

1429 ECK ROAD OUTDOOR STORAGE
MAJOR PLAN 2022-109
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Submission Receipt dated May 22, 2023**
- 4. Township Engineer Review dated June 7, 2023**
- 5. Township Water and Sewer Engineer Review dated June 2, 2023**
- 6. Township Water and Sewer Engineer Will Serve Letter dated June 2, 2023**
- 7. Township Geotechnical Consultant Review dated June 6, 2023**
- 8. Public Works Department Review dated June 2, 2023**
- 9. Community Development Department Review dated June 8, 2023**
- 10. Zoning Officer Review dated June 9, 2023**
- 11. Public Safety Commission Review dated June 6, 2023**
- 12. Landscape and Shade Tree Commission Review dated May 26, 2023**
- 13. Parks and Recreation Board Review dated September 13, 2022**
- 14. Applicant's Correspondence:**
 - A. Project Narrative dated May 17, 2023**
 - B. Waiver Request Letter dated May 17, 2023**

TO: PLANNING COMMISSION
FROM: GREGG R. ADAMS, PLANNER
SUBJECT: 1429 ECK ROAD OUTDOOR STORAGE
 MAJOR PLAN 2022-109
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW
DATE: JUNE 9, 2023
COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, L. HARRIER,
 L. PERIERA ESQ, A. TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2022-
 109

LOCATION AND INTENT:

An application to develop the property located at 1429 Eck Road. The plan proposes to construct a 78-trailor space parking area with 24 standard parking spaces and a guard shack on the 5.11-acre parcel. The property is to be served by public water and public sewer and is zoned Industrial Commercial-1 (Special Height Limitation) IC-1. Triple Net Investments CI, LLC is the equitable owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their November 28, 2022 hearing, the Zoning Hearing Board granted Special Exception approval with 15 conditions and a variance to allow an unconstructed/stripped 16-space parking area to be reserved for 1429 Eck Road Outdoor Storage, as part of Zoning Appeal 2022-09.

The Planning Commission reviewed Sketch Plan submissions for 1429 Eck Road Outdoor Storage Major Plan 2022-109 at their December 15, 2022 and September 15, 2022 meetings.

REVIEWING AGENCIES COMMENTS:

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated June 7, 2023. Mr. Tallarida is not recommending engineering approval at this time. His comments pertain to a waiver request, stormwater management, frontage improvements, plan detail, accessibility, stormwater management, traffic, and outside agency approvals.
- B. Township Water & Sewer Engineer** –Comments from the Township Water & Sewer Engineer are contained in Mr. Jason Newhard’s review dated June 2, 2023. His comments pertain to plan detail.
- C. Township Geotechnical Consultant** – Comments from the Township Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated June 6, 2023. His comments pertain to stormwater management and plan detail.

- D. Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated June 2, 2023. His comments pertain to stormwater, road improvements, sewage facilities planning, site lighting, and utility connection.
- E. Public Safety Committee** – The Public Safety Commission reviewed the plan at its June 5, 2023 meeting and reported no comments. The Fire Marshal reported no new comments.
- F. Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission reviewed the plan at their May 22, 2023 meeting and noted the following comments:
- a. Seventeen Red Maples are proposed as Street Trees. The Selecting Shade Trees Guide states that, if between 11 and 20 trees are proposed, the trees proposed are to be from at least two Families of tree species.
 - b. The Shade Tree Commission recommended that species resistant to Verticillium Wilt be used.
 - c. The Commission noted that overhead wires are near the proposed tree locations. It recommended that the species be chosen from the In Tight Areas or Under Overhead Wires categories of Preferred Species.
 - d. The Commission also noted that the two southernmost street trees are proposed outside of the right-of-way of Eck Road. The Commission recommended that the trees either be moved to within the right-of-way of Eck Road or be placed within a Shade Tree Easement.
- G. Parks and Recreation Board** – The Park and Recreation Board is scheduled to review the plan at their June 12, 2023 meeting. Should a fee in lieu of open space dedication be recommended, the fee for nonresidential developments shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface). According to the Zoning Data Block on sheet LD-2, the plan proposes an additional 112,811 square feet of impervious surface, resulting in a fee of \$28,202.75.
- 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 Environmental Protection** – If deemed to be necessary, the applicant is to obtain approvals from the NPDES Permit and Sewage Facilities Planning Module Exemption.
- K. LANTA** – The comments of LANTA have not been received at the time of this writing.
- L. Community Development Department** – The Department issued a submission receipt dated May 22, 2023 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated June 8, 2023 and provides comment

pertaining to zoning issues, public safety, shade trees, Open Space, sewage facilities planning, MS4, plan detail, waiver request commentary, and Official Map and Comprehensive Plan consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

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

Planning Commission deadline date to act on the plan:

July 17, 2023

Board of Commissioners deadline date to act on the plan:

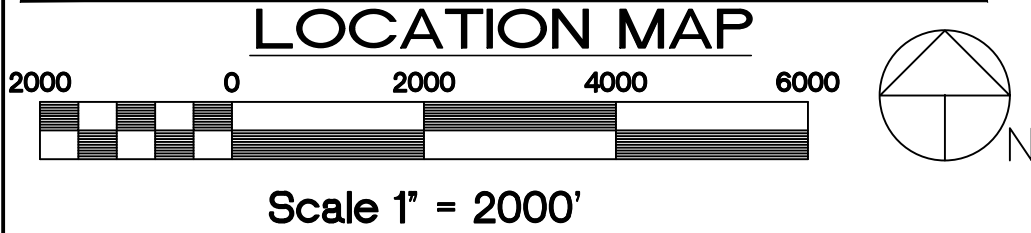
August 16, 2023



1429 Eck Road Outdoor Storage Major Plan 2022-109
Location Map



1429 Eck Road Outdoor Storage Major Plan 2022-109



SYMBOL	SERIES	SIZE	QUANTITY	MESSAGE
(A)	R1-1	36" x 36"	1	STOP

** SIGNS TO BE BY APPROVED PENNDOT SUPPLIER

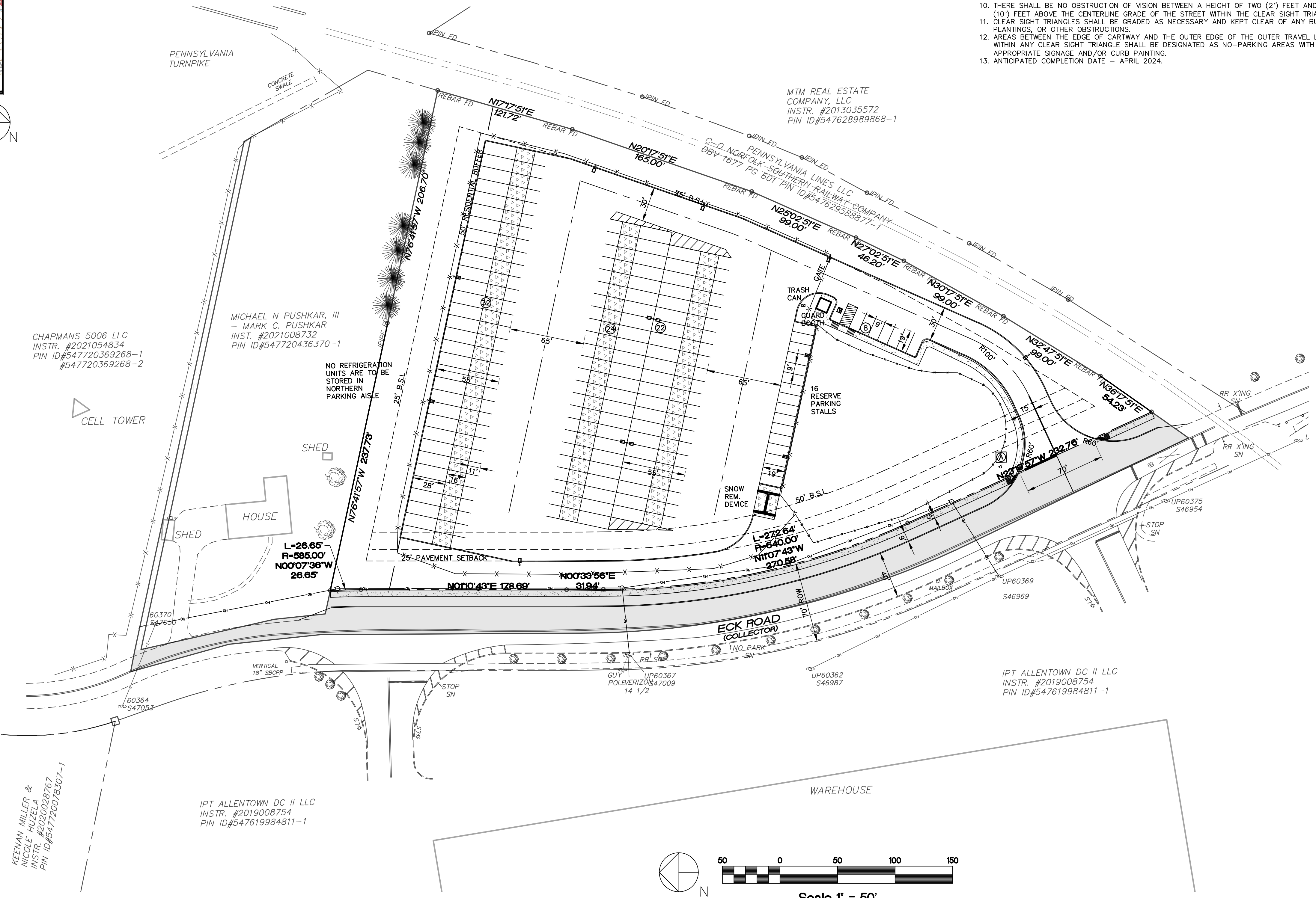
GENERAL DEVELOPMENT NOTES:

1. STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT APPROVAL BY THE TOWNSHIP AND/OR COUNTY CONSERVATION DISTRICT.
2. ANY PROPOSED SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH COMPLY WITH ZONING ORDINANCE.
3. THE OWNER AGREES TO COMPLY WITH THE APPLICABLE REQUIREMENTS FOR PROPOSED USE(S) AS DETAILED IN ZONING ORDINANCE.
4. THE APPLICANT IS RESPONSIBLE FOR JOINING THE PA ONE CALL SYSTEM. THE APPLICANT IS RESPONSIBLE FOR MARKING ALL NEWLY CONSTRUCTED UNDERGROUND UTILITIES PRIOR TO THE UTILITIES BEING FORMALLY ACCEPTED AND DEDICATED TO THE TOWNSHIP.
5. ALL ON SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. THE PROPOSED BUILDING IS TO BE SERVED WITH PUBLIC WATER AND PUBLIC SEWER PROVIDED BY SOUTH WHITEHALL TOWNSHIP AUTHORITY.
7. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE LOCATED FROM VISIBLE EVIDENCE AND FIELD MARKINGS AT THE TIME OF THE SURVEY. THE EXTENT AND DEPTHS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND SHALL BE VERIFIED PRIOR TO ANY EXCAVATION.
8. ALL REQUIRED PUBLIC IMPROVEMENTS DEPICTED ON THIS PLAN SHALL BE COMPLETED WITHIN ONE YEAR OF THE SIGNING OF THE DEVELOPER'S AGREEMENT.
9. THE PROPERTY OWNER SHALL SIGN AN OPERATIONS AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP COVERING ALL STORMWATER BMP'S THAT ARE TO BE PRIVATELY OWNED. THE AGREEMENT SHALL INCLUDE THE TERMS OF THE FORMAT AGREEMENT REFERENCED IN THE SOUTH WHITEHALL TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE CHAPTER 13, APPENDIX E.
10. THERE SHALL BE NO OBSTRUCTION OF VISION BETWEEN A HEIGHT OF TWO (2') FEET AND TEN (10') FEET ABOVE THE CENTERLINE GRADE OF THE STREET WITHIN THE CLEAR SIGHT TRIANGLE.
11. CLEAR SIGHT TRIANGLES SHALL BE GRADED AS NECESSARY AND KEPT CLEAR OF ANY BUILDINGS, PLANTINGS, OR OTHER OBSTRUCTIONS.
12. AREAS BETWEEN THE EDGE OF CARTWAY AND THE OUTER EDGE OF THE OUTER TRAVEL LANE WITHIN ANY CLEAR SIGHT TRIANGLE SHALL BE DESIGNATED AS NO-PARKING AREAS WITH APPROPRIATE SIGNAGE AND/OR CURB PAINTING.
13. ANTICIPATED COMPLETION DATE - APRIL 2024.

