proposed infiltration bed, but that their exact location relative to the bed cannot be determined (see Comment A.8. In addition, the tests conducted here ranged in elevation from 401.53 to 403.93, versus a proposed bottom of bed elevation of 401.0. Therefore, none of these tests were conducted at the proposed bottom of bed elevation. As stated previously, additional testing may be required.

Mr. Gregg Adams
Planner

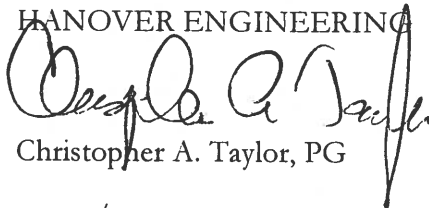
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May 6, 2022

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\Swt22-11(001)-StLukesWEndMedicalCtrMajorPlan2022-101\Docs\2022-05-06 SWT Geotech, St. Luke's W End Med Ctr Short Stay Facility Geotech Review cmt memo 2.doc

cc: Mr. Dave Manhardt, Director of Community Development (via email)
Mr. Herb Bender, Public Works Director (via email)
Mr. Anthony F. Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Mr. Robert Wax, Senior VP & General Counsel, St. Luke's University Health Network
Mr. Scott T. Pasterski, PE, Keystone Consulting Engineers



1005 W. LEHIGH STREET
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WWW.SNYDERHOFFMAN.COM

May 4, 2022

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

Attn: Mr. Gregg Adams

Re: 501 Cetronia Road – Preliminary/Final Land Development Plan - Site Lighting Review

Dear Mr. Adams:

I have reviewed the Information submitted for 501 Cetronia Road located in the Township. The following information was submitted for review:

- Sheet 14 of 32 – Site Lighting Plan 1, dated February 17, 2022 and last revised on April 21, 2022. The Plan was prepared by Keystone Consulting Engineers, Inc.
- Sheet 15 of 30 – Site Lighting Plan 2, dated February 17, 2022 and last revised on April 21, 2022. The Plan was prepared by Keystone Consulting Engineers, Inc.

The plan as submitted is in conformance with the latest Township Lighting Ordinance.

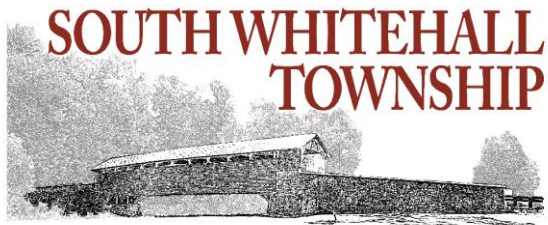
Please feel free to contact me if you have any questions.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "C Trumbower", is written over a horizontal line.

Corey Trumbower
Snyder Hoffman Associates, Inc.

cc: Mark J. Gnall, P.E., Anthony Tallarida, P.E. – The Pidcock Company
George Kinney – SWT



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT
FROM: HERB BENDER, PUBLIC WORKS MANAGER
DATE: MAY 4, 2022
SUBJECT: ST. LUKE'S WEST END MEDICAL CENTER SHORT STAY FACILITY
MAJOR PLAN 2022-101

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

1. Two separate domestic water feeds from separate sources are required.
2. Meter pit is required out of right of way at both domestic sources.
3. Check valve size at tap on Broadway.
4. Prove out the existing fire flow meets demand requirements.

SOUTH WHITEHALL TOWNSHIP ⁸⁶

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

May 13, 2022

Ms. Elizabeth Srock
St. Luke's Hospital of Bethlehem
801 Ostrum Street
Fountain Hill, PA 18105

**Re: St. Luke's West End Medical Center Short Stay Facility
Major Plan #2022-101
Preliminary/Final Land Development Plan Review**

Dear Ms. Srock:

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

Zoning

1. Clarification shall be provided for all the uses contained within the existing building to determine the establishment of a Coordinated Development.
2. It should be noted that due to the revisions proposed for the existing driveway on Cetronia Road, when a Highway Occupancy Permit (HOP) is required as part of a project or an existing HOP is proposed to be altered, the UCC (Uniform Construction Code) does not allow for issuance of any building permits by the Township until the HOP has been satisfied, approved, and received by the Township.

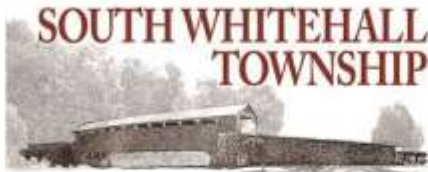
Fire Inspector

1. The Fire Inspector reported that a single domestic main connected to the Township system does not comply with UCC requirements for separate domestic water services. The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief made no recommendations to the plan.

Open Space and Recreation

1. The Parks and Recreation Board reviewed the plan at their March 14, 2022 meeting and determined that the plan is acceptable. Since the plan is a non-residential plan, a fee of \$0.25 per additional square foot of impervious surface proposed per SALDR Section 312-36(d)(4) in lieu of parkland dedication would likely be recommended. As the plan





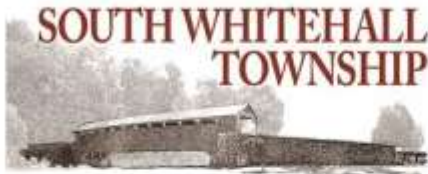
proposes a net reduction in the amount of impervious surface on the tract, the resulting fee would be \$0.00.

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 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

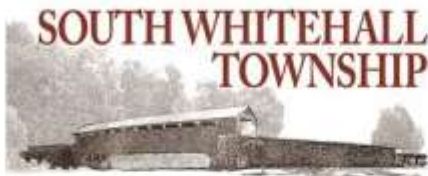
1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).
2. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
3. The developer shall contact the United States Postal Service to review the accepted method of mail delivery within the proposed development. Any proposed community mail collection and/or delivery structures shall be shown on the plan, with an identifying note describing the structure and number of postal customers to be served by the structure.



