

NESTLE PURINA WASTEWATER TREATMENT UPGRADES
MAJOR PLAN 2021-102
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated March 6, 2024**
- 4. Township Water and Sewer Engineer Review dated December 5, 2023**
- 5. Township Geotechnical Consultant Review dated December 7, 2023**
- 6. Public Works Department Review dated February 27, 2024**
- 7. Community Development Department Review dated March 7, 2024**
- 8. Public Safety Commission Review dated March 5, 2024**
- 9. Parks and Recreation Board Review dated January 23, 2024**
- 10. LVPC Drainage Plan Review dated July 1, 2022**
- 11. Applicant's Correspondence:**
 - A. Project Narrative dated November 16, 2023**
 - B. Waiver Request Letter dated February 8, 2024**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
SUBJECT: NESTLE PURINA WASTEWATER TREATMENT UPGRADES
MAJOR PLAN 2021-102
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW
DATE: APRIL 12, 2021
COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, H. BENDER,
D.HARRIER, J.. HARRIER, J. ZATOR, ESQ., J. ADLERFER, ESQ.,
S. PIDCOCK, APPLICANT, SUB. FILE 2021-102

LOCATION AND INTENT:

An application to further develop the properties located at 2050 Pope Road and 4535 Huckleberry Road. On 2050 Pope Road, the plan proposes the construction of a 21,921 square foot wastewater treatment building on the current site of Waste Disposal Facility Holding Basin 1B, as well as ancillary tanks and piping, on approximately 4 acres of the 114.6-acre tract. The plan proposes that the treated effluent is to be rerouted from its current discharge point into an unnamed tributary to the Jordan Creek. The treated effluent is proposed to be piped north across the remainder of 2050 Pope Road, under Huckleberry Road, and north across 4535 Huckleberry Road to discharge directly into the Jordan Creek. The plan proposes the construction of a gate and driveway on 4535 Huckleberry Road to support monitoring and property maintenance. 2050 Pope Road is zoned IC-1 Industrial-Commercial-1 (Special Height Limitation). 4535 Huckleberry Road is zoned RR-2 Rural Residential-2. Nestle Purina Petcare Company is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their April 15, 2021 meeting, the Planning Commission reviewed and recommended for approval Nestle Wastewater Treatment Upgrade Major Plan 2021-102. In the interim, the applicant revised the plan to the extent that staff determined that the plan would have to be re-reviewed by the Planning Commission.

At their December 20, 2017 meeting, the Board of Commissioners, through Resolution 2017-64, approved Nestle Permit 4 Application (2018 Expansion) Major Plan 2017-103, which proposed the modification of the Employee Parking Lot previously approved under Major Subdivision #2016-103, an addition to the meat batching building and an expansion of Infiltration Basin C, an addition to the warehouse building, a new administration building, an addition to the utility building, an addition to the canning operations building, an addition to the meat unloading building, and the installation of a water line.

Additionally, improvements to the Huckleberry Road Storm Sewer with proposed concurrently with the above project, as part of Huckleberry Road Storm Sewer Improvements Project 2017-409.

Additionally, temporary offices were permitted concurrently with the above project, as part of Nestle Purina Temporary Offices Project 2017-408.

Additionally, a new employee parking lot was permitted concurrently with the above

project, as part of Nestle Purina New Employee Parking Project 2017-407.

On August 3, 2016, the Board of Commissioners approved Resolution 2016-55 approving Major Subdivision #2016-103 Nestle Purina PetCare, an application proposing the construction of a warehouse addition; construction of two tractor trailer parking areas; modification of an existing employee parking lot; construction of a stormwater management basin; modification of an existing detention basin; installation of a new well; and additional soil amendment to two areas; all to occur on approximately 16 acres of the 114.6-acre parcel.

On December 16, 2015 the Board of Commissioners conditionally waived the land development review requirement as it applied a project to construct three building additions totaling 6,590 ft² to its 500,045 ft², including: Expansion of the Can Plant process area by approximately 4,640 ft²; A “Hydroflex” addition of approximately 1,600 ft²; A 350 ft² addition to the “Ammonia Room”; and Relocation of the fuel storage tanks (Township File No. 2015-703).

On July 15, 2015 the Board of Commissioners conditionally waived the land development review requirement as it applied to a project to raze a portion of an existing utilities building and construct an addition of approximately 1,800± square feet to be used as the new Primary Waste Water Treatment Plant Facility and to re-route utility lines (Township File No. 2015-702)

On October 19, 2011 the Board of Commissioners conditionally waived the land development review requirement as it applied to additions totaling 25,245 square foot to the Dry Plant (21,511 ft² for 2011 and 3,734 ft² future addition) (Township File No. 2011-701 (Formerly 2011-901)).

On March 3, 2010 the Board of Commissioners waived the land development review requirement for two additions to the main production building and the office addition to the warehouse building as shown on the Proposed 2010 Building Projects Plan (Township File No. 2010-701 (Formerly 2010-901)).

On November 19, 2003 the Board of Commissioners approved Resolution 2003-54 waiving the land development review requirement for a 1,500 square foot building addition to the plant (Township File No. 2003-702).

On June 20, 2001 the Board of Commissioners waived the land development review requirement for building renovations to increase the building’s height and to construct a 72 square foot addition (Township File No. 2001-705).

On June 21, 2000 the Board of Commissioners waived the land development review requirement for a building addition to enclose the rail and truck receiving area. Friskies did contribute \$2,000 towards the radius improvement at the Pope Road / Route 309 intersection.

On September 1, 1999 the Board of Commissioners waived the land development review requirement to demolish a 16,815 square foot wing for the construction of a 16,000 square foot bio-filter building to address odor issues.

On April 16, 1997 the Board of Commissioners waived the land development review requirement to construct a 1,219 square foot addition and a 450 square foot canopy. No additional impervious surface was created.

On June 21, 1995 the Board of Commissioners approved Resolution No. 95-30 for a 2,142 square foot addition to the Process Building (Township File No. 1995-105).

On January 14, 1992 the Board of Commissioners approved Resolution No. 92-13 for a 4,580 square foot addition to the Pet Research Kennel Building (Township File No. 1991-111).

Zoning Appeals

In May, 2002 the Zoning Hearing Board granted a Special Exception for the creation of 19,700 square feet of additional impervious (asphalt) surfaces for a parking lot near the water tower and for above ground storage near the waste treatment plant (Appeal Docket A-18-2002).

In November, 2002 the Zoning Hearing Board granted a Special Exception for the creation of 82,000 square feet of additional impervious (asphalt) surface for truck trailer stacking (Appeal Docket A-63-2002).

On January 6, 2000 the Zoning Hearing Board granted a Special Exception for the creation of additional impervious surface for asphalt parking as a result of discussion and deliberation of Appeal Docket A-51-1999.

In 1995, the Zoning Hearing Board granted a Special Exception for the creation of 940 additional square feet of impervious surface for picnic table pads and dock entrance asphalt parking as a result of discussion and deliberation of Appeal Docket A-2-1995.

In 1991, the Zoning Hearing Board granted a temporary use approval for a construction trailer (Appeal Docket A-9-1991).

In November 1988, the Zoning Hearing Board granted a Special Exception for the creation of 750 additional square feet of impervious surface (concrete pad) for stabilizing a loading dock (Appeal Docket A-122-88).

In October 1988, the Zoning Hearing Board granted a Special Exception for the creation of 896 additional square feet of impervious surface for the construction of a salt storage facility (Appeal Docket A-106-88).

In September 1988, the Zoning Hearing Board granted a Special Exception for the creation of additional 30,600 square feet of impervious surface for additions to the warehouse building and a variance for a temporary substandard parking lot and roadways (Appeal Dockets A-96-88 and A-97-88).

In February 1983, the Zoning Hearing Board granted a variance to the parking requirements for the construction of a 23,000 square foot building addition to the wet plant facility (Appeal Docket A-7-1983).

In April 1977, the Zoning Hearing Board denied a request to replace non-conforming signage (Appeal Docket A-6-1977).

In May 1976, the Zoning Hearing Board granted a height variance for the construction of a dry food manufacturing plant facility (Appeal Docket A-23-1976) and a setback variance to expand the wastewater treatment facility (Appeal Docket A-9-76).

In 1973, the Zoning Hearing Board granted special exception approval and a setback variance to expand the wastewater treatment facility. (Appeal Docket A-34-1973).

In March 1972, the Zoning Hearing Board granted special exception approval to construct a 300'x 175' truck warehouse with 17 loading docks, parking, and a rail spur extension. Also, the Zoning Hearing Board granted special exception approval to Alpo's then Master Plan. *Its approval was subject to the Planning Commission's recommendation. (Appeal Docket A-6-1972).*

REVIEWING AGENCIES COMMENTS:

- A. **Township Engineer** – The Township Engineer's comments are contained in Mr. Anthony Tallarida's review dated March 6, 2024. Mr. Tallarida is recommending engineering approval at this time. His comments pertain to waivers and deferrals, plan detail, stormwater management, and outside agency approvals.
- B. **Township Water & Sewer Engineer** – The Township Water and Sewer Engineer's comments are contained in Mr. Jason Newhard's review dated December 5, 2023. His comments state that the applicant's water and sanitary sewer system are private and not connected to South Whitehall utility systems.
- C. **Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor's review dated December 7, 2023. His comments pertain to infiltration testing, probe data, and plan detail.
- D. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender's review dated February 27, 2024. He makes no comments at this time.
- E. **Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission are contained in Mr. Geoffrey Reese's review dated July 1, 2022. He states that the drainage plan is inconsistent with the Act 167 Plan requirements.
- F. **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- G. **Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- H. **Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for wetland disturbance, NPDES Permits, and Sewage Facilities Planning Module Exemption.
- I. **Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission reviewed the plan at its April 26, 2021 meeting and deferred to the Planning Commission as to whether street trees should be required along public street rights-of-way.

