

**81 SOUTH CEDAR CREST
MAJOR PLAN 2023-107**

ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated January 4, 2024**
- 4. Township Water & Sewer Engineer Review dated January 2, 2024**
- 5. Public Works Department Review dated January 3, 2024**
- 6. Community Development Department Review dated January 4, 2024**
- 7. Applicant's Correspondence:**
 - A. Project Narrative dated December 12, 2023**

TO: PLANNING COMMISSION
FROM: GREGG R. ADAMS, PLANNER
SUBJECT: 81 SOUTH CEDAR CREST
MAJOR PLAN 2023-107
REQUEST FOR SKETCH PLAN REVIEW

DATE: JANUARY 5, 2024

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT,
L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A.
TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2023-107

LOCATION AND INTENT:

An application to develop the properties located at 81 South Cedar Crest Boulevard and 111 South Cedar Crest Boulevard. The plan proposes to consolidate the two parcels, raze the existing dwelling and outbuildings, create eleven lots of not less than 9,600 square feet for single dwelling units and one lot containing the remainder of the tract for stormwater management, and 400 linear feet of new road on the 8.3045-acre tract. The property is to be served by public water and public sewer and is zoned R-4 Medium Density Residential. The Estate of Morris and Bertha Sofranscy is the owner of 81 South Cedar Crest Boulevard. Hallmark Homes – Cedar Crest LLC is the owner of 111 South Cedar Crest Boulevard. Hallmark Homes – Cedar Crest LLC is the applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

None

REVIEWING AGENCIES COMMENTS:

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated January 4, 2024. Mr. Tallarida offers comments to assist in the preparation of the Preliminary Plans. His comments pertain to stormwater management, frontage improvements, flood plain requirements, pedestrian connectivity, turning templates, plan detail, outside agency plan submission requirements, school bus routing, cul-de-sac detail, outside agency reviews, postal mail delivery, and water and sanitary sewer service.
- B. Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated January 2, 2024. Mr. Newhard offers comments to assist in the preparation of the Preliminary Plans. His comments pertain to water tie-in location and sanitary sewer tie-in location.
- 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 January 3, 2024. His comments

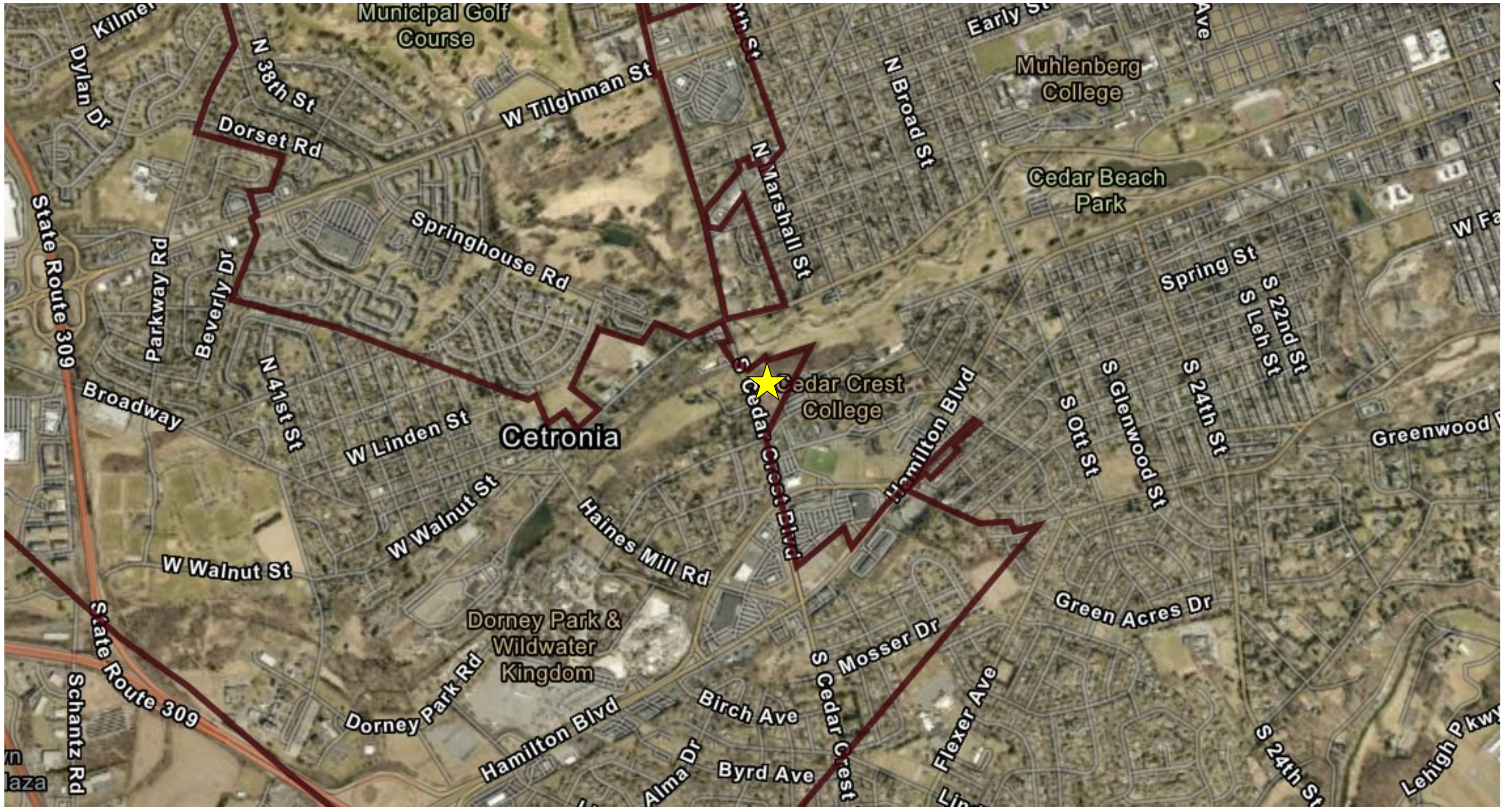
pertain to water main location, sanitary sewer, and stormwater management facility ownership.