LEGEND

EXISTING FEATURES	
CONCRETE CURB	-----
EDGE OF PAVEMENT	- - - - -
CONCRETE WALK OR PAD	=====
EASEMENT LINE	- - - - -
SETBACK LINE	-----
PAINT LINES	- - - - -
PROPERTY LINES	-----
SIGN POST	□ SIGN
FENCE	X X X X
DECIDUOUS/PINE TREE	○ ●
UTILITY POLE	□ UP

PROPOSED FEATURES	
CONCRETE CURB	=====
EDGE OF PAVEMENT	- - - - -
CONCRETE WALK OR PAD	=====
PROPOSED SIGN	□
R.O.W TO BE DEDICATED	=====
AREA TO BE CONVEYED	=====



SITE DATA:
 PROPERTY ADDRESS: 1429 ECK ROAD ALLENTOWN, PA 18104
 PARCEL ID: 54772042074-1
 DOCUMENT ID: 2012024283
 TOTAL LOT AREA: 5.112 ACRES
 ROW TO BE DEDICATED: 0.711 ACRES
 AREA TO BE CONVEYED: 0.053 ACRES
 ADJ. TOTAL LOT AREA: 4.348 ACRES

OWNER OF RECORD:
 DARYL R. & CHERYL L. LONG
 3742 EAGLE ROAD
 SLATINGTON, PENNSYLVANIA 18080

EQUITABLE OWNER:
 TRIPLE NET INVESTMENTS CO, LLC
 171 ROUTE 173 - SUITE 201
 ASBURY, NEW JERSEY 08802-1365

DEVELOPER:
 J.G. PETRUCCI CO.
 171 ROUTE 173 - SUITE 201
 ASBURY, NEW JERSEY 08802-1365

ZONING DATA
 ZONING DISTRICT: IC-1 INDUSTRIAL COMMERCIAL - 1
 OVERLAY DISTRICT: TND - INDUSTRIAL RETROFIT AND INFILL

EXISTING USE: VACANT LAND
PROPOSED USE: OUTDOOR STORAGE (SPECIAL EXCEPTION USE)

LF OF NEW STREET: 0 FT.

MINIMUM YARD REQUIREMENTS:
 FRONT YARD - 50'
 SIDE YARD - 25'
 REAR YARD - 25'

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 ACRE	5.11 ACRES	4.35 ACRES
MIN. LOT WIDTH	150 FT	625 FT	625 FT
MAX HEIGHT OF BUILDING	35 FT	N/A	<35 FT
			1 STORY
MAX. IMPERVIOUS COVERAGE:	75%	0.0%	NO BASEMENT
		(0 SF)	59.6%*
			(112,811 SF)
MAX. BUILDING COVERAGE:	N/A	0.0%	<0.1%
		(0 SF)	(100 SF)

*NOTE: IMPERVIOUS COVERAGE INCLUDES RESERVE PARKING AREA.

UTILITIES
 SEWER LCA
 WATER LCA
 ELECTRIC PPL
 TELEPHONE VERIZON, PA
 GAS UGI UTILITIES, INC.

PARKING TABULATION:
REQUIRED PARKING - OUTDOOR STORAGE:
 ONE (1) SPACE FOR EVERY 5,000 SQUARE FEET OF ENCLOSED OUTDOOR STORAGE AREA. NOT APPLICABLE IF AN ACCESSORY USE.

114,650 SF AREA * (1 SPACE/5,000 SF) = 23 SPACES REQUIRED

SPACES PROPOSED = 8 SPACES

SPACES IN RESERVE = 16 SPACES

TOTAL PARKING SPACES = 24 SPACES

TRAILER STORAGE SPACES = 178 SPACES

WAIVER NOTE:
 THE FOLLOWING WAIVERS FROM SECTIONS OF THE SOUTH WHITEHALL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED FOR THIS APPLICATION:

1. SECTION 312-36(c)(5)(A) - TO ALLOW A DRIVEWAY WIDTH AT THE RIGHT-OF-WAY LINE TO BE LARGER THAN 40 FEET.

PRELIMINARY/FINAL RECORD PLAN

PANY & LENTZ ENGINEERING COMPANY
 CONSULTING ENGINEERS
 CIVIL • STRUCTURAL • MECHANICAL • MACHINEERY
 609 Hamilton Street • Allentown, PA 18101
 Office: 610/433-1634 • Fax: 610/433-1636

DESIGNED	MAP
DRAWN	BMW
CHECKED	MFS
JOB. NO.	2022258
SCALE	1" = 50' U.N.O
DATE	MAY 15, 2023
DWG. NO.	LD-2
SHEET NO.	2
OF	32
REV.	0

PA ACT 287, AS AMENDED
 IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 2022283634. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.

THE CONTRACTOR SHALL COMPLY WITH PA ACT 287, AS AMENDED REQUIREMENTS AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK.



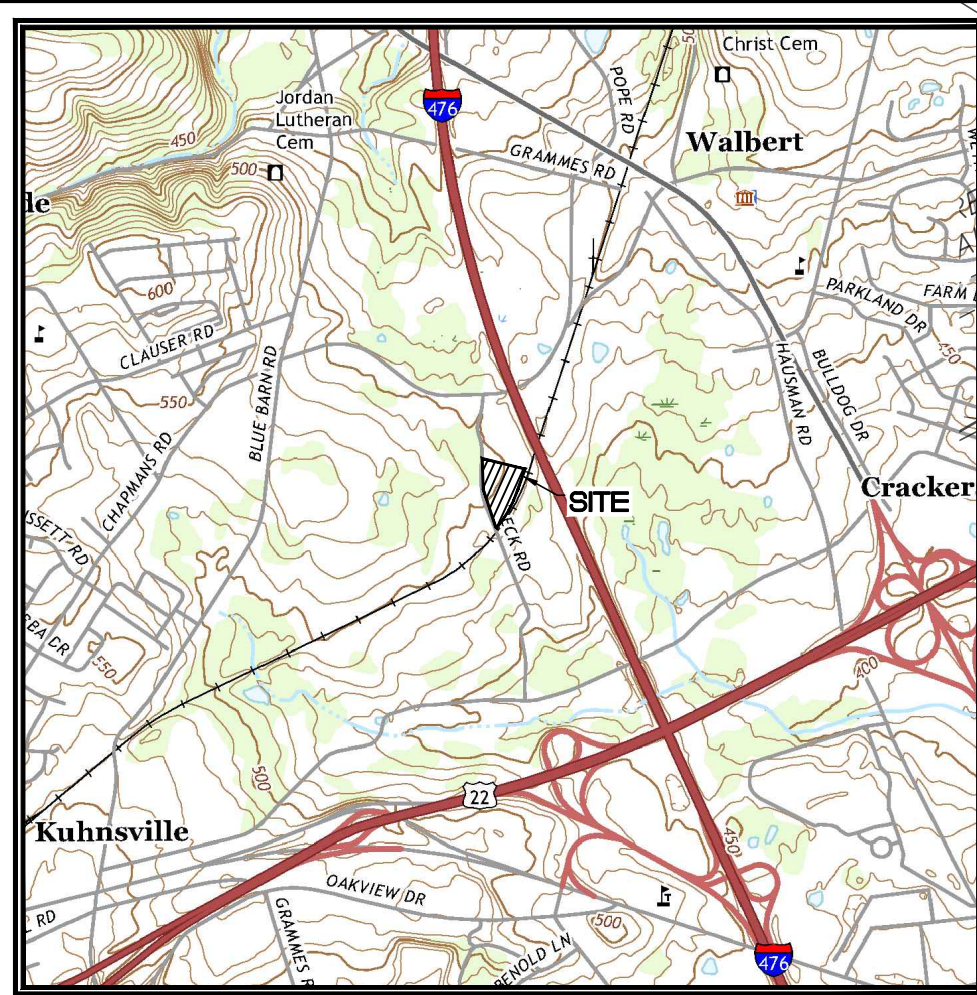
ENGINEER'S STATEMENT
 I, STEPHEN A. PANY, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

DATE _____ PLAN PREPARER'S SIGNATURE _____

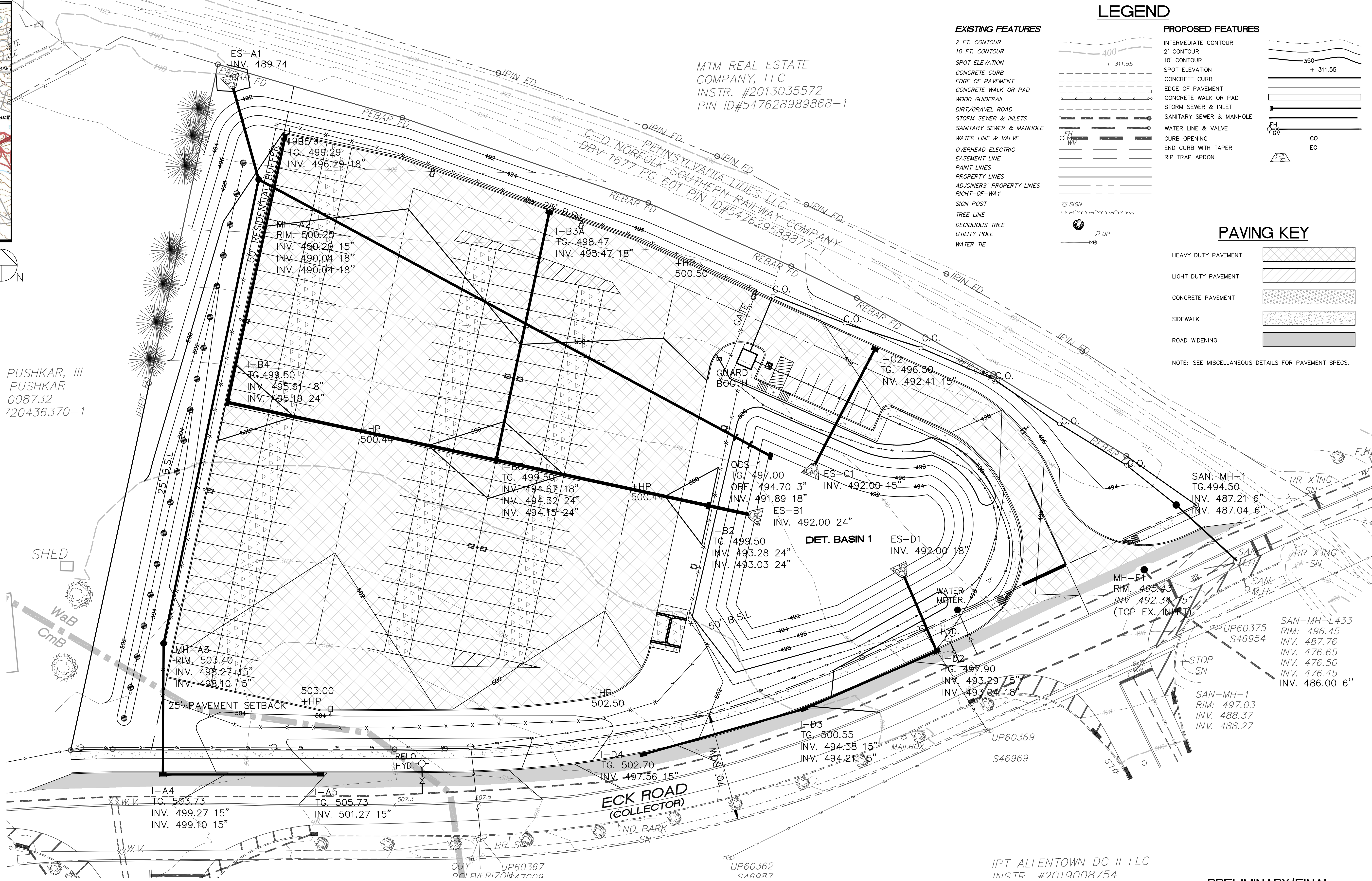
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All written dimensions shall take priority over scaled dimensions. The contractor shall be responsible for verifying all locations, elevations, dimensions and conditions prior to construction. The contractor shall notify Pany & Lentz Engineering Company of any discrepancies with the information shown on the drawings.

