

**DORNEY PARK PROJECT 2024**  
**MAJOR PLAN 2023-101**  
**ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated March 1, 2024**
- 4. Township Water & Sewer Engineer Review dated May 12, 2023**
- 5. Township Geotechnical Consultant Review dated February 19, 2024**
- 6. Public Works Department Review dated February 27, 2024**
- 7. Community Development Department Review dated March 8, 2024**
- 8. Zoning Officer Review dated March 12, 2024**
- 9. Public Safety Commission Review dated March 5, 2024**
- 10. Landscape and Shade Tree Commission Review dated April 20, 2023**
- 11. Applicant's Correspondence:**
  - A. Chef's Grill/Coke Refresh Project Narrative dated February 27, 2024**
  - B. Waiver Request Letter dated March 8, 2024**

**TO: PLANNING COMMISSION**  
**FROM: GREGG R. ADAMS, PLANNER**  
**SUBJECT: DORNEY PARK PROJECT 2024**  
**MAJOR PLAN 2023-101**  
**REQUEST FOR AMENDED FINAL PLAN REVIEW**  
**DATE: MARCH 9, 2024**  
**COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ., A. TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2023-101**

**LOCATION AND INTENT:**

An application to further develop the property located at 3830 Dorney Park Road. The plan proposes to construct a new 161.67-foot attraction on the site of the Stinger Roller Coaster just north of the intersection of Lincoln Avenue and Dorney Park Road on 2.7-acre portion the 196-acre parcel. The property is served by public water and sewer and is zoned Commercial Recreation CR. Dorney Park LLC is the owner and applicant.

**PREVIOUS TOWNSHIP CONSIDERATION:**

On January 19, 2023, Dorney Park submitted an application for Dorney Park Project 2024 Major Plan 2023-101. The Planning Commission reviewed the application at their February 16, 2023 meeting and recommended approval to the Board of Commissioners with 15 conditions. The Board of Commissioners reviewed and approved the application at their April 19, 2023 meeting. The applicant subsequently proposed two minor alterations to the plan to show the expansion of the Chef's Grill stand near the proposed coaster and the removal and replacement of the existing Coke Refresh stand with a larger stand near the Main Midway. Staff determined that the proposed changes would require land development review and determined that the revised plan would have to return to the Planning Commission and Board of Commissioners for amended final plan approval.

In March of 2020, Dorney Park submitted an application for Dorney Park Attraction Major Plan 2020-102, which proposed the installation of a new 106-foot tall attraction at the former location of the Stinger Roller Coaster. The application was withdrawn on January 5, 2021.

In June of 2019, Dorney Park submitted an application for a Waiver from Land Development Dorney Park Project 2020 (Waiver 2019-701), which proposed to replace an existing water attraction (Island Water Works) with a similar updated water attraction on a 0.3-acre portion of the property located at 3830 Dorney Park Road. The project was completed in November of 2022.

In June 2018, Dorney Park submitted an application for Dorney Park Project 2019 Major Plan 2018-103, which proposed the construction of a new three-story employee housing building (10,600 square-foot building footprint) to be utilized by seasonal "work and travel" employees, as well as a driveway, six parking spaces and additional landscaping. The plan was later withdrawn.

On May 23, 2018, the Zoning Hearing Board granted special exception approval to Appeal ZHB 2018-05 Dorney Park Dormitory, which proposed the construction of a three-story dormitory-style building to house the Park's seasonal employees within the "Limited Use" area of the Park.

On October 4, 2017, the Board of Commissioners approved Major Subdivision 2017-102 Dorney Park Project 2018, which proposed the demolition of the Mariner Munchies building and adjacent Food Service building and the construction of a proposed Foods Building and Shade Canopy and Seating Area, all within the interior of the park, and the removal of impervious surface within other areas of the Park, resulting in no increase in impervious surface on the overall tract. The project covers approximately 0.7 acres of the 187-acre property.

On November 17, 2016, the Planning Commission recommended approval of Major Subdivision 2016-105 Dorney Park Project 2017, which proposed the construction of two new rides, as well as associated concrete walkways and paved access ways, and the removal of impervious surface within other areas of the Park, resulting in no increase in impervious surface on the overall tract. The project covers approximately 1.91 acres of the 187-acre property.

On October 15, 2015, the Planning Commission recommended approval of Major Subdivision 2015-105 Dorney Park Project 2016-2, which proposed the construction of two catering pavilions, a catering kitchen building and a pump building, as well as associated concrete walkways and paved accessways. The project also proposed the removal of the Speedway ride, maintenance buildings and sheds and surrounding impervious surfaces, resulting in no increase in impervious surface on the overall tract. The project covers approximately 1.91 acres of the 187-acre property.

On August 20, 2015, the Planning Commission recommended approval of Major Subdivision 2015-104 Dorney Park Project 2016-1, which proposed the construction of a new 2,500 square foot one-story maintenance building, with 3 additional parking spaces and access driveway paving. The project also proposed the removal of the Hang Time ride and surrounding concrete queue lines and gravel on approximately 0.1 acres. The project covered approximately 0.35 acres of the 187-acre property and proposed a net decrease of 135 sq ft in impervious coverage.

On April 15, 2015, the Planning Commission recommended approval of Major Subdivision 2015-101 Dorney Park Project 2015-2, which proposed the construction of a new 3,200 square foot one-story building, sidewalk, queue lines and service drive in the area immediately north of the seasonal overflow parking area. The project also proposed the removal of impervious surface at 3747 Dorney Park Road. The project covered approximately 0.3 acres of the 187-acre property and proposed no increase in impervious coverage.

On November 21, 2013, the Planning Commission recommended approval of Major Subdivision 2013-110 Dorney Park Snake Pit, which proposed the removal of an existing ride, Riptide Run, and construction of a new water slide complex called the Snake Pit, consisting of six water slides utilizing a single 63-foot tall stair tower, along with a small mechanical building to support the proposed slide. The project also proposes to replace

the existing plunge pool at the end of the Jumping Jack water slide with new slide "runouts" at the very end of the slide; however the Jumping Jack water slide itself will remain.

On October 17, 2013, the Planning Commission recommended approval of Major Subdivision #2013-108 Dorney Park Locker Building, which proposed the removal of 2 pavilions, one food stand, one locker building, the locker rental stand, a shed and lockers, for the accommodation of an approximately 5,300 square foot locker building, a market seating area covered by a fabric shade structure, landscaping and walkways.

On February 17, 2011, the Planning Commission recommended approval of Major Subdivision #2011-101 Project 2012 Dorney Park & Wildwater Kingdom, which proposed the reconstruction of the former "Laser Coaster" Site for a new 138-foot high amusement and loading station, an electrical/mechanical building, curbing, concrete walkways, a paved area for seasonal attractions, a future storage building, fencing, landscaping and a relocated service drive.

On August 19, 2010, the Planning Commission recommended approval of Major Subdivision #2010-106 Project 2011 Dorney Park & Wildwater Kingdom, which proposed the reconstruction of Camp Snoopy (now known as "Planet Snoopy").

On February 18, 2009, the Board of Commissioners adopted Ordinance 893 amending the South Whitehall Township Zoning Ordinance and Zoning Map restating regulations pertaining to the Commercial Recreation zoning district and establishing a new Commercial Recreation Zoning Map with certain restriction regions. The 2009 Demon Drop was the first application to be reviewed under the new regulations set forth by Ordinance 893. Demon Drop was the first of the "three additional rides" permitted to exceed 85 feet in height per Ordinance 893.

**The following statements highlight the significant changes made to the zoning ordinance by Ordinance 893:**

- The conditional use review by the Board of Commissioners and Planning Commission for rides exceeding 70-feet in height is now eliminated. Performance criteria for rides exceeding 85-feet in height relative to the number and placement of rides, sound, light, and privacy are established.
- Ordinance 893 restricts the total number of rides that can exceed 85 feet in height whereas, the former regulations did not. Three "additional rides" exceeding 85 feet in height are permitted in the Standard Region. Also, "additional ride" credits would be given to existing rides exceeding 85 feet in height. Any existing ride exceeding 85 feet in height can be modified or replaced. The "credit rides" are the Ferris wheel (90 feet), laser loop (90 feet), White Water (85 feet), Dominator (200 feet), Steel Force (200 feet), LIM Coaster (185 feet), Floorless Coaster (95 feet and replaced Hercules), and the Inverted Talon Coaster (135 feet).
- Linear setbacks are no longer applied to commercial amusements. Placement would be determined by a combination of the height of the ride, fall zone, and specified region.

**The following statements highlight the Commercial Recreation Zoning Map ZP-7.1 last revised January 5, 2009 approved Per Ordinance 863:**

- Regions were established to permit development, restrict development, and encompass buffer areas that are shown respectively on Zoning Plan ZP-7.1. The following is a brief description of the Commercial Recreation Zoning Map Regions:
  - The **Buffer Region** is represented in green on the map and located along the perimeter of the park. It is reserved for landscaped berms, an internal road network, green space, detention pond areas, and utilities. The screening and buffer width requirements of Section 12.28(c)(13)(F) exceed the previous requirements.
  - The **Restricted Region** is represented in orange on the map and located along the eastern boundary of the park between Hamilton Boulevard and Union Street. This region permits all Primary, Accessory, and Special Exception uses. However, commercial amusements are limited to 30-feet in height and buffered berms must be established between the residential properties and the amusement. This region preserved the previous agreement(s) with the Township regarding this area of the park.

The **Standard Region** is comprised of all white or uncolored areas on the plan. Placement of Primary, Accessory, and Special Exception uses are permitted in this region. Rides would be permitted up to a mean sea level elevation not to exceed 540 feet. The mean sea level contour elevations within this region range from 310 to 380; therefore, the maximum height of a ride, depending on the starting elevation, could range from 160 to 230 feet. The Standard Region includes “**Limited Use**” areas marked in red hatching which are located adjacent to the Buffer Region along Walnut Street and the majority of the parking lots on either side of Lincoln Avenue. No commercial amusements are permitted in the “**Limited Use**” areas and no patron parking is permitted in the Walnut Street Limited Use area.

#### **REVIEWING AGENCIES COMMENTS:**

- A. **Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated March 1, 2024. Mr. Tallarida is recommending engineering approval at this time. His comments pertain to waiver and deferral requests, plan detail, and outside agency approvals.
- B. **Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated May 12, 2023. He reports no comments.
- C. **Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated February 19, 2024. He reports no comments.
- D. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated February 27, 2024. His comments pertain to plan detail and design specifications.
- E. **Public Safety Committee** – The Public Safety Commission reviewed the plan at its March 4, 2024 meeting and reported no comments.

- F. Landscape and Shade Tree Commission** –The Landscape and Shade Tree Commission reviewed the plan at its March 27, 2023 meeting and found the plan acceptable.
- G. Parks and Recreation Board** – The plan proposes an overall reduction in the impervious surface on the site. In accordance with Section 312-36(d)(4) of the Subdivision and Land Development Ordinance, no additional Open Space dedication or fees in lieu of are required.
- H. Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission are contained in Jillian Seitz’s review dated February 24, 2023. Ms. Seitz comments pertain to reuse and redevelopment of urban areas, floodplain management, potential noise and light pollution, and consistency with Future LV: The Regional Plan.
- I. Lehigh County Conservation District** – Lehigh County Conservation District granted a minor amendment to NPDES Permit PAD390009 on February 16, 2024 for the project.
- 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. LANTA** – The comments of LANTA have not been received at the time of this writing.
- M. Community Development Department** – The Department issued a submission receipt dated January 30, 2023 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated March 8, 2024 and provides comment pertaining to public safety, water and sewer service, flood plain requirements, plan detail, waiver and deferral requests, and Official map and Comprehensive Plan consistency.

**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:**

Should the sidewalk issue be resolved to the satisfaction of the Township, the Department recommends that the Planning Commission recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

1. That the applicant address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated March 1, 2024.
2. That the applicant address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated March 8, 2024.
3. That the applicant address to the satisfaction of the Zoning Officer, the comments of Ms. Laura Harrier as contained in her forthcoming review.

4. That the applicant address to the satisfaction of the Public Works Department, the comments of Mr. Herb Bender, as contained in his review dated February 27, 2024.
5. If deemed to be necessary, that the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module or an exemption thereto.
6. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned.
7. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
8. That, prior to the issuance of Certificates of Occupancy for the work proposed by the Dorney Park Project 2024 plan, applicant shall execute agreements acceptable to the Township and its Solicitor ensuring that such design and construction work of the sidewalk along public road frontage(s) of the Park, the scope of which shall be determined by the Township such that the requirements SALDO Section 312-35(b)(3) are deemed to be met for this project, are to accomplished, and that sufficient security in a form acceptable to the Township be posted and that such security shall be available for draws/presentation no further than 60 miles from the Township's office.

**Planning Commission deadline date to act on the plan:**

**April 8, 2024**


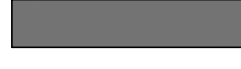
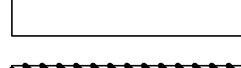

**Board of Commissioners deadline date to act on the plan:**

**May 8, 2024**

SOUTH WHITEHALL ZONING ORDINANCE  
SECTION 312-12(b)(41)

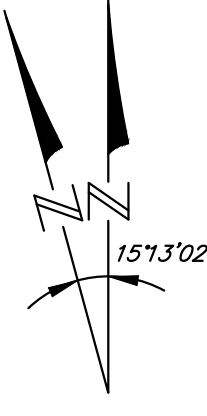
CR-DISTRICT REGIONS

LEGEND

-  BUFFER REGION [GREEN]
-  RESTRICTED REGION [ORANGE]
-  STANDARD REGION [WHITE]
-  STANDARD (LIMITED USE) [RED CROSS HATCH]

NOTE: COLOR REFERENCE PER SOUTH WHITEHALL ZONING ORDINANCE SECTION 312-12(b)(41)

STATE PLANE DORNEY PARK  
GRID NORTH GRID NORTH



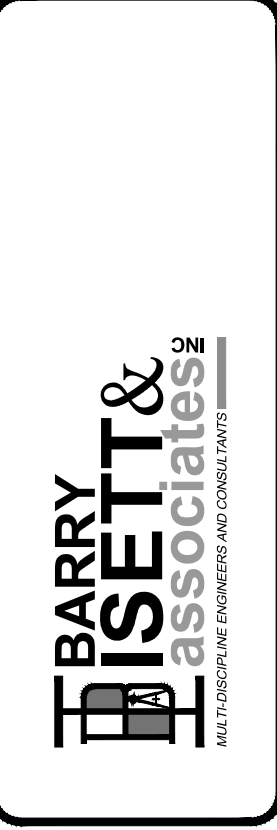
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PROPOSED  
PROJECT AREA

SCALE	1"=200'
DATE	1/19/23
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CHECK	AAS

7/28/23	QUEUE LINE - REMOVAL
9/15/23	ADDED PHOTO, KIOSK
1/22/24	ADDED COKE REFRESH AREA



LOCATION PLAN
PROJECT 2024
DORNEY PARK & WILDWATER KINGDOM
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

SHEET NO.
1 OF 31
LP-1

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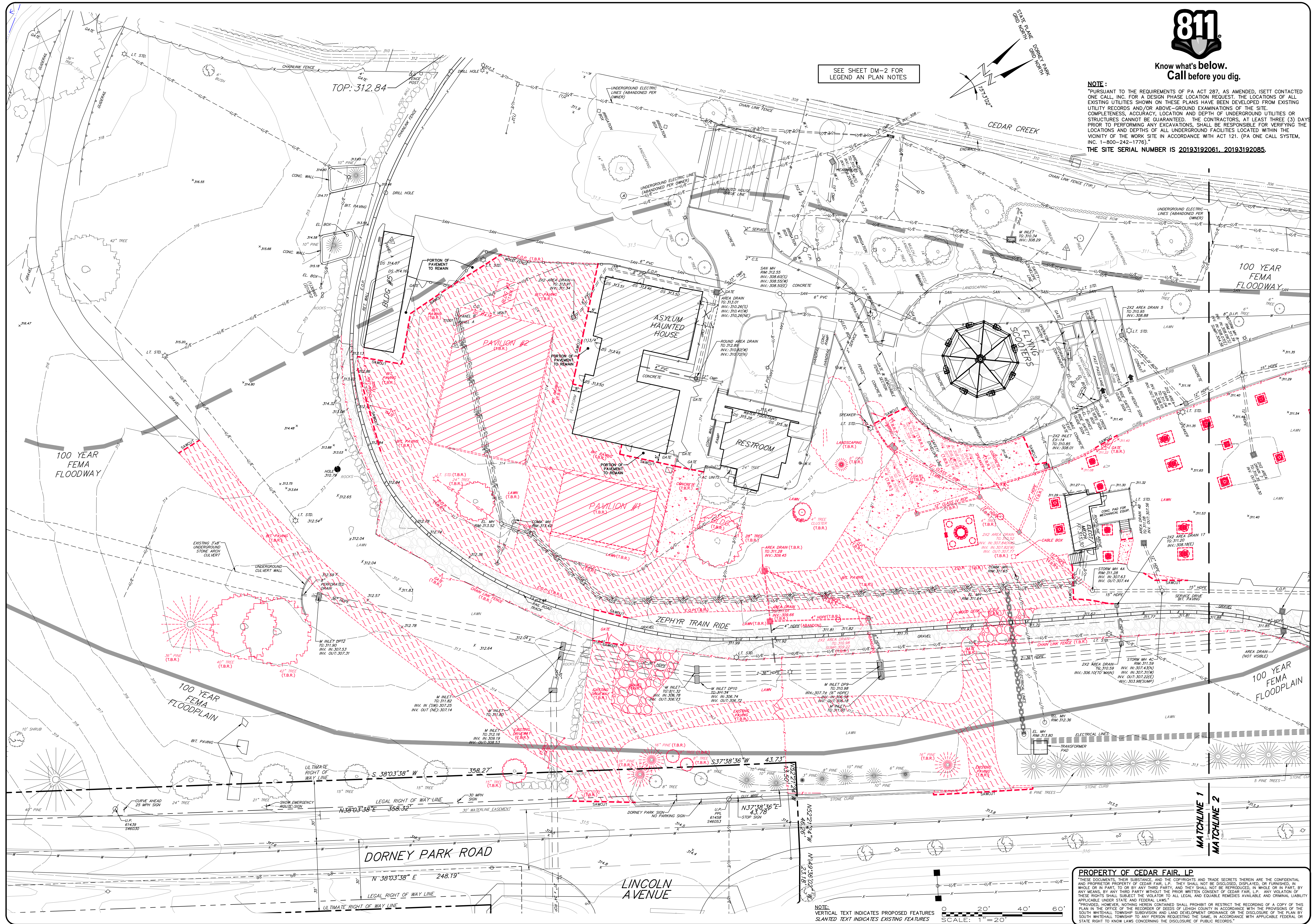




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\*THE SITE SERIAL NUMBER IS 20193192061, 20193192085.