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. A detail on one of the Construction Detail sheets is sufficient.
5. Please consider the following in placement locations for street trees:
 - a. Placement over inlets should be avoided;
 - b. Provide ample clearance from streetlights and hydrants.
6. 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.***
7. Confirmation of a plan submittal to PennDOT shall be provided.
8. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Waiver and Deferral Request Commentary

1. Request to waive SALDO Section 312-12(b)(15), requirement to show existing contours within 400 feet of the tract. Staff defers to the Township Engineer. ***Planning Commission supports.***
2. Request to waive SALDO Section 312-12(b)(19), requirement to show existing man-made features within 400 feet of the tract. Staff defers to the Township Engineer. ***Planning Commission supports.***
3. Request to waive SALDO Section 312-12(b)(20), requirement to show location, character and elevation of any building within 100 feet of the tract. Staff defers to the Township Engineer. ***Planning Commission supports.***
4. Request to waive SALDO section 312-12(b)(21), requirement to show courses of travel within 400 feet of the tract. Staff defers to the Township Engineer. ***Planning Commission supports.***
5. Request to defer SALDO Section 312-35(b)(3)(C), requirement for right-of-way dedication along Cetronia Road. Staff does not support the request.
6. Request to waive SALDO Section 312-35(b)(3)(C), requirement to locate the sidewalk one foot within the right-of-way line of Cetronia Road. Staff supports to the extent shown on the plan.
7. Request to defer SALDO Section 312-35(b)(3)(B), requirement for a 50-foot cartway along the frontage of Broadway. Staff supports the request to the extent shown on the plan.



Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as underlain by karst geology and partially underlain by a groundwater recharge basin. It is bounded by a Collector Road (Cetronia Road) to the west and a Minor Arterial Road (Broadway) to the north.
2. The Comprehensive Plan envisions a D-2 Larger Format Commercial Character Area, which includes compact mixed-use areas, pedestrian connectivity, and transit-oriented development.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, May 19, 2022, at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will also be held electronically via GoToMeeting. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>.

If you have any questions, please call.

Sincerely,

Gregg R. Adams
Planner, Community Development Department
South Whitehall Township
610.398.0401
adamsg@southwhitehall.com

cc:	R. Cope	D. Manhardt	L. Harrier	H. Bender
	M. Elias	J. Frantz	J. Alderfer, Esq.	S. Pidcock
	A. Tallarida	s. Pasterski, KCE	File #2022-101	

Gregg R. Adams

From: John G. Frantz
Sent: Monday, April 25, 2022 11:32 AM
To: Gregg R. Adams
Subject: St. Luke's West End Medical Center Short Stay Facility - 2022-101

Gregg,

My only comment to the plan has to do with the domestic water service, as BCO. The single domestic main connected to the Township system does not comply with UCC requirements for separate domestic water services.

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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Gregg R. Adams

From: John G. Frantz
Sent: Thursday, March 10, 2022 1:42 PM
To: Gregg R. Adams
Subject: St. Luke's West End Medical Center Short Stay Facility - 2022-101

Gregg,

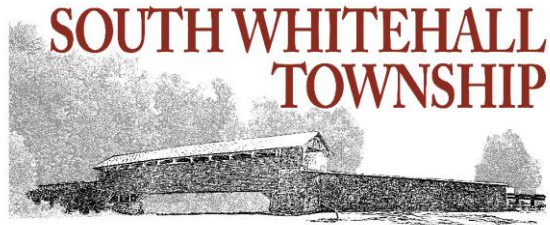
The PSC made no recommendations to the plan.

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



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MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: March 2, 2022
SUBJECT: Subdivision Plan Review
 St. Luke's Short Stay Facility
 Major Plan 2022-101
 Plan dated February 17, 2022

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

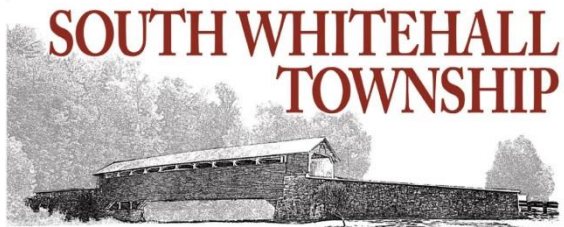
At their February 28, 2022, meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

On the Landscaping Plan sheets, the applicant shall label all existing street trees, identify the species of the existing street trees and proposed street trees along Cetronia Road, show existing and proposed street trees along Broadway, label and identify the species of all existing and proposed street trees along Broadway, and show a Street Tree Easement containing all existing and proposed street trees outside of the public rights-of-way of Broadway and Cetronia Road.

Respectfully submitted,

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

Gregg Adams, Planner
Community Development Department



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: March 15, 2022
SUBJECT: Subdivision Plan Review
 St. Luke's West End Medical Center Short Stay Facility
 Major Plan 2021-101
 Plan Dated February 17, 2022

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

At their March 14, 2022, meeting, the Parks and Recreation Board reviewed the plan and determined the following:

The plan is acceptable. No additional impervious surface is proposed, therefore there is no requirement for additional Open Space or fees in lieu of Open Space dedication.