- E. **Public Safety Committee** – The Public Safety Commission is scheduled to review the plan at its January 8, 2024 meeting.
- F. **Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission is scheduled to review the plan at a future meeting.
- G. **Parks and Recreation Board** – The Park and Recreation Board is scheduled to review the plan at its January 8, 2024 meeting.
- 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 applicant is to obtain approvals from the PA Department of Environmental Protection for wetland disturbance, NPDES Permits, and Sewage Facilities Planning Module Exemption.
- L. **City of Allentown** – The comments of the City were not received at the time of this writing.
- M. **LANTA** – The comments of LANTA have not been received at the time of this writing.
- N. **Community Development Department** – The Department’s technical review is dated January 4, 2024 and provides comment pertaining to zoning issues, Open Space and Recreation, Water and Sewer Utilities, Erosion and Sedimentation Control, Street Lighting, Flood Plain regulation, sidewalk, MS4 policy, plan detail, postal mail delivery, school bus routing, plan submission requirements, plan recording requirements, 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



81 South Cedar Crest Major Plan 2023-107
Location Map

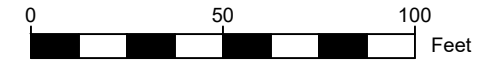


81 South Cedar Crest Major Plan 2023-107



ZONING DATA TABLE	
ZONING DISTRICT: R4 RESIDENTIAL DISTRICT	
ITEM	REQUIRED/PERMITTED
Land Use:	Single Family Detached Dwelling
Use Requirements:	
Min. Lot Area	9,600 SF
Min. Lot Frontage	80 FT
Min. Front Yard Setback	25 FT
Min. Side Yard Setback (Each)	10FT
Min. Rear Yard Setback	30 FT
Max. Building Height	35 FT

- NOTES:
 1) TOPOGRAPHIC INFORMATION IS TAKEN FROM PASDA LIDAR.
 2) AERIAL PHOTOGRAPH IS TAKEN FROM DVRPC 2010 AERIALS.



Holmes Cunningham LLC
 409 E. Butler Ave., Unit 5
 Doylestown, PA 18901
 (215) 586-3330
 www.hcengineering.net