web: -jdesktop [Extop] [xref-TB 24x36] [Location Map]
 G:\ACAD\Acad\DWG\2022\258 1429 Eck Rd - JPL\Landex\Current\Rev\02 - Record Plan.dwg - Record Plan User: Chris
 Date: May 17, 2023 - 5:35pm **Pany & Lentz Engineering Company**



Scale 1" = 2000'



PUSHKAR, III
PUSHKAR
008732
720436370-1

MTM REAL ESTATE
COMPANY, LLC
INSTR. #2013035572
PIN ID#547628989868-1

LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUIDERAIL
- DIRT/GRAVEL ROAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST
- TREE LINE
- DECIDUOUS TREE
- UTILITY POLE
- WATER TIE

PROPOSED FEATURES

- INTERMEDIATE CONTOUR
- 2' CONTOUR
- 10' CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- STORM SEWER & INLET
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- CURB OPENING
- END CURB WITH TAPER
- RIP TRAP APRON

PAVING KEY

- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK
- ROAD WIDENING

NOTE: SEE MISCELLANEOUS DETAILS FOR PAVEMENT SPECS.

Scale 1" = 30'

IPT ALLENTOWN DC II LLC
INSTR #2019008754

PRELIMINARY/FINAL
GRADING + UTILITY PLAN

PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINEERY
609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

DESIGNED	MAP	
DRAWN	BMW	
CHECKED	MFS	
JOB. NO.	2022256	
SCALE	1" = 50' U.N.O.	
DATE	MAY 15, 2023	
DWG. NO.	LD-4	
SHEET NO.	4	
REV.	0	
DATE	REVISION	BY

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DATE _____ PLAN PREPARER'S SIGNATURE _____

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All written dimensions shall take priority over scaled dimensions. The contractor shall be responsible for verifying all locations, elevations, dimensions and conditions prior to construction. The contractor shall notify Pany & Lentz Engineering Company of any discrepancies with the information shown on the drawings.

ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP STANDARD SPECIFICATIONS.

Vertical text on the left margin containing project details and dates.



LOCATION MAP

Scale 1" = 2000'

GENERAL PLANTING NOTES:

1. THE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION, AS PER ACT 187. CALL 1-800-242-1776.
2. ALL NEW PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF EIGHTEEN MONTHS FROM DATE OF FINAL ACCEPTANCE.
3. THE CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF ALL NEW PLANT MATERIAL FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF PLANT MATERIAL.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANT SCHEDULE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT / OWNER, AND SOUTH WHITEHALL TWP.
5. ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE SEEDED FOR TURF, AS DESCRIBED BELOW, UNLESS OTHERWISE NOTED ON THE PLAN.
6. TURF SEEDING SHALL OCCUR DURING THE SPECIFIED PERIODS. DURING OTHER PERIODS, SEED WITH FORMULA E, RAKE AND RESEED WITH FORMULA B DURING THE NEXT RECOMMENDED PERIOD.
7. PREPARE TURF AREAS PER THE REQUIREMENTS AND DURING THE TIME PERIODS DESCRIBED IN SECTIONS 804 (SEEDING AND SOIL SUPPLEMENTS) AND 805 (MULCHING) OF PennDOT SPECIFICATIONS PUBLICATION 408M IN THE LATEST REVISION. (SEE SPECS BELOW)
8. PLANT MATERIAL LOCATED IN THE VICINITY OF UTILITY ZONES SHALL BE REVIEWED IN THE FIELD PRIOR TO PLANT INSTALLATION.
9. ALL PLANTINGS SHALL BE LOCATED TO AVOID PLACEMENT WITHIN SWALE CENTER LINES.
10. THE CONTRACTOR SHALL SUBMIT PROOF OF PLANT MATERIAL PATENTS WHERE SPECIFIED.

QUANTITY	ALIAS	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE (MIN.)	COMMENTS
DECIDUOUS TREES					
18	AR	ACER RUBRUM	RED MAPLE	2" CAL	B & B, SINGLE LEADER
12	ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CAL	B & B, SINGLE LEADER
30	TOTAL				DECIDUOUS TREES SHALL HAVE CLEAR BRACING HEIGHT TO 6' ABOVE GRADE
EVERGREEN TREES					
39	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6" HEIGHT	B & B, SHEARED
39	TOTAL				
SHRUBS					
21	VP	CORNUS ALBA SIBERICA	RED TWIG DOGWOOD	24" HEIGHT	B & B
21	TOTAL				

NOTE: ANY EXISTING STREET TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH ANY EQUIVALENT TREE.

PROPOSED TREE REQUIREMENTS TABULATION

AUTHORITY	REQUIREMENT	CALCULATION	MINIMUM	PROVIDED
SOUTH WHITEHALL TWP.	OFF STREET PARKING	1 TREE MINIMUM FOR 10 OFF STREET PARKING SPACES		
		24 CAR PARKING SPACES / 10 = 2.4 TREES 78 TRAILER PARKING SPACES / 10 = 7.3 TREES = 9.7 TREES	10	77
SOUTH WHITEHALL TWP.	STREET TREES	1 TREE MINIMUM FOR 100 FEET OF STREET RIGHT-OF-WAY		
		ECK ROAD: 806 LINEAR FEET OF STREET R.O.W. / 100 = 8.1 TREES = 9.0 TREES	9	15

LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- WOOD GUDDERAIL
- DIRT/GRAVEL ROAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST
- TREE LINE
- DECIDUOUS TREE
- UTILITY POLE

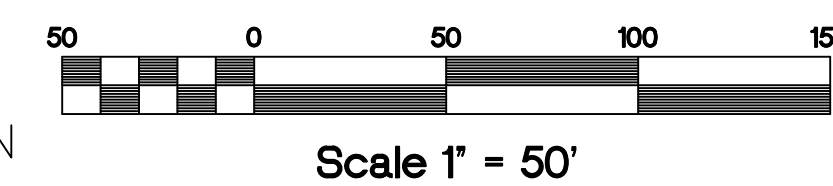
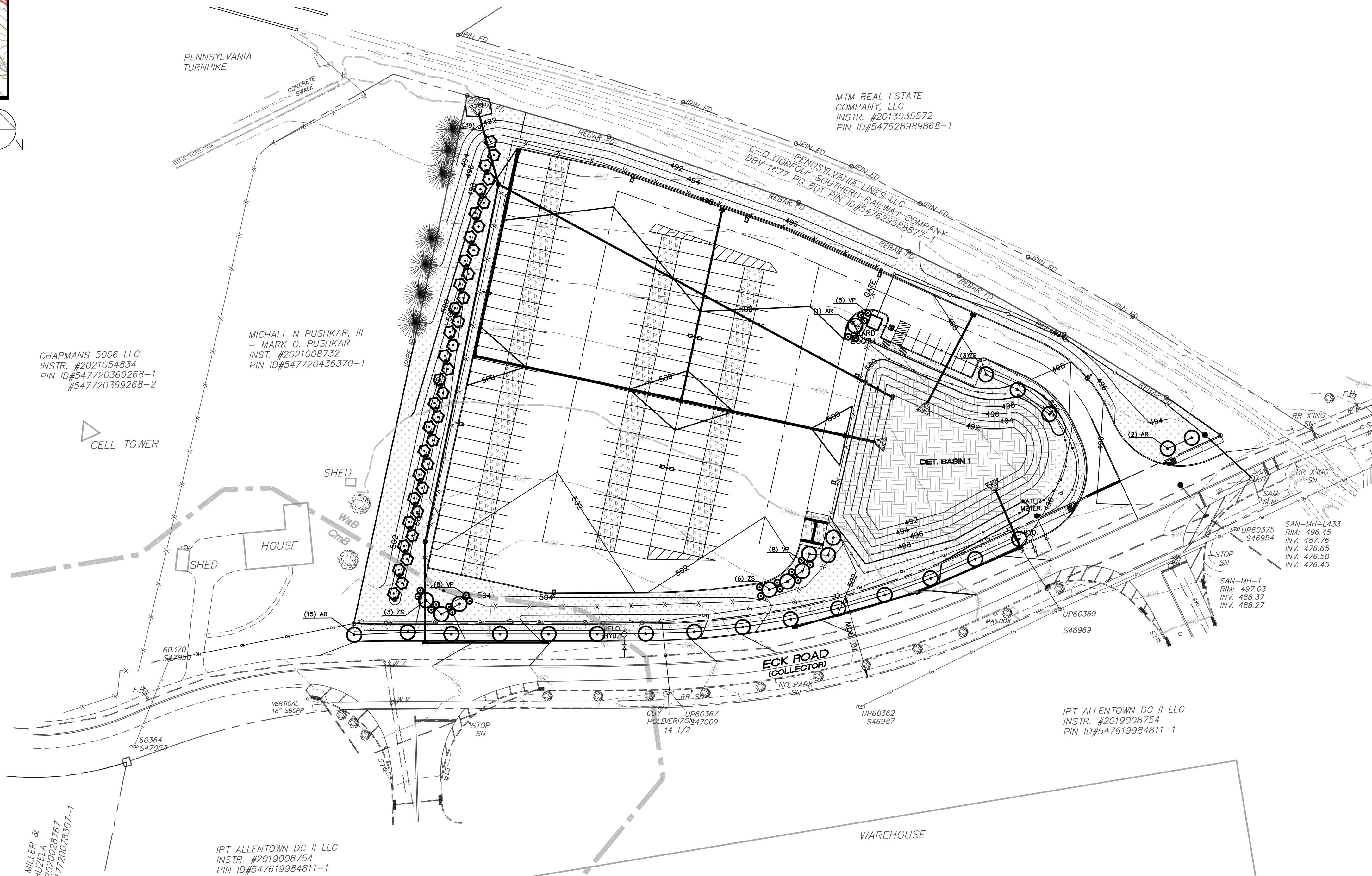
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- STORM SEWER & INLET
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- CURB OPENING
- END CURB WITH TAPER
- TRIP TRAP APRON
- DECIDUOUS/EVERGREEN TREE
- SHRUB
- EXISTING TREE TO BE REMOVED, AND REPLACED AT SAME LOCATION
- EXISTING TREE TO BE REMOVED AND RELOCATED

SEEDING LEGEND

- MEADOW/LOW MAINTENANCE SEED MIX
- BASIN/WATER TOLERANT SEED MIX

NOTE: SEE LANDSCAPING DETAILS SHEET FOR SEED MIX INFORMATION. STANDARD LAWN SEED MIX TO BE UTILIZED IN AREAS NOT SPECIFIED.



ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP STANDARD SPECIFICATIONS.