SEE SHEET DM-2 FOR  
LEGEND AND PLAN NOTES



SCALE 1"=20'  
DATE 11/9/23  
DRAWN JH  
CHECK AAS

3/19/23	LCCD SUBMISSION
3/24/23	TOUNSHIP SUBMISSION
5/5/23	LCCD SUBMISSION
5/18/23	TOUNSHIP SUBMISSION
6/16/23	GENERAL NOTES REVISION
8/14/23	RECORD PLANS
1/25/24	TOUNSHIP SUBMISSION

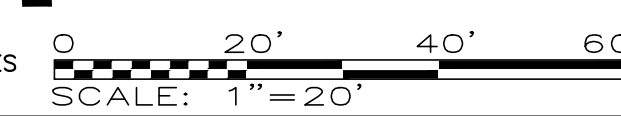


**Dorney Park & Wildwater Kingdom**  
Cedar Fair Entertainment Company

DEMOLITION PLAN 1  
PROJECT 2024  
DORNEY PARK & WILDWATER KINGDOM  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PA

SHEET NO.  
10 OF 31  
DM-1

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NOTE:  
VERTICAL TEXT INDICATES PROPOSED FEATURES  
SLANTED TEXT INDICATES EXISTING FEATURES



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LEGEND TO BE REMOVED OR REPLACED

- BUILDING
- CURBING
- WATER MAIN & VALVE
- GAS MAIN & VALVE
- SANITARY LINE, MANHOLE, & CLEANOUT
- STORM LINE, MANHOLE, & INLET
- UNDERGROUND ELECTRIC
- FENCES
- LIGHT STANDARDS
- SIGN
- DECIDUOUS TREE
- EVERGREEN TREE
- LANDSCAPING
- CONCRETE TO BE REMOVED
- GRAVEL TO BE REMOVED
- PAVING TO BE REMOVED
- SAWCUT LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- BITUMINOUS
- TO BE REMOVED
- TO BE RELOCATED

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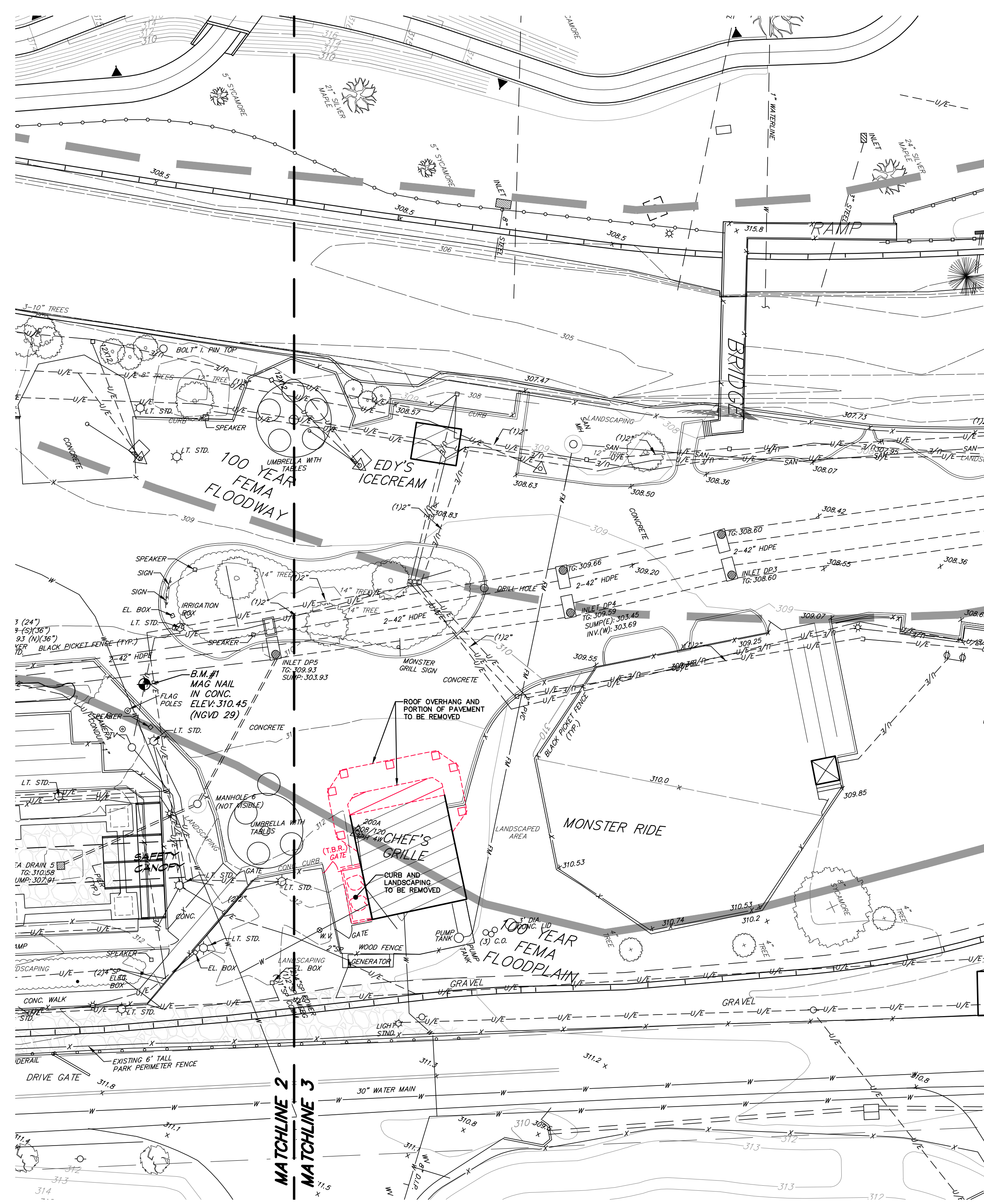
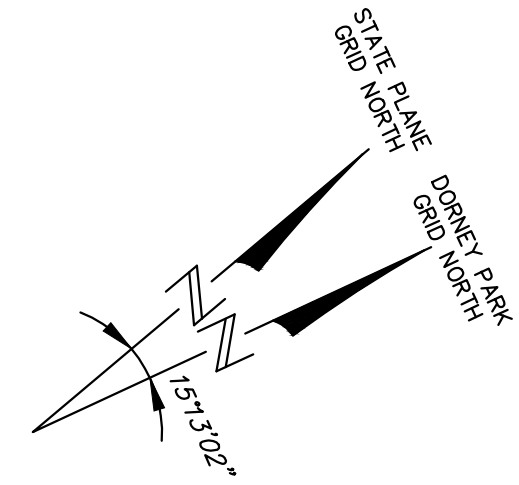
DEMOLITION PLAN 2  
PROJECT 2024  
DORNEY PARK & WILDWATER KINGDOM  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PA

SHEET NO. 11 OF 31  
DM-2



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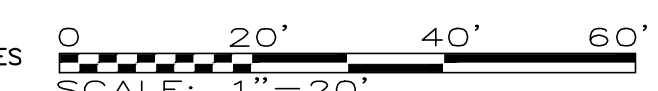


**Dorney Park & WildwaterKingdom**  
Cedar Fair Entertainment Company

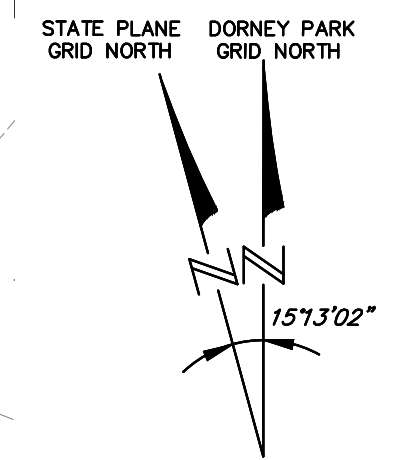
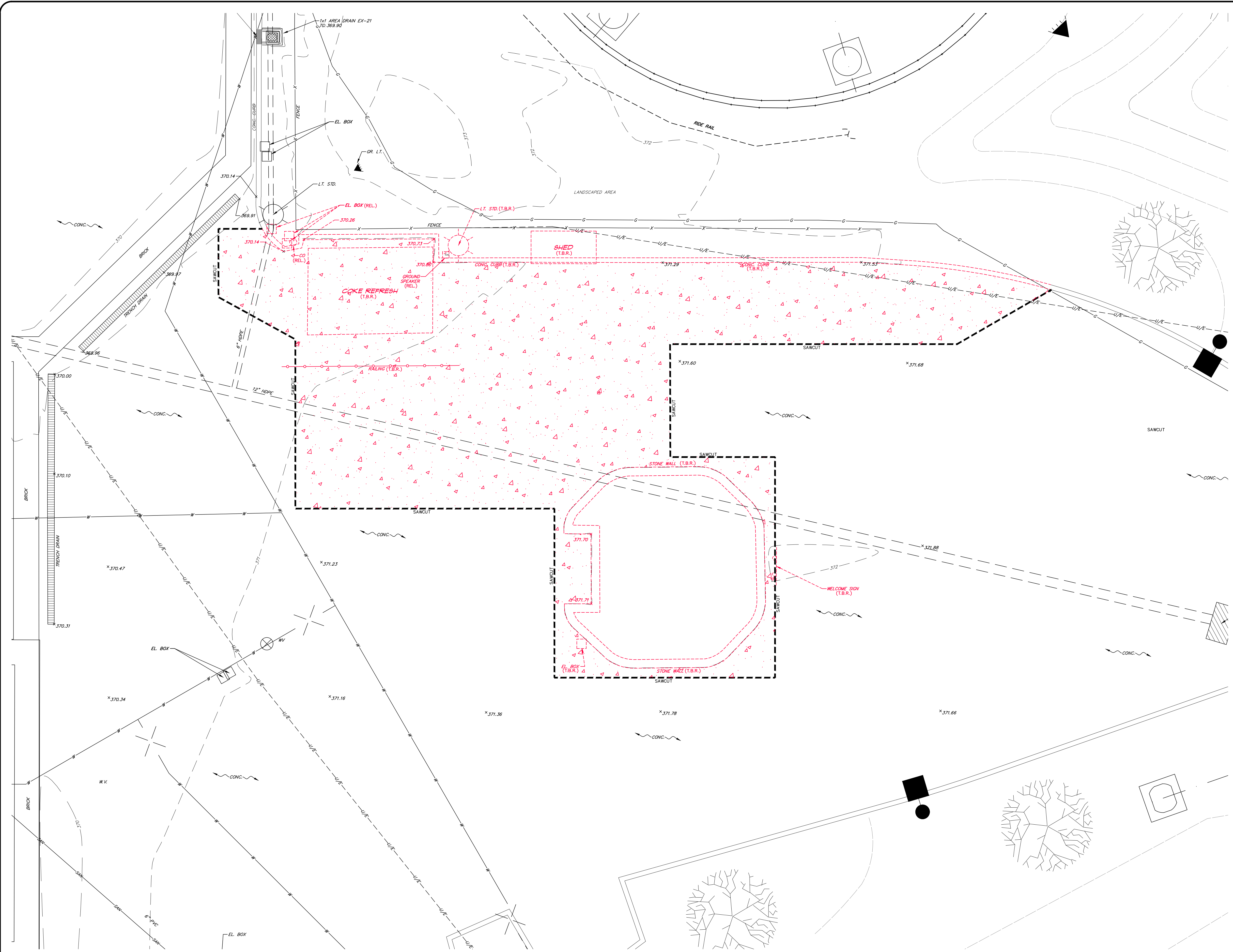
DEMOLITION PLAN 3  
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DORNEY PARK & WILDWATER KINGDOM  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PA

SHEET NO.  
12 OF 31  
DM-3

NOTE:  
VERTICAL TEXT INDICATES PROPOSED FEATURES  
SLANTED TEXT INDICATES EXISTING FEATURES



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Know what's below.  
Call before you dig.

**NOTE:**  
\*PURSUANT TO THE REQUIREMENTS OF PA ACT 287, AS AMENDED, ISETT CONTACTED ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 121. (PA ONE CALL SYSTEM, INC. 1-800-242-1776).  
THE SITE SERIAL NUMBER IS 20193192061, 20193192085.

**LEGEND**  
TO BE REMOVED OR REPLACED

BUILDING	
CURBING	
WATER MAIN & VALVE	
GAS MAIN & VALVE	
SANITARY LINE, MANHOLE, & CLEANOUT	
STORM LINE, MANHOLE, & INLET	
UNDERGROUND ELECTRIC	
RAILING	
LIGHT STANDARDS	
SIGN	
DECIDUOUS TREE	
EVERGREEN TREE	
LANDSCAPING	
CONCRETE TO BE REMOVED	
SAWCUT LINE	
EDGE OF PAVEMENT	E.O.P.
EDGE OF CONCRETE	E.O.C.
BITUMINOUS	BIT.
TO BE REMOVED	(T.B.R.)
TO BE RELOCATED	(REL.)

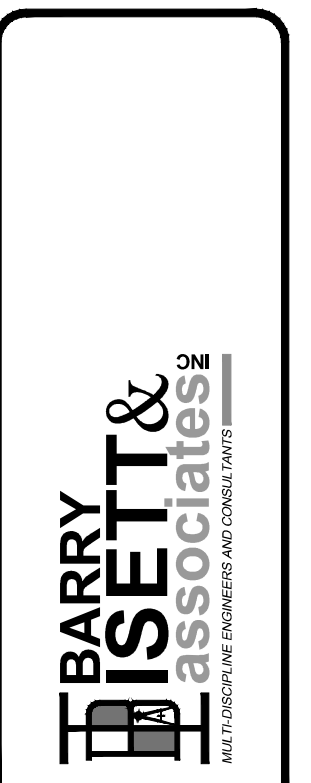
**NOTE:**  
1. THIS PLAN IS IN COLOR. DO NOT CREATE OR UTILIZE GRAY SCALE COPIES OF THIS PLAN  
2. ALL ITEMS IN RED ARE TO BE REMOVED, UNLESS INDICATED TO BE RELOCATED.

**NOTE:**  
VERTICAL TEXT INDICATES PROPOSED FEATURES  
SLANTED TEXT INDICATES EXISTING FEATURES

SCALE: 1"=5'

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SCALE	1"=5'
DATE	1/25/24
DRAWN	JH
CHECK	AA

**Dorney Park & Wildwater Kingdom**  
Cedar Fair Entertainment Company

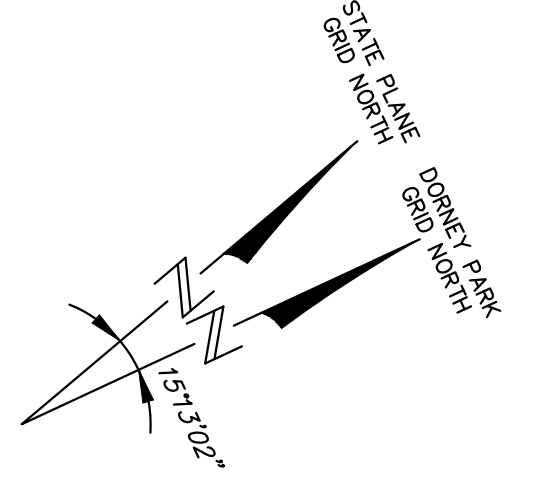


DEMOLITION PLAN 4  
PROJECT 2024  
DORNEY PARK & WILDWATER KINGDOM  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PA

SHEET NO.  
13 OF 31  
DM-4



SEE SHEET TS FOR LEGEND  
 SEE SHEET LP FOR ZONING LEGEND



SCALE	1"=20'
DATE	11/9/23
DRAWN	JJH
CHECK	AAS

3/16/23	LCCD SUBMISSION
3/24/23	TOUNSHIP SUBMISSION
5/5/23	LCCD SUBMISSION
5/18/23	TOUNSHIP SUBMISSION
6/16/23	GENERAL NOTES REVISION
8/14/23	RECORD PLANS
1/25/24	TOUNSHIP SUBMISSION

**BARRY ISETT & Associates**  
 LAND SURVEYING, ENGINEERING AND CONSULTANTS, P.A.

**Dorney Park & Wildwater Kingdom**  
 Cedar Fair Entertainment Company

**SITE DEVELOPMENT PLAN 1**  
 PROJECT 2024  
 DORNEY PARK & WILDWATER KINGDOM  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY, PA

**SHEET NO.**  
 3 OF 31  
**SP-1**

**SOUTH WHITEHALL SECTION 312-39(h)**  
 NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORM WATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDOWNER OR ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORM WATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MAINTAIN THE RATE, DIRECTION AND QUALITY OF RESULTING STORM WATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.