REVISIONS	Date	Description

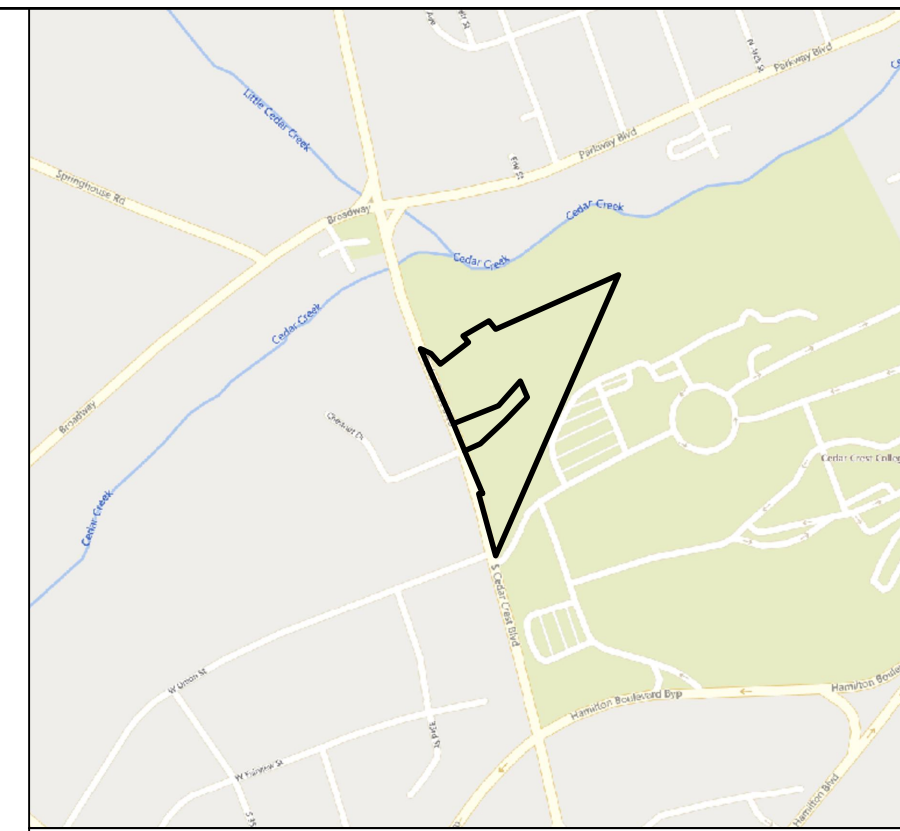
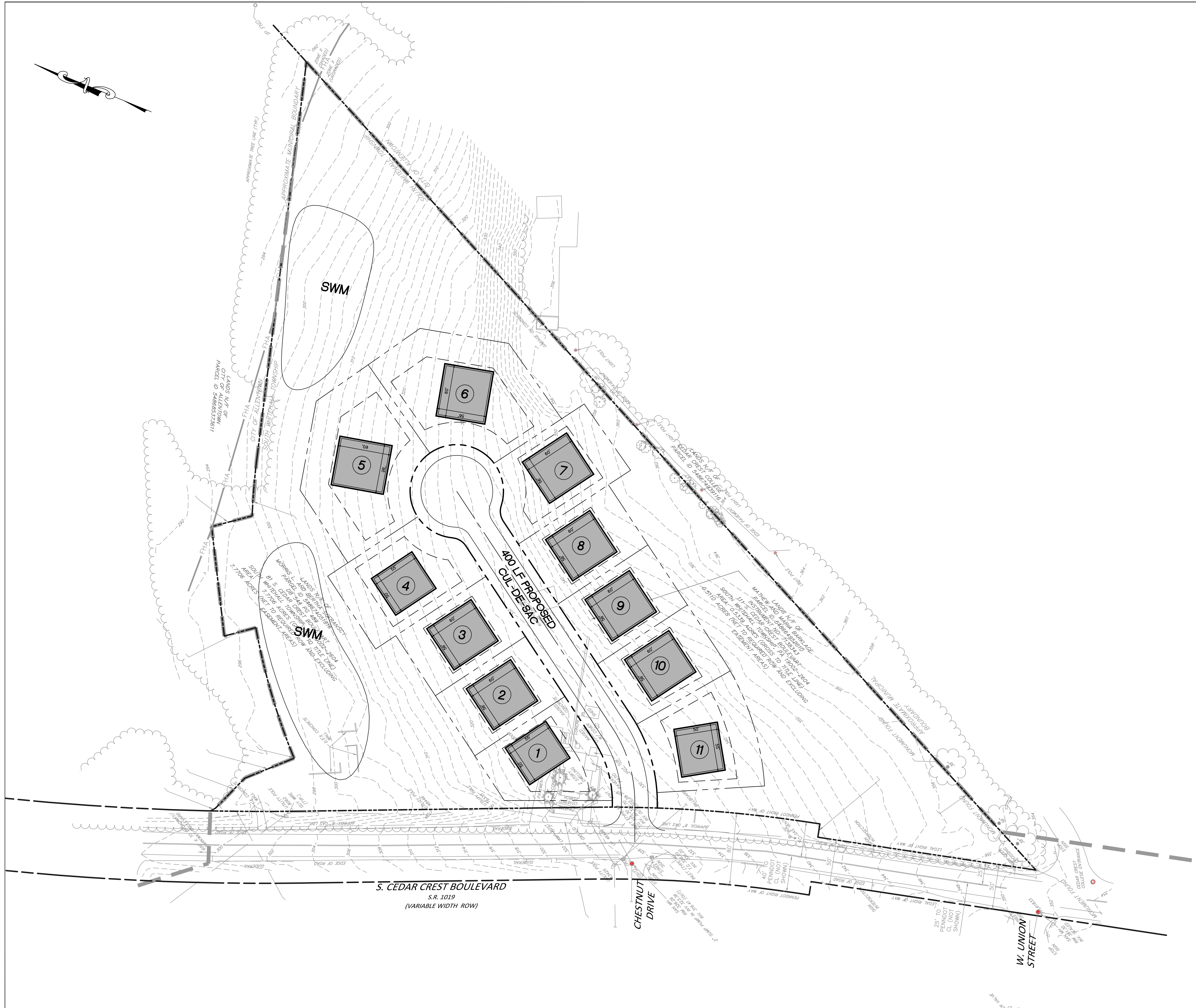
81 SOUTH CEDAR CREST
 TP# 548674051816 & 548664952010
 SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA

CONCEPTUAL PLAN

ROBERT T. CUNNINGHAM, P.E.
 PA PE076424

HCE Job	1805
Date	8/12/2022
Scale	1"=50'
Designed	RC
Sheet	1 of 1

Drawing No.
CP3



REF: BING MAPS SCALE: 1"=800'

EQUITABLE OWNER INFORMATION:
 HALLMARK BUILDING GROUP, INC.
 865 EASTON ROAD, STE 320
 WARRINGTON, PA 18976

Holmes Cunningham LLC
 409 E. Butler Ave., Unit 5
 Doylestown, PA 18901
 (215) 586-3330
 www.hcengineering.net

REVISIONS	Description	Date
1	REVISED PER SURVEY INFORMATION	11/30/2023

CALL BEFORE YOU DIG !!
 THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE USER ASSUMES ALL RESPONSIBILITY FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. THE USER SHALL CONTACT THE APPROPRIATE AGENCIES FOR ANY NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

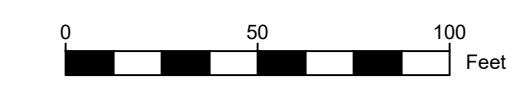
81 SOUTH CEDAR CREST
 TP# 548674051816 & 548664952010
 SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA

CONCEPTUAL PLAN

ROBERT T. CUNNINGHAM, P.E.
 PA PE076424

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Min. Side Yard Setback (Each)	10FT
Min. Rear Yard Setback	30 FT
Max. Building Height	35 FT

- NOTES:
 1) SUBJECT PROPERTY CONSISTS OF TAX PARCEL NO. 548674051816 AND 548664952010 BEING APPROXIMATELY 8.4 ACRES.
 2) TOPOGRAPHIC INFORMATION IS TAKEN FROM PASDA LIDAR.
 3) AERIAL PHOTOGRAPH IS TAKEN FROM DVRPC 2010 AERIALS.
 4) THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.



File No.
 1805_CP3.DWG

HCE Job 1805
 Date 8/12/2022
 Scale 1"=50'
 Designed RC
 Sheet 1 of 1

Drawing No.
CP3

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

Oxford Drive at Fish Hatchery Road
 2451 Parkwood Drive Allentown, Pennsylvania 18103-9608
 Telephone: 610-791-2252
 Telefacsimile: 610-791-1256
 E-mail: info@pidcockcompany.com
 Website: www.pidcockcompany.com

Established 1924
 J. Scott Pidcock, P.E., R.A.

Bruce E. Anderson, P.E., LEED AP
 Brian A. Dillman, P.E.
 Ronald J. Gawlik, P.E.
 Brian E. Harman, P.E., PTOE
 James A. Rothdeutsch, P.E., LEED AP
 John R. Russek, Jr., P.E.
 Brent C. Tucker, P.E.

Douglas E. Haberbosch, P.E.
 William G. Kmetz, P.L.S.
 Jeffrey R. Matyus
 John M. McRoberts, P.E.
 Brent D. Shriver, P.E.
 Todd L. Sonntag, R.A., LEED AP
 Anthony F. Tallarida, P.E.
 Ryan R. Troutman, P.E.

G. Edwin Pidcock, P.E., P.L.S. 1924-1967
 John S. Pidcock, P.E., P.L.S. 1954-1999
 Ralph M. Pidcock, P.L.S. 1952-2000 (Retired)

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
 81 South Cedar Crest
 Major Plan #2023-107
 Sketch Plan Review

DATE: January 4, 2024

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

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

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

Mr. Brian J. Boyer
Assistant District Traffic and Operations Manager
PennDOT, District 5-0

Ms. Jennifer Gomez, AICP
Planning Director
City of Allentown

Mr. Robert T. Cunningham, P.E.
Holmes Cunningham Engineering, LLC

Mr. Richard R. Carroll, III
President
Hallmark Building Group

(all via e-mail)

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

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:

Consolidation of 2 parcels totaling 8.4± acres;

Proposed 400± foot long cul-de-sac connecting to Cedar Crest Boulevard;

11 single family dwellings;

2 stormwater management facilities;

R-4 Medium Density Residential Zoning District; and

Public Water and Public Sewer

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.

mjg/laf

Enclosures

THE PIDCOCK COMPANY

South Whitehall Township
 81 South Cedar Crest
 Major Plan #2023-107
 Sketch Plan Review