PRELIMINARY/FINAL LANDSCAPING PLAN



609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

1429 ECK ROAD
OUTDOOR STORAGE
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

J.G. PETRUCCI CO. INC.
171 ROUTE 173
SUITE 201
ASBURY, NEW JERSEY 08802

#	DATE	REVISION	BY

DESIGNED	DRAWN	CHECKED	DATE

PA ACT 287, AS AMENDED

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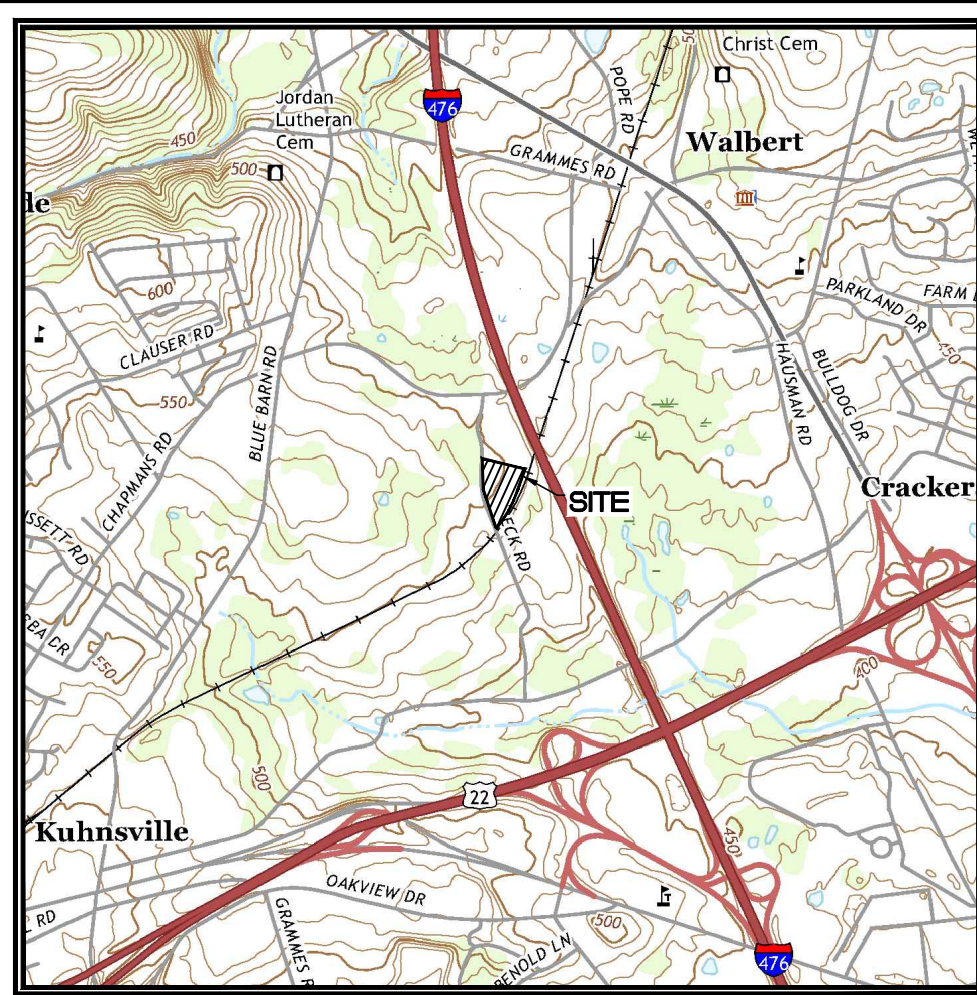
DATE _____ PLAN PREPARER'S SIGNATURE _____

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Date: May 17, 2023 - 5:35pm **Pany & Lentz Engineering Company** - USER: Chris

C:\ACAD\Acad\DWG\2022\58_1429 Eck Rd - JGP\Landscap\Current\Rev\05 - Landscaping Plan.dwg -> Landscaping Plan



LOCATION MAP
Scale 1" = 2000'

SITE LIGHTING SCHEDULE

Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
A	4	RSX2 LED P5 40K R4 HS	RSX LED AREA LUMINAIRE SIZE 2 P5 LUMEN PACKAGE 4000K CCT TYPE R4 DISTRIBUTION WITH HS SHIELD	1	28,994	0.90	210	28'
B	2	RSX2 LED P5 40K R4	RSX AREA FIXTURE SIZE 2 P5 LUMEN PACKAGE 4000K CCT TYPE R4 DISTRIBUTION WITH HS SHIELD	1	28,994	0.90	420	28'
C	5	RSX2 LED P5 40K R3 HS	RSX LED AREA LUMINAIRE SIZE 2 P5 LUMEN PACKAGE 4000K CCT TYPE R3 DISTRIBUTION WITH HS SHIELD	1	28,620	0.90	210	28'
POLE	11	-	STEEL, 25'-0", 4"x4" SQUARE POLE, 3/4" BOLT	-	-	-	-	28' (25'+3" BASE)

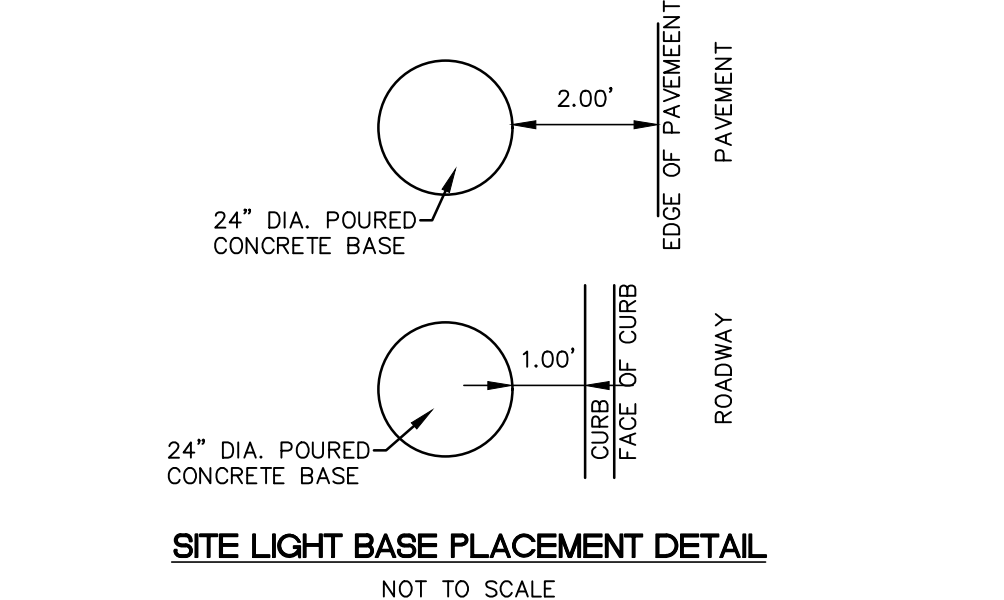
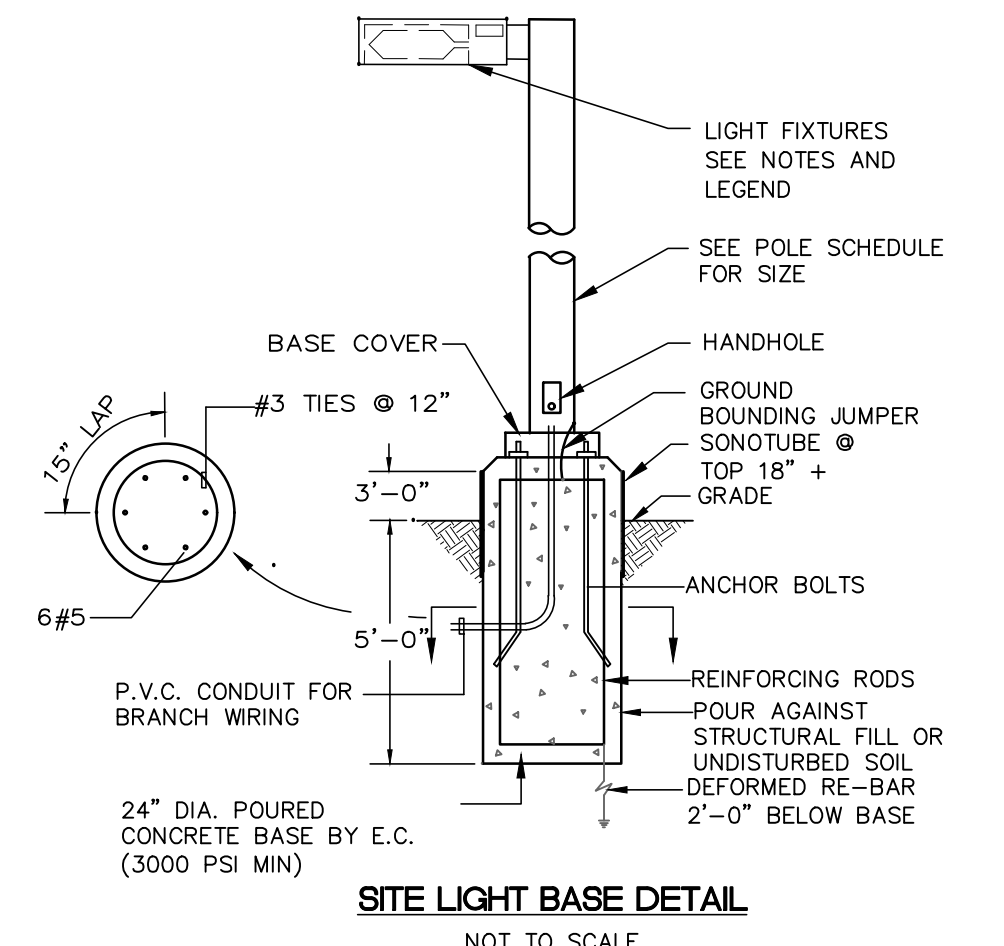
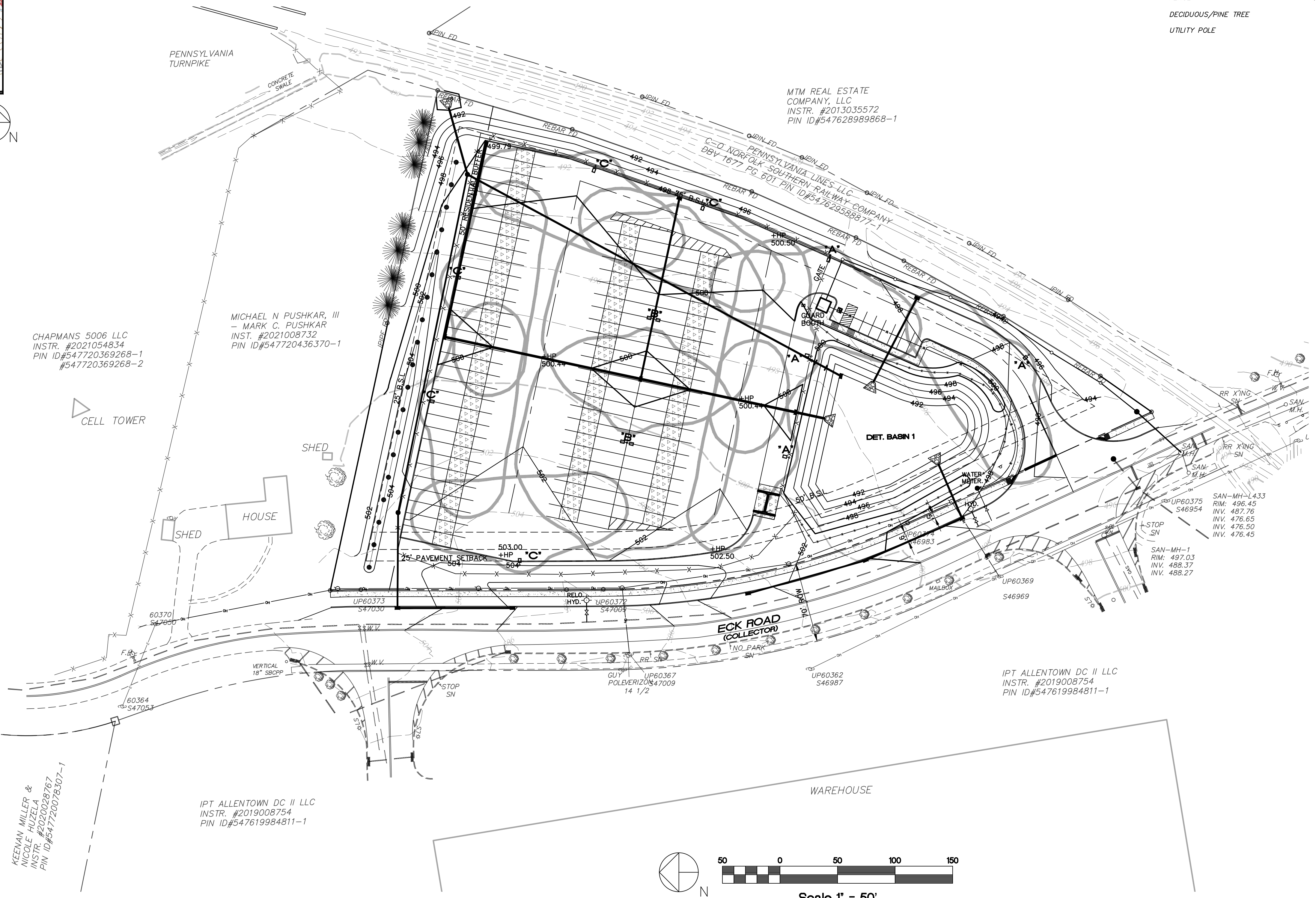
LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- EASEMENT LINE
- SETBACK LINE
- PAINT LINES
- PROPERTY LINES
- SIGN POST
- FENCE
- DECIDUOUS/PINE TREE
- UTILITY POLE