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

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

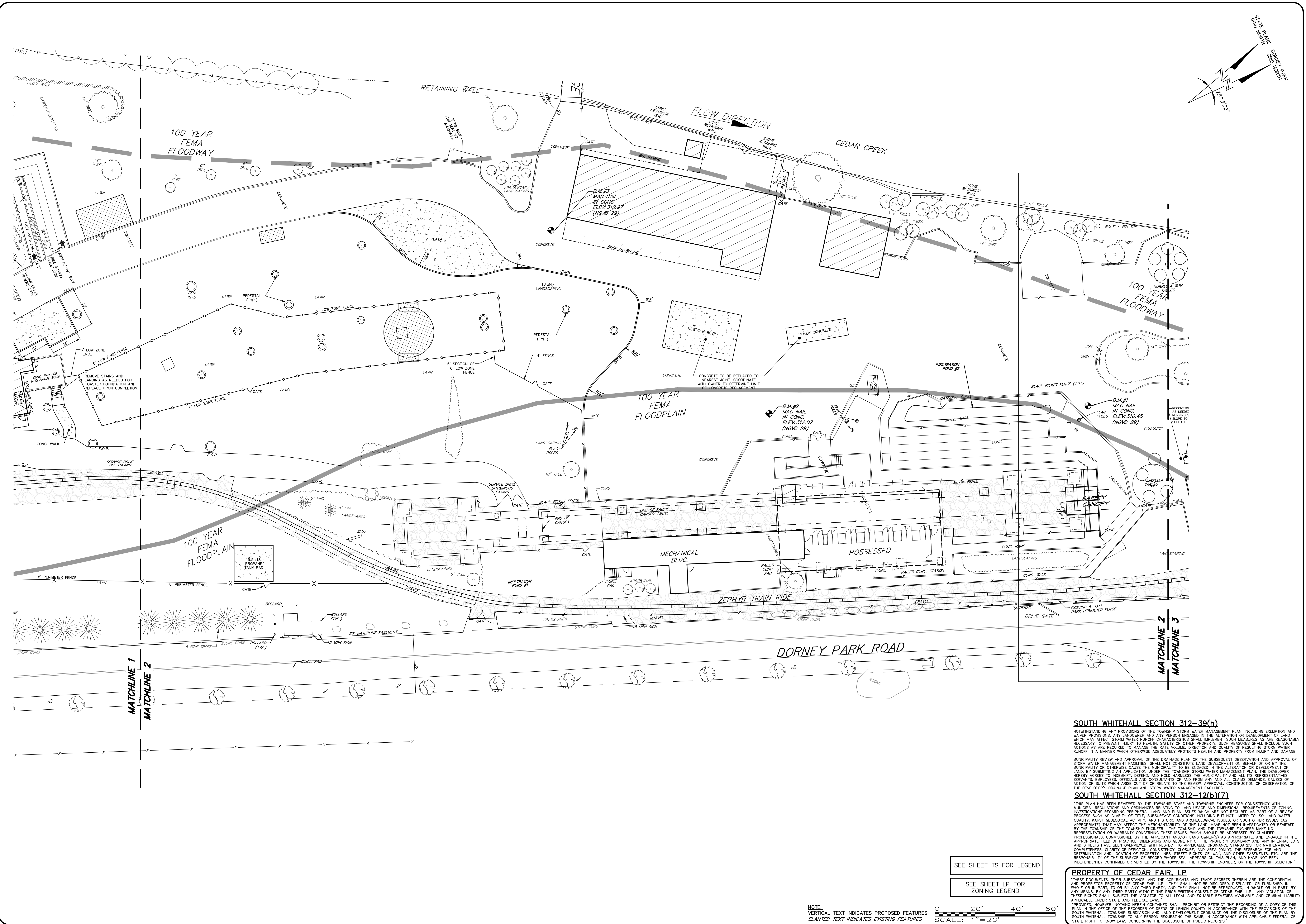
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NOTE:  
 VERTICAL TEXT INDICATES PROPOSED FEATURES  
 SLANTED TEXT INDICATES EXISTING FEATURES

LEGAL RIGHT OF WAY LINE  
 ULTIMATE RIGHT OF WAY LINE  
 30' WATERLINE EASEMENT  
 30 MPH SIGN  
 SHOW EMERGENCY ROUTE SIGN  
 CURVE AHEAD 25 MPH SIGN



SCALE	1"=20'
DATE	11/19/23
DRAWN	JUH
CHECK	AAS

3/18/23	LCCD SUBMISSION
3/24/23	TOUNSHIP SUBMISSION
5/5/23	LCCD SUBMISSION
5/18/23	TOUNSHIP SUBMISSION
6/16/23	GENERAL NOTES REVISION
8/14/23	RECORD PLANS
1/25/24	TOUNSHIP SUBMISSION

**BARRY ISETT & Associates, Inc.**  
 LAND SURVEYING, ENGINEERING AND CONSULTANTS, P.A.

**Dorney Park & Wildwater Kingdom**  
 Cedar Fair Entertainment Company

**SITE DEVELOPMENT PLAN 2**  
 PROJECT 2024  
 DORNEY PARK & WILDWATER KINGDOM  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY, PA

**SHEET NO.**  
 4 OF 31  
**SP-2**

**SOUTH WHITEHALL SECTION 312-39(h)**  
 NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORM WATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORM WATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORM WATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.

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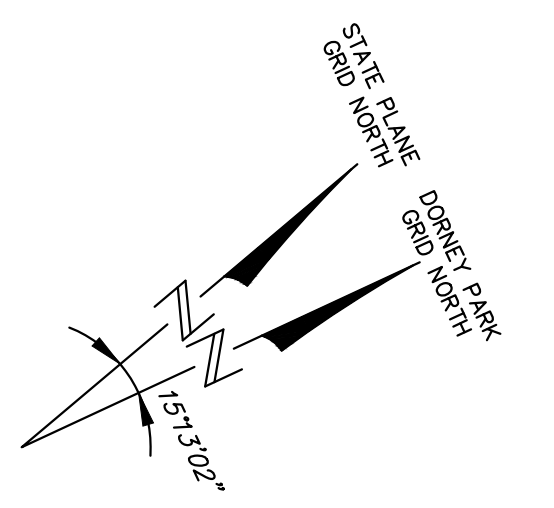
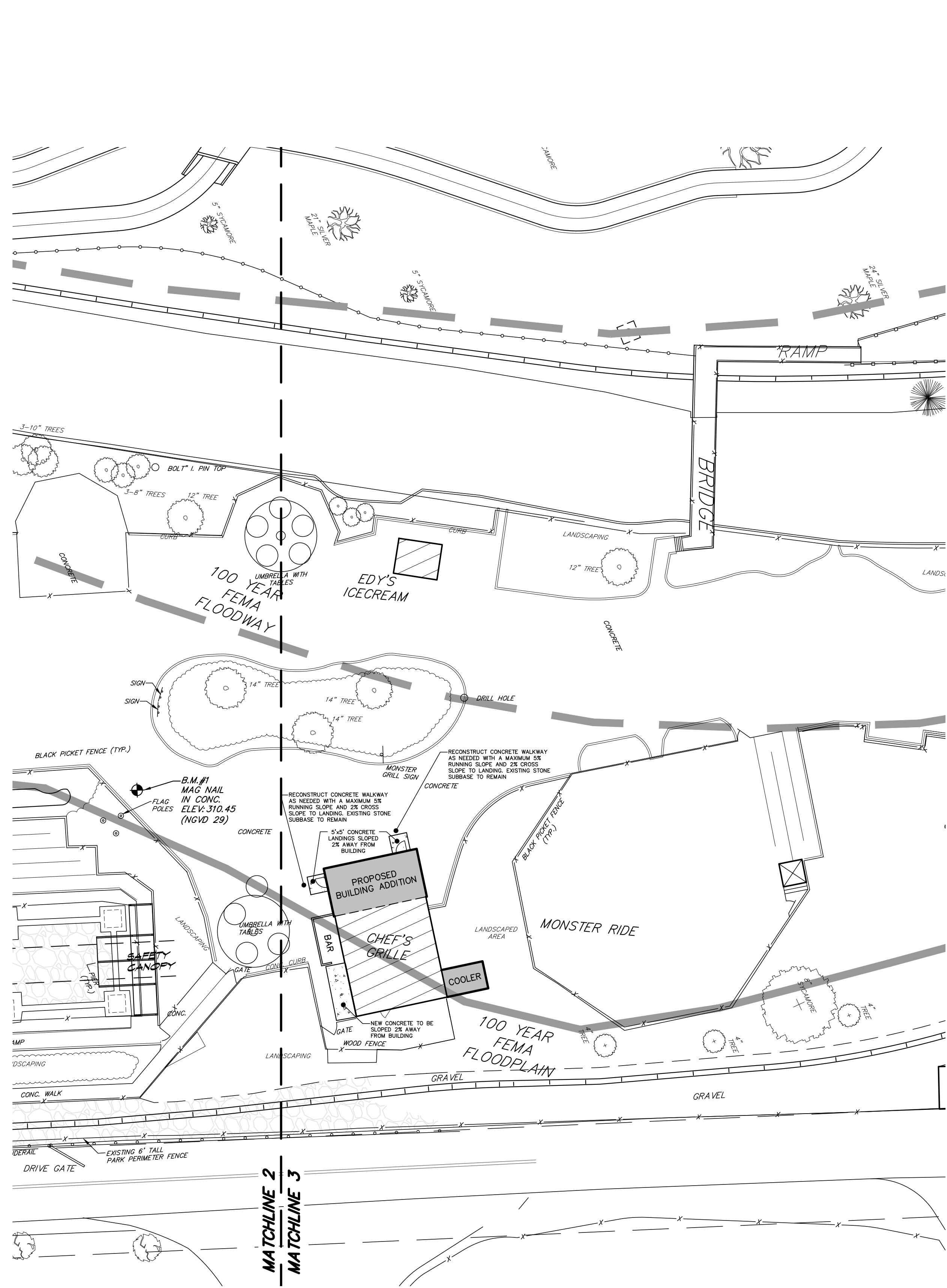
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SEE SHEET TS FOR LEGEND  
 SEE SHEET LP FOR ZONING LEGEND

NOTE:  
 VERTICAL TEXT INDICATES PROPOSED FEATURES  
 SLANTED TEXT INDICATES EXISTING FEATURES

0 20' 40' 60'  
 SCALE: 1"=20'



SCALE 1"=20'  
 DATE 1/25/24  
 DRAWN JH  
 CHECK AAS



**Dorney Park & Wildwater Kingdom**  
 Cedar Fair Entertainment Company



SITE DEVELOPMENT PLAN 3  
 PROJECT 2024  
 DORNEY PARK & WILDWATER KINGDOM  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY, PA

SHEET NO.  
 5 OF 31  
 SP-3

SEE SHEET TS FOR LEGEND

SEE SHEET LP FOR ZONING LEGEND

NOTE:  
 VERTICAL TEXT INDICATES PROPOSED FEATURES  
 SLANTED TEXT INDICATES EXISTING FEATURES

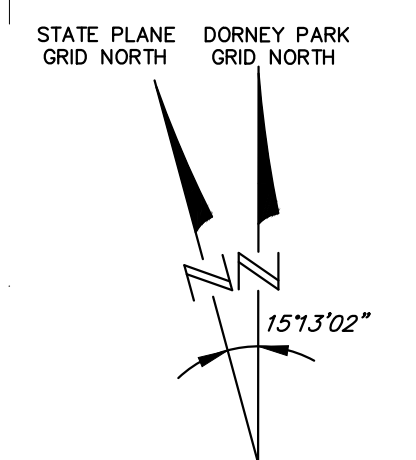
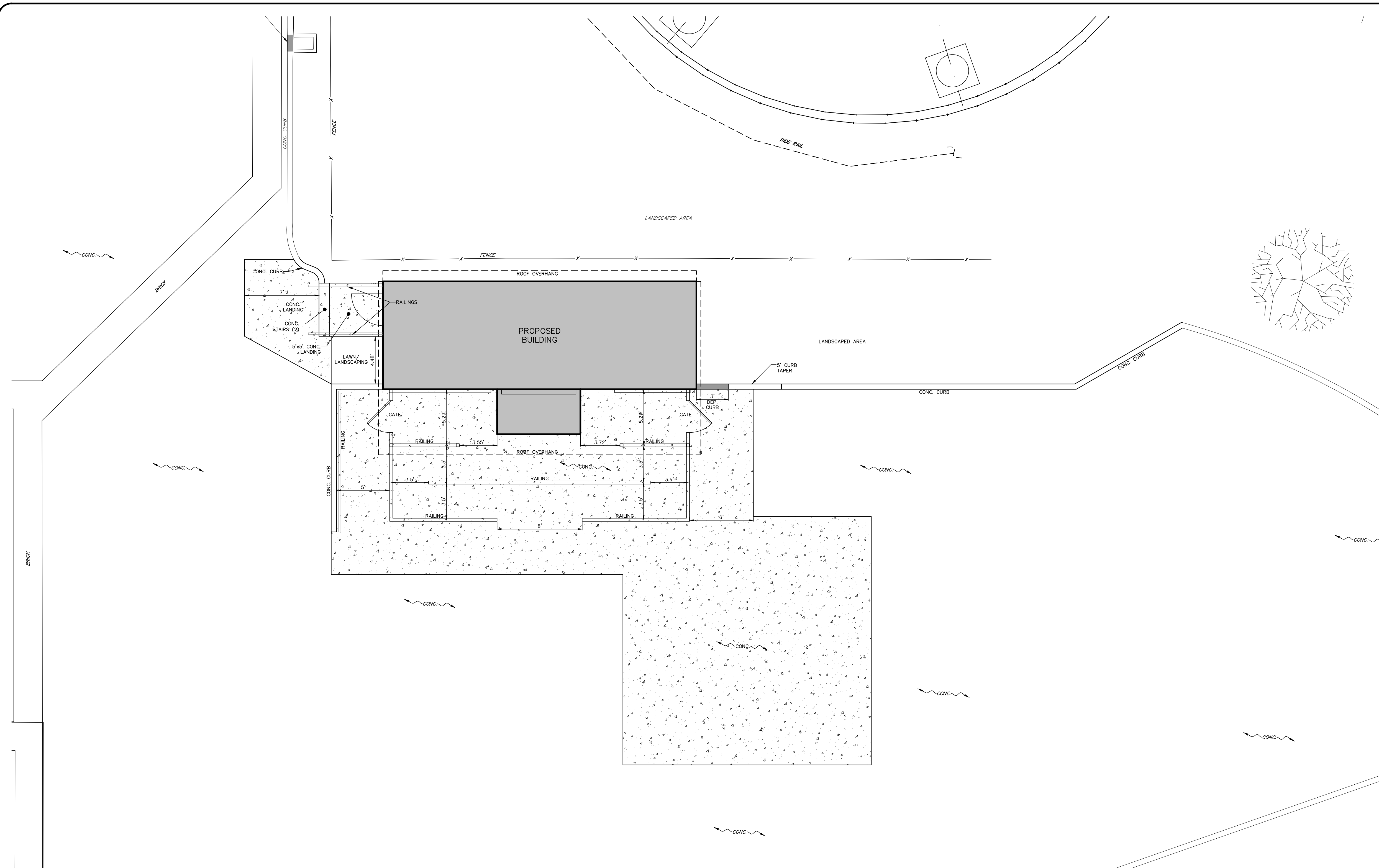


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	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
CURBING	DEPRESSED CURB	DEPRESSED CURB
BUILDING	EXIST. BUILDING	PROP. BUILDING
CONCRETE WALKWAY	---	---
ZONING BOUNDARY	SMC	HC REGION
CR REGION BOUNDARY	---	---
SOIL BOUNDARY	---	---
UTILITY POLE	U.P.	U.P.
UNDERGROUND ELECTRIC	U.E.	U.E.
WATER MAIN & VALVE	W.M.	W.V.
FIRE HYDRANT	F.H.	F.H.
GAS MAIN & VALVE	G.M.	G.V.
SANITARY LINE, MANHOLE, & CLEANOUT	EXIST. MH SAN. C.O.	PROP. MH SAN. C.O.
STORM LINE, MANHOLE, & INLET	EXIST. MH INLET	PROP. MH INLET
FENCE	FENCE	FENCE
BARRIER FENCING	---	---
RIDE FENCING	---	---
SIGN	6" MAPLE	1 AR
DECIDUOUS TREE	6" MAPLE	1 AR
EVERGREEN TREE	6" PINE	1 PS
CONTOUR	590	590
SPOT ELEVATION	590.53	590.53
PARK LIGHTING	---	---
SPEAKER	---	---
EDGE OF PAVEMENT	E.O.P.	E.O.P.
EDGE OF CONCRETE	E.O.C.	E.O.C.
EDGE OF GRAVEL	E.O.G.	E.O.G.
TYPICAL	(TYP.)	(TYP.)
DOOR SILL	D.S.	D.S.

**GENERAL NOTES:**

- THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS AND CODES, AND PENN D.O.T. PUBLICATION 408.
- APPLICANT IS RESPONSIBLE FOR JOINING THE PA ONE CALL SYSTEM AND IS RESPONSIBLE FOR MARKING OF ALL UNDERGROUND UTILITIES PRIOR TO THE UTILITIES BEING FORMALLY ACCEPTED BY AND DEDICATED TO THE TOWNSHIP.
- LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER/DESIGN ENGINEER AND THAT THE LOCATIONS OF SUCH FACILITIES HAVE NOT BEEN REVIEWED BY THE TOWNSHIP OR THE PISCODOCK COMPANY. THE DEVELOPER/DESIGN ENGINEER IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES AND TO AVOID CONFLICTS OF THE SAME WITH PROPOSED IMPROVEMENTS. SIGNIFICANT EFFORTS TO RESOLVE SUCH CONFLICTS, INCLUDING BUT NOT NECESSARILY LIMITED TO REDESIGN, CONSTRUCTION DELAYS, UTILITY RELOCATIONS, ETC., MAY RESULT IF CONFLICTS WITH EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION.
- NEW WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS FOR SANITARY SEWERS, WATER MAINS AND APPURTENANCES, STANDARD CONSTRUCTION DETAILS, AND TOWNSHIP PLUMBING CODE.
- ALL WATER AND SANITARY SEWER SERVICES ARE PRIVATELY OWNED AND MAINTAINED BY THE PARK.
- ALL NEW PAVEMENT AND CONCRETE SHALL DRAIN TOWARD AN INLET OR LAWN AREA AT A MINIMUM SLOPE OF 1%.
- REFERENCE STRUCTURAL AND ARCHITECTURAL PLANS FOR INFORMATION REGARDING THE DESIGN OF STAIRS, RETAINING WALLS, RAMPS, HANDRAILS, AND FENCING.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- FENCE AND GATE TYPE/DESIGN TO BE PROVIDED AS DIRECTED BY DORNEY PARK.
- PROVIDE LANDINGS AT ALL DOORS AND AT THE TOP AND BOTTOM OF ALL STEP RUNS AND RAMPS, IN ACCORDANCE WITH ALL APPLICABLE CODES.
- RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION OR 50:1 CROSS SLOPE. LANDINGS SHALL NOT EXCEED 50:1 SLOPE IN ANY DIRECTION. WALKWAYS SHALL NOT EXCEED 20:1 RUNNING SLOPE OR 50:1 CROSS SLOPE.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS OR CHANGES.
- THERE ARE NO KNOWN WETLANDS, SIGNIFICANT TREE MASSES, ROCK OUTCROPS, SLAG PILES, QUARRY HOLES, SPRINGS, OR SWAMPY AREAS WITHIN THE LIMIT OF DISTURBANCE FOR THIS PROJECT.
- CONTRACTOR SHALL INSTALL ADEQUATE EROSION AND SEDIMENTATION CONTROLS IN ACCORDANCE WITH ALL PA DEP CHAPTER 102 REQUIREMENTS.

SEE SHEET TS FOR LEGEND

SEE SHEET LP FOR ZONING LEGEND

**NOTE:**  
VERTICAL TEXT INDICATES PROPOSED FEATURES  
SLANTED TEXT INDICATES EXISTING FEATURES

0 5' 10' 15'  
SCALE: 1"=5'

**SOUTH WHITEHALL SECTION 312-39(h)**  
NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORM WATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORM WATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE, SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORM WATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.