- J. Public Safety Committee** – The Public Safety Commission reviewed the plan at its March 4, 2024 meeting and recommended the following:
1. The fire apparatus turning radius drawing should be changed to provide the vehicle approach from the main gate side of the access road to the new wastewater building.
 2. Soil bearing details for the entirety of the gravel fire department access road should be indicated in order to determine if it will support heavy fire apparatus.
 3. The proposed fire water line size should be indicated on the plan.
 4. The proposed fire water line should be indicated up to the connection point to the existing water system.
 5. A SALDO compliant fire hydrant should be indicated of the proposed building on the north side of the complex.
 6. The SWT specification detail for fire hydrants should be included on the plans.
- K. Parks and Recreation Board** –The Parks and Recreation Board reviewed the plan at its January 8, 2024 meeting and recommended that the applicant contribute money in lieu of land dedication to meet the parks and open space requirements of the Subdivision and Land Development Ordinance.
- L. Community Development Department** – The Department’s technical review is dated March 7, 2024 and provides comment pertaining to zoning, public safety, recreation and open space, erosion and sedimentation control, flood plains, legal and plan detail commentary, plan recording commentary, waiver and deferral commentary, and Comprehensive Plan and Official Map consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

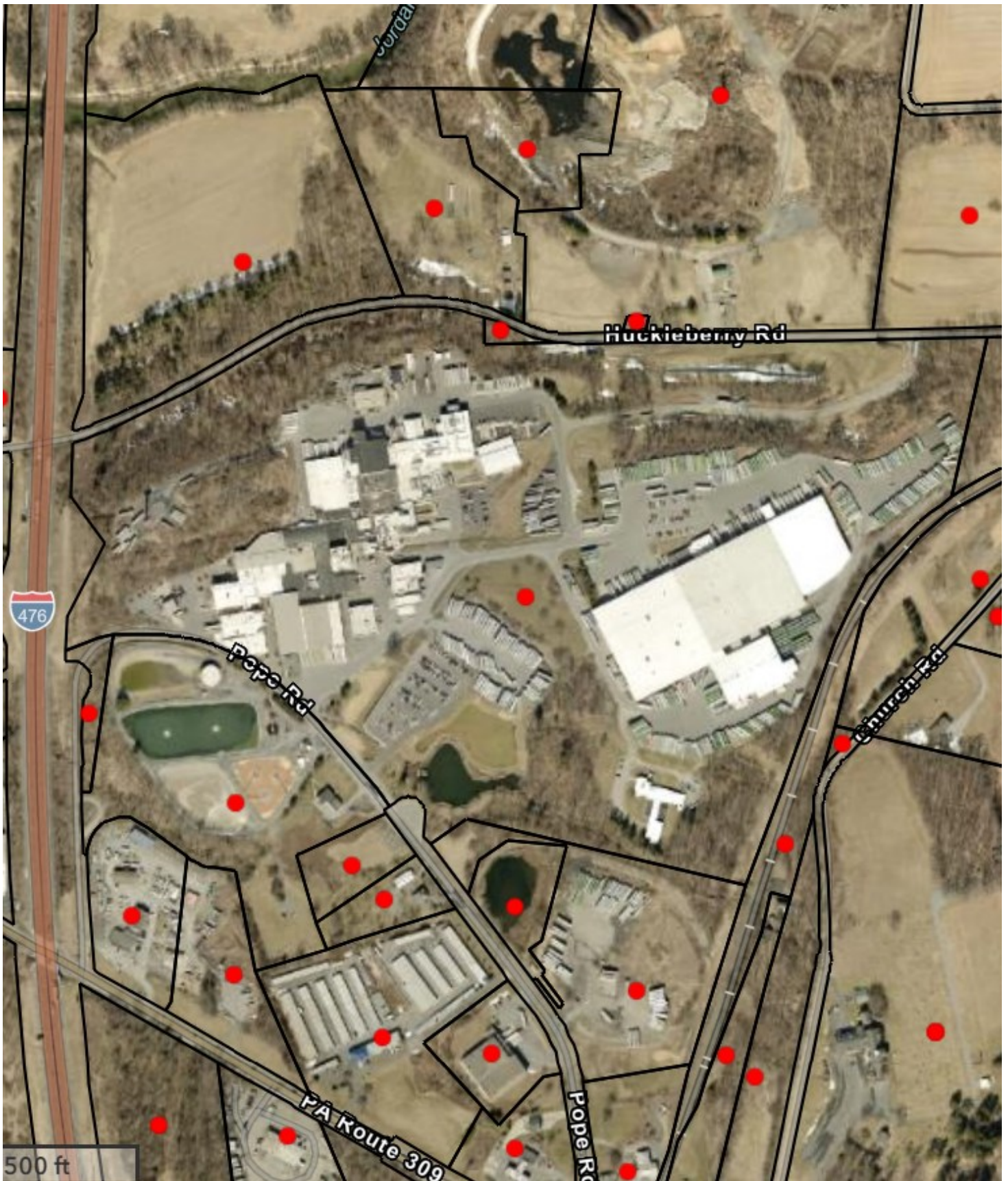
The Department recommends that the Planning Commission take the plan under advisement to afford the applicant the time necessary to address the reviewing agencies’ comments. Our recommendation is contingent upon the applicant granting the Township a waiver from the timeframe in which to act upon the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

Planning Commission deadline date to act on the plan:

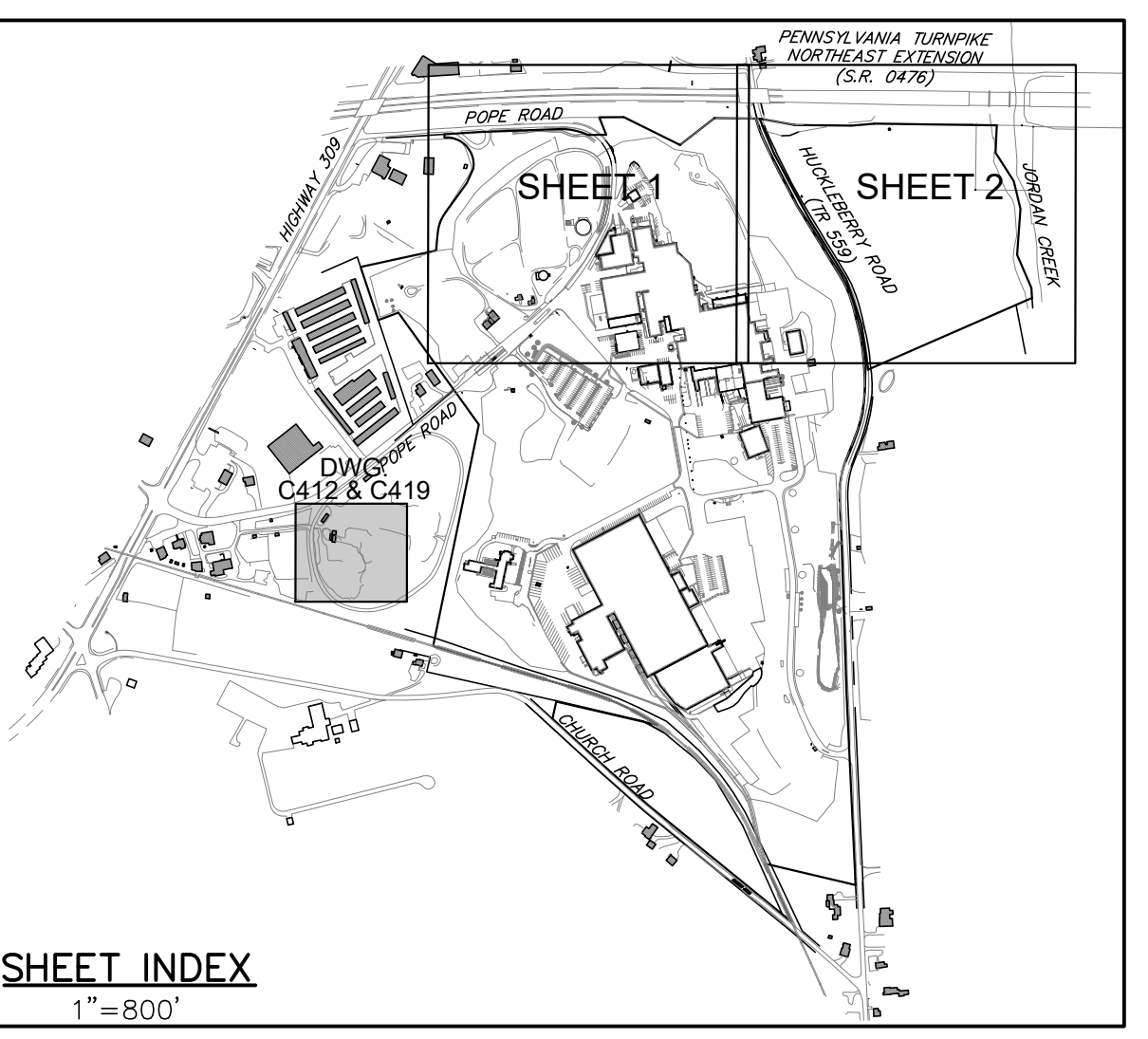
April 8, 2024

Board of Commissioners deadline date to act on the plan:

May 8, 2024



Nestle Purina Wastewater Treatment Upgrades Major Plan 2021-102



SITE DATA - MAIN CAMPUS

OWNER/DEVELOPER: NESTLE PURINA PETCARE
 2050 POPE ROAD
 ALLENTOWN, PA 18104-9308
 CORPORATE ADDRESS
 CHECKERBOARD SQUARE
 ST. LOUIS, MO 63164-0001

DOCUMENT ID: DBV-1538 PG. 0661
 PARCEL ID: 547736133872-1
 547735265505-1

GROSS AREA: 114.5996 AC.
 SEWER: ON-LOT
 WATER: ON-LOT

SITE DATA - NORTHERN TRACT

OWNER/DEVELOPER: NESTLE PURINA PETCARE
 2050 POPE ROAD
 ALLENTOWN, PA 18104-9308
 CORPORATE ADDRESS
 CHECKERBOARD SQUARE
 ST. LOUIS, MO 63164-0001

DOCUMENT ID: 202306208
 PARCEL ID: 547726166829-1

GROSS AREA: 18.765 AC.
 SEWER: ON-LOT
 WATER: ON-LOT

ZONING DATA

ZONING DATA PROVIDED IS BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.

ZONING DISTRICT: IC-1 & RR-2
 EXISTING/PROPOSED USE: MANUFACTURING

AREA AND DIMENSIONAL REQUIREMENTS:	IC-1	RR-2	PROVIDED MAIN CAMPUS	PROVIDED NORTHERN TRACT
MINIMUM REQUIREMENTS	REQUIRED			
MIN. LOT AREA:	2.5 ACRES	MANUFACTURING USE NOT PERMITTED IN THIS DISTRICT.	114.5996 ACRES	18.765 ACRES
MIN. FRONTAGE:	300'		CONFORMS	CONFORMS
MAX. BUILDING HEIGHT:	70'		CONFORMS	N/A
MAX. IMPERVIOUS COVERAGE:	75%		40.7%	1.3%(10,966 S.F.)
MIN. YARD SETBACKS:				
FRONT YARD:	50'	150*	CONFORMS	CONFORMS
SIDE YARDS:	25'	50*	CONFORMS	CONFORMS
REAR YARDS:	25'	50*	CONFORMS	CONFORMS

* PER DIRECTIVE OF SOUTH WHITEHALL TWP. ZONING OFFICER, CIRCA 2017

SOUTH WHITEHALL SECTION 312-12(B)(2)

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, SURFACE 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 IMPORTANCE OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THE INFORMATION WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS. COMMISSIONED BY THE APPLICANT (AND/OR LAND OWNERS) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE. DIVISIONS AND STREETS HAVE BEEN OVERSEEN WITH RESPECT TO ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DETECTION, CONSISTENCY, COORDINATE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER FACILITIES, INCLUDING THE RESPONSIBILITY OF THE SURVEYOR OF RECORD, SHALL BE SHOWN ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP ENGINEER.