Respectfully submitted,

Gregg Adams, Planner
 Community Development Department

Gregg R. Adams

Subject: FW: South Whitehall Township Public Notice for the March 17, 2022 Planning Commission Meeting

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

Sent: Monday, February 28, 2022 2:39 PM

To: Gregg R. Adams <adamsg@southwhitehall.com>

Cc: David Manhardt <manhardtd@southwhitehall.com>

Subject: RE: South Whitehall Township Public Notice for the March 17, 2022 Planning Commission Meeting

Thanks Gregg for sharing the plan. The last I corresponded with Patricio Manzanas at St Lukes in August 2021 was that they were going to include additional concrete at the existing bus stop on Cetronia, where the proposed sidewalk meets up with Springview's existing sidewalk. I actually reached out to Patricio last week to see the status, as well as Civitas Regio who was their engineer for that plan. Has there been any other update to the sidewalk call-ins for the existing deferrals for the Cetronia Rd properties? I'd like to inquire again to Patricio and Civitas about the status of the plan we discussed, but want to make sure I have all appropriate background information. Any other additional information you can share regarding St Lukes status of the sidewalk, please let me know.

Thanks,
molly



Lehigh Valley Planning Commission

STEVEN GLICKMAN **95**
Chair

CHRISTOPHER AMATO
Vice Chair

KEVIN SCHMIDT
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

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

March 18, 2022

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

**RE: St. Luke's West End Medical Center – Short Stay Facility – Land Development
South Whitehall Township
Lehigh County**

Dear Mr. Manhardt:

The subject application proposes to construct a 52,571-square-foot medical facility at 501 Cetronia Road (parcel number 547673781428), replacing a portion of a parking lot adjacent to an existing medical facility. This proposal generally exhibits consistency with *FutureLV: The Regional Plan* because it supports reuse of land in a developed area (of Policy 1.1). The LVPC applauds the proposed pedestrian facilities, including sidewalks and crosswalks connecting both buildings and extending along the Cetronia Road property frontage, that increase walkability and improve connections to the existing LANTA bus stop (of Policy 2.3).

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.

Feel free to let me know if you have any questions about this review.

Sincerely,

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; Elizabeth Srock, St. Luke's University Health Network, Applicant; Scott Pasterski, PE, Keystone Consulting Engineers, Inc.

April 21, 2022

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

RE: St. Luke’s West End Medical Center – Proposed Short Stay Medical Facility
501 Cetronia Road
Waiver Request Letter

Dear Gregg:

On behalf of our client, St. Luke’s University Health Network, we respectfully request waivers and deferrals to the following sections of South Whitehall Township's Subdivision and Land Development Ordinance:

Chapter 312 – Subdivision and Land Development

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

Cetronia Road is classified as a Collector Road. Per the Township standard construction documents, the below cross-section requirements are required, followed by a description of the existing/proposed conditions, and deferral justifications:

- a. Right-of Way Width (Deferral Request)
 - Required - 70-feet (35-foot Half-width)
 - Existing Condition - varies between 33 to 49-feet (half-width) from south to north along Cetronia Road frontage
 - Justification - The minimal increase in traffic to/from the existing driveway on Cetronia Road does not warrant roadway improvements or the need for additional right-of-way.
 - Deferred Until – Such time as right-of-way dedication is deemed appropriate by the Municipality.

- b. Sidewalk (Waiver Request)
 - Required - 5-foot Sidewalk located 1-foot within the required right-of-way
 - Proposed - 5-foot sidewalk located *outside* required right-of-way as depicted on the site development plans

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- Justification - The proposed location of the sidewalk on St. Luke's property avoids disturbing the existing steep embankment and established street trees along Cetronia Road. A sidewalk easement will be provided to allow pedestrian use of the sidewalk within school property.

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

Broadway is classified as Minor Arterial Street. Per the Township standard construction documents, the below cross-section requirements are required, followed by a description of the existing/proposed conditions, and deferral justifications:

- a. Cartway Width (Deferral Request)
- Required - 50-feet (25-foot Half-width)
 - Existing Condition – varies from ~29 to 45 feet from east to west along Broadway Frontage
 - Justification – The minimal increase in traffic to/from the existing driveway on Broadway does not warrant roadway improvements.
 - Deferred Until – Such time as cartway width improvements are deemed appropriate by the Municipality.
- b. Right-of Way Width (Deferral Request)
- Required - 80-feet (40-foot Half-width)
 - Existing Condition – 70-feet
 - Justification - The minimal increase in traffic to/from the existing driveway on Broadway does not warrant roadway improvements or the need for additional right-of-way.
 - Deferred Until – Such time as right-of-way dedication 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.

- (d) § 312-12B(27) – Requirement to show the location of permanent monuments – “Location of permanent reference monuments in accordance with §312-36F of these regulations.”

Deferral Justification: KCE survey staff has reviewed this requirement and concluded that the existing monumentation (including concrete monuments found along Broadway) is sufficient to allow for the proposed building to be staked out accurately.

Deferred Until – Such time as additional monumentation is deemed necessary by the Municipality.

Chapter 296 – Stormwater Management

- (w) § 296-9J – Requirement to provide liner for basins.

Waiver Request Justification: Infiltration is proposed to meet the water quality requirements of PADEP. The use of infiltration is considered to be acceptable for this site

based on the encountered subsurface conditions, geologic mapping, and site observations.

- (w) § 296-9K – Groundwater recharge not permitted in areas of limestone geology.

Waiver Request Justification: Infiltration is proposed to meet the water quality requirements of PADEP. The use of infiltration is considered to be acceptable for this site based on the encountered subsurface conditions, geologic mapping, and site observations.

- (w) § 296-12K – Requirement to perform soil auger testing.

Waiver Request Justification: Soil probes meeting and exceeding the requirements of Appendix G have been performed and are considered to provide adequate representations of the soils within the relatively small infiltration area.

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.