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

**PROPERTY OF CEDAR FAIR, LP**  
"THESE DOCUMENTS, THEIR SUBSTANCE, AND THE COPYRIGHTS AND TRADE SECRETS THEREIN ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF CEDAR FAIR, LP. THEY SHALL NOT BE DISCLOSED, DISPLAYED, OR FURNISHED, IN WHOLE OR IN PART, TO OR BY ANY THIRD PARTY, AND THEY SHALL NOT BE REPRODUCED, IN WHOLE OR IN PART, BY ANY MEANS, BY ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN CONSENT OF CEDAR FAIR, LP. ANY VIOLATION OF THESE RIGHTS SHALL SUBJECT THE VIOLATOR TO ALL LEGAL AND EQUITABLE REMEDIES AVAILABLE AND CRIMINAL LIABILITY APPLICABLE UNDER STATE AND FEDERAL LAW."  
PROVIDED, HOWEVER, NOTHING CONTAINED HEREIN SHALL PROHIBIT OR RESTRICT THE RECORDING OF A COPY OF THIS PLAN IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY IN ACCORDANCE WITH THE PROVISIONS OF THE SOUTH WHITEHALL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OR THE DISCLOSURE OF THE PLAN BY SOUTH WHITEHALL TOWNSHIP TO ANY PERSON REQUESTING THE SAME, IN ACCORDANCE WITH APPLICABLE FEDERAL OR STATE RIGHT TO KNOW LAWS CONCERNING THE DISCLOSURE OF PUBLIC RECORDS."



Know what's below.  
Call before you dig.

**NOTE:**  
PURSUANT TO THE REQUIREMENTS OF PA ACT 287, AS AMENDED, ISETT CONTACTED ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 121. (PA ONE CALL SYSTEM, INC. 1-800-242-1776).  
THE SITE SERIAL NUMBER IS 20193192061, 20193192085.

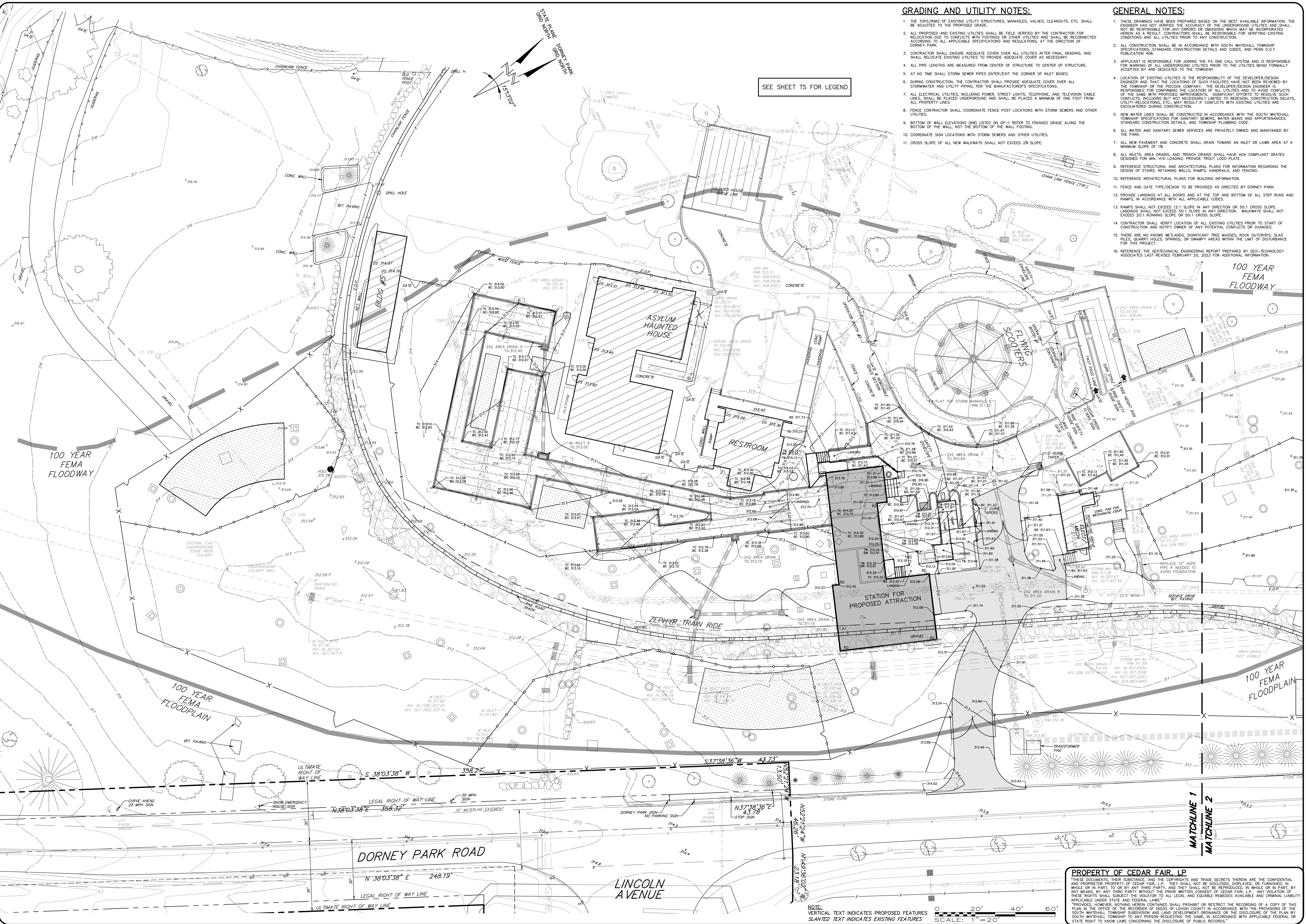
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DRAWN	JJH
CHECK	AAS



SITE DEVELOPMENT PLAN 4  
PROJECT 2024  
DORNEY PARK & WILDWATER KINGDOM  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PA

SHEET NO. 6 OF 31  
SP-4





SEE SHEET TS FOR LEGEND

GRADING AND UTILITY NOTES:

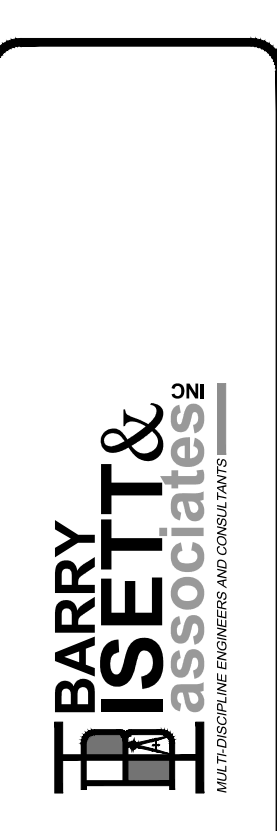
1. THE TOPSIRMS OF EXISTING UTILITY STRUCTURES, MANHOLES, VALVES, CLEANOUTS, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE.
2. ALL PROPOSED AND EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR RELOCATION DUE TO CONFLICTS WITH FOOTINGS OR OTHER UTILITIES AND SHALL BE RECONNECTED ACCORDING TO ALL APPLICABLE SPECIFICATIONS AND REGULATIONS, AT THE DIRECTION OF DORNEY PARK.
3. CONTRACTOR SHALL ENSURE ADEQUATE COVER OVER ALL UTILITIES AFTER FINAL GRADING, AND SHALL RELOCATE EXISTING UTILITIES TO PROVIDE ADEQUATE COVER AS NECESSARY.
4. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
5. AT NO TIME SHALL STORM SEWER PIPES ENTER/EXIT THE CORNER OF INLET BOXES.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE COVER OVER ALL STORMWATER AND UTILITY PIPING, PER THE MANUFACTURER'S SPECIFICATIONS.
7. ALL ELECTRICAL UTILITIES, INCLUDING POWER, STREET LIGHTS, TELEPHONE, AND TELEVISION CABLE LINES, SHALL BE PLACED UNDERGROUND AND SHALL BE PLACED A MINIMUM OF ONE FOOT FROM ALL PROPERTY LINES.
8. FENCE CONTRACTOR SHALL COORDINATE FENCE POST LOCATIONS WITH STORM SEWERS AND OTHER UTILITIES.
9. BOTTOM OF WALL ELEVATIONS (BW) LISTED ON GP-1 REFER TO FINISHED GRADE ALONG THE BOTTOM OF THE WALL, NOT THE BOTTOM OF THE WALL FOOTING.
10. COORDINATE SIGN LOCATIONS WITH STORM SEWERS AND OTHER UTILITIES.
11. CROSS SLOPE OF ALL NEW WALKWAYS SHALL NOT EXCEED 2% SLOPE.

GENERAL NOTES:

1. THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS AND CODES, AND PENN D.O.T. PUBLICATION 408.
3. APPLICANT IS RESPONSIBLE FOR JOINING THE PA ONE CALL SYSTEM AND IS RESPONSIBLE FOR MARKING OF ALL UNDERGROUND UTILITIES PRIOR TO THE UTILITIES BEING FORMALLY ACCEPTED BY AND DEDICATED TO THE TOWNSHIP.
4. LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER/DESIGN ENGINEER AND THAT THE LOCATIONS OF SUCH FACILITIES HAVE NOT BEEN REVIEWED BY THE TOWNSHIP OR THE PRODCO COMPANY. THE DEVELOPER/DESIGN ENGINEER IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES AND TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS. SIGNIFICANT EFFORTS TO RESOLVE SUCH CONFLICTS, INCLUDING BUT NOT NECESSARILY LIMITED TO REDUCTION, CONSTRUCTION DELAYS, UTILITY RELOCATIONS, ETC., MAY RESULT IF CONFLICTS WITH EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION.
5. NEW WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS FOR SANITARY SEWERS, WATER MAINS AND APPURTENANCES, STANDARD CONSTRUCTION DETAILS, AND TOWNSHIP PLUMBING CODE.
6. ALL WATER AND SANITARY SEWER SERVICES ARE PRIVATELY OWNED AND MAINTAINED BY THE PARK.
7. ALL NEW PAVEMENT AND CONCRETE SHALL DRAIN TOWARD AN INLET OR LAWN AREA AT A MINIMUM SLOPE OF 1%.
8. ALL INLETS, AREA DRAINS, AND TRENCH DRAINS SHALL HAVE ADA COMPLIANT GRATES DESIGNED FOR MIN. H10 LOADING, PROVIDE TROUT LOGG PLATE.
9. REFERENCE STRUCTURAL AND ARCHITECTURAL PLANS FOR INFORMATION REGARDING THE DESIGN OF STAIRS, RETAINING WALLS, RAMPS, HANDRAILS, AND FENCING.
10. REFERENCE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
11. FENCE AND GATE TYPE/DESIGN TO BE PROVIDED AS DIRECTED BY DORNEY PARK.
12. PROVIDE LANDINGS AT ALL DOORS AND AT THE TOP AND BOTTOM OF ALL STEP RUNS AND RAMPS, IN ACCORDANCE WITH ALL APPLICABLE CODES.
13. RAMPS SHALL NOT EXCEED 12.5% SLOPE IN ANY DIRECTION OR 50:1 CROSS SLOPE. LANDINGS SHALL NOT EXCEED 50:1 SLOPE IN ANY DIRECTION. WALKWAYS SHALL NOT EXCEED 20:1 RUNNING SLOPE OR 50:1 CROSS SLOPE.
14. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS OR CHANGES.
15. THERE ARE NO KNOWN WETLANDS, SIGNIFICANT TREE MASSES, ROCK OUTCROPS, SLAG PILES, QUARRY HOLES, SPRINGS, OR SWAMPY AREAS WITHIN THE LIMIT OF DISTURBANCE FOR THIS PROJECT.
16. REFERENCE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEO-TECHNOLOGY ASSOCIATES LAST REVISED FEBRUARY 20, 2023 FOR ADDITIONAL INFORMATION.

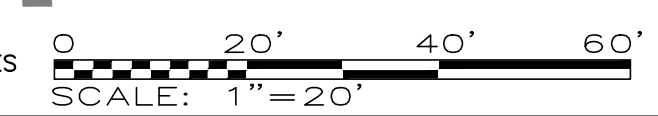
SCALE	1"=20'
DATE	11/9/23
DRAWN	JUH
CHECK	AAS

3/19/23	LCDD SUBMISSION
3/24/23	TOWNSHIP SUBMISSION
5/5/23	LCDD SUBMISSION
5/18/23	TOWNSHIP SUBMISSION
6/16/23	GENERAL NOTES REVISION
8/14/23	RECORD PLANS
1/25/24	TOWNSHIP SUBMISSION



GRADING PLAN 1
PROJECT 2024
DORNEY PARK & WILDWATER KINGDOM
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA
SHEET NO. 14 OF 31
GP-1

**PROPERTY OF CEDAR FAIR, LP**  
 THESE DOCUMENTS, THEIR SUBSTANCE, AND THE COPYRIGHTS AND TRADE SECRETS THEREIN ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF CEDAR FAIR, LP. THEY SHALL NOT BE DISCLOSED, DISPLAYED, OR FURNISHED, IN WHOLE OR IN PART, TO OR BY ANY THIRD PARTY, AND THEY SHALL NOT BE REPRODUCED, IN WHOLE OR IN PART, BY ANY MEANS, BY ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN CONSENT OF CEDAR FAIR, LP. ANY VIOLATION OF THESE RIGHTS SHALL SUBJECT THE VIOLATOR TO ALL LEGAL, ENFORCEABLE REMEDIES AVAILABLE AND CRIMINAL LIABILITY APPLICABLE UNDER STATE AND FEDERAL LAWS.  
 PROVIDED, HOWEVER, NOTHING CONTAINED HEREIN SHALL PROHIBIT OR RESTRICT THE RECORDING OF A COPY OF THIS PLAN IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY IN ACCORDANCE WITH THE PROVISIONS OF THE SOUTH WHITEHALL TOWNSHIP SUBORDINATE LAND DEVELOPMENT ORDINANCE OR THE DISCLOSURE OF THE PLAN BY SOUTH WHITEHALL TOWNSHIP TO ANY PERSON REQUESTING THE SAME, IN ACCORDANCE WITH APPLICABLE FEDERAL OR STATE RIGHT TO KNOW LAWS CONCERNING THE DISCLOSURE OF PUBLIC RECORDS.



NOTE:  
 VERTICAL TEXT INDICATES PROPOSED FEATURES  
 SLANTED TEXT INDICATES EXISTING FEATURES



Know what's below.  
Call before you dig.

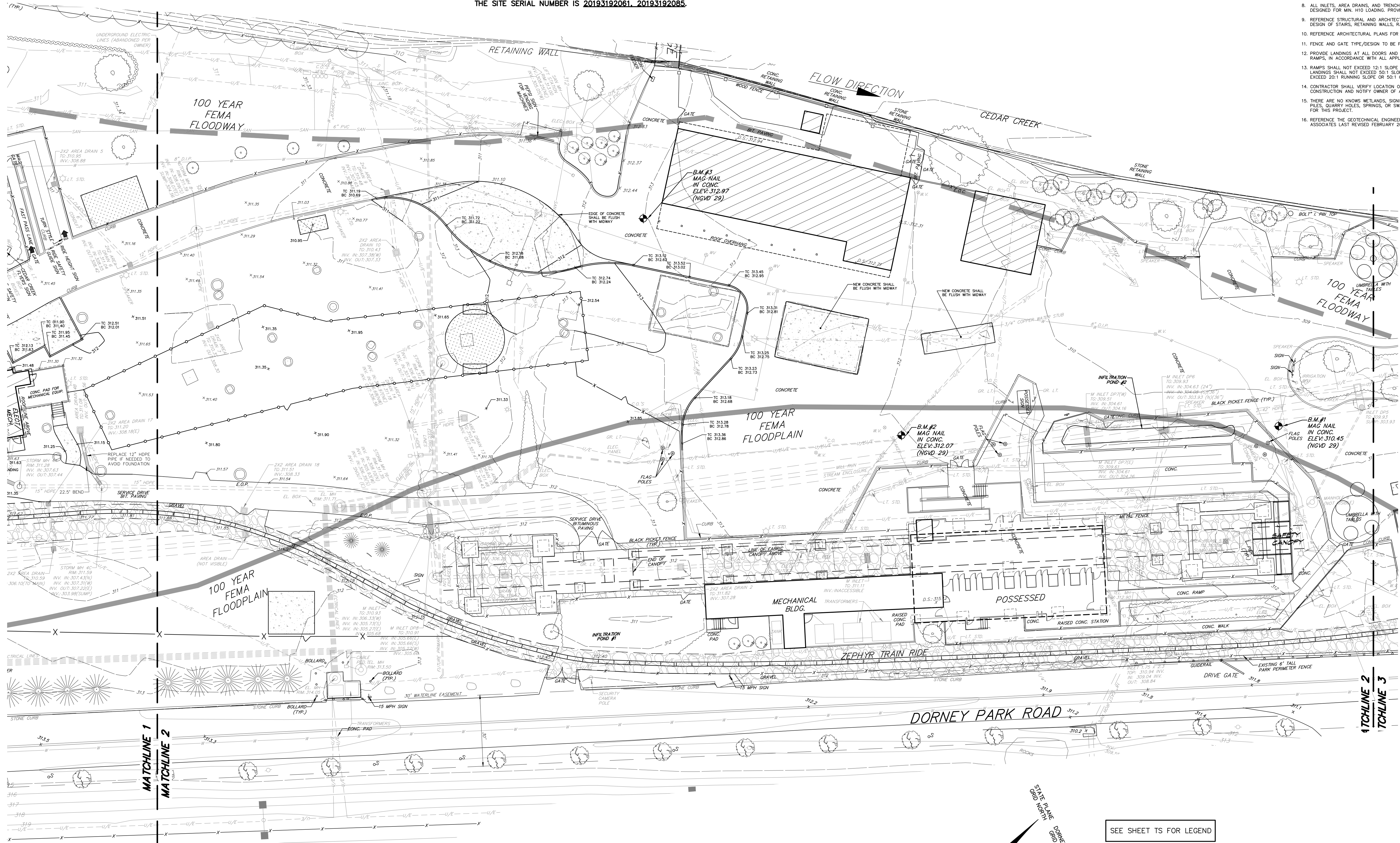
**NOTE:**  
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**THE SITE SERIAL NUMBER IS 20193192061, 20193192085.**

**GRADING AND UTILITY NOTES:**

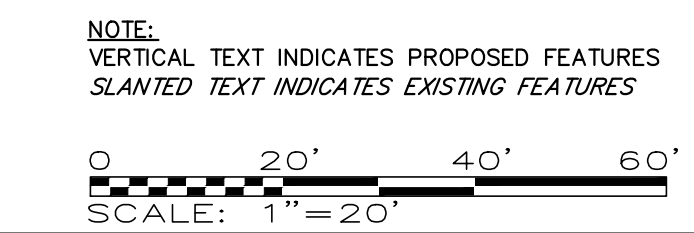
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3. CONTRACTOR SHALL ENSURE ADEQUATE COVER OVER ALL UTILITIES AFTER FINAL GRADING, AND SHALL RELOCATE EXISTING UTILITIES TO PROVIDE ADEQUATE COVER AS NECESSARY.
4. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
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8. FENCE CONTRACTOR SHALL COORDINATE FENCE POST LOCATIONS WITH STORM SEWERS AND OTHER UTILITIES.
9. BOTTOM OF WALL ELEVATIONS (BW) LISTED ON GP-1 REFER TO FINISHED GRADE ALONG THE BOTTOM OF THE WALL, NOT THE BOTTOM OF THE WALL FOOTING.
10. COORDINATE SIGN LOCATIONS WITH STORM SEWERS AND OTHER UTILITIES.
11. CROSS SLOPE OF ALL NEW WALKWAYS SHALL NOT EXCEED 2% SLOPE.