SOUTH WHITEHALL SECTION 312-38(H)

NOTHING IN ANY PROVISIONS OF THE TOWNSHIP STORMWATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL INCLUDE SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM ALERT AND DAMAGE. MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORMWATER MANAGEMENT FACILITIES SHALL NOT CONSTITUTE LAND DEVELOPMENT OR BE 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 STORMWATER 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, DEMANDS, DAMAGES OF ACTION OR SUITS WHICH ARISE OUT OF OR RELATE TO THE REVIEW, APPROVAL, CONSTRUCTION OR OBSERVATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORMWATER MANAGEMENT FACILITIES.



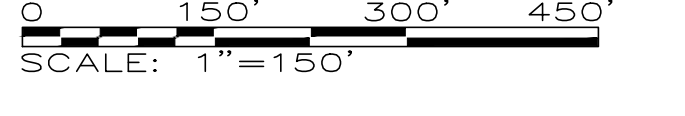
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LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- LEGAL RIGHT-OF-WAY
- EASEMENT
- ZONING BOUNDARY
- ZONING BOUNDARY
- UTILITY POLE
- OVERHEAD WIRES
- STORM LINE, MANHOLE, & INLET
- CHAIN-LINK FENCE
- SIGN
- DECIDUOUS TREE
- EDGE OF TREES
- CONTOUR
- SPOT ELEVATION
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BITUMINOUS
- TYPICAL

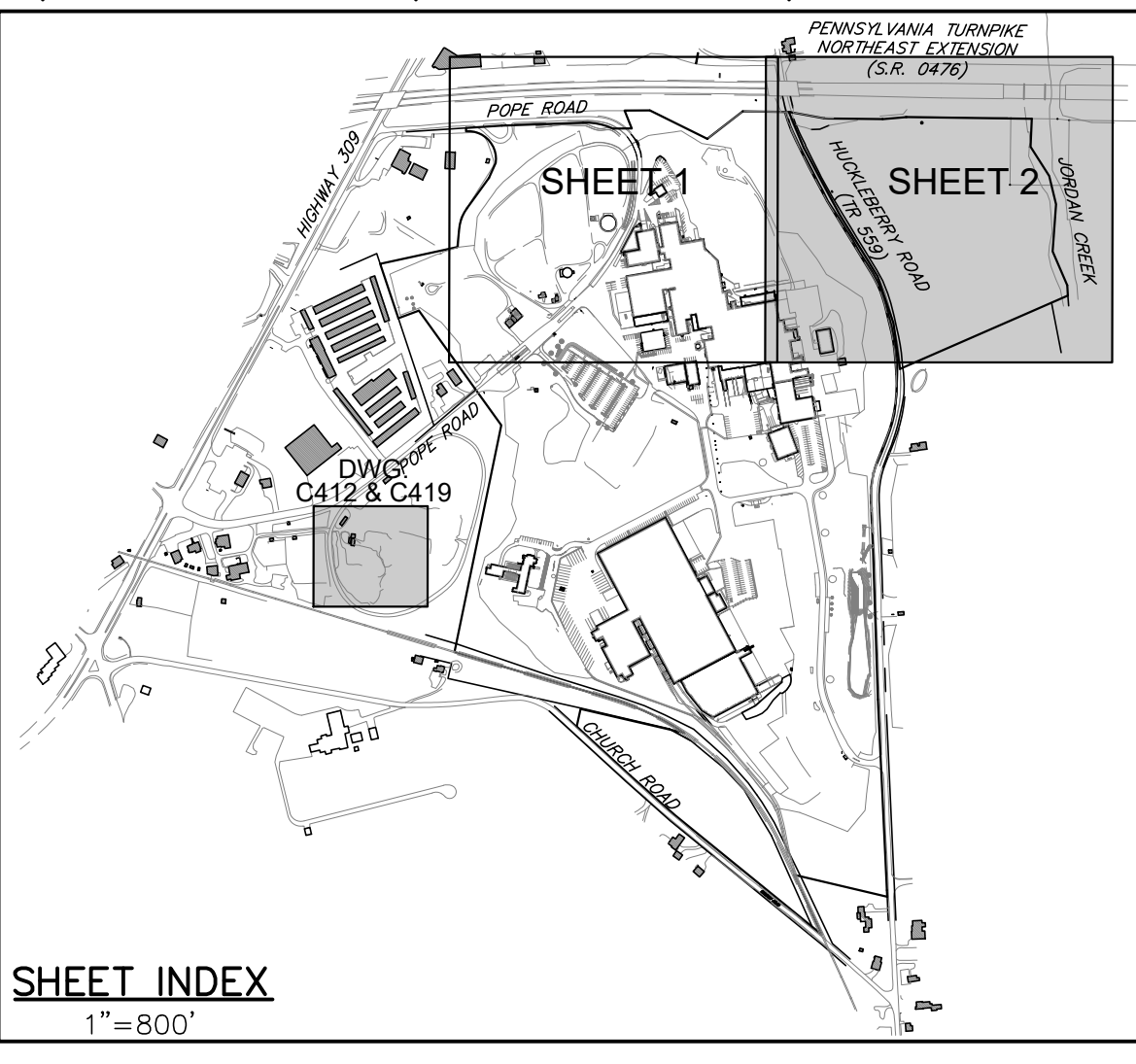


REVISION	BY	APPROVED BY	DATE	REVISION	BY	APPROVED BY	DATE	REVISION	BY	APPROVED BY	DATE
1.				NPDES SUBMISSION	JAZ	CDC	11/21/2023				
2.				TOWNSHIP RESUBMISSION	JAZ	CDC	2/8/2024				

NOTICE - THIS DRAWING AND ALL DESIGNS, DETAILS, INVENTIONS OR DEVELOPMENTS COVERED THEREIN ARE CONFIDENTIAL AND THE EXCLUSIVE PROPERTY OF NESTLE PURINA PETCARE COMPANY WHICH RESERVES ALL PATENT OR OTHER RIGHTS. COPYING, REPRODUCTION OR DUPPLICATION IN WHOLE OR IN PART, IS FORBIDDEN UNLESS EXPRESSLY AUTHORIZED BY NESTLE PURINA PETCARE COMPANY. ANY SUCH COPIES SHALL ALSO BE THE EXCLUSIVE PROPERTY OF THE NESTLE PURINA PETCARE COMPANY. THIS DRAWING AND ANY SUCH COPIES SHALL BE RETURNED WHEN REQUESTED AND USED SUBJECT TO ABOVE CONDITIONS ONLY ON AUTHORIZED COMPANY WORK.

REFERENCE DRAWINGS

DATE	11/16/2023	MASTER SITE DEVELOPMENT PLAN WASTEWATER TREATMENT UPGRADES SOUTH WHITEHALL TOWNSHIP LEHIGH COUNTY PENNSYLVANIA	PLANT	
MADE BY	JAZ		BLDG. NO.	
SCALE	1" = 150'		AREA NO.	
APPROVED BY	CJW		DRAWING NUMBER	671-C400
PRINTED	CJW	REVISION	A	



- SURVEY NOTES:**
1. AREA NOTED AS "LIMIT OF BIA SURVEY" WAS SURVEY BY BARRY ISETT & ASSOCIATES DURING DECEMBER 2022, JANUARY 2023 & MARCH 2023. PLAN INFORMATION OUTSIDE OF THIS LIMIT WAS PROVIDED BY THE CLIENT AND WAS PREPARED BY BASE ENGINEERING.
 2. THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE SURVEYOR 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 PRIOR TO ANY FUTURE CONSTRUCTION.
 3. THE BASIS OF BEARING FOR THE SUBJECT SURVEY IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
 4. HORIZONTAL COORDINATES ARE ON THE NAD83(2011) PENNSYLVANIA STATE PLANE SOUTH ZONE COORDINATE SYSTEM.
 5. ELEVATIONS ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
 6. THE ZONING DATA, INCLUDING BUILDING RESTRICTION LINES, PROVIDED ARE BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.
 7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY MAPPING STUDY AND THE LOCATIONS OF THE SUBSURFACE UTILITIES SHOWN HEREON ARE SUBJECT TO ANY AND ALL REVISIONS THAT A SUBSURFACE UTILITY MAPPING STUDY MIGHT REVEAL. THE SURVEY PREPARED BY ISETT HAS REVEALED VARIOUS UNKNOWN UNDEGROUND UTILITY LOCATIONS AND CONTRACTORS UTILIZING THESE PLANS ARE ADVISED TO PERFORM SUBSURFACE UTILITY MAPPING PRIOR TO CONSTRUCTION.
 8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, CONDITIONS AND RESTRICTIONS, ETC. THAT A TITLE REPORT MIGHT REVEAL.
 9. A BOUNDARY SURVEY WAS NOT PERFORMED FOR THE SITE #1 PROPERTY AND THIS PLAN SHOULD NOT BE CONSTRUED AS ONE.
 10. ANY DISCREPANCIES IN RECONCILIATION OF RECORD INFORMATION WITH FIELD MEASUREMENTS SHOWN ON THIS SURVEY ARE DUE TO THE PROFESSIONAL EVALUATION OF SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO: DEED CALLS, LOCATION OF CORNER MONUMENTATION, LOCATIONS OF LONG STANDING POSSESSION LINES OR OTHER BOUNDARY LINE EVIDENCE, CARTWAY LOCATIONS (ROADS), INTENT OF ORIGINAL SURVEY, SENIORITY OF TITLE AND ERROR IN RECORD MEASUREMENTS AND/OR CLOSURES.

EXISTING FEATURES NOTE:
 THE PROPERTY DOES NOT CONTAIN ANY OF THE FOLLOWING TOPOGRAPHICAL AND PHYSICAL FEATURES: WATER CONSERVATION AREAS, ROCK OUTCROPPS, SLAG PILES, QUARRY HOLES, SPRINGS OR SWAMPY AREAS. NO KARST FEATURES WERE IDENTIFIED ON-SITE.

BENCHMARK:
 A BENCHMARK FOUND ALONG THE EASTERLY RIGHT-OF-WAY FENCE OF THE NORTHEAST EXTENSION OF THE PENNSYLVANIA TURNPIKE, APPROXIMATELY 519 FEET NORTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, 114' RIGHT OF TURNPIKE CENTERLINE STATION 739+11, 8.3' FEET SOUTHWEST OF A PPL SIEGRID-WESCOVILLE TRANSMISSION LINE MONO POLE, ELEVATION 336.21, NAVD 88.

SOUTH WHITEHALL SECTION 312-12(B)(7)
 THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONFORMANCE WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE AND UNUSUAL REQUIREMENTS OF ZONING. SURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HYDROLOGIC AND GEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR PROVIDED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP ENGINEER'S OBSERVATION AND APPROVAL OF THIS PLAN IS LIMITED TO THE FACILITIES SHOWN AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE PLAN OR THE INFORMATION ON WHICH IT IS BASED. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE PLAN OR THE INFORMATION ON WHICH IT IS BASED. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE PLAN OR THE INFORMATION ON WHICH IT IS BASED.

Know what's below.
Call before you dig.