Scott T. Pasterski, P.E., PTOE

W:\2021\CW21-143 St. Luke's West End Medical Center M.O.B., Land Development, 501 Cetronia Rd, Allentown, South Whitehall Twp\Sent items\22-04-21 Second Preliminary-Final LD Submission\22-04-21 Waiver and Deferral Request Letter.docx

St. Luke's University Health Network
West End Medical Center - Short Stay Facility

**Trip Generation Calculations and Comparison with
Approved Driveway Trips**

April 11, 2022

Project Background and Purpose:

St. Luke's University Health Network is proposing to construct a 55,248 square foot Short Stay Medical Facility at their West End Medical Campus located at 501 Cetronia Road (See accompanying Site Plan in **Appendix A**). This narrative has been prepared for the purpose of demonstrating vehicular traffic trip generation associated with the proposed Short Stay Facility and to provide a comparison to previously approved driveway trip thresholds to demonstrate that the traffic associated with the proposed development is either less than previously approved driveway traffic volumes or will cause no adverse impact to the Cetronia Road and St. Luke's/Tilghman Square signalized intersection.

Prior Traffic Studies and Roadway Improvements:

Traffic Planning and Design, Inc. completed a Traffic Impact Study for the "Cetronia Road Development" located immediately to the south of the St. Luke's West End medical campus (see attached excerpts in **Appendix B**). The conclusions of the Cetronia Road TIS indicated several significant improvements to Cetronia Road, now which are constructed, that collectively serve to alleviate the prior capacity concerns associated with the Cetronia Road corridor. As part of this study, TPD included trip generation estimates to include the full build out of the West End Medical Center building, which included a 20,300 s.f. Health/Fitness Club, and a 11,700 s.f. fit out of medical office shell space. While the health/fitness center is currently operational, approximately 19,000 s.f. of the existing medical office building remains as shell-space at the time of the preparation of this narrative and therefore it is expected that the trip estimates

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previously allocated to this shell space will be available to offset or counteract any additional trips associated with the proposed Short Stay Facility. The St. Luke's driveway trips *approved* as part of the above referenced TIS (2023 Build Conditions) are summarized in **TPD Figures 18 and 19** which have been included in **Appendix B**.

Driveway Traffic Counts:

Video turning movement traffic counts were conducted at the Cetronia Road and St. Luke's/Tilghman Square driveway access, while and ATR recordings were conducted at the driveway located at the northeast portion of the existing St. Luke's parking lot that provides access to Broadway through lands now or formerly owned by Peter Cooper. The counts were conducted on February 1, 2022 by Tri-State Traffic Data between the hours of 6 – 9 AM and 3 – 6 PM. While not adjusted in the accompanying trip generation/comparison, we expect that the counts may have been higher than typical due to the presence of on-site COVID-19 testing. The raw traffic count data is included in **Appendix A**, and the AM and PM peak hour traffic volumes have been depicted on **Figure 1**.

ITE Trip Generation, Distribution, and Assignment for the Proposed Short Stay Facility:

Trip Generation: The 11th Edition of the ITE Trip Generation Manual was used to estimate new traffic generated by the proposed Short Stay Facility using ITE Land Use Code 610 (Hospital). Beds were selected as the independent variable similar to past traffic analyses prepared for St. Luke's in Bethlehem Township. The trip generation analysis and results are depicted **Table 1**.

Trip Distribution: The Trips anticipated to be generated for the proposed Short Stay facility were distributed to the roadway network proportionally to the existing peak hour traffic count volumes. The resulting distribution percentages per movement are depicted in **Figure 2**.

Trip Assignment: The Trips anticipated to be generated for the proposed Short Stay facility were assigned in accordance with the distribution percentages and are depicted in **Figure 3**.

Total Anticipated Driveway Volumes and Comparison to Approved Volumes:

The driveway traffic count volumes in **Figure 1** were combined with the Short Stay trip assignments depicted in **Figure 3** to arrive at the total anticipated driveway volumes for the West End Campus. These total volumes, along with a side-by-side comparison of *approved* driveway volumes are depicted in **Figure 4** and are also provided in the table below:

Total Proposed Driveway Trips Vs. Approved Driveway Trips							
Driveway	Direction	Proposed Trips			Approved Trips		
		AM	PM	Total	AM	PM	Total
Cetronia Road (High Volume)	Entering	148	112	260	172	128	300
	Exiting	78	177	255	57	252	309
Broadway	Entering	57	36	93	-- ¹	-- ¹	-- ¹
	Exiting	26	55	81	-- ¹	-- ¹	-- ¹

1. Total approved driveway trips for the east driveway was not determined as part of the September 3, 2014 Transportation Impact Study prepared by Traffic Planning and Design.

As indicated in the above table and on **Figure 4**, the total entering driveway trips during the AM and PM peak hours is less than the approved number of trips, and the total number of exiting trips during the PM peak period is less than the approved amount. There is an increase of 21 vehicles during the PM peak period for the exiting trips however, in addition to being de minimis, the provided Capacity Analysis demonstrates that the Cetronia Road and St. Luke’s/Tilghman Square Driveway operates at an overall intersection LOS of A for both the AM and PM peak hours, with all individual turning Movements LOS D or better (LOS D is considered to be an acceptable LOS for urban areas according to PennDOT’s TIS guidelines).