**GENERAL NOTES:**

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9. REFERENCE STRUCTURAL AND ARCHITECTURAL PLANS FOR INFORMATION REGARDING THE DESIGN OF STAIRS, RETAINING WALLS, RAMPS, HANDRAILS, AND FENCING.
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15. THERE ARE NO KNOWN WELLS, SIGNIFICANT TREE MASSES, ROCK OUTCROPS, SLAG PILES, QUARRY HOLES, SPRINGS, OR SWAMPY AREAS WITHIN THE LIMIT OF DISTURBANCE FOR THIS PROJECT.
16. REFERENCE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEO-TECHNOLOGY ASSOCIATES LAST REVISED FEBRUARY 20, 2023 FOR ADDITIONAL INFORMATION.



SEE SHEET TS FOR LEGEND



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SCALE	1"=20'
DATE	11/9/23
DRAWN	JUH
CHECK	AAS

3/19/23	LCCD SUBMISSION
3/24/23	TOWNSHIP SUBMISSION
5/5/23	LCCD SUBMISSION
5/18/23	TOWNSHIP SUBMISSION
6/16/23	GENERAL NOTES REVISION
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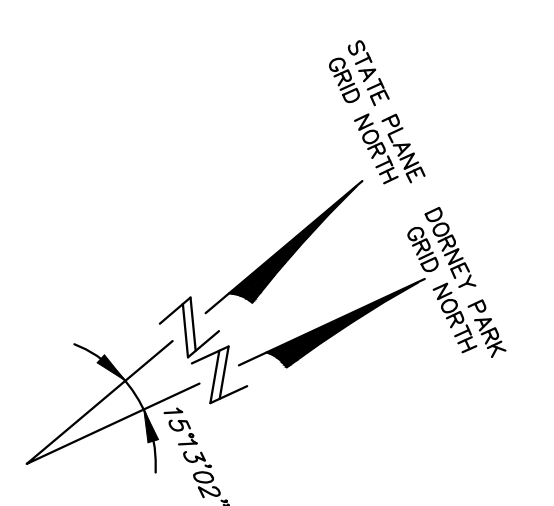
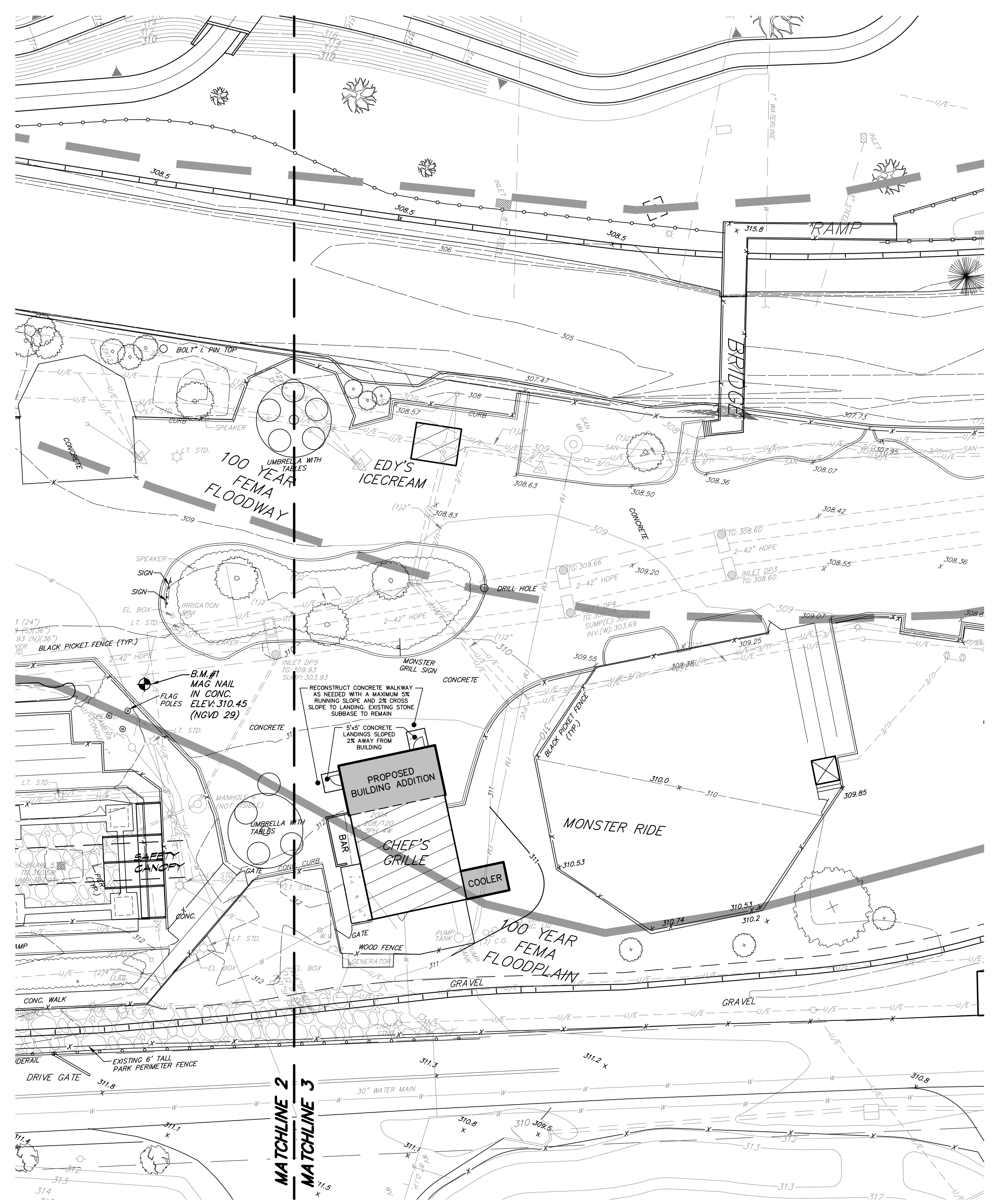
**BARRY ISETT & Associates**  
 AN AFFILIATE OF DORNEY PARK ENTERTAINMENT COMPANY

**Dorney Park & Wildwater Kingdom**  
 Cedar Fair Entertainment Company

**GRADING PLAN 2**  
 PROJECT 2024  
 DORNEY PARK & WILDWATER KINGDOM  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY, PA

**SHEET NO.**  
 15 OF 31  
**GP-2**

ISETT PROJECT NO.: 1026619.001



**GRADING AND UTILITY NOTES:**

1. THE TOPS/RIMS OF EXISTING UTILITY STRUCTURES, MANHOLES, VALVES, CLEANOUTS, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE.
2. ALL PROPOSED AND EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR RELOCATION DUE TO CONFLICTS WITH FOOTINGS OR OTHER UTILITIES AND SHALL BE RECONNECTED ACCORDING TO ALL APPLICABLE SPECIFICATIONS AND REGULATIONS, AT THE DIRECTION OF DORNEY PARK.
3. CONTRACTOR SHALL ENSURE ADEQUATE COVER OVER ALL UTILITIES AFTER FINAL GRADING, AND SHALL RELOCATE EXISTING UTILITIES TO PROVIDE ADEQUATE COVER AS NECESSARY.
4. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
5. AT NO TIME SHALL STORM SEWER PIPES ENTER/EXIT THE CORNER OF INLET BOXES.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE COVER OVER ALL STORMWATER AND UTILITY PIPING, PER THE MANUFACTURER'S SPECIFICATIONS.
7. ALL ELECTRICAL UTILITIES, INCLUDING POWER, STREET LIGHTS, TELEPHONE, AND TELEVISION CABLE LINES, SHALL BE PLACED UNDERGROUND AND SHALL BE PLACED A MINIMUM OF ONE FOOT FROM ALL PROPERTY LINES.
8. FENCE CONTRACTOR SHALL COORDINATE FENCE POST LOCATIONS WITH STORM SEWERS AND OTHER UTILITIES.
9. BOTTOM OF WALL ELEVATIONS (BW) LISTED ON GP-1 REFER TO FINISHED GRADE ALONG THE BOTTOM OF THE WALL, NOT THE BOTTOM OF THE WALL FOOTING.
10. COORDINATE SIGN LOCATIONS WITH STORM SEWERS AND OTHER UTILITIES.
11. CROSS SLOPE OF ALL NEW WALKWAYS SHALL NOT EXCEED 2% SLOPE.

**GENERAL NOTES:**

1. THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS AND CODES, AND PENN D.O.T. PUBLICATION 406.
3. APPLICANT IS RESPONSIBLE FOR JOINING THE PA ONE CALL SYSTEM AND IS RESPONSIBLE FOR MARKING OF ALL UNDERGROUND UTILITIES PRIOR TO THE UTILITIES BEING FORMALLY ACCEPTED BY AND DEDICATED TO THE TOWNSHIP.
4. LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER/DESIGN ENGINEER AND THAT THE LOCATIONS OF SUCH FACILITIES HAVE NOT BEEN REVIEWED BY THE TOWNSHIP OR THE PECO/COX COMPANY. THE DEVELOPER/DESIGN ENGINEER IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES AND TO AVOID CONFLICTS OF THE SAME WITH PROPOSED IMPROVEMENTS. SIGNIFICANT EFFORTS TO RESOLVE SUCH CONFLICTS INCLUDING BUT NOT NECESSARILY LIMITED TO REDUCING CONSTRUCTION DELAYS, UTILITY RELOCATIONS, ETC. MAY RESULT IF CONFLICTS WITH EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION.
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6. ALL WATER AND SANITARY SEWER SERVICES ARE PRIVATELY OWNED AND MAINTAINED BY THE PARK.
7. ALL NEW PAVEMENT OR CONCRETE SHALL DRAIN TOWARD AN INLET OR LAWN AREA AT A MINIMUM SLOPE OF 1%.
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9. REFERENCE STRUCTURAL AND ARCHITECTURAL PLANS FOR INFORMATION REGARDING THE DESIGN OF STAIRS, RETAINING WALLS, RAMPS, HANDRAILS, AND FENCING.
10. REFERENCE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
11. FENCE AND GATE TYPE/DESIGN TO BE PROVIDED AS DIRECTED BY DORNEY PARK.
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14. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS OR CHANGES.
15. THERE ARE NO KNOWN WETLANDS, SIGNIFICANT TREE MASSSES, ROCK OUTCROPS, SLAG PILES, QUARRY HOLES, SPRINGS, OR SIMILAR AREAS WITHIN THE LIMIT OF DISTURBANCE FOR THIS PROJECT.
16. REFERENCE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEO-TECHNOLOGY ASSOCIATES LAST REVISED FEBRUARY 20, 2023 FOR ADDITIONAL INFORMATION.

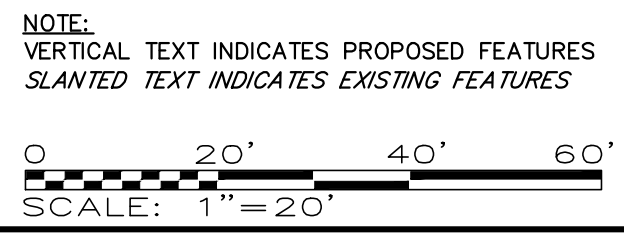
MATCHLINE 2  
MATCHLINE 3



Know what's below.  
Call before you dig.

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**THE SITE SERIAL NUMBER IS 20193192061, 20193192085.**

SEE SHEET TS FOR LEGEND



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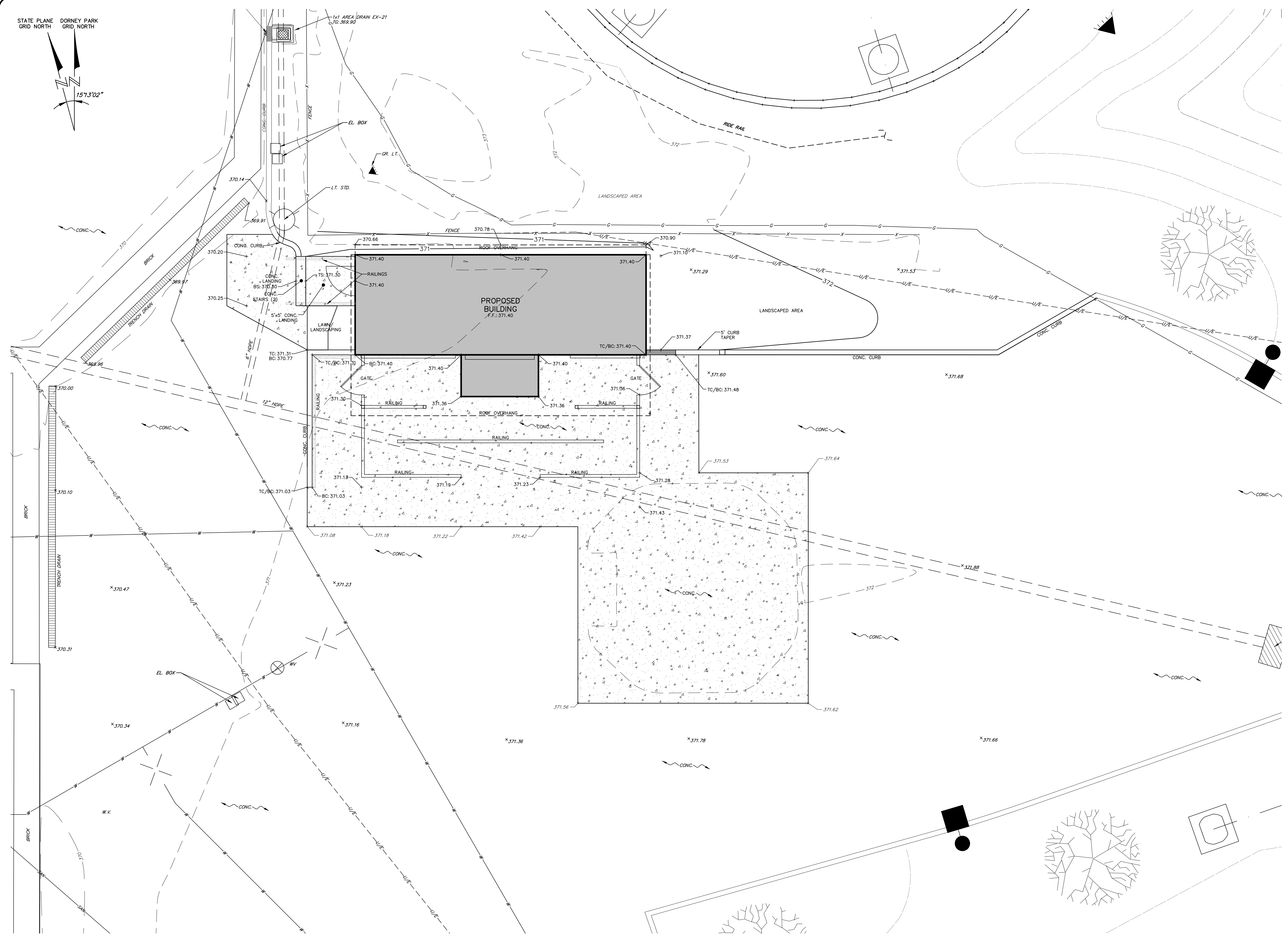
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DATE 1/25/24  
DRAWN JH  
CHECK AAS



**Dorney Park & WildwaterKingdom**  
Cedar Fair Entertainment Company

GRADING PLAN 3  
PROJECT 2024  
DORNEY PARK & WILDWATER KINGDOM  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PA

SHEET NO.  
16 OF 32  
GP-3



**GENERAL NOTES:**

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4. LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER/DESIGN ENGINEER AND THAT THE LOCATIONS OF SUCH FACILITIES HAVE NOT BEEN REVIEWED BY THE TOWNSHIP OR THE PROJECT COMPANY. THE DEVELOPER/DESIGN ENGINEER IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES AND TO AVOID CONFLICTS OF THE SAME WITH PROPOSED IMPROVEMENTS. SIGNIFICANT EFFORTS TO RESOLVE SUCH CONFLICTS, INCLUDING BUT NOT NECESSARILY LIMITED TO REDESIGN, CONSTRUCTION DELAYS, UTILITY RELOCATIONS, ETC., MAY RESULT IF CONFLICTS WITH EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION.
5. NEW WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS FOR SANITARY SEWERS, WATER MAINS AND APPURTENANCES, STANDARD CONSTRUCTION DETAILS, AND TOWNSHIP PLUMBING CODE.
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2. ALL PROPOSED AND EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR RELOCATION DUE TO CONFLICTS WITH FOOTINGS OR OTHER UTILITIES AND SHALL BE RECONNECTED ACCORDING TO ALL APPLICABLE SPECIFICATIONS AND REGULATIONS, AT THE DIRECTION OF DORNEY PARK.
3. CONTRACTOR SHALL ENSURE ADEQUATE COVER OVER ALL UTILITIES AFTER FINAL GRADING, AND SHALL RELOCATE EXISTING UTILITIES TO PROVIDE ADEQUATE COVER AS NECESSARY.
4. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
5. AT NO TIME SHALL STORM SEWER PIPES ENTER/EXIT THE CORNER OF INLET BOXES.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE COVER OVER ALL STORMWATER AND UTILITY PIPING, PER THE MANUFACTURER'S SPECIFICATIONS.
7. ALL ELECTRICAL UTILITIES, INCLUDING POWER, STREET LIGHTS, TELEPHONE, AND TELEVISION CABLE LINES, SHALL BE PLACED UNDERGROUND AND SHALL BE PLACED A MINIMUM OF ONE FOOT FROM ALL PROPERTY LINE.
8. FENCE CONTRACTOR SHALL COORDINATE FENCE POST LOCATIONS WITH STORM SEWERS AND OTHER UTILITIES.
9. BOTTOM OF WALL ELEVATIONS (BW) LISTED ON GP-1 REFER TO FINISHED GRADE ALONG THE BOTTOM OF THE WALL, NOT THE BOTTOM OF THE WALL FOOTING.
10. COORDINATE SIGN LOCATIONS WITH STORM SEWERS AND OTHER UTILITIES.
11. CROSS SLOPE OF ALL NEW WALKWAYS SHALL NOT EXCEED 2% SLOPE.