SCALE: 1" = 50'

BARRY ISETT & ASSOCIATES
 MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS

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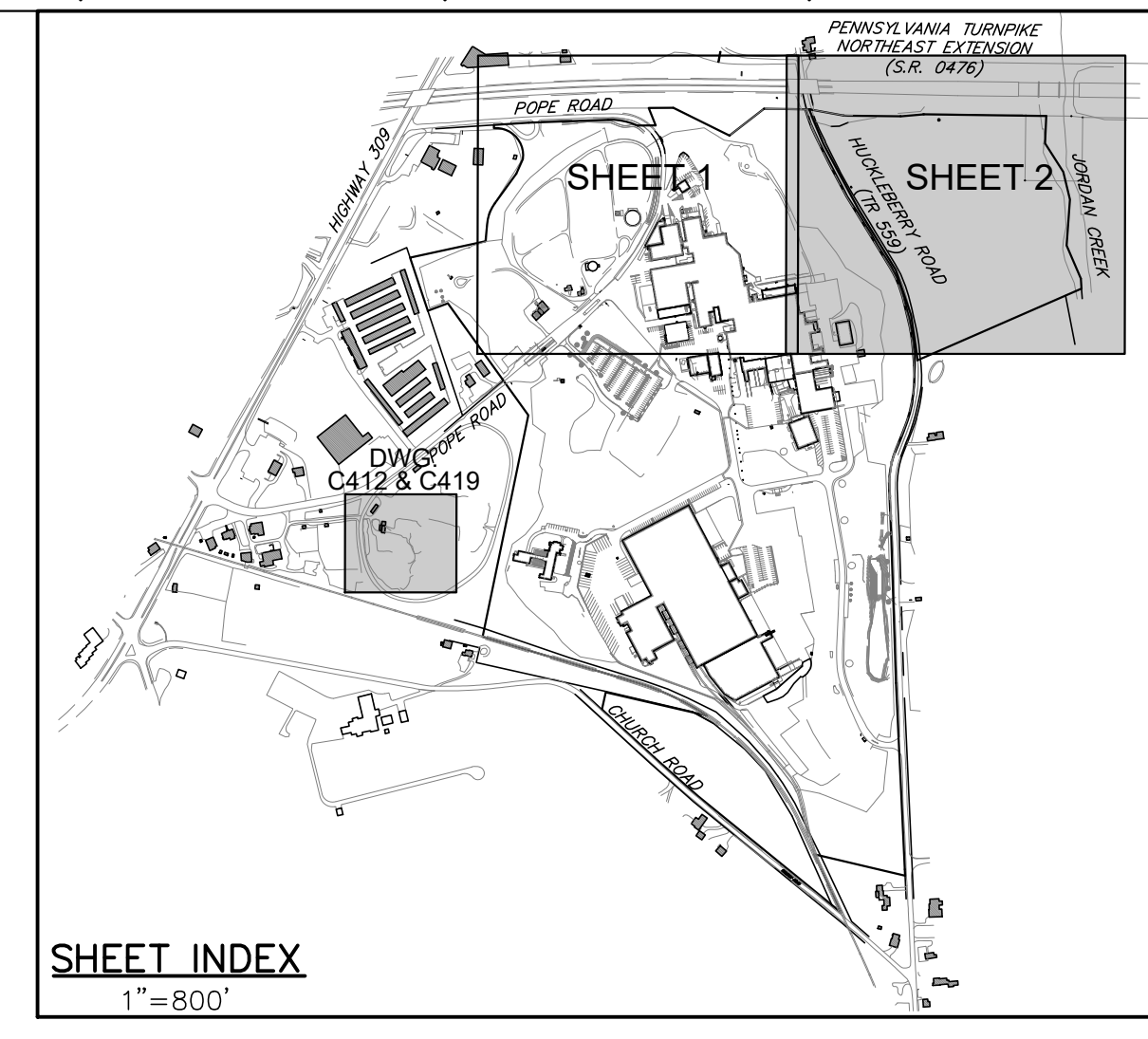
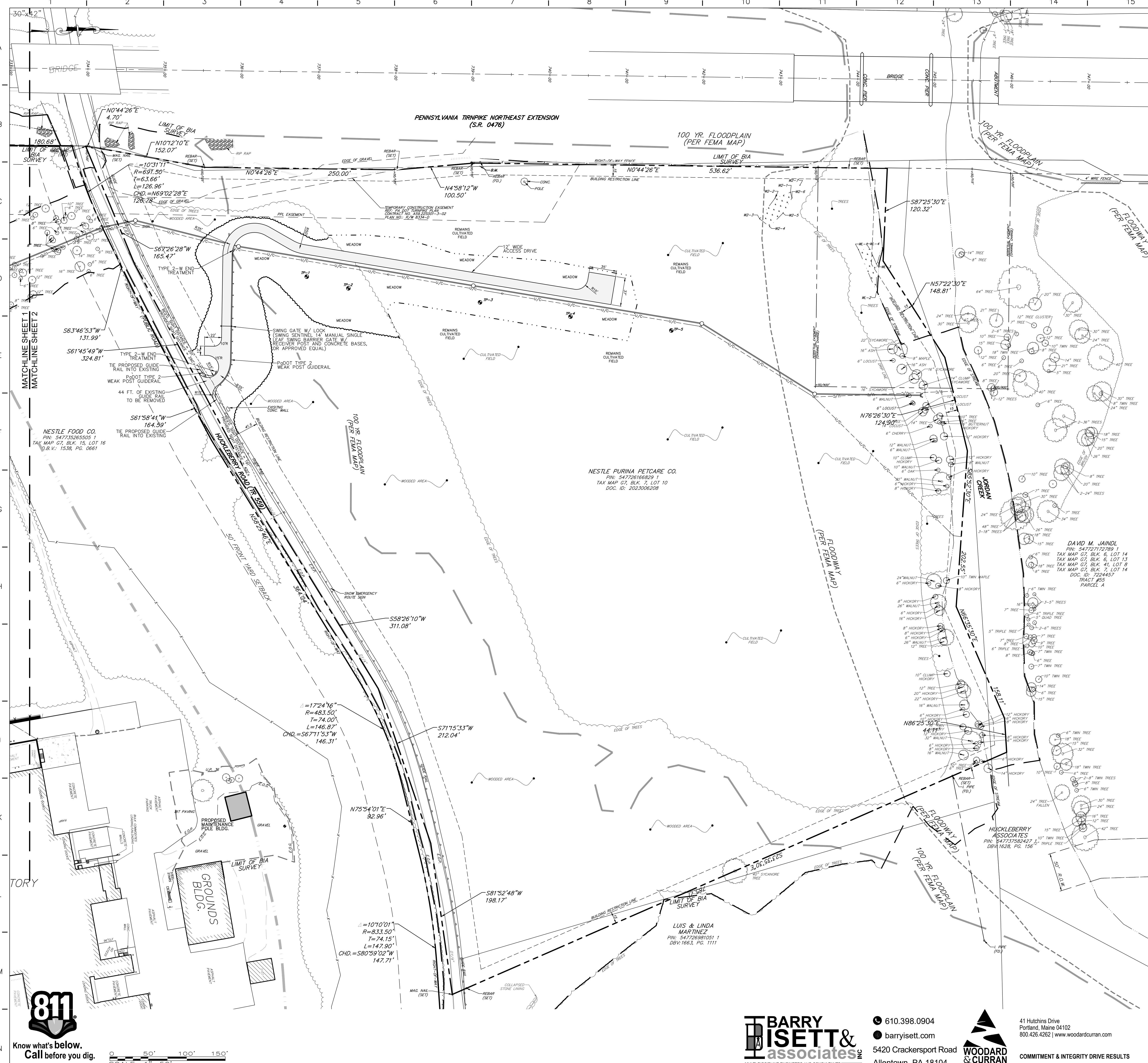
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REVISION	BY	APPROVED BY	DATE	REVISION	BY	APPROVED BY	DATE	REVISION	BY	APPROVED BY	DATE	REVISION	BY	APPROVED BY	DATE
1.				NPDES SUBMISSION	JAZ	CDC	11/21/2023								
2.				TOWNSHIP RESUBMISSION	JAZ	CDC	2/8/2024								

Nestlé PURINA
 Engineering

DATE	11/16/2023	EXISTING FEATURES PLAN 2	PLANT
MADE BY	JAZ	WASTEWATER TREATMENT UPGRADES	BLDG. NO.
SCALE	1" = 50'		AREA NO.
APPROVED BY	CJW	SOUTH WHITEHALL TOWNSHIP	DRAWING NUMBER
PRINTED	CJW	LEHIGH COUNTY	671-C405
		PENNSYLVANIA	REVISION
			A



SOUTH WHITEHALL SECTION 312-12(B)(7)
 THE PLAN HAS BEEN REVIEWED BY THE 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, GROUNDWATER ACTIVITY, AND HISTORIC AND ARCHITECTURAL 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 MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE APPLICANT AND/OR LAND OWNERS AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE. DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN REVIEWED WITH RESPECT TO APPROPRIATE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF SECTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY BOUNDARIES, STREETS, EASEMENTS, 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 ENGINEER OF THE TOWNSHIP ENGINEER.

SOUTH WHITEHALL SECTION 312-39(H)
 NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORMWATER MANAGEMENT PLAN INCLUDING EROSION AND WATER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS THE REASONABLY NECESSARY TO PREVENT HARM TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION OF EROSION CONTROL, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.

THE MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN, OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORMWATER MANAGEMENT FACILITIES SHALL NOT CONSTITUTE LAM DEVELOPMENT BY BRUSH 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 STORMWATER 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, DEMANDS, 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 STORMWATER MANAGEMENT FACILITIES.

SITE DATA - MAIN CAMPUS

OWNER/DEVELOPER: NESTLE PURINA PETCARE
 2050 POPE ROAD
 ALLENTOWN, PA 18104-9308
 CORPORATE ADDRESS
 CHECKERBOARD SQUARE
 ST. LOUIS, MO 63164-0001

DOCUMENT ID: DBV. 1538 PG. 0661
 PARCEL ID: 547736133872-1
 547735265505-1

GROSS AREA: 114.5996 AC.
 SEWER: ON-LOT
 WATER: ON-LOT

SITE DATA - NORTHERN TRACT

OWNER/DEVELOPER: NESTLE PURINA PETCARE
 2050 POPE ROAD
 ALLENTOWN, PA 18104-9308
 CORPORATE ADDRESS
 CHECKERBOARD SQUARE
 ST. LOUIS, MO 63164-0001

DOCUMENT ID: 2023006208
 PARCEL ID: 547726166829-1

GROSS AREA: 18.765 AC.
 SEWER: ON-LOT
 WATER: ON-LOT

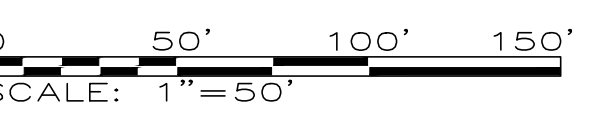
ZONING DATA

ZONING DATA PROVIDED IS BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.