Capacity Analysis

The total Driveway trips depicted on **Figure 4** were combined with the remaining AM and Peak hour movement volumes obtained from the raw traffic count data and has been summarized in **Figure 5**. Using these total intersection volumes, a Capacity Analysis was performed for both the AM and PM peak periods to demonstrate that acceptable intersection operation. Regarding the provided Capacity Analysis, please note the following:

- Synchro V. 10 was used to perform the analysis.
- HCM 6th Edition methodology was used to obtain LOS results.
- Peak hour factors and truck percentages were obtained from the raw count data.
- Signal cycle lengths, phasing, timings, etc. were obtained from the latest Signal Condition Diagram (included in **Appendix A**). Signal timings were held consistent to the approved timings indicated on the Condition Diagram.
- Lane widths, approach grades, etc. were based on the Signal Condition Diagram and Google Maps imagery, as appropriate.

- As indicated previously, the HCM 6th Edition results indicate an overall intersection grade of LOS A for the 2022 AM Peak Hour and LOS B for the 2022 PM peak hour. All turning movements during the AM peak hour are reported to be LOS C or better, while all movements during the PM peak hour are reported to be LOS D or better (LOS D is considered to be an acceptable LOS for urban areas according to PennDOT's TIS guidelines).

Summary:

As indicated above, the trips anticipated to be generated by the proposed Short Stay facility will not exceed the previously approved number of entering or existing vehicle trips during the PM Peak hour, and will not exceed the previously approved number of entering trips during the AM peak hour. The number of exiting trips during the AM peak hour exceeds the previously approved number of trips by a de minimis 21 vehicles. Further, the capacity analyses indicate that the Cetronia Road and St. Luke's/Tilghman Square Driveway intersection will operate at an overall intersection LOS A for the AM peak hour and LOS B for the PM peak hour. All turning movements will operate at LOS C or better during the AM peak period, and LOS D or better during the PM peak period. It is further noted that no intersection timing changes are needed to achieve the above results.

In light of the above, vehicular traffic trip generation associated with the proposed Short Stay Facility is either less than previously approved driveway traffic volumes or will cause no adverse impact to the Cetronia Road and St. Luke's/Tilghman Square signalized intersection.

Table 1 - Trip Generation Summary - Proposed Short Stay Facility

ITE Land Use and Code (ITE 11th Edition)		Independent Variable		Average Trip Generation Rate/Fitted Curve Equation	Trips Generated		Entering/Exiting Trips		
Hospital	610	20	Beds	1.79	36	AM Peak Hour Trips	72%	Enter	26
							28%	Exit	10
				1.69	34	PM Peak Hour Trips	33%	Enter	11
							67%	Exit	23
				22.32	446	Weekday Trips	50%	Enter	223
							50%	Exit	223

Traffic Operations Narrative St. Lukes West End Medical Center

South Whitehall Township, Lehigh County

Prepared By:



www.KCEinc.com

April 21, 2022

St. Luke's University Health Network

West End Medical Center - Short Stay Facility

Traffic Operations Narrative

April 21, 2022

Project Background and Purpose:

St. Luke's University Health Network is proposing to construct a 55,248 square foot, 20-bed, Short Stay Medical Facility at their West End Medical Campus located at 501 Cetronia Road (See accompanying Site Plan in **Appendix A**). This narrative has been prepared for the purpose of demonstrating that the increased vehicular traffic associated with the proposed Short Stay Facility and 19,000 square feet of future Medical Office Building fit out (currently unoccupied shell space) will operate at acceptable Levels of Service and queues are contained within existing/proposed lane storage for all turning movements at both the Cetronia Road and Broadway site driveway intersections.

Driveway Traffic Counts:

Video turning movement traffic counts were conducted at the Cetronia Road and St. Luke's/Tilghman Square driveway access, while and ATR recordings were conducted at the driveway located at the northeast portion of the existing St. Luke's parking lot that provides access to Broadway through lands now or formerly owned by Peter Cooper. The counts were conducted on February 1, 2022 by Tri-State Traffic Data between the hours of 6 – 9 AM and 3 – 6 PM. While not adjusted in the accompanying trip generation/comparison, we expect that the counts may have been higher than typical due to the presence of on-site COVID-19 testing. Further, per the Township's request, the Broadway intersection with the secondary site driveway was counted on March 29, 2022 during the same time periods. The raw traffic count data is included in **Appendix A**, and the AM and PM peak hour traffic volumes have been depicted on **Figure 1**.

ITE Trip Generation, Distribution, and Assignment for the Proposed Short Stay Facility:

Trip Generation: The 11th Edition of the ITE Trip Generation Manual was used to estimate new traffic generated by the proposed Short Stay Facility and future Medical Office space using ITE Land Use Codes 610 (Hospital) and 720 (Medical/Dental Office Building), respectively. "Beds" was selected as the independent variable for LUC 610, and "1,000 GSF" was selected for LUC 720 similar to past traffic analyses prepared for the St. Luke's Anderson Campus in Bethlehem Township. The trip generation analysis and results are depicted **Table 1**.

Trip Distribution: The Trips anticipated to be generated for both the proposed Short Stay facility and Medical Office fit out were distributed to the roadway network proportionally to the existing peak hour traffic count volumes. The resulting distribution percentages per movement are depicted in **Figure 2**.

Trip Assignment: The Trips anticipated to be generated for the proposed Short Stay facility and Medical Office fit out were assigned in accordance with the distribution percentages and are depicted in **Figures 3 and 4**, respectively.

Total Anticipated Driveway Volumes:

The driveway traffic count volumes in **Figure 1** were combined with the Short Stay and Medical Office trip assignments depicted in **Figures 3 and 4** to arrive at the total anticipated driveway volumes for the West End Campus. These total volumes are depicted in **Figure 5**.