**LEGEND**

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
CURBING	DEPRESSED CURB	DEPRESSED CURB
BUILDING	EXIST. BUILDING	PROP. BUILDING
CONCRETE WALKWAY		
ZONING BOUNDARY	SMC	HC REGION
CR REGION BOUNDARY	REGION	
SOIL BOUNDARY		
UTILITY POLE	U/P	
UNDERGROUND ELECTRIC	W.V.	W.V.
WATER MAIN & VALVE	F.M.	
FIRE HYDRANT	F.H.	
GAS MAIN & VALVE	G.V.	
SANITARY LINE, MANHOLE, & CLEANOUT	EXIST. MH SAN. C.O.	PROP. MH SAN. C.O.
STORM LINE, MANHOLE, & INLET	EXIST. MH INLET	PROP. MH INLET
FENCE	FENCE	FENCE
BARRIER FENCING		
RIDE FENCING		
SIGN		
DECIDUOUS TREE	6" MAPLE	1 AR
EVERGREEN TREE	6" PINE	1 PS
CONTOUR	590	590.53
SPOT ELEVATION	590.53	590.53
PARK LIGHTING		
SPEAKER		
EDGE OF PAVEMENT	E.O.P.	E.O.P.
EDGE OF CONCRETE	E.O.C.	E.O.C.
EDGE OF GRAVEL	E.O.G.	E.O.G.
TYPICAL	(TYP.)	(TYP.)
DOOR SILL	D.S.	D.S.
TO BE REMOVED		T.B.R.
TO BE RELOCATED		REL.
TOP OF RAIL		TOR.

**NOTE:**  
 VERTICAL TEXT INDICATES PROPOSED FEATURES  
 SLANTED TEXT INDICATES EXISTING FEATURES

SCALE: 1" = 5'



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SCALE 1"=5'  
 DATE 1/29/24  
 DRAWN J.J.H.  
 CHECK A.A.S.

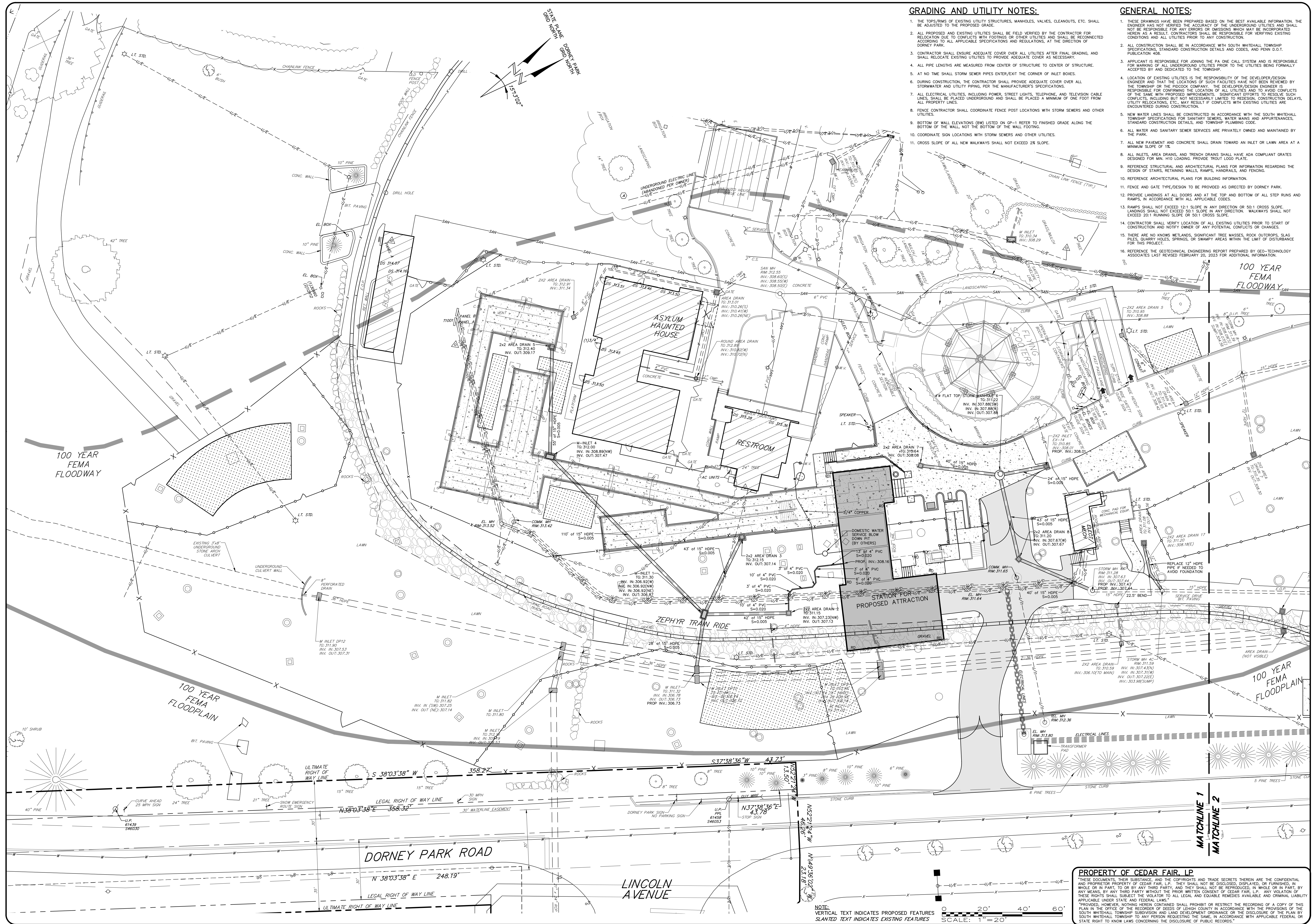
**BARRY ISETT & Associates**  
 AN AFFILIATE OF THE ENGINEERING AND CONSULTING GROUP

**Dorney Park & Wildwater Kingdom**  
 Cedar Fair Entertainment Company

GRADING PLAN 3  
 PROJECT 2024  
 DORNEY PARK & WILDWATER KINGDOM  
 SOUTH WHITEHALL TOWNSHIP  
 LEHIGH COUNTY, PA

SHEET NO.  
 16 OF 31  
 GP-3

ISETT PROJECT NO.: 1026619.001



GRADING AND UTILITY NOTES:

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SCALE	1"=20'
DATE	11/9/23
DRAWN	JUH
CHECK	AAS
LCDD SUBMISSION	3/18/23
TOWNSHIP SUBMISSION	3/24/23
LCDD SUBMISSION	5/5/23
TOWNSHIP SUBMISSION	5/18/23
GENERAL NOTES REVISION	6/16/23
RECORD PLANS	8/11/23
TOWNSHIP SUBMISSION	1/25/24



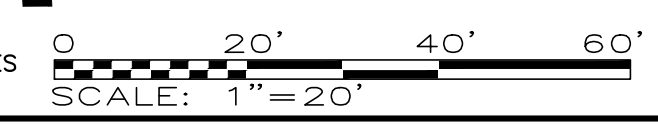
**Dorney Park & Wildwater Kingdom**  
Cedar Fair Entertainment Company



UTILITY PLAN 1  
PROJECT 2024  
DORNEY PARK & WILDWATER KINGDOM  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PA

SHEET NO.  
17 OF 31  
UP-1

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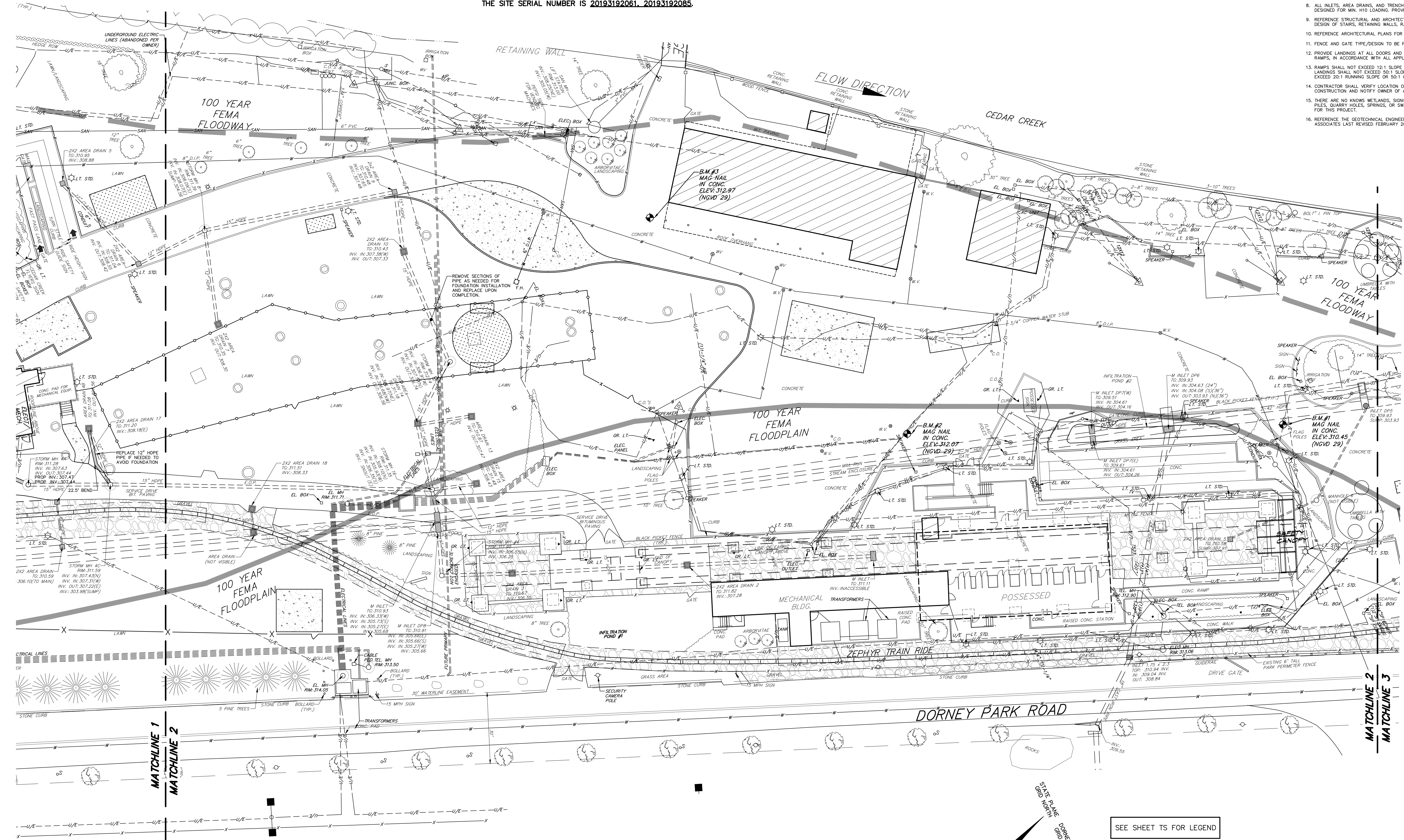
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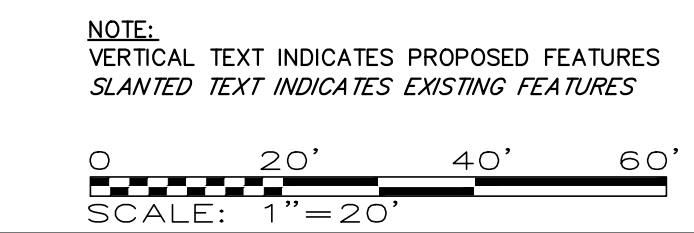
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5. NEW WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS FOR SANITARY SEWERS, WATER MAINS AND APPURTENANCES, STANDARD CONSTRUCTION DETAILS, AND TOWNSHIP PLUMBING CODE.
6. ALL WATER AND SANITARY SEWER SERVICES ARE PRIVATELY OWNED AND MAINTAINED BY THE PARK.
7. ALL NEW PAVEMENT AND CONCRETE SHALL DRAIN TOWARD AN INLET OR LAWN AREA AT A MINIMUM SLOPE OF 1%.
8. ALL INLETS, AREA DRAINS, AND TRENCH DRAINS SHALL HAVE ADA COMPLIANT GRATES DESIGNED FOR MIN. HD LOADING. PROVIDE TROTT LOGO PLATE.
9. REFERENCE STRUCTURAL AND ARCHITECTURAL PLANS FOR INFORMATION REGARDING THE DESIGN OF STAIRS, RETAINING WALLS, RAMPS, HANDRAILS, AND FENCING.
10. REFERENCE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
11. FENCE AND GATE TYPE/DESIGN TO BE PROVIDED AS DIRECTED BY DORNEY PARK.
12. PROVIDE LANDINGS AT ALL DOORS AND AT THE TOP AND BOTTOM OF ALL STEP RUNS AND RAMPS, IN ACCORDANCE WITH ALL APPLICABLE CODES.
13. RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION OR 50:1 CROSS SLOPE. LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. WALKWAYS SHALL NOT EXCEED 20:1 RUNNING SLOPE OR 50:1 CROSS SLOPE.
14. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS OR CHANGES.
15. THERE ARE NO KNOWN WETLANDS, SIGNIFICANT TREE MASSES, ROCK OUTCROPPS, SLAG PILES, QUARRY HOLES, SPRINGS, OR SWAMPY AREAS WITHIN THE LIMIT OF DISTURBANCE FOR THIS PROJECT.
16. REFERENCE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEO-TECHNOLOGY ASSOCIATES LAST REVISED FEBRUARY 20, 2023 FOR ADDITIONAL INFORMATION.



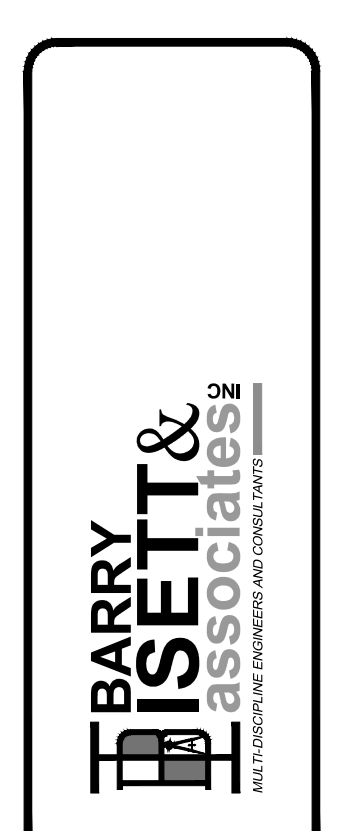
SEE SHEET TS FOR LEGEND



**PROPERTY OF CEDAR FAIR, LP**  
"THESE DOCUMENTS, THEIR SUBSTANCE, AND THE COPYRIGHTS AND TRADE SECRETS THEREIN ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF CEDAR FAIR, LP. THEY SHALL NOT BE DISCLOSED, DISPLAYED, OR FURNISHED, IN WHOLE OR IN PART, TO OR BY ANY THIRD PARTY, AND THEY SHALL NOT BE REPRODUCED, IN WHOLE OR IN PART, BY ANY MEANS, BY ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN CONSENT OF CEDAR FAIR, LP. ANY VIOLATION OF THESE RIGHTS SHALL SUBJECT THE VIOLATOR TO ALL LEGAL AND EQUITABLE REMEDIES AVAILABLE AND CRIMINAL LIABILITY APPLICABLE UNDER STATE AND FEDERAL LAWS."  
"PROVIDED, HOWEVER, NOTHING HEREIN CONTAINED SHALL PROHIBIT OR RESTRICT THE RECORDING OF A COPY OF THIS PLAN IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY IN ACCORDANCE WITH THE PROVISIONS OF THE SOUTH WHITEHALL TOWNSHIP AND LAND DEVELOPMENT ORDINANCE OR THE DISCLOSURE OF THE PLAN BY SOUTH WHITEHALL TOWNSHIP TO ANY PERSON REQUESTING THE SAME, IN ACCORDANCE WITH APPLICABLE FEDERAL OR STATE RIGHT TO KNOW LAWS CONCERNING THE DISCLOSURE OF PUBLIC RECORDS."

SCALE	1"=20'
DATE	11/19/23
DRAWN	JUH
CHECK	AAS

LCDD SUBMISSION	3/18/23
TOWNSHIP SUBMISSION	3/24/23
LCDD SUBMISSION	5/5/23
TOWNSHIP SUBMISSION	5/18/23
GENERAL NOTES REVISION	6/16/23
RECORD PLANS	8/14/23
TOWNSHIP SUBMISSION	1/25/24



UTILITY PLAN 2
PROJECT 2024
DORNEY PARK & WILDWATER KINGDOM
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA
SHEET NO. 18 OF 31
UP-2

ORDINANCE REQUIREMENTS

SALDO 312-40 (C)

STREET TREES = 320 LF  
1 TREE / 40' INTERVAL

TREES REQUIRED = 8 TREES

TREES PROPOSED = 4 TREES PROPOSED, 4 EXISTING

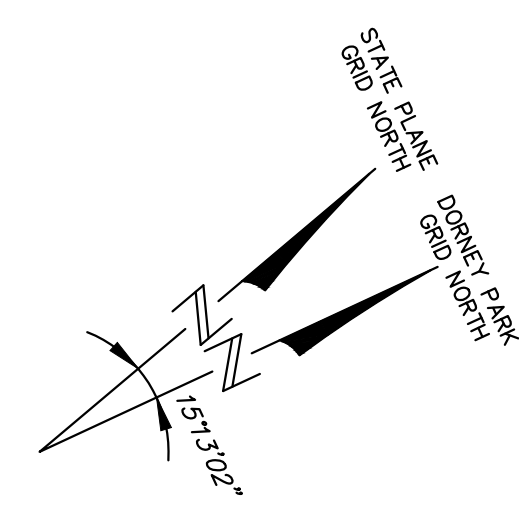
PLANTING SCHEDULE

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	ROOT	SIZE	NOTES
TREES						
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2.5" CAL / 15 HT. MIN.	SINGLE LEADER, FULL BRANCHING



Know what's below.  
Call before you dig.