ZONING DISTRICT: IC-1 & RR-2
 EXISTING/PROPOSED USE: MANUFACTURING

AREA AND DIMENSIONAL REQUIREMENTS:	IC-1	RR-2	PROVIDED MAIN CAMPUS	PROVIDED NORTHERN TRACT
MINIMUM REQUIREMENTS	REQUIRED			
MIN. LOT AREA:	2.5 ACRES	MANUFACTURING USE NOT PERMITTED IN THIS DISTRICT.	114.5996 ACRES	18.765 ACRES
MIN. FRONTAGE:	300'		CONFORMS	CONFORMS
MAX. BUILDING HEIGHT:	70'		CONFORMS	N/A
MAX. IMPERVIOUS COVERAGE:	75%		40.7%	1.33(10,966 S.F.)
MIN. YARD SETBACKS:				
FRONT YARD:	50'	150'	CONFORMS	CONFORMS
SIDE YARDS:	25'	50'	CONFORMS	CONFORMS
REAR YARDS:	25'	50'	CONFORMS	CONFORMS

* PER DIRECTIVE OF SOUTH WHITEHALL TWP. ZONING OFFICER, CIRCA 2017



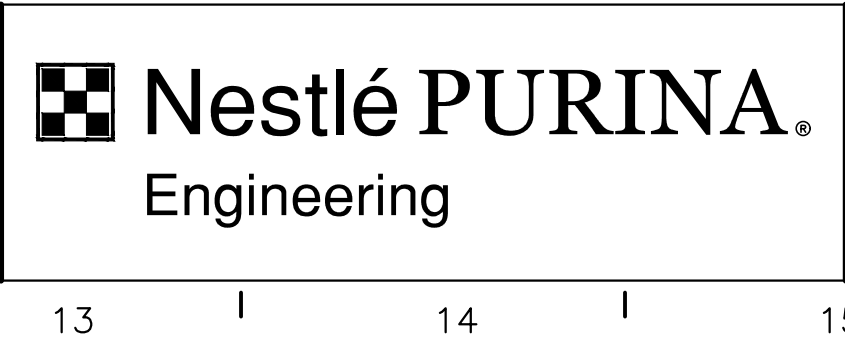
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 Allentown, PA 18104



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 Portland, Maine 04102
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REVISION	BY	APP'D BY	DATE	REVISION	BY	APP'D BY	DATE	REVISION	BY	APP'D BY	DATE	REVISION	BY	APP'D BY	DATE
1.				NPDES SUBMISSION	JAZ	CDC	11/21/2023								
2.				TOWNSHIP RESUBMISSION	JAZ	CDC	2/8/2024								

NOTICE - THIS DRAWING AND ALL DESIGNS, DETAILS, INVENTIONS OR DEVELOPMENTS COVERED THEREIN ARE CONFIDENTIAL AND THE EXCLUSIVE PROPERTY OF NESTLE PURINA PETCARE COMPANY WHICH RESERVES ALL PATENT OR OTHER RIGHTS. COPYING, REPRODUCTION OR DUPLICATION, IN WHOLE OR IN PART, IS FORBIDDEN UNLESS EXPRESSLY AUTHORIZED BY NESTLE PURINA PETCARE COMPANY. ANY SUCH COPIES SHALL ALSO BE THE EXCLUSIVE PROPERTY OF THE NESTLE PURINA PETCARE COMPANY. THIS DRAWING AND ANY SUCH COPIES SHALL BE RETURNED WHEN REQUESTED AND USED SUBJECT TO ABOVE CONDITIONS ONLY ON AUTHORIZED COMPANY WORK.

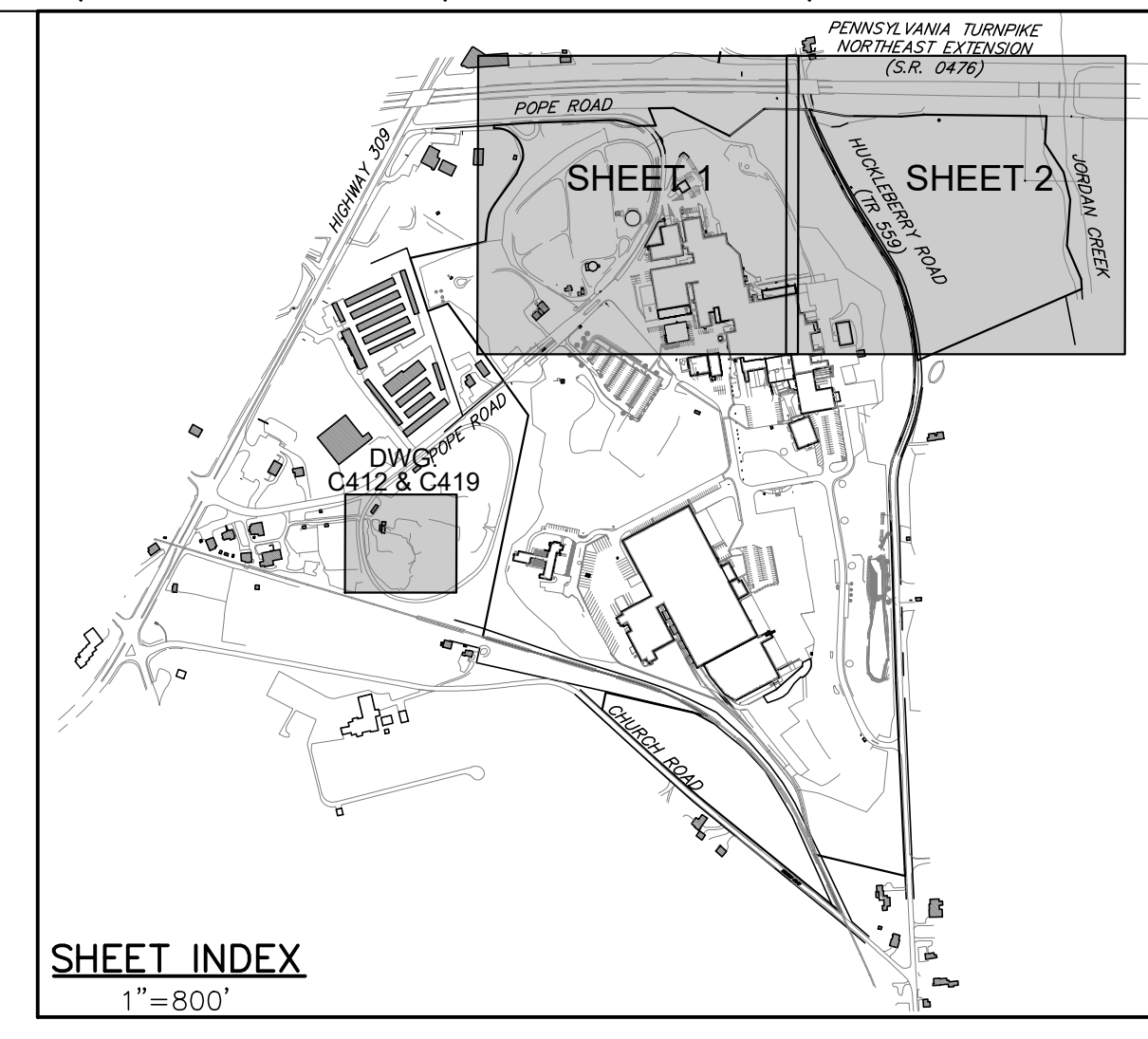


DATE	11/16/2023
MADE BY	JAZ
SCALE	1" = 50'
PROJ BY	CJW
ENGR BY	CJW
PRINTED	

SITE DEVELOPMENT PLAN 2
 WASTEWATER TREATMENT UPGRADES

SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY
 PENNSYLVANIA

PLANT BLDG. NO.	AREA NO.	DRAWING NUMBER	REVISION
		671-C402	A



SOUTH WHITEHALL SECTION 312-12(B)(7)
 THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH THE ZONING REGULATIONS AND ORDINANCES RELATING TO LAND USE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLANS WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS, SUCH AS CLARITY OF TITLE, SURFACE CONDITIONS, INCLUDING, BUT NOT LIMITED TO, SOIL AND WATER QUALITY, MARKET DEPENDABILITY, AND WHETHER THERE ARE ANY OTHER ISSUES OF SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE IMPORTANCE OF THE PROPERTY BOUNDARY AND LAND OWNERSHIP. THE TOWNSHIP ENGINEER HAS NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMPOSED BY THE APPLICANT AND/OR LAND OWNERS, AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE, DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND LAND OWNERSHIP. THE TOWNSHIP ENGINEER HAS BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE CONCERNING THE MAXIMUM ALLOWABLE COVERAGES, CLARITY OF EASEMENT DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER FEATURES, AND THE RESPONSIBILITY OF THE SURVEYING ENGINEER WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP ENGINEER, OR THE TOWNSHIP ENGINEER.

SOUTH WHITEHALL SECTION 312-38(H)
 WHEREAS THE TOWNSHIP ENGINEER HAS REVIEWED THE STORMWATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO THE PROPERTY RELIANT TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER DRAINAGE IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.

MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN, OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORMWATER MANAGEMENT FACILITIES, SHALL NOT CONSTITUTE LAND DEVELOPMENT ON BEHALF OF OR BY THE MUNICIPALITY OR OTHERWISE ALTER THE ZONING OR ANY OTHER ORDINANCE OF THE TOWNSHIP OR DEVELOPMENT OF LAND. BY SUBMITTING AN APPLICATION UNDER THE TOWNSHIP STORMWATER MANAGEMENT PLAN, THE DEVELOPER HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE MUNICIPALITY AND ALL ITS REPRESENTATIVES, SERVANTS, EMPLOYEES, OFFICIALS AND CONSULTANTS OF AND FROM ANY AND ALL CLAIMS, DAMAGES, SUITS OF ACTION OR SUITS WHICH MAY BE ASSERTED AGAINST THE MUNICIPALITY, REVIEW, APPROVAL, CONSTRUCTION OR OBSERVATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORMWATER MANAGEMENT FACILITIES.

- SURVEY NOTES:**
- AREA NOTED AS "LIMIT OF BIA SURVEY" WAS SURVEYED BY BARRY ISETT & ASSOCIATES DURING DECEMBER 2022, JANUARY 2023 & MARCH 2023. PLAN INFORMATION OUTSIDE OF THIS LIMIT WAS PROVIDED BY THE CLIENT AND WAS PREPARED BY BASE ENGINEERING.
 - THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE SURVEYOR 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 PRIOR TO ANY FUTURE CONSTRUCTION.
 - THE BASIS OF BEARING FOR THE SUBJECT SURVEY IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
 - HORIZONTAL COORDINATES ARE ON THE NAD83(2011) PENNSYLVANIA STATE PLANE SOUTH ZONE COORDINATE SYSTEM.
 - ELEVATIONS ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
 - THE ZONING DATA, INCLUDING BUILDING RESTRICTION LINES, PROVIDED ARE BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY MAPPING STUDY AND THE LOCATIONS OF THE SUBSURFACE UTILITIES SHOWN HEREON ARE SUBJECT TO ANY AND ALL REVISIONS THAT A SUBSURFACE UTILITY MAPPING STUDY MIGHT REVEAL. THE SURVEY PREPARED BY ISETT HAS REVEALED VARIOUS UNKNOWNS REGARDING UTILITY LOCATIONS AND CONTRACTORS UTILIZING THESE PLANS ARE ADVISED TO PERFORM SUBSURFACE UTILITY MAPPING PRIOR TO CONSTRUCTION.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, CONDITIONS AND RESTRICTIONS, ETC. THAT A TITLE REPORT MIGHT REVEAL.
 - A BOUNDARY SURVEY WAS NOT PERFORMED FOR THE SITE #1. PROPERTY AND THIS PLAN SHOULD NOT BE CONSIDERED AS ONE.
 - ANY DISCREPANCIES IN RECONCILIATION OF RECORD INFORMATION WITH FIELD MEASUREMENTS SHOWN ON THIS SURVEY ARE DUE TO THE PROFESSIONAL EVALUATION OF SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO: DEED CALLS, LOCATION OF CORNER MONUMENTATION, LOCATIONS OF LONG STANDING POSSESSION LINES OR OTHER BOUNDARY LINE EVIDENCE, CARWAY LOCATIONS (ROADS), INTENT OF ORIGINAL SURVEY, SENIORITY OF TITLE AND ERROR IN RECORD MEASUREMENTS AND/OR CLOSURES.