PROPOSED FEATURES

- INTERMEDIATE CONTOUR
- 2' CONTOUR
- 10' CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- PROPOSED SIGN
- STORM SEWER & INLET
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- CURB OPENING
- END CURB WITH TAPER
- RIP TRAP APRON
- LIGHT
- 0.5 FOOTCANDLE (PER FIXTURE)



Scale 1" = 50'

Date: May 17, 2023 - 5:35pm *Pany & Lentz Engineering Company* USER: Chris

KEENAN MILLER & NICOLE PUZELA
INSTR. #2020028767
PIN ID#547720078307-1

CHAPMANS 5006 LLC
INSTR. #2021054834
PIN ID#547720369268-1
#547720369268-2

MICHAEL N PUSHKAR, III
- MARK C. PUSHKAR
INST. #2021008732
PIN ID#547720436370-1

MTM REAL ESTATE COMPANY, LLC
INSTR. #2013035572
PIN ID#547628989868-1

IPT ALLENTOWN DC II LLC
INSTR. #2019008754
PIN ID#547619984811-1

IPT ALLENTOWN DC II LLC
INSTR. #2019008754
PIN ID#547619984811-1

PA ACT 287, AS AMENDED
IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 2022283634. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.
THE CONTRACTOR SHALL COMPLY WITH PA ACT 287, AS AMENDED REQUIREMENTS AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF WORK.



ENGINEER'S STATEMENT
I, STEPHEN A. PANY, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.
DATE _____ PLAN PREPARER'S SIGNATURE _____

Pany & Lentz Engineering Company accepts no responsibility for unauthorized use of this document. Reproduction of this drawing or any portion thereof is prohibited without the written consent of Pany & Lentz Engineering Company. Only final construction documents signed and sealed by the Engineer of Record are valid.
All written dimensions shall take priority over scaled dimensions. The contractor shall be responsible for verifying all locations, elevations, dimensions and conditions prior to construction. The contractor shall notify Pany & Lentz Engineering Company of any discrepancies with the information shown on the drawings.

ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP STANDARD SPECIFICATIONS.

#	DATE	REVISION	BY

PRELIMINARY/FINAL LIGHTING PLAN

PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINEERY
609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

1429 ECK ROAD
OUTDOOR STORAGE
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

J.G. PETRUCCI CO. INC.
771 ROUTE 773
SUITE 201
ASBURY, NEW JERSEY 08802

DESIGNED	SNP
DRAWN	BMW
CHECKED	MFS
JOB. NO.	2022258
SCALE	1" = 50' U.N.O.
DATE	MAY 15, 2023
DWG. NO.	LD-7
SHEET NO.	7
OF	32
REV.	0

SOUTH WHITEHALL TOWNSHIP

52

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

May 22, 2023

Triple Net Investments, CI, LLC
Attn: Joseph Petrucci
171 Route 173 Suite 201
Asbury, NJ 08802

**Re: 1429 Eck Road Outdoor Storage
Major Plan #2022-109
Request for Sketch Plan Review**

Dear Mr. Petrucci:

This letter constitutes the Completeness Review for your application of May 18, 2023 for preliminary/final plan review of the above-referenced Major Plan. A determination has been made that your application is **Administratively Complete**. Please find attached the following documents:

1. The *Escrow and Reimbursement Agreement*
2. An Invoice for the Application Fee
3. An Invoice for the Subdivision Escrow

In order to complete the application, complete and sign the *Escrow and Reimbursement Agreement (to include the total of the original Sketch Plan \$5,000 escrow and the supplemental Preliminary/Final Plan escrow)*, attach a check for the invoiced amount to the Application Fee Invoice, and attach a check for the invoiced amount to the Subdivision Escrow Invoice, and return all three items to the Cashier at the South Whitehall Township Municipal Building no later than 3:30 PM on Thursday May 25, 2023 in order to be on the June 15, 2023 Planning Commission meeting agenda. Should the above-mentioned items be received after the above-mentioned deadline date, the application shall be reviewed at the next available Planning Commission meeting (in accordance with the published meeting submission deadline schedule).

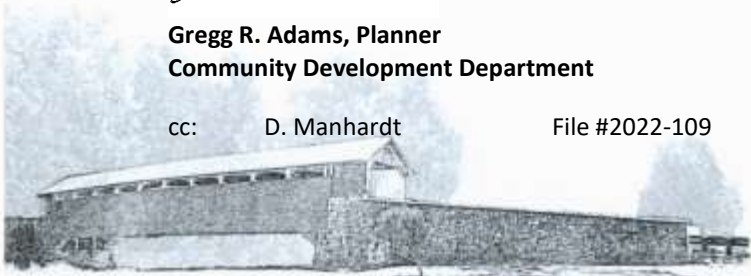
Sincerely,



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

cc: D. Manhardt

File #2022-109



MEMORANDUM

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

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

SUBJECT: South Whitehall Township
1429 Eck Road Outdoor Storage
Major Plan #2022-109
Preliminary/Final Plan Review

DATE: June 7, 2023

COPIES: Mr. Thomas R. Petrucci, MPA
Township Manager
South Whitehall Township

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

Mr. Herb Bender
Director of Township Operations
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

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

Mr. John G. Frantz, CFEI, BCO
Fire Marshal, Building Code Official
South Whitehall Township

Lisa A. Pereira, Esq.
Broughal & DeVito, LLP

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

Mr. Geoffrey A. Reese, P.E.
Director of Environmental Planning
Lehigh Valley Planning Commission

Mr. Martin F. Smith, Jr., P.E.
Partner - Civil
Pany & Lentz Engineering Company

Mr. Joseph Petrucci
Triple Net Investments CI, LLC

(all via e-mail)

Mr. J. Scott Pidcock, PE, RA, Township Engineer

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

Proposed 102-space outdoor storage area (24 vehicle parking spaces (8 proposed; 16 reserve spaces) and 78 tractor-trailer spaces) and 100 square foot (s.f.) guard booth on a 5.1± acre property;

0.8± acres of Right-of-Way to be dedicated to the Township;

Widening, curb, and sidewalk improvements along Eck Road;

One Stormwater Management Facility;

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

TND – Industrial Retrofit and Infill Overlay District;

Proposed Public Water and Public Sewer by South Whitehall Township Authority; and

Outdoor Storage is permitted as a Special Exception Use in IC-1.

Waivers/Deferrals/Variations:

None to date (see Waiver Comment below).

See ZHB-2022-02 Decision for variance information/Special Exception Approval.

Recommendation:

Engineering approval not recommended at this time.

mjg/laf

Enclosures

South Whitehall Township
 1429 Eck Road Outdoor Storage
 Major Plan #2022-109
 Preliminary/Final Plan Review

June 7, 2023

REVIEW COMMENTS

A. Planning

1. Waiver requested:

SALDO §312-36(c)(5)(A) – Waiver of the maximum 40-foot driveway width requirement to allow a driveway width at the right-of-way to be larger than 40 feet (70± feet proposed). We have no engineering objection to this request. Also, we recommend consideration of any comments from the Department of Public Works.

In the event a waiver or deferral is ultimately granted upon submission of Land Development Plans, update the Waiver Note to reflect the dates of approval, and the Board which took the action; and

2. Confirm with the utility companies that the location of the proposed street trees is acceptable given the proximity to the existing overhead wires.

B. General

1. We note the following regarding the Eck Road frontage improvements:

- a. We note that Eck Road has recently been reconstructed along the property frontage. Per Street Excavation Ordinance §304-27.A, no permit shall be issued by the Township which would allow any excavation in an improved street less than five years old (it appears that a waiver from this requirement may be necessary). Confirm with the Public Works Director the extent of road reconstruction/restoration associated with the pavement widening along Eck Road, Street Excavation Ordinance §304-26.J. We recommend milling and be extended to the centerline of Eck Road. Ultimately, we would defer to the Township Public Works Department regarding the extent of roadway repairs and/or improvements to be provided;
- b. Clearly show the proposed pavement widening area of Eck Road on the Record Plan including showing the limits of milling and overlay. Provide a profile, applicable cross sections, and pavement tie-in details as necessary, SALDO §312-12(b)(31) and §312-12(b)(32); and
- c. Pavement widening is shown outside the right-of-way on the Pushkar property and the Pennsylvania Lines LLC property. Obtain easements as necessary, SALDO §312-12(b)(25).

2. We note the following survey related comments:
 - a. Clearly define with metes and bounds the “Right-of-way to be Dedicated” (0.711 acres) and the “Area to be Conveyed” (0.053 acres) on the Record Plan, SALDO §312-12(b)(14);
 - b. Provide closure reports for the Property Boundary, the “Right-of-way to be Dedicated”, and the “Area to be Conveyed”, SALDO §312-12(b)(14), §312-12(b)(25), §312-12(b)(26), and §312-14(b)(3);
 - c. Clarify which property owner will receive the “Area to be conveyed”, SALDO §312-14(b)(3). If applicable, Owners’ Statements should be provided for this property owner;
 - d. Check/revise the property information for the Miller/Huzela property, SALDO §312-12(b)(8)(H) and §312-12(b)(17);
 - e. Identify the intent of the setback line measured 35 feet from the Eck Road proposed right-of-way, SALDO §312-12(b)(29); and
 - f. Expand the horizontal curve information to be consistent with the requirements in SALDO §312-14(b)(4).
3. The following are comments concerning accessibility on the land development site plans. The review is based on Chapter 11, Appendix E and related accessibility provisions of the 2021 International Building Code (IBC) adopted by the Pennsylvania Construction Code Act 45 as amended (PAUCC), Accessible and Usable Buildings ICC A117.1 2017 (ICC A117.1) referenced in the IBC, and the Pennsylvania Department of Transportation Publication RC-67M (PENNDOT RC-67M):
 - a. The slopes for the landing near the accessible space should not exceed the maximum allowable slope of 2 percent required by ICC §405.7.1. Check/revise the spot elevations and grading as necessary;
 - b. Provide information to confirm that an accessible route can be provided from the sidewalk along Eck Road into the site; and
 - c. In addition to the Accessible Parking Striping Detail (Sheet 15), indicate the location of van accessible parking spaces and signage for same on the plans (e.g., Record Plan, Grading & Utility Plan, etc.).