January 4, 2024

REVIEW COMMENTS

1. The project is located in the Little Lehigh Creek Watershed Act 167 Subareas 192 and 199 which are 30/50 and 30/100 percent release rate districts respectively. 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. It should be noted that the Little Lehigh Creek Act 167 lists several Significant Obstructions (Nos. 152 through 155) downstream of the site;
2. The following improvements along the property frontage are required along Cedar Crest Boulevard and the proposed cul-de-sac per the SALDO: right-of-way dedication, cartway widening, curb, sidewalk, monuments, shade trees, etc. (SALDO §312-26(a) §312-35(b), §312-36, and §312-40 pertain), and should be shown on the Plans. Per ZO §350-42(t), show the ultimate right-of-way along Cedar Crest Boulevard 50 feet from the centerline. Any improvements along Cedar Crest Boulevard and the proposed intersection to the site are to be reviewed and permitted by PennDOT;
3. Provide floodplain mapping per FEMA and obtain any applicable permits for work within the existing floodplain, SALDO §312-10(b)(14);
4. We recommend investigating a connection to the Cedar Creek Path to provide pedestrian connectivity from Cedar Crest College to the Park;
5. Provide truck turning templates (trash, fire, and delivery) for the site as part of the Preliminary Plan submission to demonstrate the roadway radii are adequate to handle trucks entering and exiting the site without impeding oncoming traffic. In addition, truck turning templates should be provided demonstrating the ability of trucks to maneuver through the site;
6. Address the following Sketch Plan related comments:
 - a. Provide a signed statement that the applicant is the owner, or authorized by the owner to make an application for the land should be provided on the Plan, SALDO §312-10(b)(4);
 - b. Expand the Zoning Data Table to include the area in square feet or acres for each lot, the linear feet of new road, impervious cover, and driveway separation measurements SALDO §312-10(b)(5)(B), §312-10(b)(5)(C), and §312-10(b)(5)(H);

- c. For clarity, label the site, identify the floodplain, and clarify the street names on the Location Map, SALDO §312-10(b)(6);
 - d. Dimension the front, side, and rear yard setbacks and proposed right-of-way, SALDO §312-10(b)(9). It appears that Lots 1 and 11 may be corner lots and have 2 front yard setbacks;
 - e. Provide property boundary information within the site and within 200 feet of the site, SALDO §312-10(b)(10). We note that the Barklage lot line information is not clear;
 - f. Show any proposed staging, SALDO §312-10(b)(11);
 - g. Identify significant physical and topographical features including the floodplain and its basis, (e.g., Panel 42077C0234F, revised July 16, 2004), wetlands, water conservation areas, steep slopes, and woodlands, SALDO §312-10(b)(12);
 - h. Provide Plans to LANTA and United States Postal Service, SALDO §312-10(a)(6) and §312-10(a)(7);
 - i. As indicated on the Official Map – Component 1, the site is located within woodlands. Subsequent plan submissions should be reviewed by the Township Geotechnical Consultant to cover geotechnical matters including slope stability, SALDO §312-10(b)(14);
 - j. Identify the intended use or removal of any existing facilities (e.g., existing dwelling, existing billboard, etc.) in the narrative and on the plans, SALDO §312-10(b)(14);
 - k. Contact the Parkland School District to determine suitable locations for school bus stops and incorporate same into the Preliminary Plans, SALDO §312-10(b)(14); and
 - l. Consider providing buffering/screening of the existing Cedar Crest College parking area/facilities to the east, SALDO §312-10(b)(14) and ZO §350-42(b).
7. We note the following as it relates to the proposed cul-de-sac:
- a. Although the proposed cul-de-sac does not meet the required 800-foot offset along Cedar Crest Boulevard from Union Street, SALDO §312-35(a)(6)(E)(i), its centerline will align with existing Chestnut Street (directly opposite Cedar Crest Boulevard). A waiver from this requirement may be necessary;
 - b. Revise the cul-de-sac to meet all Township Local Street Standards (e.g., 60-foot right-of-way required (50-foot proposed), 36-foot cartway required (30-foot proposed), curbing (none proposed), sidewalk (none proposed), street trees (none proposed), etc.), SALDO §312-35(b)(3)(D);
 - c. Revise the design of the cul-de-sac to provide a 100-foot tangent between the curve and the street intersection (50-feet± provided), SALDO §312-35(b)(3)(A)(v);