EXISTING FEATURES NOTE:
 THE PROPERTY DOES NOT CONTAIN ANY OF THE FOLLOWING TOPOGRAPHICAL AND PHYSICAL FEATURES: WATER CONSERVATION AREAS, ROCK OUTCROPPINGS, SLAG PILES, QUARRY HOLES, SPRINGS OR SWAMPY AREAS. NO KARST FEATURES WERE IDENTIFIED ON-SITE.

BENCHMARK:
 A BENCHMARK FOUND ALONG THE EASTERLY RIGHT-OF-WAY FENCE OF THE NORTHEAST EXTENSION OF THE PENNSYLVANIA TURNPIKE, APPROXIMATELY 519' FEET NORTH OF THE SOUTHWEST CORNER OF THE

LEGEND

	EXISTING
PROPERTY BOUNDARY	---
LOT LINE	---
LEGAL RIGHT-OF-WAY	---
EASEMENT	---
FLOODWAY	---
FLOODPLAIN	---
UTILITY POLE	○
OVERHEAD WIRES	—
STORM LINE, MANHOLE, & INLET	○
CHAIN-LINK FENCE	—
SIGN	○
DEODIOUS TREE	○
EDGE OF TREES	—
CONTOUR	—
SPOT ELEVATION	○
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
BITUMINOUS TYPICAL	—

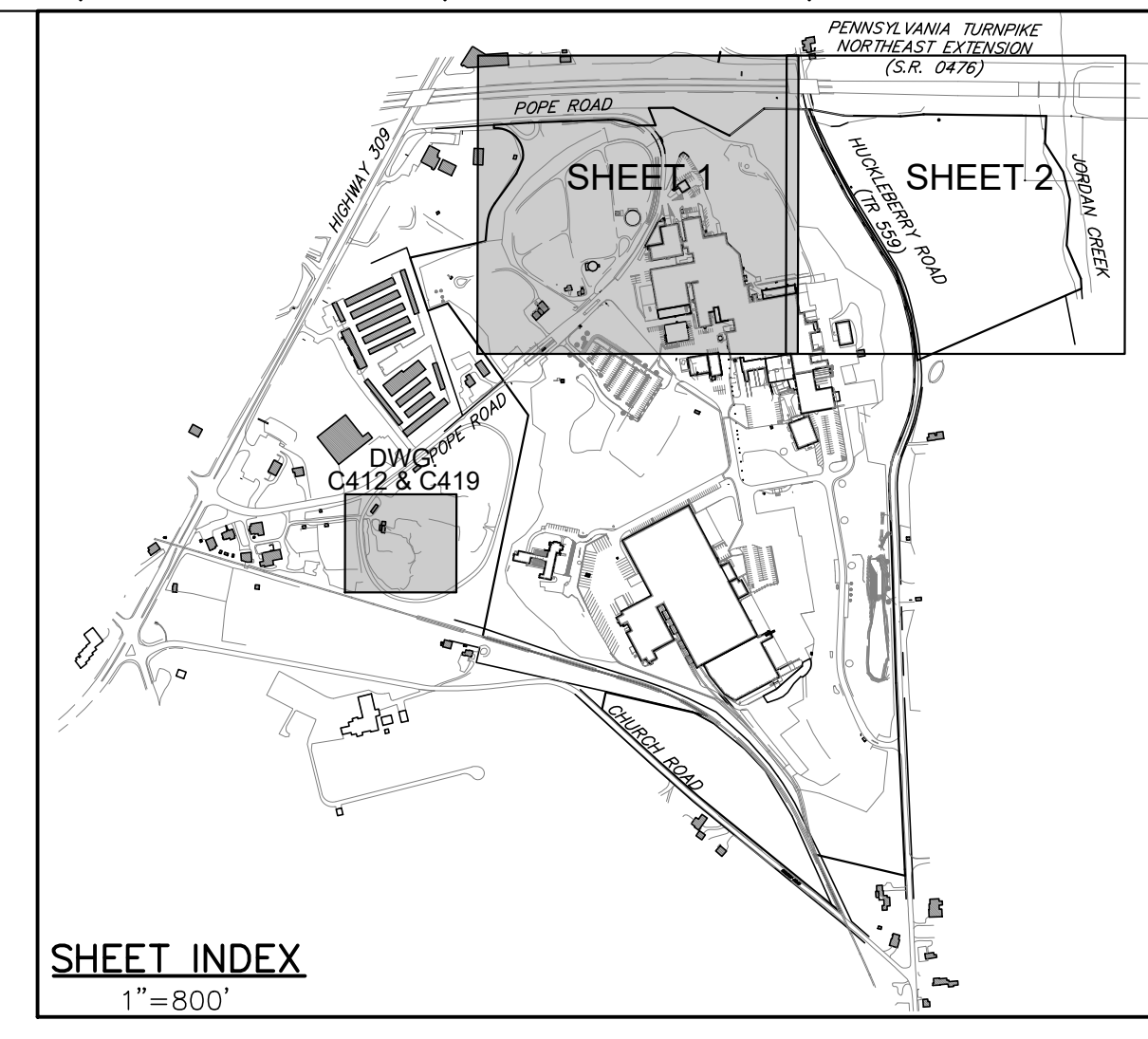
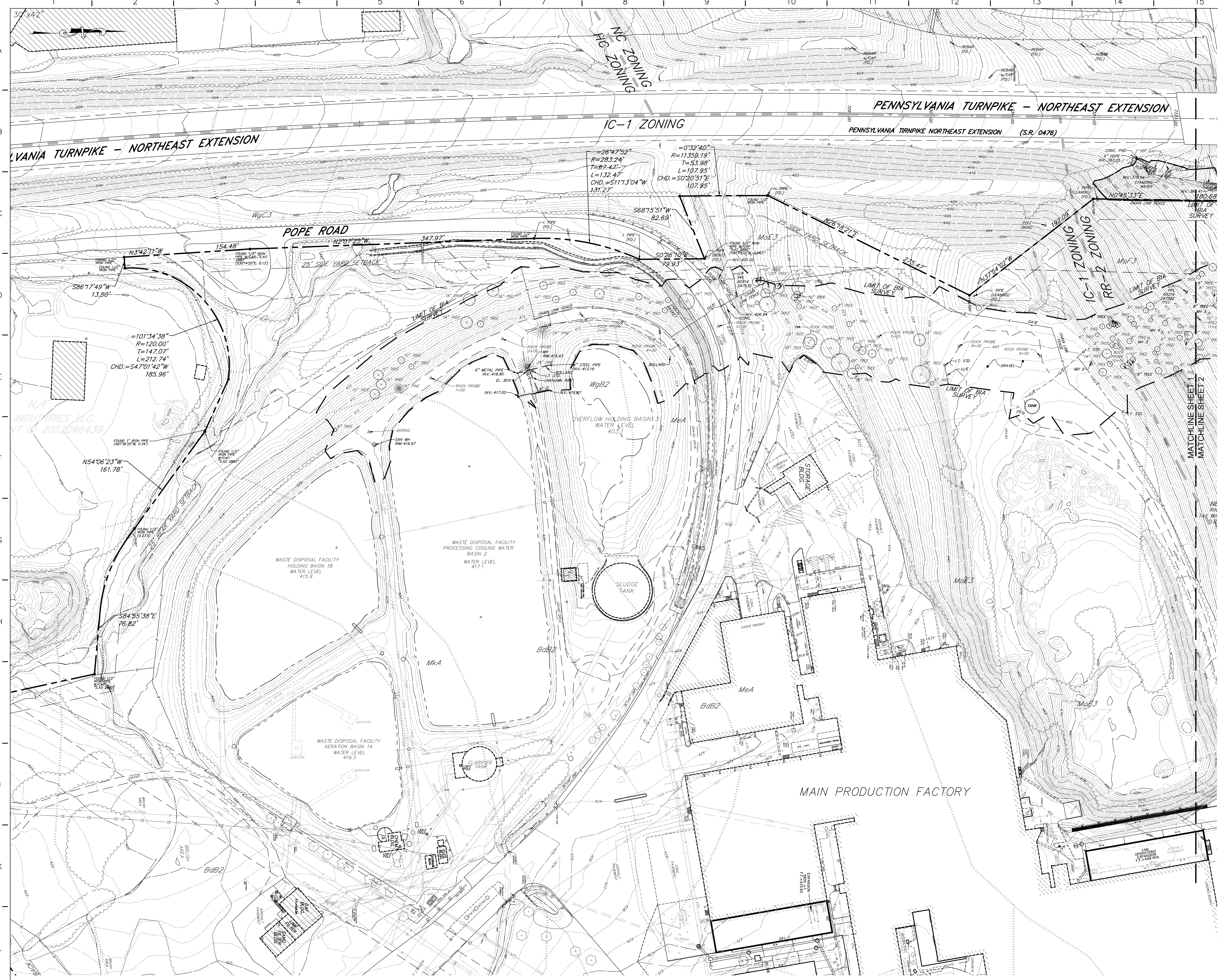
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1. NPDES SUBMISSION		JAZ	CDC	11/21/2023	NOTICE - THIS DRAWING AND ALL DESIGNS, DETAILS, INVENTIONS OR DEVELOPMENTS COVERED THEREIN ARE CONFIDENTIAL AND THE EXCLUSIVE PROPERTY OF NESTLE PURINA PETECARE COMPANY WHICH RESERVES ALL PATENT OR OTHER RIGHTS. COPYING, REPRODUCTION OR DUPLICATION, IN WHOLE OR IN PART, IS FORBIDDEN UNLESS EXPRESSLY AUTHORIZED BY NESTLE PURINA PETECARE COMPANY. ANY SUCH COPIES SHALL ALSO BE THE EXCLUSIVE PROPERTY OF THE NESTLE PURINA PETECARE COMPANY. THIS DRAWING AND ANY SUCH COPIES SHALL BE RETURNED WHEN REQUESTED AND USED SUBJECT TO ABOVE CONDITIONS ONLY ON AUTHORIZED COMPANY WORK.					
2. TOWNSHIP RESUBMISSION		JAZ	CDC	2/8/2024						
DATE	11/16/2023				Nestlé PURINA Engineering	DATE 11/16/2023 MADE BY JAZ SCALE 1" = 150' APP'D BY CJW PROJ ENGR CJW PRINTED	MASTER EXISTING FEATURES PLAN WASTEWATER TREATMENT UPGRADES	PLANT BLDG. NO. AREA NO.		
REVISION	BY	APPRO BY	DATE	REVISION		BY	APPRO BY	DATE	SOUTH WHITEHALL TOWNSHIP LEHIGH COUNTY PENNSYLVANIA	DRAWING NUMBER 671-C403