The Township’s Accessibility Code Official may have additional review comments during building permitting. We recommend contacting the Code Official to confirm the above comments and any other applicable accessibility requirements.
4. In addition to the latest revision date, add the initial plan date to the Sheet Index, SALDO §312-14(b)(1);
5. Update the Collector Street Cross Section to be consistent with the SWT Standard Construction Documents (specifically Pavement Materials Note B, and references to HMA should be revised to WMA as we note PENNDOT no longer permits HMA);

6. Provide existing and proposed contours within 400 feet of the site, (SALDO §312-12(b)(15)) and sidewalks, trails, driveways, street, easements, and rights-of-way, etc. within 400 feet of the site, (SALDO §312-12(b)(21));
7. Identify any rock outcrops, stone fields, closed topographical depressions, and other features of ground subsidence, etc. or the absence of such features should be noted, SALDO §312-12(b)(18);
8. Show manmade features (e.g., location size of existing buildings, sewer mains, water mains, culverts, petroleum products lines, etc.) within 100 feet of the site, SALDO §312-12(b)(19) and §312-12(b)(20);
9. Provide a benchmark and note its datum, SALDO §312-12(b)(16); and
10. Provide permanent reference monuments in accordance with SALDO §312-12(b)(40) and §312-12(b)(27).

C. Stormwater Management

1. The Pre-Development drainage should be re-evaluated. The southern portion of the site is shown to drain to a depression. Additional survey information should be provided to determine if the depression will overflow to the northern point of analysis or south to Crackersport Road. Additional any detention/retention should be removed from the Pre-Development Runoff Rate and Volume, SMP §296-14.I;
2. Additional information should be provided for the following: runoff volume to be controlled, the available storage in the basin for the volume to be sprayed, and the spray irrigation design information to show the volume can be sprayed, SMP §296-12.E;
3. A Pre-Development Tc should be concentrated for the DP 001, SMP §296-15.N;
4. The grading along the northern property line should be reviewed as it appears that additional runoff is directed at the adjoining property, SALDO §312-39(a)(3);
5. The pipes from ES-A1 to OCS 1 should be checked and revised as the capacity is exceeded, SALDO §312-39(b);
6. The downstream HGL for the storm sewer pipes entering the basin should be revised to begin at the 100-year WSEL of the basin, SALDO §312-39(b)(6);
7. The inlet parameters should be revised to include appropriate length, width, area, gutter and longitudinal slopes, sag vs on-grade, and downstream structure, SALDO §312-39(b)(10)
8. Clearly identify the intended ownership of and maintenance responsibilities for stormwater management facilities. The maintenance responsibilities for drainage facilities should be discussed between the Township and Developer, and note the specific limits of public/private ownership on a plan to be recorded, SMP §296-26;

9. 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 and the Department of Public Works each March 1st stating that the operation and maintenance have been performed for each BMP listed below upon its installation;
 - b. The 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, 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.
10. 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.

D. Traffic

1. Provide required and available sight distances for the proposed driveway (based on PENNDOT Stopping Sight Distance criteria), SALDO §312-35(a)(6)(F) and §312-12(b)(24);
2. Provide signing at the north end of the Eck Road frontage to warn motorists of the narrowing pavement;
3. Consider relocation of the Stop sign to improve visibility for exiting motorists;
4. Identify the existing signing with PENNDOT series, message, and size, along with the proposed disposition (relocating or removing);
5. Provide No Parking Signing along Eck Road to maintain the clear sight triangles;
6. Provide appropriate signing regarding the restriction of refrigerated unit parking along the northern parking row;
7. Include a note indicating that signs are to be PENNDOT Type 'B' breakaway signs;
8. Provide a white edge line along the widened frontage to differentiate the 12-foot travel lane and the 8-foot shoulder area of Eck Road;

9. Provide pavement markings at the driveway entrance to provide guidance for auto vehicles, including crosshatching, similar to the driveway on the opposite side of Eck Road;
10. Provide a marked crosswalk across the driveway;
11. Identify all pavement marking colors, widths, and materials; and
12. Provide additional spot elevations and slopes within the curb ramp details:
 - a. Include the crosswalk longitudinal and cross slopes;
 - b. Identify the depressed curb grade;
 - c. Include the spot grade for the eastern sidewalk limit at the driveway intersection for the ramp on the south side of the driveway;
 - d. Provide details of the sidewalk connection from Eck Road into the site; and
 - e. Check the Eck Road cross slope labeled on the detail for direction and magnitude.

E. Policy and Information

1. The applicant should discuss with the Township whether open space, or fees in lieu thereof, will be required, and an appropriate note should be placed on the Plan to be recorded, SALDO §312-36(d). Open Space calculations and an Open Space Plan encompassing the entire development should be provided;
2. All required outside agency permits and approvals should be identified on the plans. These may include, but may not necessarily be limited to:
 - a. Lehigh Valley Planning Commission, SALDO §312-12(a)(10);
 - b. An Erosion & Sedimentation Control Plan approval letter from the LCCD, SALDO §312-12(a)(13) and §312-12(b)(39);
 - c. PADEP, SALDO §312-12(a)(12) and §312-14(a)(8); and
 - d. LANTA, SALDO §312-12(a)(14) and §312-14(a)(10).

Copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, should be provided to the Township and our office;

3. Any concerns of the Shade Tree Commission related to proposed street tree and landscape plantings should be addressed, SALDO §312-12(b)(28) and §312-12(b)(36);
4. Address any concerns of the Public Safety Commission. We have not reviewed and would defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access, the requirements for fire protection systems, etc.;
5. We defer to the Township Geotechnical Consultant to review all geotechnical aspects of the design including, but not limited to the sinkhole mitigation details, site retaining wall installations/designs, Hydrology, Geological information etc.;

6. 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;
7. Matters pertaining to the design of water distribution and sanitary sewerage systems should be directed to the Department of Public Works. We have not reviewed these designs;
8. Revise the Planning Commission Signature Block to be consistent with SALDO §312-13(d)(2); and
9. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, SALDO §312-14(b)(2). The Township Solicitor should determine the acceptability of the Engineer's Statement, SALDO §312-12(b)(5). Also, update the Certification of Owner of Record to be consistent with SALDO §312-12(b)(6) and §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
1429 Eck Road Outdoor Storage
Major Plan #2022-109
Preliminary/Final Plan Review

List of Plans and Supplemental Information
Prepared by Pany & Lentz Engineering Company and
dated May 15, 2023, except as noted

1. Cover Sheet, Sheet 1 of 32;
2. Record Plan, Sheet 2 of 32;
3. Existing Features Plan, Sheet 3 of 32 (cursory review only);
4. Grading + Utility Plan, Sheet 4 of 32;
5. Landscape Plan, Sheets 5 of 32 (cursory review only);
6. Landscaping Details, Sheet 6 of 32 (cursory review only);
7. Lighting Plan, Sheet 7 of 32 (cursory review only);
8. Storm Sewer Profiles, Sheet 8 of 32;
9. Storm Sewer Details, Sheets 9 and 10 of 32;
10. Sanitary Sewer Profiles, Sheet 11 of 32 (not reviewed);
11. Sanitary Sewer Details, Sheet 12 of 32 (not reviewed);
12. Waterline Profiles and Details, Sheet 13 of 32 (not reviewed);
13. Miscellaneous Details, Sheets 14 and 15 of 32;
14. Stormwater Management – Pre-Development Plan, Sheet 16 of 32;
15. Stormwater Management – Post-Development Plan, Sheet 17 of 32;
16. Storm Sewer Drainage Areas Plan, Sheet 18 of 32;
17. Truck Turning Maneuvers WB-67, Sheet 19 of 32;
18. Truck Turning Maneuvers Emergency Vehicle, Sheet 20 of 32;
19. Erosion + Sediment Pollution Control (ESPC) Plan Stage 1, Sheet 21 of 32 (cursory review only);
20. ESPC Plan Stage 2 + 3, Sheet 22 of 32 (cursory review only);
21. ESPC Plan Notes, Sheet 23 of 32 (cursory review);
22. ESPC Plan Details, Sheets 24 through 26 of 32 (cursory review);

23. Post-Construction Stormwater Management (PCSM) Pre-Development Plan, Sheet 27 of 32;
24. PCSM Post-Development Plan, Sheet 28 of 32;
25. PCSM Drainage Areas Plan, Sheet 29 of 32;
26. PCSM Notes, Sheet 30 of 32;
27. PCSM Details, Sheets 31 and 32 of 32;
28. Stormwater Conveyance Narrative Report & Calculations, dated May 18, 2023;
29. Stormwater Management Narrative Report & Calculations, dated May 18, 2023;
30. Trip Generation Comparison Letter, prepared by McMahon and dated September 12, 2022;
31. NPDES Erosion and Sediment Control Module 1 dated May 15, 2023 (cursory review only);
32. Project Narrative, dated May 17, 2023;
33. Letter of Transmittal to LANTA, dated May 18, 2023;
34. Letter of Transmittal to LVPC, dated May 18, 2023;
35. Letter of Transmittal to South Whitehall Township, dated May 18, 2023; and
36. Waiver request letter, dated May 17, 2023.

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

1. Water and Sewer Request for Services letter dated May 17, 2023;
2. Planning Module Mailer, undated;
3. Preliminary Subsurface Soils Investigation, prepared by CTL, Inc. and dated August 8, 2022;
4. PNDI Receipt, undated; and
5. SALDO Application dated May 17, 2023.



June 2, 2023

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

Re: Eck Road Outdoor Storage
 Land Development #2022-109
 Review of Preliminary Final Plan
 SSM File 103400.0084

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary/Final submitted for the above referenced project on May 15, 2023. We have the following comments regarding the water and sanitary sewer utilities:

General Notes:

1. We are in receipt of a request for water and sewer service, and we will issue separate willing to serve and allocation letter.
2. **Preliminary/Final Record Plan Drawing Number LD-2 Sheet 2 of 32** – Utilities states Sewer and Water as LCA. This is incorrect. South Whitehall Township [SWT] owns and operates Sanitary Sewer and Water in this area.

Water Comments:

3. **Water Line Profiles and Details Drawing Number LD-13 Sheet Number 13 of 32** – Fire Hydrant connection point at SWT water main shall be a Tapping Sleeve and Valve. SWT Standard Construction Detail SWT-W-6 [Valve and Valve Box]
4. **Water Line Profiles and Details Drawing Number LD-13 Sheet Number 13 of 32** – Add SWT Standard Construction Detail SWT-W-6 [Valve and Valve Box]
5. **Water Line Profiles and Details Drawing Number LD-13 Sheet Number 13 of 32** – Copper water service line shall be 1" not ¾". SWT Standard Construction Detail SWT-W-6 [Service Connection]
6. **Water Line Profiles and Details Drawing Number LD-13 Sheet Number 13 of 32** - Add SWT Standard Construction Detail SWT-W-5 [Service Connection]

Sanitary Sewer Comments:

7. **Sanitary Sewer Profiles Drawing Number LD-11 Sheet Number 11 of 32** – Sanitary sewer lateral connection to South Whitehall Township manhole Station 0+00 must show an outside drop connection points to manhole with elevations. SWT Standard Construction Detail SWT-S-3. [Precast Concrete pipe Drop Manhole]
8. **Sanitary Sewer Profiles Drawing Number LD-11 Sheet Number 11 of 32** - Sanitary sewer lateral pipe size shall be 8" between South Whitehall Township manhole and MH-1 private manhole. Station 0+00 to 0+50.
9. **Sanitary Sewer Details Drawing Number LD-12 Sheet Number 12 of 32** – Add SWT Standard Construction Detail SWT-S-3. [Precast Concrete pipe Drop Manhole]

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

June 2, 2023
Mr. Gregg Adams
South Whitehall Township
Page 2 of 2



Sincerely,
Spotts, Stevens and McCoy

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

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

cc: SWT, PW



June 2, 2023

Martin F. Smith, Jr. P.E.
 Pany & Lentz Engineering Co.
 609 Hamilton St.
 Allentown PA 18101

Re: Eck Road Outdoor Storage
 Land Development #2022-109
 Water Service Request
 SSM File 103400.0083

Dear Mr. Smith:

We are in receipt of your request to South Whitehall Township for the water and sanitary sewer willingness to serve letter for the proposed outdoor truck trailer storage located at 1429 Eck Rd. A copy is attached to this letter for reference. The proposed facility is projected to use 10 gallons per day of water. At this time the water and sanitary sewer systems owned by South Whitehall Township have adequate capacities and will serve the proposed development with water and sanitary sewer. Please be advised, the Township reserves the right to analyze and assess any required increases in allocations based upon actual water usage.