Capacity Analysis

The total Driveway trips depicted on **Figure 5** were combined with the remaining AM and Peak hour movement volumes obtained from the raw traffic count data and have been summarized in **Figure 6**. Using these total intersection volumes, a Capacity Analysis was performed for both the AM and PM peak periods to demonstrate acceptable intersection operation at both site driveway intersections. Regarding the provided Capacity Analysis, please note the following:

- Synchro V. 10 was used to perform the analysis.
- HCM 6th Edition methodology was used to obtain LOS results and 95th Percentile Back of Queue results.
- Peak hour factors and truck percentages were obtained and conservatively held from the raw count data.

- Signal cycle lengths, phasing, timings, etc. were obtained from the latest Signal Condition Diagram (included in **Appendix A**). Signal timings were held consistent to the approved timings indicated on the Condition Diagram.
- Lane widths, approach grades, etc. were based on the Signal Condition Diagram and Google Maps imagery, as appropriate.
- For the unsignalized two-way stop control analysis, critical gap and follow-up headways were calculated using the PA default values contained in PennDOT Publication 46, Chapter 10, and modified to adjust for truck percentages and approach grade accordingly (see calculations in **Appendix B**).
- A summary of the Capacity Analysis Results is as follows (see LOS and Queue Summary Tables for complete results):
 - For the Cetronia Road / Site Driveway intersection, the HCM 6th Edition results indicate an overall intersection grade of LOS A for the 2022 AM Peak Hour and LOS B for the 2022 PM peak hour. All turning movements during the AM peak hour are reported to be LOS C or better, while all movements during the PM peak hour are reported to be LOS D or better (LOS D is considered an acceptable LOS for urban areas according to PennDOT's TIS guidelines).
 - For the Broadway / Site Driveway intersection, the HCM 6th Edition results indicate an overall intersection grade of LOS A for both the 2022 AM and PM Peak Hours, with all movements operating at LOS B or better.
 - 95th Percentile Back-of-Queue results for both intersections indicate that queues are contained within the existing/proposed lane storage capacity.

Conclusion:

As indicated above, the provided capacity analyses indicate that the Cetronia Road and St. Luke's/Tilghman Square Driveway as well as the Broadway/Site driveway intersection will operate at acceptable levels of service, and 95th percentile back-of-queues will be contained within existing/proposed lane storage.

In light of the above, vehicular traffic trip generation associated with the proposed Short Stay Facility and fit out the Medical Office Building is not expected to cause an adverse impact to traffic operations.

Trip Generation Summary

ITE Land Use and Code (ITE 11th Edition)		Independent Variable		Average Trip Generation Rate/Fitted Curve Equation	Trips Generated		Entering/Exiting Trips		
Hospital	610	20	Beds	1.79	36	AM Peak Hour Trips	72%	Enter	26
				28%	Exit	10			
				1.69	34	PM Peak Hour Trips	33%	Enter	11
				67%	Exit	23			
				22.32	446	Weekday Trips	50%	Enter	223
							50%	Exit	223
Medical/Dental Office Building	720	19	1,000 GFA	3.10	59	AM Peak Hour Trips	79%	Enter	47
				21%	Exit	12			
				3.93	75	PM Peak Hour Trips	30%	Enter	22
				70%	Exit	52			
				T=42.97(X) - 108.01	708	Weekday Trips	50%	Enter	354
							50%	Exit	354
Totals					95	Total AM Peak Hour Trips		Enter	72
								Exit	22
					108	Total PM Peak Hour Trips		Enter	34
								Exit	75
					1155	Total Weekday Trips		Enter	577
								Exit	577

Level of Service Summary for:			
Intersection 1 - SR 3008 (Cetronia Road) and Site Driveway			
Analysis Period	Approach/Turning Movement	2022	
		With Short Stay & Medical Office Fit Out	
		LOS	Delay (sec)
AM Peak	EB (App)	C	34.4
	L,T	C	34.4
	R	A	0
	WB (App)	C	33.8
	L,T	C	33.8
	R	A	0
	NB (App)	A	4.1
	L	A	3.5
	T	A	4.1
	R	A	0
	SB (App)	A	3.3
	L	A	6.5
	T	A	2.7
	R	A	0
Overall	A	5.5	
PM Peak	EB (App)	D	43.5
	L,T	D	43.5
	R	A	0
	WB (App)	D	38
	L,T	D	38
	R	A	0
	NB (App)	A	7.2
	L	A	7.8
	T	A	7.1
	R	A	0
	SB (App)	A	5.3
	L	B	11.2
	T	A	4.7
	R	A	0
Overall	B	10.5	

Level of Service Summary for:			
Intersection 2 - Broadway and Broadway Driveway			
Analysis Period	Approach/Turning Movement	2022	
		With Short Stay & Medical Office Fit Out	
		LOS	Delay (sec)
AM Peak	EB (App)	A	0
	T,R	A	0
	WB (App)	A	1.5
	L,T	A	8.8
	NB (App)	B	10.5
	L,R	B	10.5
	Overall	A	1.1
PM Peak	EB (App)	A	0
	T,R	A	0
	WB (App)	A	0.6
	L,T	A	9.2
	NB (App)	B	13.5
	L,R	B	13.5
	Overall	A	1.1

95th % Back-of-Queue Summary for: Intersection 1 - SR 3008 (Cetronia Road) and Site Driveway					
	Approach/Lane		Existing/Proposed Storage (ft)	2022	
				With Short Stay & Medical Office Fit Out	
				HCM 95th % Back-of-Queue	
AM PEAK	EB	L,T	200	50	
		R	--	0	
	WB	L,T	--	27.5	
		R	--	0	
	NB	L	150	5	
		T	--	72.5	
		R	215	0	
	SB	L	250	32.5	
		T	--	27.5	
		R	230	0	
	PM PEAK	EB	L,T	200	172.5
			R	--	0
WB		L,T	--	92.5	
		R	--	0	
NB		L	150	35	
		T	--	212.5	
		R	215	0	
SB		L	250	35	
		T	--	92.5	
		R	230	0	

Note: HCM queue results were converted to feet using 1 veh/25'.