- SURVEY NOTES:**
1. AREA NOTED AS "LIMIT OF BIA SURVEY" WAS SURVEYED BY BARRY ISETT & ASSOCIATES DURING DECEMBER 2022, JANUARY 2023 & MARCH 2023. PLAN INFORMATION OUTSIDE OF THIS LIMIT WAS PROVIDED BY THE CLIENT AND WAS PREPARED BY BASE ENGINEERING.
 2. THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE SURVEYOR 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 PRIOR TO ANY FUTURE CONSTRUCTION.
 3. THE BASIS OF BEARING FOR THE SUBJECT SURVEY IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
 4. HORIZONTAL COORDINATES ARE ON THE NAD83(2011) PENNSYLVANIA STATE PLANE SOUTH ZONE COORDINATE SYSTEM.
 5. ELEVATIONS ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
 6. THE ZONING DATA, INCLUDING BUILDING RESTRICTION LINES, PROVIDED ARE BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.
 7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY MAPPING STUDY AND THE LOCATIONS OF THE SUBSURFACE UTILITIES SHOWN HEREON ARE SUBJECT TO ANY AND ALL REVISIONS THAT A SUBSURFACE UTILITY MAPPING STUDY MIGHT REVEAL. THE SURVEY PREPARED BY ISETT HAS REVEALED VARIOUS UNKNOWN LOCATIONS REGARDING UTILITY LOCATIONS AND CONTRACTORS UTILIZING THESE PLANS ARE ADVISED TO PERFORM SUBSURFACE UTILITY MAPPING PRIOR TO CONSTRUCTION.
 8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, CONDITIONS AND RESTRICTIONS, ETC. THAT A TITLE REPORT MIGHT REVEAL.
 9. A BOUNDARY SURVEY WAS NOT PERFORMED FOR THE SITE #1 PROPERTY AND THIS PLAN SHOULD NOT BE CONSTRUED AS ONE.
 10. ANY DISCREPANCIES IN RECONCILIATION OF RECORD INFORMATION WITH FIELD MEASUREMENTS SHOWN ON THIS SURVEY ARE DUE TO THE PROFESSIONAL EVALUATION OF SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO: DEED CALLS, LOCATION OF CORNER MONUMENTATION, LOCATIONS OF LONG STANDING POSSESSION LINES OR OTHER BOUNDARY LINE EVIDENCE, CARTWAY LOCATIONS (ROADS), INTENT OF ORIGINAL SURVEY, SENIORITY OF TITLE AND ERROR IN RECORD MEASUREMENTS AND/OR CLOSURES.

EXISTING FEATURES NOTE:
 THE PROPERTY DOES NOT CONTAIN ANY OF THE FOLLOWING TOPOGRAPHICAL AND PHYSICAL FEATURES: WATER CONSERVATION AREAS, ROCK OUTCROPS, SLAG PILES, QUARRY HOLES, SPRINGS OR SWAMPY AREAS. NO KARST FEATURES WERE IDENTIFIED ON-SITE.

BENCHMARK:
 A REBAR FOUND ALONG THE EASTERLY RIGHT-OF-WAY FENCE OF THE NORTHEAST EXTENSION OF THE PENNSYLVANIA TURNPIKE, APPROXIMATELY 519' FEET NORTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, 114' RIGHT OF TURNPIKE CENTERLINE STATION 739+11, 63' FEET SOUTHWEST OF A PPL SEGRIST-MESCOVILLE TRANSMISSION LINE MONO POLE, ELEVATION 336.21, NAVD 88.

SOUTH WHITEHALL SECTION 312-12(R)(7)
 THE PLAN IS NOT INTENDED TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE TOWNSHIP ENGINEER HAS REVIEWED THE TOWNSHIP STORMWATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WATER PROVISIONS, ANY LANDSCAPE AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL INCLUDE SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH CONSERVES, ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM FLOOD AND DAMAGE.

SOUTH WHITEHALL SECTION 312-38(H)
 THE TOWNSHIP ENGINEER HAS REVIEWED THE TOWNSHIP STORMWATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WATER PROVISIONS, ANY LANDSCAPE AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL INCLUDE SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH CONSERVES, ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM FLOOD AND DAMAGE.

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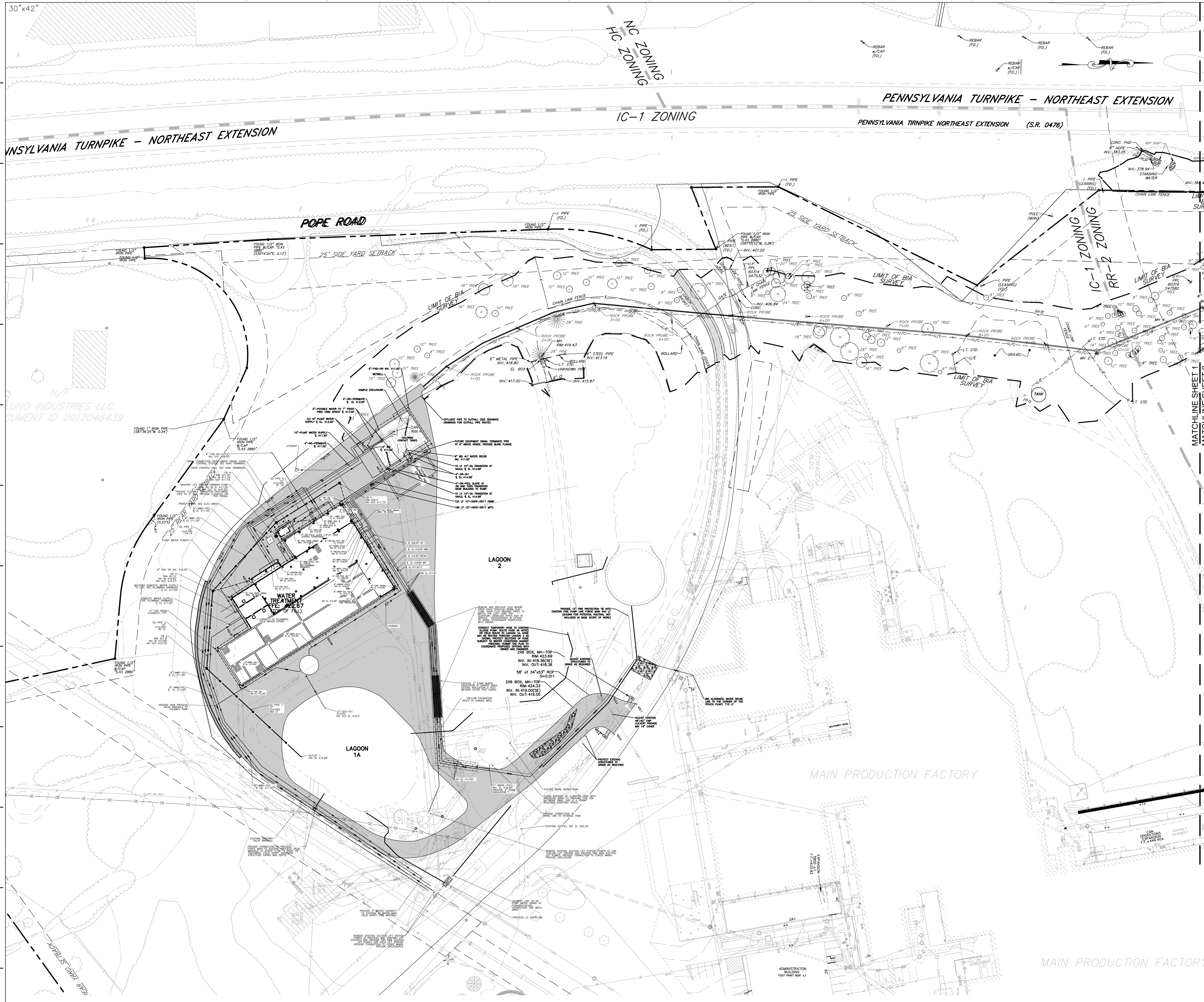
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REVISION	BY	APPROVED BY	DATE	REVISION	BY	APPROVED BY	DATE	REVISION	BY	APPROVED BY	DATE
1.				1.				1.			
2.				2.				2.			