1-800-242-1776



GENERAL NOTES:

- THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS AND CODES, AND PENN D.O.T. PUBLICATION 406.
- APPLICANT IS RESPONSIBLE FOR JOINING THE PA ONE CALL SYSTEM AND IS RESPONSIBLE FOR MARKING OF ALL UNDERGROUND UTILITIES PRIOR TO THE UTILITIES BEING FORMALLY ACCEPTED BY AND DEDICATED TO THE TOWNSHIP.
- LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER/DESIGN ENGINEER AND THAT THE LOCATIONS OF SUCH UTILITIES HAVE NOT BEEN REVIEWED BY THE TOWNSHIP OR THE RECORD COMPANY. THE DEVELOPER/DESIGN ENGINEER IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES AND TO AVOID CONFLICTS OF THE SAME WITH PROPOSED IMPROVEMENTS. SIGNIFICANT EFFORTS TO RESOLVE SUCH CONFLICTS, INCLUDING BUT NOT NECESSARILY LIMITED TO REDUCING CONSTRUCTION DELAYS, UTILITY RELOCATIONS, ETC., MAY RESULT IF CONFLICTS WITH EXISTING UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION.
- NEW WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS FOR SANITARY SEWERS, WATER MAINS AND APPURTENANCES, STANDARD CONSTRUCTION DETAILS, AND TOWNSHIP PLUMBING CODE.
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- REFERENCE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- FENCE AND GATE TYPE/DESIGN TO BE PROVIDED AS DIRECTED BY DORNEY PARK.
- PROVIDE LANDINGS AT ALL DOORS AND AT THE TOP AND BOTTOM OF ALL STEP RUNS AND RAMPS, IN ACCORDANCE WITH ALL APPLICABLE CODES.
- RAMPS SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION OR 50:1 CROSS SLOPE. LANDINGS SHALL NOT EXCEED 50:1 SLOPE IN ANY DIRECTION. WALKWAYS SHALL NOT EXCEED 20:1 RUNNING SLOPE OR 50:1 CROSS SLOPE.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS OR CHANGES.
- THERE ARE NO KNOWN WETLANDS, SIGNIFICANT TREE MASSES, ROCK OUTCROPPINGS, SLAG PILES, QUARRY HOLES, SPRINGS, OR SWAMPY AREAS WITHIN THE LIMIT OF DISTURBANCE FOR THIS PROJECT.
- REFERENCE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEO-TECHNOLOGY ASSOCIATES LAST REVISED FEBRUARY 20, 2023 FOR ADDITIONAL INFORMATION.

SEEDING SCHEDULE

NOTE: THE FOLLOWING SEEDING SCHEDULE SHALL BE USED UNLESS OTHERWISE NOTED.

TEMPORARY COVER FOR EROSION CONTROL

INITIAL PROTECTION: USE WHERE SEEDING IS TO BE DELAYED OR AFTER TEMPORARY SEEDS IS APPLIED. HAY OR STRAW APPLIED AT A RATE OF THREE TONS PER ACRE.

SITE PREPARATION: ONE TON AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS 50#-50# FERTILIZER PER ACRE. WORK INTO SOIL.

SEASON	SEEDS	RATE (LB./ACRE)
SPRING (MARCH 15 TO JUNE 15)	ANNUAL RYEGRASS or SPRING OATS	40
SUMMER (JUNE 16 TO AUGUST 15)	ANNUAL RYEGRASS	40
FALL (AUGUST 16 TO NOVEMBER 1)	ANNUAL RYEGRASS or WINTER RYE	168

PERMANENT COVER FOR STABILIZATION

SEEDING DATES: MARCH 31 - MAY 31  
AUGUST 15 - OCTOBER 15

SITE PREPARATION: INCORPORATE LIME AND FERTILIZER (RATE BASED ON SOIL TEST) AS DEEPLY INTO THE SOIL AS POSSIBLE. IF SOIL TESTS ARE NOT AVAILABLE, APPLY 50# TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 100#-200#-200# FERTILIZER PER ACRE.

PERMANENT:

ALL DISTURBED AREAS TO BE PREPARED AND SEEDED WITH THE FOLLOWING SPECIES AT THE NOTED SEEDING RATE FOLLOWING FINAL GRADING:

MULCHING: APPLY THREE TONS PER ACRE OF HAY OR STRAW TO ACHIEVE A LOOSE LAYER 3/4"-1" DEEP. USE HAY RATHER THAN STRAW ON STEEP SLOPES. APPLY NON-ASPHALTIC CONK-ROCK TACKIFIER BY GOWNED TIRES OR APPROVED EQUIVALENT, AT A RATE OF 50 LBS. PER ACRE, WITH SPRAYING EQUIPMENT.

SOURCE: Penn State College of Agriculture Sciences, EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND by Peter Landis, 1997 or as revised.

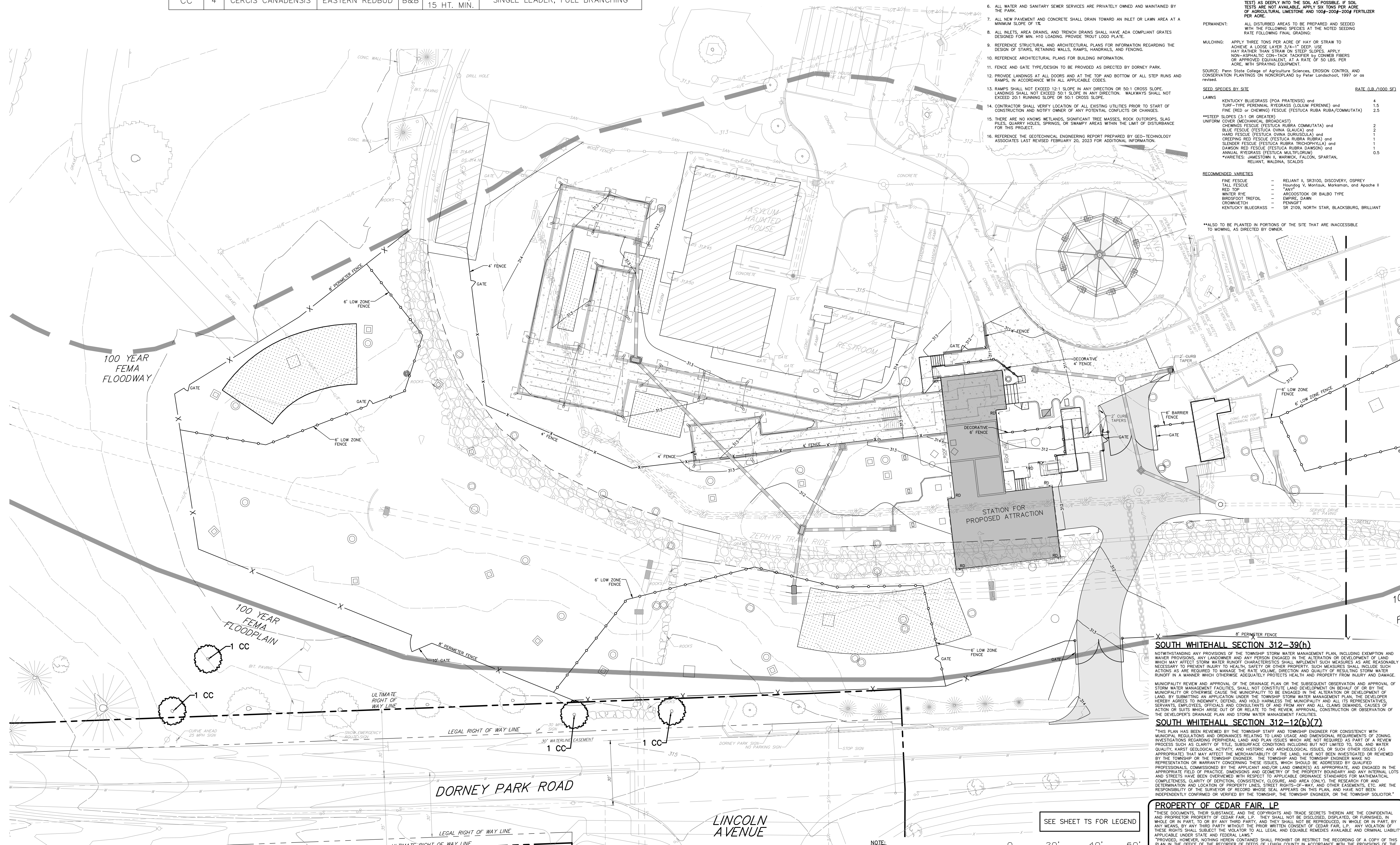
SEED SPECIES BY SITE RATE (LB./1000 SQ. FT.)

LAWNS	RATE
KENTUCKY BLUEGRASS (POA PRATENSIS) and TURF-TYPE PERENNIAL RYEGRASS (LOLIUM PERENNE) and FINE (RED or CHEWING) FESCUE (FESTUCA RUBRA/COMUTATA)	4
2.5	
**STEEP SLOPES (3:1 OR GREATER)	
UNIFORM COVER (MECHANICAL BROADCAST)	
CHEWING FESCUE (FESTUCA RUBRA/COMUTATA) and BLUE FESCUE (FESTUCA OVINA GLAUCA) and HARD FESCUE (FESTUCA OVINA SUBSUSIDA) and CREEPING RED FESCUE (FESTUCA RUBRA RUBRA) and BLENDER FESCUE (FESTUCA RUBRA TROPICOPHILA) and DAWSON RED FESCUE (FESTUCA RUBRA DAWSON) and ANNUAL RYEGRASS (FESTUCA MULTIFLORUM)	2
1	
1	
1	
0.5	
*VARIETIES: JAMESTOWN II, WARWICK, FALCON, SPARTAN, RELIANT, WALDINA, SCALDIS	

RECOMMENDED VARIETIES

FINE FESCUE	RELIANT II, SR3100, DISCOVERY, OSPREY
FESCUE	Hudson V, Mantola, Markman, and Apoosie II
RED TOP	"ANY"
WINTER RYE	ARCOSTOCK OR BALBO TYPE
BIRDFOOT TREFOL	EMPIRE, DAWN
CROWNVECH	PENNGIFT
KENTUCKY BLUEGRASS	SR 2109, NORTH STAR, BLACKBURG, BRILLIANT

\*\*ALSO TO BE PLANTED IN PORTIONS OF THE SITE THAT ARE INACCESSIBLE TO MOWING, AS DIRECTED BY OWNER.



**SOUTH WHITEHALL SECTION 312-39(h)**

NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORM WATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT WATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MAINTAIN THE RATE VOLUME, DIRECTION AND QUALITY OF RESULTING STORM WATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.

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

**SOUTH WHITEHALL SECTION 312-12(b)(7)**

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

**PROPERTY OF CEDAR FAIR, LP**

"THESE DOCUMENTS, THEIR SUBSTANCE, AND THE COPYRIGHTS AND TRADE SECRETS THEREIN ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF CEDAR FAIR, LP. THEY SHALL NOT BE DISCLOSED, DISPLAYED, OR FURNISHED, IN WHOLE OR IN PART, TO OR BY ANY THIRD PARTY, AND THEY SHALL NOT BE REPRODUCED, IN WHOLE OR IN PART, BY ANY MEANS, BY ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN CONSENT OF CEDAR FAIR, LP. ANY VIOLATION OF THESE RIGHTS SHALL SUBJECT THE VIOLATOR TO ALL LEGAL AND ENFORCEABLE REMEDIES AVAILABLE AND CRIMINAL LIABILITY APPLICABLE UNDER STATE AND FEDERAL LAWS."

"THESE DOCUMENTS CONTAINED HEREIN CONTAIN SHALL PROHIBIT OR RESTRICT THE RECORDING OF A COPY OF THIS PLAN IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY IN ACCORDANCE WITH THE PROVISIONS OF THE TOWNSHIP WHITEHALL TOWNSHIP LAND DEVELOPMENT ORDINANCE OR THE DISCLOSURE OF THE PLAN BY SOUTH WHITEHALL TOWNSHIP TO ANY PERSON REQUESTING THE SAME, IN ACCORDANCE WITH APPLICABLE FEDERAL OR STATE RIGHT TO KNOW LAWS CONCERNING THE DISCLOSURE OF PUBLIC RECORDS."

SCALE: 1"=20'

DATE: 2/24/23

DRAWN: JH

CHECK: AAS

TOWNSHIP SUBMISSION RECORD PLANS

5/18/23

8/14/23

**BARRY ISETT & Associates**  
LANDSCAPE ARCHITECTS AND CONSULTANTS

**Dorney Park & Wildwater Kingdom**  
Cedar Fair Entertainment Company

LANDSCAPING PLAN I

PROJECT 2024

DORNEY PARK & WILDWATER KINGDOM

SOUTH WHITEHALL TOWNSHIP

LEHIGH COUNTY, PA

SHEET NO. 20 OF 31

LA-1

ISETT PROJECT NO.: 1026619.001

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  
Dorney Park Project 2024  
Major Plan #2023-101  
Preliminary/Final Plan Review

DATE: March 1, 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. Geoffrey A. Reese, P.E.  
Master Planner and Engineer  
Lehigh Valley Planning Commission

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

Mr. Adam A. Smith, P.E.  
Department Head, Civil  
Barry Isett & Associates, Inc.

Ms. Jessica Naderman  
Vice President & General Manager  
Dorney Park & Wildwater Kingdom

(all via e-mail)

Mr. Ronald J. Gawlik, PE, 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:

The Plans propose a modification to the previously approved Plans for the Dorney Park Attraction, approved by the Board of Commissioners on April 19, 2023. The revisions propose an approximate  $\pm 300$  s.f. concession stand and an approximate  $\pm 450$  s.f. building addition to an existing restaurant. There is no additional impervious cover proposed with the proposed concession stand or the building expansion.

Waivers/Deferrals/Variances Granted:

The Board of Commissioners at its April 19, 2023 meeting, approved the following waivers/deferrals:

- SALDO §312-12(b)(14) – Show bearings and distances of the tract and ties to nearest monument (waiver);
- SALDO §312-12(b)(15) – Show contours on adjacent land within 400 feet of the tract (waiver);
- SALDO §312-12(b)(17) – Show names of owners and subdivisions immediately adjacent to the subdivision (waiver);
- SALDO §312-12(b)(20) – Show the location, character, and elevation of any building within 100 feet of the tract (waiver);
- SALDO §312-12(b)(21) – Show streets, easements, and right-of-way within 400 feet of the site (waiver);
- SALDO §312-14(b)(3) – Show location, bearing, and length of every street, lot and boundary line (waiver);
- SALDO §312-13(f)(3) – To allow requiring permits to be issued prior to plan recording (waiver);
- SALDO §312-43 – To allow permits to be issued prior to plan recording (waiver); and
- SALDO §312-35(b)(3) – Right-of-way and cartway standards of fronting streets (deferral).

Recommendation:

Engineering approval recommended subject to the following comments being addressed.

jfw/laf

Enclosures

South Whitehall Township  
Dorney Park Project 2024  
Major Plan #2023-101  
Preliminary/Final Plan Review

March 1, 2024

**REVIEW COMMENTS**

1. Provide a Grading Plan in the set showing the “Chef’s Grille” building expansion;
2. We defer to any comments from the Township Public Safety Commission, Township Fire Marshal, and Township Geotechnical Consultant; and
3. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, 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, geotechnical, lighting, water/sanitary sewerage systems, environmental, building code, public safety, and other non-engineering issues, which should be reviewed by the appropriate Township Staff and Consultants.

South Whitehall Township  
Dorney Park Project 2024  
Major Plan #2023-101  
Preliminary/Final Plan Review

List of Plans and Supplemental Information  
Prepared by Barry Isett & Associates, Inc. and  
dated or last revised January 25, 2024, except as noted

1. Title Sheet, Sheet 1 of 31;
2. Master Site Development Plan, Sheet 2 of 31;
3. Site Development Plan (4 sheets), Sheets 3 through 6 of 31;
4. Location Plan, Sheet 7 of 31;
5. Existing Features Plan (2 sheets), Sheets 8 and 9 of 31 (cursory review only);
6. Demolition Plan (4 sheets), Sheets 10 through 13 of 31 (cursory review only);
7. Grading Plan (3 sheets), Sheets 14 through 16 of 31;
8. Utility Plan (2 sheets), Sheets 17 and 18 of 31;
9. Storm Sewer Plan & Profiles, Sheet 19 of 31;
10. Landscaping Plan, Sheet 20 of 31;
11. Construction Details, Sheet 21 of 31;
12. Erosion & Sediment Control Plan (4 sheets), Sheets 22 through 25 of 31 (cursory review only);
13. Erosion & Sediment Control Details, Sheet 26 of 31 (cursory review only);
14. Post Construction Stormwater Management Plan (4 sheets), Sheets 27 through 30 of 31;
15. Post Construction Stormwater Management Details, Sheet 31 of 31;
16. Stormwater Management Report; and
17. Transmittal Letter, dated January 26, 2024.

**Gregg R. Adams**

---

**Subject:** FW: Dorney Park Project 2024**From:** newhard, jason <jason.Newhard@ssmgroup.com>**Sent:** Friday, May 12, 2023 3:15 PM**To:** Adam Smith, PE <asmith@barryisett.com>**Subject:** RE: Dorney Park Project 2024

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

Correct, we (SSM) do not have any utility comments. I don't know if SWT PW Staff has comments that may need to be addressed, and if they issued a separate letter for any comments.

**Jason M. Newhard, CCM, LO**  
**Manager, Construction Management Services**  
**Environmental Engineering**  
Spotts, Stevens and McCoy  
Lehigh Valley Regional Office  
1605 N. Cedar Crest Blvd., Suite 106  
Allentown PA 18104  
P: 610-849-9700 D: 484-821-5258  
[www.ssmgroup.com](http://www.ssmgroup.com)



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---

**From:** Adam Smith, PE <asmith@barryisett.com>**Sent:** Thursday, May 11, 2023 11:28 PM**To:** newhard, jason <jason.Newhard@ssmgroup.com>**Subject:** Dorney Park Project 2024

Hi Jason,

South Whitehall Township has requested written confirmation that there are no outstanding water/sewer comments for Dorney Park Project 2024 (per Condition of Approval item #2 pasted below). Provided there are no outstanding comments, can you please provide written confirmation?