95th % Back-of-Queue Summary for: Intersection 2 - Broadway & Broadway Driveway				
	Approach/Lane		Existing/Proposed Storage (ft)	2022
				With Short Stay & Medical Office Fit Out
				HCM 95th % Back-of-Queue
AM PEAK	EB	L,T	--	--
	WB	L,T	--	5
	NB	L,R	--	2.5
PM PEAK	EB	L,T	--	--
	WB	L,T	--	2.5
	NB	L,R	--	12.5

Note: HCM queue results were converted to feet using 1 veh/25'.

Land Use Operational Narrative

St. Lukes West End Medical Center

South Whitehall Township, Lehigh County

Prepared By:



www.KCEinc.com

April 21, 2022

St. Luke's University Health Network

West End Medical Center - Short Stay Facility

Land Use Operational Narrative

April 21, 2022

Purpose:

This Land Use Operational narrative has been prepared based on information provided by St. Luke's University Health Network for the purpose of demonstrating that the selected ITE Land Use Code 610 (Hospital) is representative of traffic generation characteristics associated with the proposed use.

Operational Analysis:

St. Luke's Staff has indicated that the proposed traffic generation associated with the Proposed Short Stay facility is anticipated to be less than a standard hospital use based on the following characteristics of the proposed use:

- Approximately 30 daily surgeries are anticipated during normal operations from Monday-Friday (no weekend/holidays).
- Ambulance traffic will only be present in the event of an emergent transfer of a patient to a more acute facility.
- The proposed short stay facility does not include an Emergency Department and therefore will not experience the public and ambulance traffic normally associated with an Emergency Department.
- The Majority of the surgeries scheduled will be "Same Day Surgery" without overnight stays, decreasing the need for visitor parking.

- All patients will have to be either dropped off and picked up or have a support person wait for them. This will result in roughly 30 cars throughout a 10-hour day.
- Procedures/Surgeries are anticipated to run from 6 am until 4 pm daily.
- The facility is expected to have 13 inpatient beds in use upon opening with the potential to grow to 20-beds in the future.
- Deliveries to the facility are anticipated of about 1-2 trucks daily (panel trucks).

Conclusion:

The above noted characteristics support the claim that the proposed Short Stay is expected to generate less traffic than a standard Hospital use. In light of this, the selected ITE Land Use of 610 (Hospital) appears to be appropriate and conservative.

St. Luke's University Health Network

West End Medical Campus - Proposed Short Stay Medical Facility

Project Narrative

February 17, 2022

Project Background:

St. Luke's University Health Network is proposing to construct a 52,571 square foot Short Stay Medical Facility at their West End Medical Campus located at 501 Cetronia Road.

The Application for Preliminary/Final Land Development Review was previously provided to the Township and the submission materials are provided for review and consideration at the March 17th 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 February 17th and not when the application was originally submitted.

Development Type:

The proposed Short Stay Facility expansion is considered a re-development. This development will result in a net decrease in impervious surfaces (decrease of 33,023 square feet) and will make use of an existing under-utilized parking field to provide an attractive and needed medical facility to serve the community.

Site Access and Circulation:

Access to/from the proposed facility expansion is provided via the existing signalized high volume driveway access at its intersection with Cetronia Road. A secondary site access is provided via an existing driveway with access to Broadway over lands now or formerly owned by Peter Cooper. The internal site access aisles and curb islands have been reoriented to provide distinct parking areas for the existing and proposed buildings, as well as to provide opportunity for attractive landscaping and wayfinding signage. The alignment of the existing high volume driveway will be dramatically improved with this proposal and includes a realignment to be perpendicular to Cetronia Road.

Emergency Services Access:

Access to emergency service vehicles is provided on all sides of the proposed facility and International Fire Code requirements for an aerial access have been exceeded.

Parking:

Required vs. Proposed: The West End Medical Center site was previously a “Builder’s Square” development and therefore an excess of parking is present on the site to serve the existing medical office building. Required parking for this development has been determined for the entire site (existing MOB and proposed short stay) and the tabulation on Sheet 2 of 30 indicates that 545 parking spaces are required, whereas 605 have been provided (including loading areas and handicap parking meeting zoning and IBC requirements, respectively).

Orientation/Location of Parking: Parking fields in the vicinity of the proposed Short Stay facility and existing medical office have been apportioned to be generally commensurate to the demand for each building. The parking for the existing medical office building was based on the entire build out to 108,167 square feet (19,000 is currently to remain as shell space) with the fitness center being considered ancillary to the medical office use. Parking around the existing medical office building has been reoriented to provide parking closer to the building and provide an attractive renovation.

Traffic:

As summarized in the Trip Generation Calculations and Comparison report that accompanies this submission, the proposed Short Stay facility is anticipated to generate 36 AM peak hour trips, 34 PM peak hour trips, and 446 Weekday trips. As the report indicates, the Trips anticipated to be generated by the proposed Short Stay facility will not exceed the previously approved number of entering or existing vehicle trips during the PM Peak hour and will not exceed the previously approved number of entering trips during the AM peak hour. The number of exiting trips during the AM peak hour exceeds the previously approved number of trips by a de minimis 13 vehicles, however, the accompanying capacity analyses indicate that the Cetronia Road and St. Luke’s/Tilghman Square Driveway intersection will operate at an overall intersection LOS A for both the AM and PM peak periods. All individual turning movements will operate at LOS C or better during the AM peak period, and LOS D or better during the PM peak period. It is further noted that no intersection timing changes are needed to achieve the above results.