- d. Provide a snow drop off area per SALDO §312-35(b)(2)(B)(iii);
 - e. Required and available sight distances and lines based on PennDOT intersection sight distances as well as the Township Clear Sight Triangles should be provided on the Preliminary Plans, SALDO §312-35(a)(6)(F). The required sight distances should be depicted using sight lines and the available sight distances should be labeled on the plans;
 - f. Identify driveway locations to confirm driveway offsets are met per SALDO §312-36(c)(4)(A);
 - g. Add a note subsequently to the Preliminary Plans indicating that lots which contain frontage on Cedar Crest Boulevard and to the proposed cul-de-sac should take access from the interior roadway, SALDO §312-36(b)(5); and
 - h. A Highway Occupancy Permit will be required for the proposed cul-de-sac location along Cedar Crest Boulevard, SALDO §312-36(c)(1). All correspondence with PennDOT should be provided to South Whitehall Township and our office.
8. 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.;
 9. Address any concerns of the Landscape and Shade Tree Commission, specifically as it relates to any tree protection areas, buffering, etc.;
 10. The Township should determine whether open space, or fees in lieu of, will be required, and an appropriate note should be placed on a Preliminary Plan, SALDO §312-34(d). The Project Narrative indicates each lot shall be 9,600 square feet with the area surrounding the lots remaining as open space. Identify, ownership and maintenance responsibilities for the open space;
 11. Contact the Postmaster to determine whether a central mailbox system will be necessary;
 12. Due to the close proximity to the City of Allentown border, we recommend the plan and future submissions be provided to the City of Allentown for their review; and
 13. Address any concerns of the Department of Public Works regarding the sanitary sewer and water services SALDO §312-10(b)(5)(D) and §312-10(b)(5)(E).

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.

THE PIDCOCK COMPANY

South Whitehall Township
81 South Cedar Crest
Major Plan #2023–207
Sketch Plan Review

List of Plans and Supplemental Information
Prepared by Holmes Cunningham Engineering, LLC and
dated or last revised November 30, 2023, except as noted

1. Conceptual Plan, Sheet 1 of 1; and
2. Project Narrative, prepared by Hallmark Building Group and dated December 12, 2023.

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

1. Subdivision & Land Development Review Application; and
2. SWT – Letter of Transmittal dated December 18, 2023.



January 2, 2024

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

Re: 81 South Cedar Crest Blvd.
Land Development #2023-107
Review of Sketch Plan
SSM File 103400.0106

Dear Mr. Adams:

This correspondence is provided as a review of the Sketch Plan for the above referenced project dated August 12, 2023. We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

1. No Comment at this time.

Water Comments:

1. The limit of the South Whitehall Township water system is located on Union Street for a potential tie location.

Sanitary Sewer Comments:

2. The limit of the South Whitehall Township Sanitary Sewer system is located on Chestnut Drive for a potential tie location.

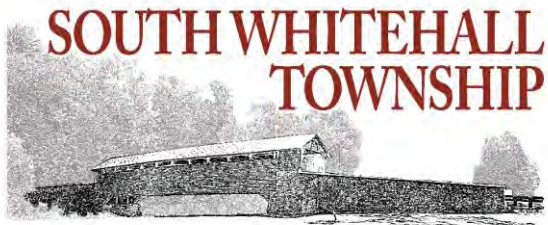
Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,
Spotts, Stevens and McCoy

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

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

cc: SWT, PW



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: JANUARY 3, 2024

SUBJECT: RIDGE 81 south cedar crest Blvd Major Plan 2023-07

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

1. Our closest water line is on W Union St. An HOP will be required to extend this main.
2. Please indicate the how the properties will be sewerred.
3. All storm water will remain private.

SOUTH WHITEHALL TOWNSHIP

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

January 4, 2024

Hallmark Homes – Cedar Crest LLC
Attn: Richard Carroll
865 Easton Road Suite 320
Warrington, PA 18976

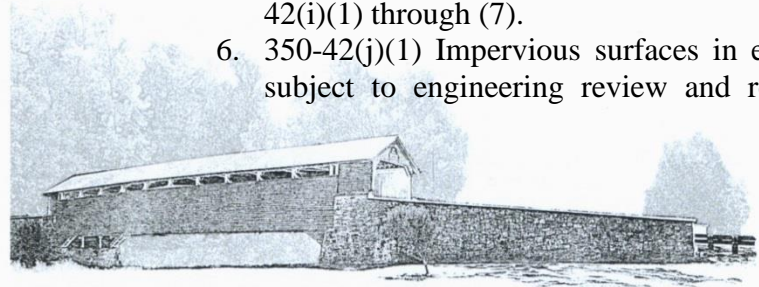
**Re: 81 South Cedar Crest
Major Plan 2023-107
Application Completeness Review**

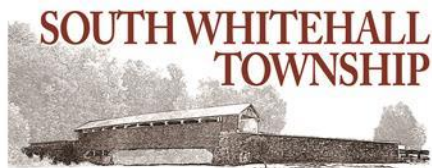
Mr. Carroll:

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

Zoning

1. 350-24(6) Zoning District Schedule Medium Density Residential R-4. The base district criteria shall be shown and labeled on the plan to depict conformance with lot size, road frontage, yard setbacks, etc.
2. 350-42(d)(4)(A) Driveway Location and Width. The width of driveways for single detached dwelling units, two-flat dwellings, and each attached dwelling unit (i.e., fee simple twins and townhouses, staying consistent with how defined in § 350-48) shall not exceed 20 feet at the street right-of-way line. The centerline of these driveways at the legal right-of-way line shall not be closer to the centerline of the nearest street intersection than the distances permitted by the appropriate section within the Subdivision and Land Development Ordinance.
3. 350-48(d)(5)(D) Dwelling, single detached. Show and label on the plan the required minimum off-street parking calculations of 2.0 spaces for each dwelling unit.
4. 350-42(f) Floodplain and stream setback requirements. All land located in floodplain areas, as shown on the most recent Flood Insurance Rate Map, shall be subject to the requirements of the Township Floodplain Ordinance.
5. 350-42 (i)(1) All private streets and driveways, except for those servicing three or fewer dwelling units, shall be illuminated adequately during the hours between sunset and sunrise when the use is in operation. A lighting plan shall be submitted in accordance with 350-42(i)(1) through (7).
6. 350-42(j)(1) Impervious surfaces in excess of 10,000 square feet in the aggregate are subject to engineering review and recommendation by the Township Engineer, and





approval by the Township, in accordance with all necessary fees and escrows as may be required by resolution, as amended from time to time. The pre-development condition of the lot, as well as the proposed additional impervious surface, shall be considered in determining the total amount of impervious surface.

7. 350-42(1)(1) Frontage on cul-de-sac lots. Due to the unique configuration of cul-de-sac lots, the minimum frontage requirement may be satisfied at the standard front building or use setback line, provided the length of the right-of-way line equals at least 60% of the required frontage.
8. 350-42(o) Ownership and responsibility. All land and the improvements thereon shall be owned, maintained and be the responsibility of private individuals, group of individuals and/or organizations or individuals and the heirs or assigns thereof unless said land or improvements have been offered to and accepted by the Board of Commissioners of South Whitehall Township. No land and/or improvements thereon shall be abandoned to the Township. Land and/or improvements thereon, in whole or in part, may be held in common ownership provided legal instruments satisfactory to the Township and binding on the parties thereto, are established for the perpetual care and maintenance of same.

Fire Inspector

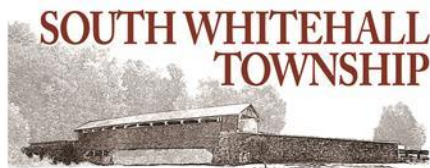
1. The comments of the Fire Inspector and the Public Safety Commission have not been received at the time of this writing.

Open Space and Recreation

1. The 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. For residential developments, the amount of fees to be paid in lieu of common open space land dedication in residential subdivision or land development shall be \$2,500.00 per dwelling unit, based upon the maximum number of new dwelling units that would be permitted to be constructed on the lots of the subdivision or land development after the plan is approved. As the maximum number of new dwelling units that would be permitted is 10, the fee to be charged is \$25,000.00 (10 x \$2,500.00).

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

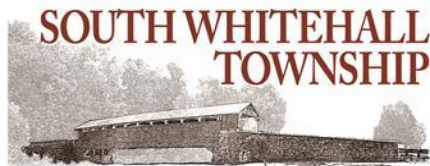


Operations Manager Herb Bender, as soon as practicable, to learn of, or confirm any or all of:

- a. The amount of any water and/or sewer *allocation fees*. The fees shall be calculated by the Township Water and Sewer Engineer and provided on the “Will Serve” letter. The fee for the allocation(s) will be due prior to plan recording;
 - b. The amount of any water and/or sewer *connection fees*. The fees shall be calculated by the Township Water and Sewer Engineer and provided on the “Will Serve” letter. The fees are due at or before the building permit is to be issued;
 - 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. The preliminary plan shall be forwarded to PPL for a recommendation on street lighting per Section 312-41(a)(1) of SALDR.

Flood Plain

1. Pursuant to Section 181-12 of the South Whitehall Township Codified Ordinances (Floodplain Management), any development in any identified floodplain area may be submitted to the Township Engineer for review and comment.
2. For any development located entirely or partially in any identified floodplain area, the applicant shall provide plans and documentation that meet the minimum requirements of Section 181-10(C) of the South Whitehall Township Floodplain Ordinance.
3. Pursuant to Section 181-3 of the South Whitehall Township Codified Ordinance (Floodplain Ordinance), a permit issued by the Floodplain Administrator is required for any construction in the floodplain.
4. Pursuant to Section 181-9 of the South Whitehall Township Codified Ordinance (Floodplain Ordinance), the Floodplain Administrator shall issue a permit only after it has been determined that the proposed work to be undertaken will be in conformance with of this and all other applicable codes and ordinances. No permit shall be issued until it has been determined if all other necessary government permits required by state and federal laws have been obtained or determined not to be necessary.