We are providing allocation and tapping fee amounts per S. Whitehall regulations as follows:
 Proposed Avg. water usage on 1 employee at 10 GPD, which is a minimum of 1 EDU water and sanitary sewer.

Basis of EDU for allocation and tapping calculations in accordance with BOA 2013-11:

Water EDU = 154.7 gal/day = 1.0 EDU
 Sewer EDU = 214.2 gal/day = 1.0 EDU

The capacity allocation (reservation) fees are:

Water Allocation = 154.7 gallons x \$3.58/gal = \$553.83
 Sewer Allocation = 214.2 gallons x \$3.58/gal = \$766.84

Per Resolution No. 2016-05-BOA sewer and water tapping fees:

Water Tapping Fee = 1.0 EDU x \$1,885.00= \$1,885.00
 Sewer Tapping Fee = 1.0 EDU x \$4,125.00= \$4,125.00
 Total Allocation and Tapping Fee = \$7,330.67

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

June 2, 2023
Mr. Martin Smith, Jr., P.E.
Pany & Lentz Engineering Co.
Page 2 of 2



Sincerely,
Spotts, Stevens and McCoy

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

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

cc: SWT, PW



HanoverEngineering

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

June 6, 2023

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

RE: Geotechnical Engineering Review of
 Provided Documents
 1429 Eck Road Outdoor Storage
 Major Plan 2022-109
 South Whitehall Township, Lehigh County,
 Pennsylvania
 Hanover Project SWT22-11(015)

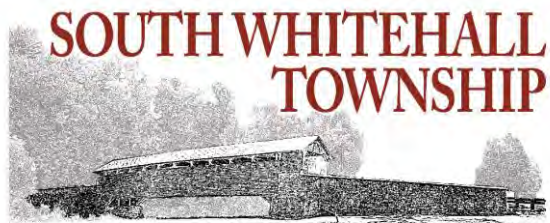
Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on May 25, 2023 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following:

1. Project Narrative, prepared by Pany & Lentz Engineering Company (P & L), dated May 17, 2023.
2. Report entitled "Preliminary Subsurface Soils Investigation," prepared by Certified Testing Laboratories, Inc, dated August 8, 2022.
3. Report entitled "Stormwater Management Narrative Report & Calculations", prepared by P & L, dated May 18, 2023.
4. Engineering plan set entitled "Preliminary/Final Land Development Plans for 1429 Eck Road Outdoor Storage", Sheets 1 of 32 through 32 of 32 inclusive, prepared by P & L, dated May 15, 2023, unrevised.

Based on our review, it is our understanding that the subject property consists of a vacant, single tax parcel approximately 5.11 acres in size. The applicant proposes to construct a seventy-eight (78)-space outdoor storage area for trailer storage along with a guard booth, eight (8) car parking spaces, stormwater management facilities, and utility extensions. An area would be reserved for future sixteen (16) car parking spaces. The proposal includes approximately 113,000 square feet of new impervious area on site and an additional 11,000 square feet of impervious area associated with the proposed widening of Eck Road and sidewalk along Eck Road. The site will be served by public water and public sewer. We offer the following comments:

- A. Chapter 296, Stormwater Management, of the South Whitehall Township Code:
1. Chapter 296-11.J: Normally dry, open top, storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than twenty four (24) hours and not more than seventy-two (72) hours from the end of the design storm. Demonstrate compliance with this requirement.
 2. Chapter 296-11.T: Within areas containing soils identified by the Soils Conservation Service to be sinkhole prone, detention 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. On the Basin Section Detail, the applicant has proposed an "impervious liner". Provide specifications for the liner material, thickness, etc. which include the permeability requirement in this section.
 3. Chapter 296-11.Y: 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, any part of the Water Quality Volume, or for otherwise meeting the purposes of this chapter. The applicant shall demonstrate that this proposal is consistent with the Recommendation Chart.
 4. Chapter 296-15.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. The report states that infiltration tests will be conducted in fill placed during construction. This office shall be notified of the testing schedule to allow for observation of the testing.
- 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.
 2. Section 312.39(D)(2) of the Subdivision and Land Development Ordinance:
 - a. Requires a minimum two percent (2%) slope across the basin floor. The proposed slope is zero percent (0%). The applicant shall provide a design which complies with this requirement or formally request a waiver.
 - b. Requires a maximum four-foot (4') horizontal to one foot (1') vertical basin slope side wall. The proposed side wall slope is three to one (3:1). The applicant shall provide a design which complies with this requirement or formally request a waiver.
 3. Clearly depict and label the areas proposed for spray irrigation on the plans.



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: JUNE 2, 2023

**SUBJECT: 1429 ECK ROAD OUTDOOR STORAGE
WAVER FROM LAND DEVELOPMENT 2022-109**

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

1. All storm infrastructure and BMPs to remain private.
2. Eck Road 5 year moratorium needs board approval to open the road.
3. Sewer planning module required.
4. Is sewer main and manhole an extension of the sewer system?
5. Provide approval of storm discharge point into the swale at the train tracks(Norfolk Southern).
6. Lighting cannot illuminate onto neighbor's property.
7. New sanitary sewer manholes need to be rapid sealed.
8. Water service needs to be 1" copper.
9. If road opening is approved by the board the restoration may need to be incorporated into one repair for water and sewer.

Mr. Gregg Adams
Planner

3

June 6, 2023

4. On Sheet 26, a note refers to a “spray irrigation plan set”. This document is not found in this submission and shall be provided.
5. Provide specifications for the preparation of the basin subgrade (compacted, free of large coarse fragments and debris, etc.).
6. On Sheet 23, Standard E & SC Plan Note 34 should stipulate notification to South Whitehall Township also in the event of sinkhole discovery.
7. The CTL Report, in Section 10.0, lists preventative measures against sinkholes. These should be added to the plan notes.
8. The CTL Report, in Section 11.0, lists general procedures for sinkhole repair. These should be added to the plan notes, or the project geotechnical consultant should review and approve the existing notes and details on the plans.

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(015) 1429EckRoadOutdoorStorageMajorPlan2022-109\Docs\2023-06-06-SWT Geotech, 1429 Eck Road Outdoor Storage Major Plan geotech cmt ltr 1.doc

cc: Mr. Dave Manhardt, Director of Community Development (via email)
Mr. Herb Bender, Public Works Director (via email)
Mr. Anthony F. Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Mr. Joseph Petrucci, Triple Net Investments CI, LLC
Mr. Stephen A. Pany, PE, Pany & Lentz Engineering Company

Gregg R. Adams

From: John G. Frantz
Sent: Tuesday, June 6, 2023 9:42 AM
To: Gregg R. Adams
Subject: 1429 Eck Road Outdoor Storage 2022-109

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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SOUTH WHITEHALL TOWNSHIP

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

December 9, 2022

Triple Net Investments, CI, LLC
Attn: Joseph Petrucci
171 Route 173 Suite 201
Asbury, NJ 08802

**Re: 1429 Eck Road Outdoor Storage
Major Plan #2022-109
Request for Preliminary/Final Plan Review**

Dear Mr. Petrucci:

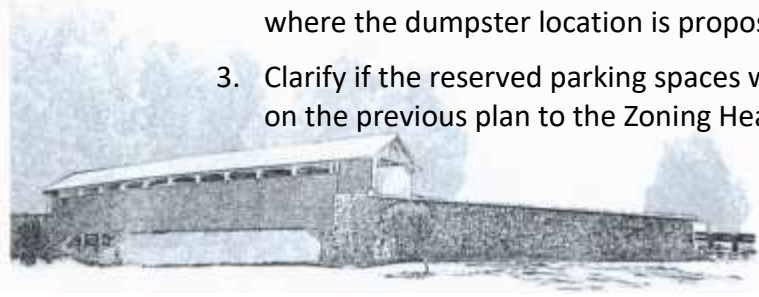
The purpose of this letter is to report zoning and non-engineering related comments that are to be addressed. My comments follow:

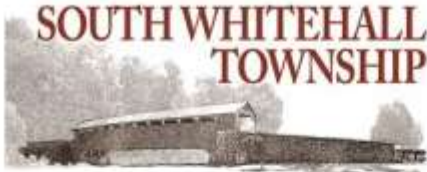
Zoning

The Applicant proposes the storage of tractors and trailers as a Primary Use on a 5.11-acre parcel. Outdoor Storage is a permitted use by Special Exception in the IC-1 zoning district, providing additional regulations can be met. Zoning Hearing Board (ZHB) granted approval on January 12, 2023. A Special Exception Use was granted conditioned on 15 Conditions of Approval. A Variance was granted to place required parking spaces in reserve.

The current plan slightly differs from the plan presented to the Zoning Hearing Board and is showing reconfigured parking areas, a location change of the snow removal device, and a location change for the dumpster. Tractor trailer parking spaces have been added which are not compliant with the zoning ordinance and as shown will require ZHB relief. The total number of spaces has been reduced by one space from 79 to 78 shown on the current plan.

1. Section 350-48(o)(2)(E)(iv)(a) - The snow removal device and two (2) parking spaces encroach into the minimum fifty (50') foot Parking Area Setback Line and into the Front Yard Setback. Show and label the Front Yard Setback and Parking Area Setback lines. A variance may be required.
2. The dumpster location has been replaced by the snow removal device. Show and label where the dumpster location is proposed.
3. Clarify if the reserved parking spaces will be striped for tractor trailer parking as shown on the previous plan to the Zoning Hearing Board.





4. The positioning of the snow removal device does not appear to allow for trucks to pass through. Clarify how the tractor trailers will drive through the snow removal device.
5. Show and label on the plan the solid fence to be installed near the residential dwelling as stated in Condition "e" of the ZHB approval.
6. Show and label on the plan the placement of the berm near the residential dwelling as stated in Condition "g" of the ZHB approval.

Fire Marshal and Public Safety Commission

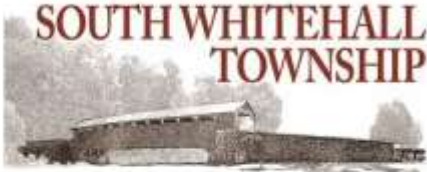
1. The Fire Marshal reported no comments to the plan.
2. The Public Safety reviewed the plan at its June 5, 2023 meeting and reported no comments.

Landscape and Shade Tree Commission

1. At their May 22, 2023 meeting, the Landscape and Shade Tree Commission noted the following comments:
 - a. Seventeen Red Maples are proposed as Street Trees. The Selecting Shade Trees Guide states that, if between 11 and 20 trees are proposed, the trees proposed are to be from at least two Families of tree species.
 - b. The Shade Tree Commission recommended that species resistant to Verticillium Wilt be used.
 - c. The Commission noted that overhead wires are near the proposed tree locations. It recommended that the species be chosen from the In Tight Areas or Under Overhead Wires categories of Preferred Species.
 - d. The Commission also noted that the two southernmost street trees are proposed outside of the right-of-way of Eck Road. The Commission recommended that the trees either be moved to within the right-of-way of Eck Road or be placed within a Shade Tree Easement.