In light of the above, vehicular traffic trip generation associated with the proposed Short Stay Facility is either less than previously approved driveway traffic volumes or will cause no adverse impact to the Cetronia Road and St. Luke’s/Tilghman Square signalized intersection.

Stormwater Management:

Detention (Rate) Control: As mentioned above, this development will result in a net decrease in impervious surfaces of 33,023 square feet. In light of this, no additional detention facilities are required/proposed.

Quantity (Volume) and Quality Control: While the site results in less impervious surfaces, the site involves more than 1-acre of disturbance and therefore will require an Individual NPDES permit (submission to the Lehigh County Conservation District was made on February 10th, 2022). The PADEP requires that 20% of existing impervious surfaces within the disturbance area be counted as “pervious” and as such an underground infiltration facility is proposed to infiltrate approximately 3,352 cubic feet of stormwater runoff during a 2 year / 24 hour storm even. As the Land Development Plans depict, this facility will be subsurface and situated in a large island north of the main site access driveway.

Conveyance: Modifications to the existing storm sewer network were necessary since the proposed Short Stay facility conflicted with the existing storm sewer lines as depicted on the Land Development plans. Hydraulic storm sewer calculations have been provided demonstrating the adequacy of the modified system to convey the design flow to the existing detention pond without system surcharging. This analysis includes stormwater that passes through the St. Luke’s system from the KRE development to the southeast of the site.

Site Landscaping/Lighting:

Attractive sight lighting and landscaping will be provided in accordance with Township ordinance requirements, as depicted on the Land Development Plans.

Sanitary Sewer Service:

Sewage Flow Estimate: Based upon a facility deemed comparable to the proposed Short Stay facility, the maximum sewage flows for the new facility are estimated at 1,719 gallons per day (see Estimated Sewage Flow Calculations).

Sewage Allocation/Planning: Based upon 3-years of flow data records, the existing medical office building utilizes an average of 2,316 gallons per day. Based on discussion with the Township’s Utilities and MS4 coordinator, the site currently possesses a sewage allocation of 11,172 gallons per day which is far in excess of the total demand from both the existing MOB and proposed Short stay facility. Further, it is our understanding that since the existing site allocation is sufficient cover the total project sewage flows, additional sewage facilities planning will not be required at this time.

Proposed Sewer Service: A six (6) inch PVC sanitary sewer lateral is proposed to tie into the South Whitehall sewer main located south of the Cetronia Road site access via a drop connection to a new PVC Tee-wye fitting as depicted on the Land Development Plans.

Water Service:

Water Demand Estimate: In accordance with the Estimated Sewage Flow Calculations, the maximum water demand for the proposed Short Stay facility is estimated to be 1,719 gallons per day.

Proposed Water Services: A two (2) inch Pex-a water service is proposed to serve the facilities domestic water needs as depicted on the Land Development plan. This line will connect to the existing South Whitehall Township water main located in Broadway across lands now or formerly owned by Peter Cooper via a proposed easement. A proposed 6" DIP fire protection service line is proposed to provide water service to a proposed fire hydrant as well as the building's internal fire-suppression system.

Electric/Gas Services:

Electric: 3-Phase electric service to a proposed transformer is proposed to be provided via existing PPL services located near the northeast corner of the existing parking lot as depicted on the Land Development Plans. A portion of the service is proposed to be provided in an underground duct bank. Final design of the electric service is subject to review and design by PPL.

Gas Service: Gas Service to the proposed facility is anticipated to be provided from the existing UGI gas main located in Broadway, across lands now or formerly owned by Peter Cooper in aa proposed easement. Final design of the gas service is subject to review and design by UGI.

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). Proof of submission to the LVPC has been provided with this Land Development application.

PADEP/LCCD – An Individual NPDES permit will be required for this project. The Full NPDES application (including the Erosion and Sedimentation Control Plan) was submitted to the Lehigh County Conservation District on February 10, 2022.

PennDOT – A utility HOP permit will be required to tie in the proposed sanitary sewer service to the main in Cetronia Road. Electronic submission to the Department will be made after we

West End Medical Campus – Proposed Short Stay Medical Facility Project Narrative
February 17, 2022

receive preliminary review comments on the sewer service design (the Township will be copied on the application).

Gregg R. Adams

From: Scott Pasterski <spasterski@kceinc.com>
Sent: Thursday, May 12, 2022 3:00 PM
To: Herb Bender
Cc: Gregg R. Adams; Srock, Elizabeth; Jonathan Rogers
Subject: St. Luke's West End Medical Center

Good Afternoon Herb,

As discussed earlier today, we understand that you had two significant comments regarding our latest land development submission as follows:

1. Provision of a double tap for the domestic water service; and
2. Provision of a water meter pit

SLUHN will comply with both of these items and will include the relevant plan details in the next clean-up submission of the LD plans. We will provide a side by side domestic tap to Broadway (with a valve between the taps for isolation) and a meter pit adjacent to the Broadway taps. In order to do this, St. Luke's will need to secure an easement for the meter pit from the Kadiwala (car wash) property.

Seeing that St. Luke's agrees to comply with both requirements, would you be able to offer your support of the plan and communicate the same to Gregg Adams as soon as possible so that the plan can be considered favorably at the upcoming May 19th PC meeting? If you need any further information/details to be able to do so, or have further questions/concerns, please don't hesitate to call me on my cell phone at 484-239-8160 to discuss.

Scott T. Pasterski, P.E., PTOE
Senior Engineer



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