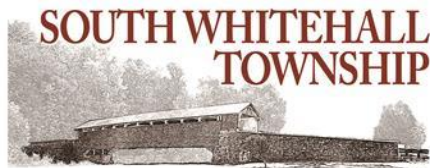


Legal and Other

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 applicant should consider trail connections to the Cedar Creek Path to enhance local pedestrian connectivity.
3. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
4. That the plan be amended to include a note referencing the “State Highway Law” pursuant to Section 508.6 of the PA Municipalities Planning Code and Section 312-12(a)(9) of the Subdivision and Land Development Ordinance.
5. 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.
6. 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.
7. 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.
8. 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.
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.

Plan Recording Requirements

1. Signature Blocks and Certifications to appear on each plan sheet to be recorded.
2. The size of the plan sheet shall be noted on the upper left-hand corner of every plan sheet to be recorded.



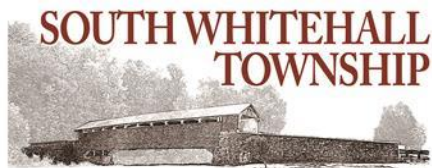
3. Wherever a Parcel ID is shown on a plan sheet to be recorded, it shall include the appropriate parnum suffix, such as 547677593477-1 or 547687003997-59.
4. Wherever an Owner's signature is required, the Signature shall be accompanied by a Printed Name and Title (Owner or Title within the owning organization), and an area for a Notary stamp. If there are multiple owners, there shall be signature blocks and areas for Notary stamps for each and every owner's name.
5. On the cover sheet or (if no cover sheet is present) the site plan sheet, include a table listing all of the properties involved in the project, including PIN and Parnum. This information may be included with an existing table or a new table may be created.
6. The review date of the Planning Commission and the review date and Resolution number of the Board of Commissioners shall be placed into the appropriate Board endorsement notes on the appropriate plan sheet to be recorded. Dates and Resolution number may be obtained from South Whitehall Township.

Waiver and Deferral Request Commentary

1. There are no waiver/deferral requests at this time.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as underlain by karst geology and covered by significant woodlands. The parcel is fronted by a Principle Arterial Road (Cedar Crest Boulevard).
2. The Comprehensive Plan envisions the tract within a Neighborhood Residential Land Use Type. The goal of Neighborhood Residential is to:
 - Encourage housing types to address the needs of all income levels
 - Support opportunities for local-serving small business development where appropriate
 - Evaluate pedestrian safety and connectivity
 - Encourage walkability within neighborhoods and to other land use types
 - Consider traffic calming and congestion relief where possible
 - And utilize streetscaping, facades, and beautification techniques to create sense of place and preserve community character.
 - Neighborhood Residential Land Use supports Open Space, Agriculture, Conservation Subdivision, Small Lot Residential, Multi-Family Residential, Neighborhood Center and Mixed-Residential place types.



Your plan is scheduled to be reviewed by the Planning Commission on Thursday, January 11, 2024 at 7:00 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. Please ensure that a representative for the applicant attends the meeting to present the plan and answer questions. 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.

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: T. Petrucci D. Manhardt
M. Elias S. Pidcock
R. Cunningham, HCEng

L. Harrier
A. Tallarida
Sub. File 2023-107

J. Frantz H. Bender
J. Zator, Esq J. Alderfer, Esq



December 12, 2023

Via Email and FedEx

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

**Re: 81 & 111 S. Cedar Crest Blvd.
Major Plan 2023-107 – Project Narrative**

Dear Mr. Adams,

Hallmark Building Group, Inc. (“Hallmark”) is pleased to present its sketch plan for 81 & 111 S. Cedar Crest Blvd. The property at 81 S. Cedar Crest, tax map parcel 548664952010, is owned by The Estate of Morris and Bertha Sofranscy with Hallmark as equitable owner. The property at 111 S. Cedar Crest, tax map parcel 548674051816, is owned by a Hallmark subsidiary. The properties lie on the northern side of Cedar Crest Blvd and are bounded by Cedar Crest College to the south and Cedar Creek Park to the north. The combined properties consist of +/- 8.4 acres and are being proposed for development utilizing the R-4 Medium Density Residential District’s single family detached dwelling usage. The plan depicts eleven (11) single family homes set on a 400 linear foot cul-de-sac with access from S. Cedar Crest Blvd directly across from Chestnut Drive. Each lot shall be a minimum of 9,600 square feet with the area surrounding the lots remaining as open space. The community is proposed to be served by public water and sewer.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard R. Carroll, III".

Richard R. Carroll, III
President