Open Space and Recreation

1. The Parks and Recreation Board is scheduled to review the plan at their June 12, 2023 meeting. The Parks and Recreation Board reviewed the plan at their September 12, 2022 meeting and made no recommendations. They requested that the preliminary plan be forwarded to them for their review and comment. Should a fee in lieu of open space dedication be recommended, the fee for nonresidential developments shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-



development impervious surface minus pre-development impervious surface). Please provide the additional square footage of impervious surface with the Preliminary Plan submission so that the fee can be calculated. According to the Zoning Data Block on sheet LD-2, the plan proposes an additional 112,811 square feet of impervious surface, resulting in a fee of \$28,202.75.

Water & Sewer

1. 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.

Legal and Other

1. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
2. 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.
3. A note shall be added to the plan (on plan sheet LD-7 near the Site Light Base Detail graphic) stating that a building permit is required for light pole foundations prior to installation.
4. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Waiver and Deferral Request Commentary

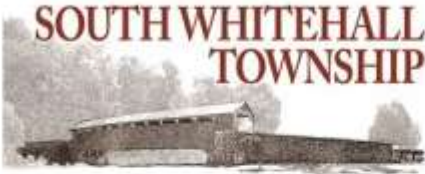
1. The Plan states a note requesting a waiver of SALDO Section 312-36(c)(5)(A) to allow a driveway width of greater than 40 feet. Staff defers to the Township Engineer.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as fronted by a Collector Road (Eck Road) and a rail line and underlain by karst geology.

The Comprehensive Plan envisions the tract within an Industrial Land Use Type. The goal of Industrial is to:

- Require buffers to be proportionate to the degree of impact and intensity of development.
- Consider transit and multimodal connection to support industrial employees.



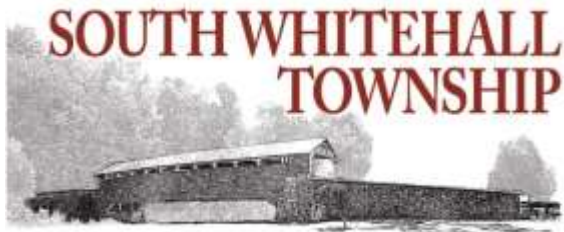
- Coordinate development along transportation routes that can appropriately accommodate traffic impacts and require necessary transportation improvements.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, June 15, 2023 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will be also be livestreamed via GoToMeeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting.

Sincerely,

Gregg R. Adams, Planner
Community Development Department

cc:	T. Petrucci	H. Bender	D. Manhardt	L. Harrier
	M. Elias	J. Frantz	L. Pereira, Esq.	S. Pidcock
	A. Tallarida	M. Smith, P&L	File 2022-109	



MEMORANDUM

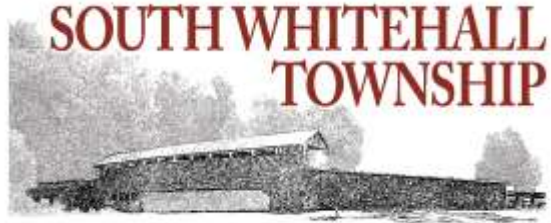
TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: June 9, 2023
SUBJECT: Subdivision Plan Review
 Eck Road Outdoor Storage
 Major Subdivision 2022-109
 Plan Dated May 15, 2023
COPIES: D. Manhardt, G. Adams, J. Alderfer, Esq., A. Tallarida, J. Frantz, Applicant

The Applicant proposes the storage of tractors and trailers as a Primary Use on a 5.11-acre parcel. Outdoor Storage is a permitted use by Special Exception in the IC-1 zoning district, providing additional regulations can be met. Zoning Hearing Board (ZHB) granted approval on January 12, 2023. A Special Exception Use was granted conditioned on 15 Conditions of Approval. A Variance was granted to place required parking spaces in reserve.

The current plan slightly differs from the plan presented to the Zoning Hearing Board and is showing reconfigured parking areas, a location change of the snow removal device, and a location change for the dumpster. Tractor trailer parking spaces have been added which are not compliant with the zoning ordinance and as shown will require ZHB relief. The total number of spaces has been reduced by one space from 79 to 78 shown on the current plan.

1. Section 350-48(o)(2)(E)(iv)(a) - The snow removal device and two (2) parking spaces encroach into the minimum fifty (50') foot Parking Area Setback Line and into the Front Yard Setback. Show and label the Front Yard Setback and Parking Area Setback lines. A variance may be required.
2. The dumpster location has been replaced by the snow removal device. Show and label where the dumpster location is proposed.
3. Clarify if the reserved parking spaces will be striped for tractor trailer parking as shown on the previous plan to the Zoning Hearing Board.
4. The positioning of the snow removal device does not appear to allow for trucks to pass through. Clarify how the tractor trailers will drive through the snow removal device.
5. Show and label on the plan the solid fence to be installed near the residential dwelling as stated in Condition "e" of the ZHB approval.
6. Show and label on the plan the placement of the berm near the residential dwelling as stated in Condition "g" of the ZHB approval.

Respectfully submitted,
 Laura Harrier
 Zoning Officer, Community Development



MEMORANDUM

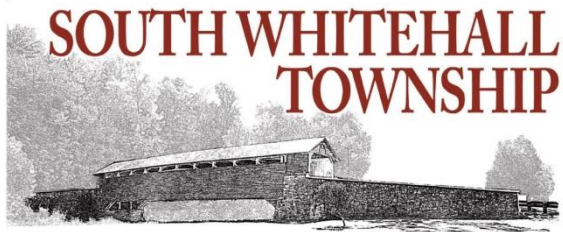
To: Planning Commission
FROM: Gregg R. Adams, Planner
DATE: May 26, 2023
SUBJECT: Subdivision Plan Review
1429 Eck Road Outdoor Storage
Major Plan 2022-109
Plan dated May 15, 2023
COPIES: Landscape and Shade Tree Commission, D. Manhardt, A. Tallarida,
J. Alderfer, Esq., S. Pidcock, Applicant

At their May 22, 2023 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

Seventeen Red Maples are proposed as Street Trees. The Selecting Shade Trees Guide states that, if between 11 and 20 trees are proposed, the trees proposed are to be from at least two Families of tree species. The Shade Tree Commission recommended that species resistant to Verticillium Wilt be used. The Commission noted that overhead wires are near the proposed tree locations. It recommended that the species be chosen from the In Tight Areas or Under Overhead Wires categories of Preferred Species. The Commission also noted that the two southernmost street trees are proposed outside of the right-of-way of Eck Road. The Commission recommended that the trees either be moved to within the right-of-way of Eck Road or be placed within a Shade Tree Easement.

Respectfully submitted,

Gregg R. Adams, Planner
Community Development Department



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: September 13, 2022
SUBJECT: Subdivision Plan Review
 1429 Eck Road Outdoor Storage
 Major Plan 2022-109
 Plan Dated August 18 2022

COPIES: Parks and Recreation Board, T. Petrucci, M. Kukitz, D. Manhardt,
 J. Alderfer, S. Pidcock, A. Tallarida, Applicant

At their September 12, 2022 meeting, the Parks and Recreation Board reviewed the plan and determined the following:

The Parks and Recreation Board made no recommendation with regard to Open Space at this time. They requested that the Preliminary Plan be forwarded to them for their review at a future meeting.

According to the Zoning Data block on sheet LD-2, the plan proposes an additional 155,000 square feet of impervious surface. Should the Board accept fees in lieu of land dedication, the fee would total \$38,750.00.

Respectfully submitted,

Gregg Adams, Planner
 Community Development Department

P ANY
&
ENTZ **ENGINEERING COMPANY**

**Re: 1429 Eck Road, PIN #5547720402074-1
South Whitehall Township, Lehigh County
Preliminary/Final Land Development Plan Submission
Project Narrative**

May 17, 2023

David Manhardt, AICP
Director of Community Development
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Dear Mr. Manhardt:

I am preparing this letter on behalf of Triple Net Investments CI, LLC, the equitable owner of an undeveloped property located at 1429 Eck Road, Allentown. By means of this letter, I am providing the requested project narrative to accompany the Preliminary/Final Land Development Plan submission.

The site is approximately 5.11 acres in size and is located on the east side of Eck Road (T.R. 498) within the IC-1 Industrial Commercial Zoning District and TND – Industrial Retrofit and Infill overlay district. The applicant proposes to construct a 78-space outdoor storage area for trailer storage. Construction will also include an approximately 100 square foot guard booth, 8 car parking spaces, an area reserved for future 16 car parking spaces, stormwater management facilities and utility extensions.

The proposed development includes approximately 113,000 square feet of new impervious area on site and an additional 11,000 SF of impervious associated with the proposed widening of Eck Road and sidewalk along Eck Road. Additional right-of-way will also be dedicated along Eck Road. The site will be served with public water and sewer.

Outdoor Storage is permitted by Special Exception in the IC-1 district. A Special Exception application was made and heard by the South Whitehall Township Zoning Hearing Board at their November 30, 2022 meeting. The ZHB subsequently approved the Special Exception request. As part of the Special Exception request, a variance for relief from the required off-street parking requirements was also granted. This relief will allow for the construction of 8 car parking spaces initially with 16 spaces held in reserve.

Pany & Lentz Engineering Company
609 Hamilton Street • Allentown, PA 18101
PHONE: 610/433-1634 • FAX: 610/433-1636

As required by §350-48(o)(9) of the South Whitehall Township Zoning Ordinance, the Outdoor Storage area is to be enclosed by a chain-link fence. The total enclosed area was utilized for the off-street parking calculations noted above. As Outdoor Storage is the use proposed, the setbacks along the property lines apply to the use, that is areas of trailer storage. The proposed plan and layout utilizes allowed reductions in the front yard setback by proposing a sidewalk along Eck Road, planting street trees along Eck Road and connecting the public sidewalk to on-site facilities via a sidewalk.

On behalf of the applicant, we appreciate your consideration of our application.

Please feel free to contact me via email at mfsmith@plec.us or phone at 610-433-1634 if there are any questions on the items submitted or additional information required to review this application.

Very truly yours,
Pany & Lentz Engineering Co.



Martin F. Smith, Jr., P.E

CC: Triple Net Investments CI, LLC
Erich Schock, Fitzpatrick, Lentz & Bubba
Stephen Pany, PE

PANY & LENTZ ENGINEERING COMPANY

**Re: 1429 Eck Road Outdoor Storage
PIN #5547720402074-1
South Whitehall Township, Lehigh County
Preliminary/Final Land Development Plan Submission
SALDO Waiver Request**

May 17, 2023

David Manhardt, AICP
Director of Community Development
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Dear Mr. Manhardt:

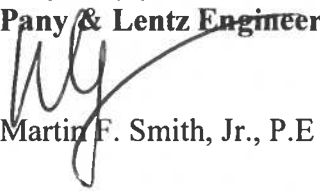
I am preparing this letter on behalf of Triple Net Investments CI, LLC, the equitable owner of an undeveloped property located at 1429 Eck Road, Allentown.

By means of this letter, I am respectfully requesting the following waiver for the above referenced land development plan:

- 1. **SECTION 312-36(c)(5)(A)** – requesting a waiver from the requirement limiting driveway width to a maximum width of 40’ at the right-of-way line. The request is made to allow for the necessary driveway curb radii to accommodate trucks entering and exiting the site. The combination of a 30’ wide drive and 60’ curb radii results in a driveway that is 70’ wide at the right-of-way line.

On behalf of the applicant, we appreciate your consideration of this request.

Very truly yours,
Pany & Lentz Engineering Co.


Martin F. Smith, Jr., P.E

CC: Triple Net Investments CI, LLC
Erich Schock, Fitzpatrick, Lentz & Bubba
Stephen Pany, PE

Pany & Lentz Engineering Company
609 Hamilton Street • Allentown, PA 18101
PHONE: 610/433-1634 • FAX: 610/433-1636