**Gregg R. Adams**

---

**From:** Chris Taylor <ctaylor@hanovereng.com>  
**Sent:** Monday, February 19, 2024 11:30 AM  
**To:** John F. Windt  
**Cc:** Gregg R. Adams; David Manhardt; Anthony F. Tallarida; Mark J. Gnall  
**Subject:** RE: SWT - DP Project 2024 - 2023-101

Hello all,

I have reviewed the message below and have looked over the provided documents. I find that a geotechnical review of the revised plan is not needed.

Please let me know if you have any questions or require anything further.

Thanks. Chris.

Respectfully,  
Christopher A. Taylor, PG, SEO



Hanover Engineering Associates, Inc.

252 Brodhead Road, Suite 100

Bethlehem, PA 18017-8944

Telephone – 610.691.5644

Fax – 610.691.6968

Email – [ctaylor@hanovereng.com](mailto:ctaylor@hanovereng.com)

Web – [www.hanovereng.com](http://www.hanovereng.com)

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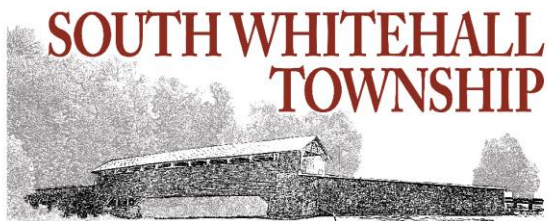
**From:** John F. Windt <jwindt@pidcockcompany.com>  
**Sent:** Wednesday, January 31, 2024 11:47 AM  
**To:** Chris Taylor <ctaylor@hanovereng.com>  
**Cc:** Gregg R. Adams (adams@southwhitehall.com) <adams@southwhitehall.com>; David Manhardt <manhardtd@southwhitehall.com>; Anthony F. Tallarida <atallarida@pidcockcompany.com>; Mark J. Gnall <mgnall@pidcockcompany.com>  
**Subject:** SWT - DP Project 2024 - 2023-101

**CAUTION: EXTERNAL EMAIL - VERIFY BEFORE CLICKING ON LINKS OR OPENING ATTACHMENTS**

Chris,

Please use the link below to access the revised Preliminary/Final Plan submission for the Dorney Park Project 2024.

The submission proposes a modification to the previously approved Dorney Park Project 2024 Plans, approved by the Board of Commissioners on April 19, 2023. The revisions propose a  $\pm 300$  s.f. concession stand and a  $\pm 450$  s.f. building addition to an existing restaurant. There is no additional impervious cover associated with the



## INTEROFFICE MEMORANDUM

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**TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT**

**FROM: HERB BENDER, PUBLIC WORKS MANAGER**

**DATE: FEBRUARY 27, 2024**

**SUBJECT: DORNEY PARK PROJECT 2024 MAJOR PLAN 2023-101**

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

1. Please utilize South Whitehall Township spec
2. See Pidcock for comments
3. Please show more information for the additional buildings

# SOUTH WHITEHALL TOWNSHIP

98

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

March 8, 2024

Dorney Park, LLC  
Attn: Paul Wieder  
3830 Dorney Park Road  
Allentown, PA 18104

**Re: *Dorney Park Project 2024***  
***Major Plan 2023-101***  
***Request For Amended Final Plan Review***

Dear Mr. Wieder:

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

## **Zoning**

The Zoning Officer's comments will be presented under a different cover.

## **Fire Inspector**

The Fire Inspector made no comments to the plan.

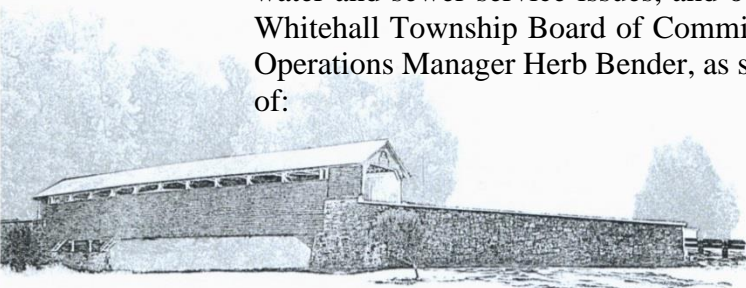
The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief made no comments to the plan.

## **Open Space and Recreation**

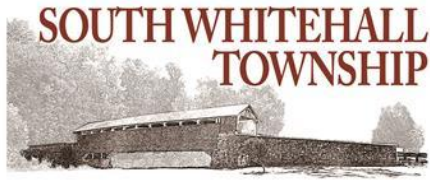
1. The plan proposes an overall reduction in the impervious surface on the site. In accordance with Section 312-36(d)(4) of the Subdivision and Land Development Ordinance, no additional Open Space dedication or fees in lieu of are required.

## **Water & Sewer**

1. The applicant is to request allocations for water and sewer from the South Whitehall Township Board of Commissioners. Please be aware that the Board of Commissioners now charges both allocation fees and tapping (connection) fees. The applicant must address all water and sewer service issues, and obtain all approvals deemed necessary by the South Whitehall Township Board of Commissioners. You are advised to contact the Township 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 application is available on the Township website. The fee for the allocation(s) will be due with the submission of the application;
  - b. The amount of any water and/or sewer *connection fees*. The fees are due at or before the building permit is to be issued. The application is also available on the Township website;
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.

**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.

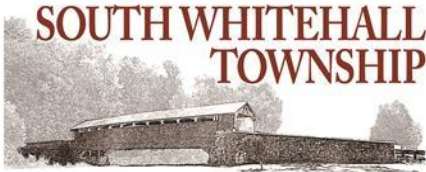
**Legal and Other**

Signature Blocks and Certifications to appear on each plan sheet to be recorded.

**Waiver and Deferral Request Commentary**

**It is staff’s understanding that the applicant wishes to reconfirm the waiver and deferral requests granted with the previous preliminary/final plan approval.**

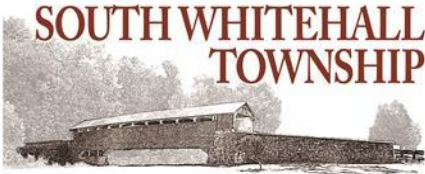
- 1. Request to waive SALDO Section 312-12(b)(15) requiring the showing of contours within 400 feet of the tract – Staff defers to the Township Engineer.
- 2. Request to waive SALDO Section 312-12(b)(21) requiring the showing of all streets and easements within 400 feet of the tract - Staff defers to the Township Engineer.



3. Request to waive SALDO Section 312-12(b)(17) requiring the showing of the names of the owners of immediately adjacent land - Staff defers to the Township Engineer.
4. Request to waive SALDO Section 312-12(b)(14) requiring the showing the boundaries of the tract and the bearings and distances - Staff defers to the Township Engineer.
5. Request to waive SALDO Section 312-14(b)(3) requiring the showing of sufficient data on the plan to readily determine the location, bearing, and length of every street lot and boundary line - Staff defers to the Township Engineer.
6. Request to waive SALDO Section 312-43 requiring the recording of the plan prior to the issuance of building permits - Staff has no objections to this request, as the project proposes a specific improvement to a small portion of the tract and any required legal agreements, security, and insurance are required to be in place prior to the issuance of building permits. Should the waiver be granted, staff recommends that plan recording be required prior to the request for a final inspection for the attraction.
7. Request to waive SALDO Section 312-13(f)(3) Request to waive SALDO Section 312-43 requiring the recording of the plan prior to the issuance of building permits - Staff has no objections to this request, as the project proposes a specific improvement to a small portion of the tract and any required legal agreements, security, and insurance are required to be in place prior to the issuance of building permits. Should the waiver be granted, staff recommends that plan recording be required prior to the request for a final inspection for the attraction.
8. Request to waive SALDO Section 312-12(b)(20) requiring the showing on the plan of every building within 100 feet of the tract - Staff defers to the Township Engineer.
9. Request to defer SALDO Section 312-35(b)(3) requiring improvements along all public streets – Staff recommends that the applicant submit a plan defining how this Section will be addressed, including a plan showing the improvements to be accomplished and a timeline in which they are to be accomplished. Should the applicant wish to separate the accomplishment of the improvements from the plan under review, staff recommends that some form of agreement and security acceptable to the Township be put in place ensuring the accomplishment of the improvements, the execution of which be made a condition of approval of the plan under review.

### **Official Map & Comprehensive Plan**

1. The Official Map depicts the subject parcel as underlain with karst geology.
2. The Comprehensive Plan envisions the tract within a Business District Land Use Type. The goal of the Business District is to:
  - Incentivize infill and redevelopment



- Incorporate residential to create mixed-use development
- Encourage local connectivity to surrounding land uses
- Encourage walkability and multiple modes of transportation
- Encourage regional connectivity through transit and multimodal infrastructure and circulation.
- Business District Land Use supports Suburban Center and Regional Employment Center place types.

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

- To support the manufacturing and distribution of goods and materials. Intensity of development is dependent on the availability of utilities and connections to road infrastructure.
- 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.
- Industrial Land Use supports Open Space, Agriculture, Conservation Subdivision, Regional Employment Center, and Industrial place types.

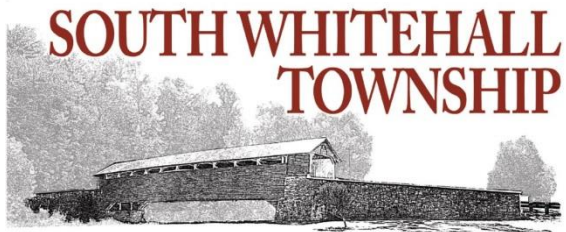
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, March 14, 2024 at 7:00 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will also be streamed live via GoToMeeting. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>.

If you have any questions, please call.

Sincerely,

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

cc: T. Petrucci D. Manhardt L. Harrier J. Frantz H. Bender M. Elias  
S. Pidcock A. Tallarida J. Zator, Esq J. Alderfer, Esq A. Smith, Barry Isett Sub. File #2011-203



## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Laura Harrier, Zoning Officer  
**DATE:** March 12, 2024  
**SUBJECT:** Dorney Park Project 2024  
Major Plan 2023-101  
Plan Dated January 25, 2024  
**COPIES:** D. Manhardt, G. Adams, J. Alderfer, Esq., A. Tallarida, Applicant

The proposal submitted includes additions to the existing Chef's Grille building and the expansion of the beverage center building.

Since then, the building additions to the Chef's Grille have been removed from the plan due to timing constraints. Should the same proposal for the Chef's Grille additions be submitted later, there would be no zoning issues other than the requirement of a floodplain permit.

Laura Harrier  
Zoning Officer, Community Development

**Gregg R. Adams**

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**From:** John G. Frantz  
**Sent:** Tuesday, March 5, 2024 11:25 AM  
**To:** Gregg R. Adams  
**Subject:** Dorney Park Project 2024 - 2023-101

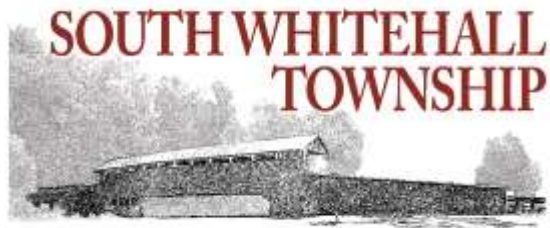
Gregg,

The PSC had 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](http://www.southwhitehall.com)

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## MEMORANDUM

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**TO:** Planning Commission  
**FROM:** Gregg R. Adams, Planner  
**DATE:** April 20, 2023  
**SUBJECT:** Subdivision Plan Review  
Dorney Park Project 2024  
Major Plan 2023-101  
Plan dated March 23, 2023

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

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At their March 27, 2023 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The plan is acceptable.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg", followed by a long horizontal flourish.

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

**Gregg R. Adams**

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**Subject:** FW: Dorney Park Project 2024 Plan Additions

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

**Sent:** Tuesday, February 27, 2024 12:24 PM

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

**Cc:** Wieder, Paul <PWieder@dorneypark.com>; Naderman, Jessica <jessica.naderman@dorneypark.com>; Joe Bubba <jbubba@flblaw.com>

**Subject:** RE: Dorney Park Project 2024 Plan Additions

Good afternoon Gregg, please see below:

**COKE REFRESH**

This project consists of the removal of an existing Coke Refresh structure and constructing a new approximately 300 SF Coke Refresh concession stand in its place. When finished, patrons will walk up to the front of the building, serve themselves beverages, and pay at a cash register. Patrons will not enter the building. Plans for this project were submitted to the Township for building permits on 11/29/23.

**CHEF'S GRILLE**

This project consists of remodeling the interior of the existing "Monster Grill" food concession building, which will now be called "Chef's Grille." Patrons will enter the building, purchase their food, and carry it outside of the building. There will not be any dining within the building. Additional improvements include a 93 SF concrete pad for a cooler and a small addition (87 SF) for a bar area. Plans for this project were submitted to the Township for building permits on 1/2/24.

Please let me know if you have any other questions.

Thanks,  
Adam



5420 Crackersport Road, Allentown, PA 18104

610.398.0904 610.481.9098

barryisett.com

Revised March 8, 2024  
January 26, 2023  
Project #1026619.001

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

Dear Planning Commission Members:

**RE: DORNEY PARK & WILDWATER KINGDOM**  
South Whitehall Township, Lehigh County, Pennsylvania  
Dorney Park Project 2024 – Waiver Requests

The waivers and deferrals below were granted by the South Whitehall Township Board of Commissioners on April 19, 2023. We are requesting for these waivers to continue to apply to the amended plan for the same project. On behalf of Dorney Park & Wildwater Kingdom, Barry Isett & Associates, Inc. is hereby requesting waivers from the following sections of the South Whitehall Township Subdivision and Land Development Ordinance:

**1. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(15)**

This section of the ordinance requires that contours on the entire tract and on adjacent land within 400 feet of the tract be shown. We are requesting a waiver from this section to not show contours beyond the project area. Due to the overall size of the property and drawing scale needed to clearly present the proposed development, it would not be feasible to show this information. Please note that all contours related to the project development are shown on the plans, and that contours outside of the project area are shown on the USGS Location Map provided on the plans.

**2. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(21)**

This section of the ordinance requires that all sidewalks, trails, driveways, streets, easements, and rights-of-way streets, easements, and rights-of-way, platted or existing, within 400 feet of the site, be shown on the plans. We are requesting a waiver from this section to not show the requested information within 400 feet of the site. Due to the overall size of the property and drawing scale needed to clearly present the proposed development, there is not enough available space to adequately show this information. The Township Zoning Map shown on the plans does present much of this information.

**3. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(17)**

This section of the ordinance requires the names of owners of immediately adjacent land and the names of existing or proposed subdivisions to be shown on the plan. We are requesting a waiver from providing this information due to the overall size of the property and since this project is not located near most of the adjoining properties. Please also note that Dorney Park Road and Lincoln Avenue are adjacent to the southern portion of the site and are labeled on the plans.



**4. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(14)**

This section of the ordinance requires boundaries of the tract showing bearings and distances to be shown on the plans. We are requesting a waiver from this section because it would not be feasible to show the entire tract with bearings and distances due to the size of the property. Please note that the nearest boundary is shown on the plans with bearings and distances.

**5. Subdivision and Land Development Ordinance (SALDO), Section 312-14(b)(3)**

This section of the ordinance requires sufficient data be shown on the plan to determine readily the location, bearing, and length of every street, lot, and boundary line and to reproduce such lines upon the ground, including a survey tie-in to the three nearest established street monuments. We are requesting a waiver from this section since the project is within the interior of the existing Park, and it would not be feasible to show the required information due to the size of the property. Please note that the nearest boundary is shown on the plans with bearings and distances.

**6. Subdivision and Land Development Ordinance (SALDO), Section 312-43**

This section of the ordinance requires that permits shall not be issued until the plan is approved by the Board of Commissioners and recorded. Since this project is simply replacing a recently removed attraction rather than an actual Park expansion, we are requesting a waiver from this section so that permits could be issued prior to the plan being recorded (but after receiving approval from the Board of Commissioners). A waiver from this section would allow the Park to begin construction immediately after receiving approval from the Board of Commissioners and receiving the NPDES Permit and would increase the likelihood that construction is completed prior to Park opening in spring 2024.

**7. Subdivision and Land Development Ordinance (SALDO), Section 312-13(f)(3)**

This section of the ordinance requires that permits shall not be issued until the plan is recorded. Since this project is simply replacing a recently removed attraction rather than an actual Park expansion, we are requesting a waiver from this section so that permits could be issued prior to the plan being recorded (but after receiving approval from the Board of Commissioners). A waiver from this section would allow the Park to begin construction immediately after receiving approval from the Board of Commissioners and receiving the NPDES Permit and would increase the likelihood that construction is completed prior to Park opening in spring 2024.

**8. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(20)**

This section of the ordinance requires that a plan show the location, character, and elevation of any building within one-hundred feet of the tract. We are requesting a waiver from this section because the project is within the interior of the Park property and is not located within 100 feet of any buildings on any adjacent properties. Due to the overall size of the property and drawing scale needed to clearly present the proposed development, there is not enough available space to adequately show this information.

**9. Subdivision and Land Development Ordinance (SALDO), Section 312-35(b)(3)**

This section of the ordinance requires improvements along public streets. We are requesting a deferral from this section along all public streets adjacent to the Park because the project is within the interior of the existing Park property and no new entrances, road construction, or other public improvements are proposed. The scope of this project is relatively minor and is limited to the replacement of a recently removed attraction with a new attraction. This project does not include an expansion of the Park or any change in Park design which would impact pedestrian safety. It should also be noted that Dorney Park has worked with South Whitehall Township Staff to identify the Township's most desired location for any possible future sidewalk. That area runs for approximately 1,500 feet along the northeast side of Hamilton Boulevard from its intersection with Haines Mill Road to the Dorney Park drop off entrance, as shown on the enclosed SW-1 Plan. The sidewalk in that area traverses both Park and PennDOT property. Dorney has agreed to move forward with the design of this sidewalk as a separate project from Dorney Park Project 2024, with its own design, approvals, and construction. Also enclosed is an anticipated schedule

for this sidewalk project. It should be noted that this project will require a significant amount of coordination between all interested parties, including South Whitehall Township, Dorney Park, PennDOT, Lehigh Valley Planning Commission, LANTA, PA DEP, and the Lehigh County Conservation District.

Please contact our office at 610-398-0904 if you have any questions or require further information.

Sincerely,



Adam A. Smith, PE  
Department Head, Civil

cc: Ms. Jessica Naderman (Dorney Park & Wildwater Kingdom)  
Mr. Joseph Bubba (Fitzpatrick, Lentz, & Bubba)

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