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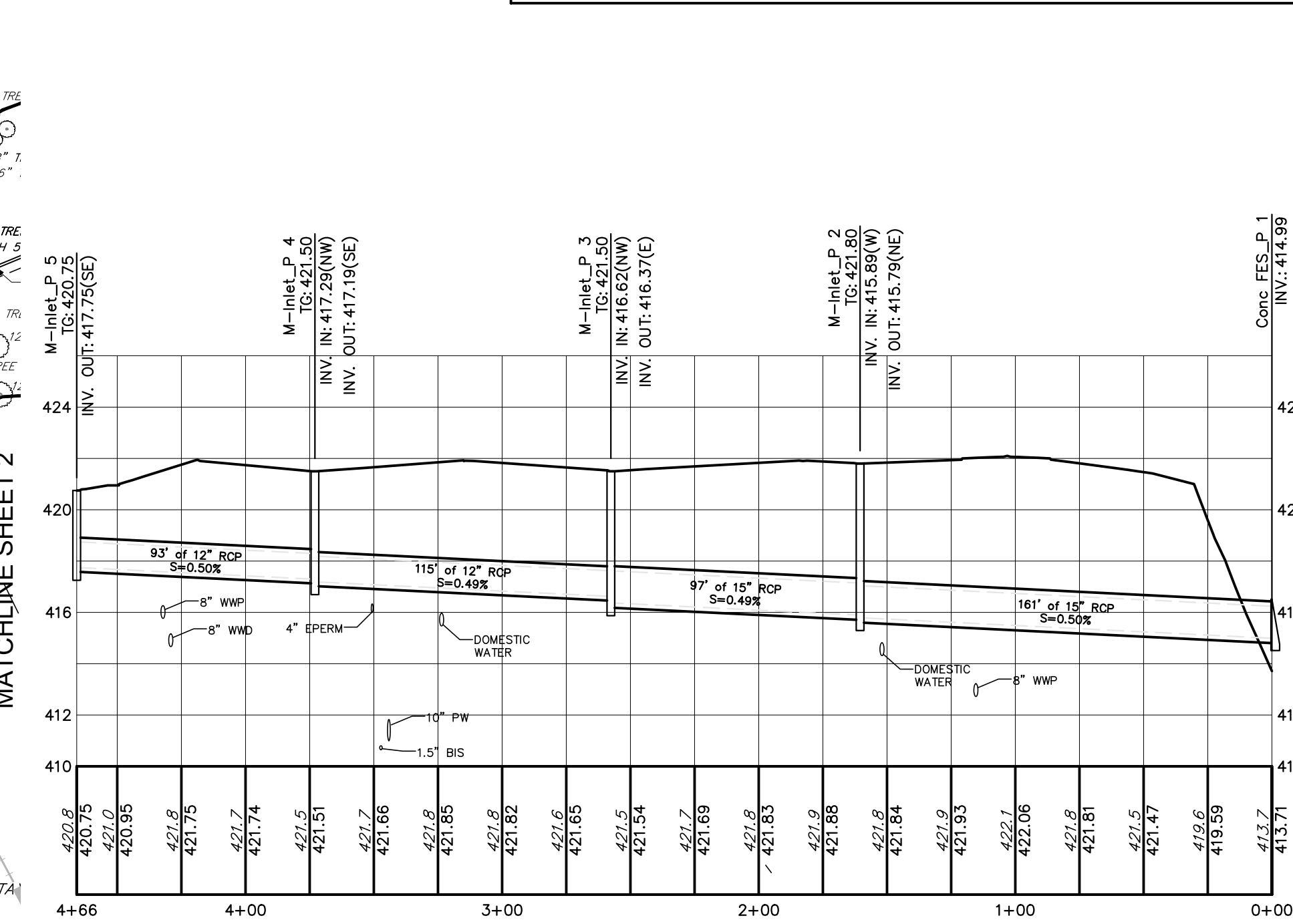
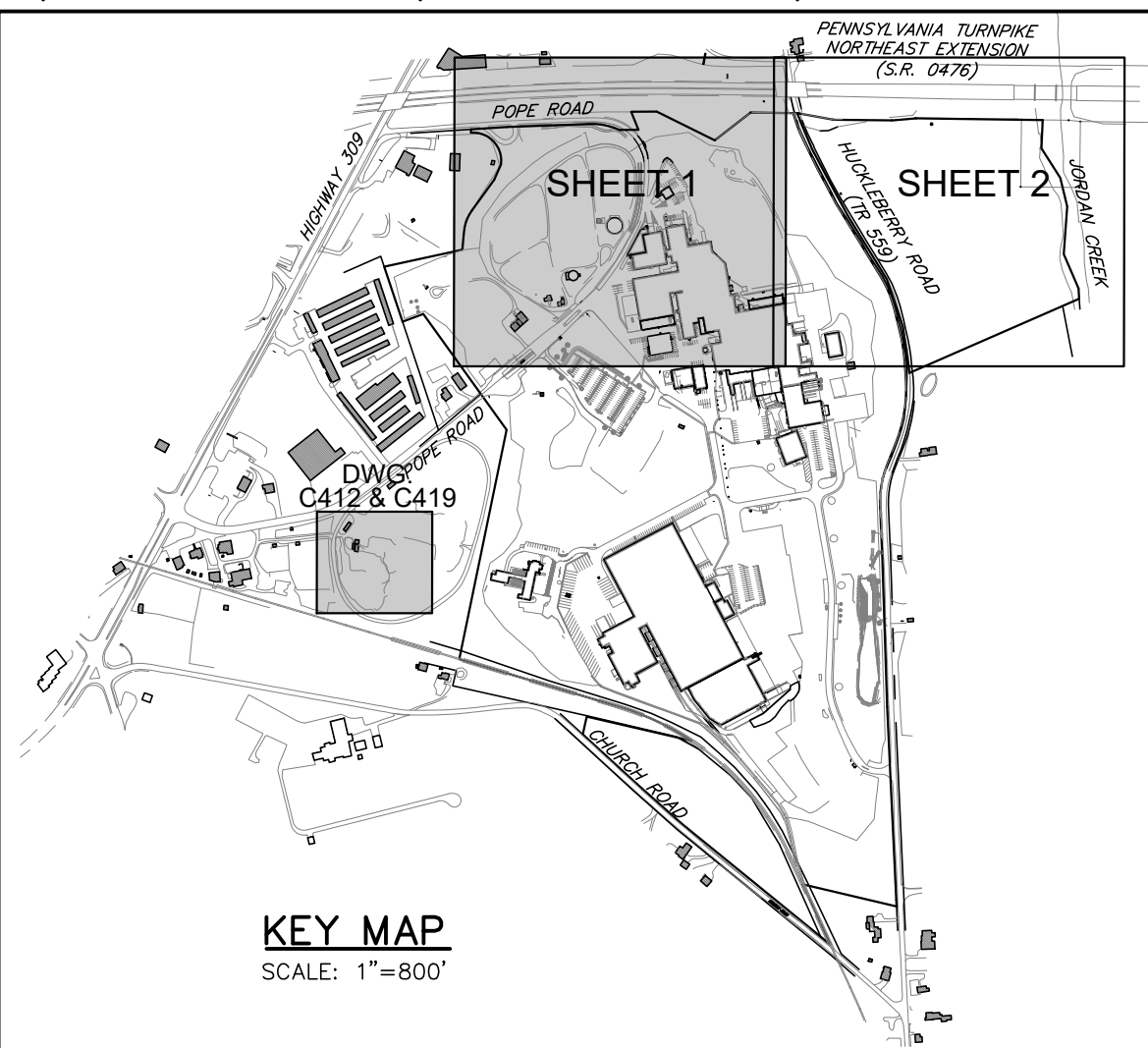
DATE: 11/16/2023
 MADE BY: JAZ
 SCALE: 1" = 50'
 APP'D BY: CJW
 PROJ. ENGR: CJW
 PRINTED: CJW

EXISTING FEATURES PLAN 1		PLANT	
WASTEWATER TREATMENT UPGRADES		BLDG. NO.	AREA NO.
SOUTH WHITEHALL TOWNSHIP		DRAWING NUMBER	REVISION
LEHIGH COUNTY		671-C404	A
PENNSYLVANIA			



SOUTH WHITEHALL SECTION 312-12(R)(2)
 THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER AND TOWNSHIP ENGINEER'S OFFICE WITH REGARD TO THE PROPOSED STORMWATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDSCAPE AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL INDICATE SUCH MEASURES AS ARE NECESSARY TO PREVENT EROSION, SLOTTING, OR OTHER DAMAGE TO THE PROPERTY OR TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OF THE TOWNSHIP. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE PLAN. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE PLAN. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE PLAN.

SOUTH WHITEHALL SECTION 312-39(H)
 WHEREAS THE TOWNSHIP ENGINEER HAS REVIEWED THE STORMWATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDSCAPE AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL INDICATE SUCH MEASURES AS ARE NECESSARY TO PREVENT EROSION, SLOTTING, OR OTHER DAMAGE TO THE PROPERTY OR TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OF THE TOWNSHIP. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE PLAN. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE PLAN. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE PLAN.



811
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BENCHMARK:
 A REBAR FOUND ALONG THE EASTERLY RIGHT-OF-WAY FENCE OF THE NORTHEAST EXTENSION OF THE PENNSYLVANIA TURNPIKE, APPROXIMATELY 519' FEET NORTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, 114' RIGHT OF TURNPIKE CENTERLINE STATION 739+11, 63' FEET SOUTHWEST OF A DIP, SECURED-WESCOVILLE TRANSMISSION LINE MONO POLE, ELEVATION 336.21, NAVD 88.

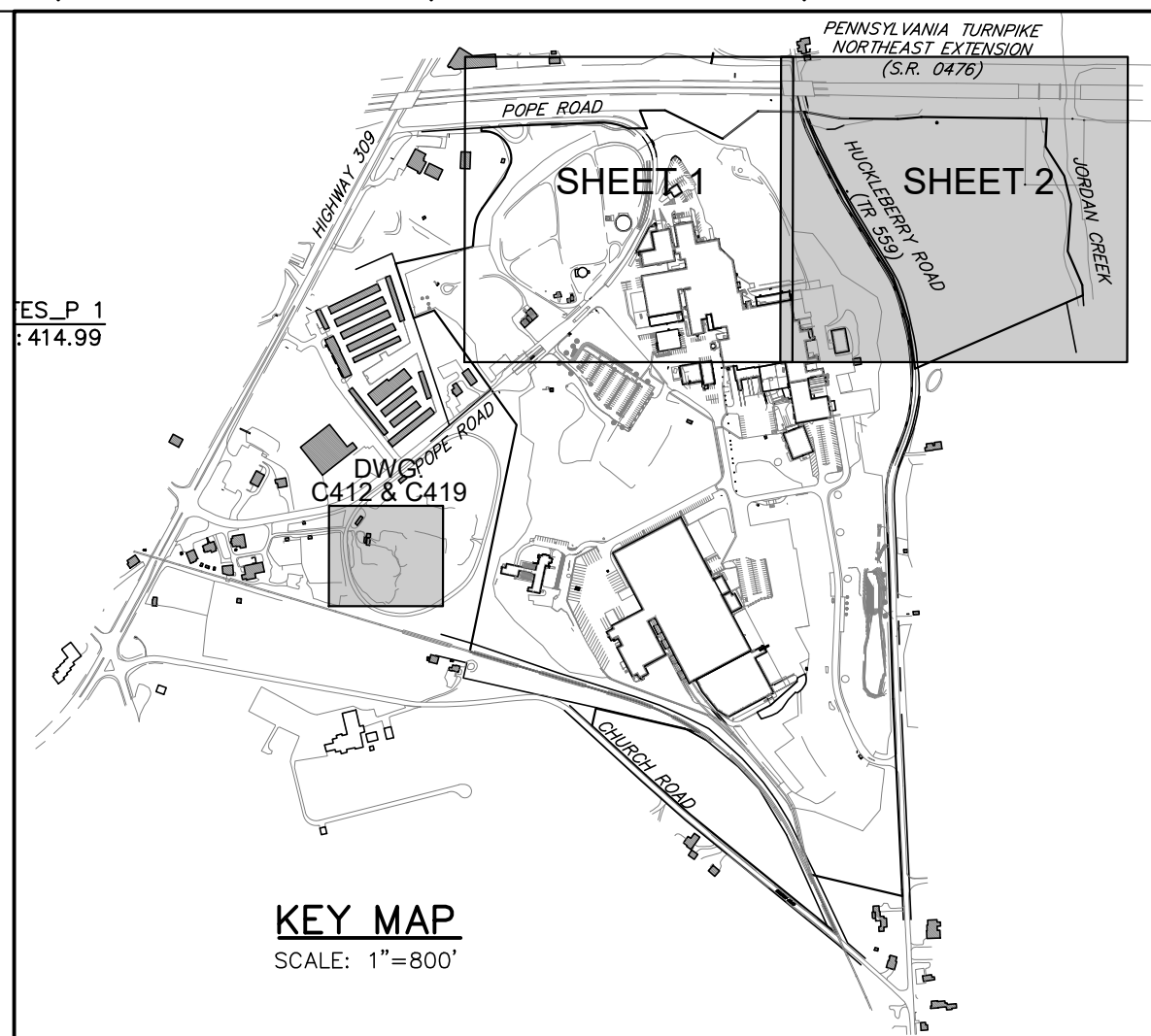
1	NPDES SUBMISSION	JAZ	CDC	11/21/2023	NOTICE - THIS DRAWING AND ALL DESIGNS, DETAILS, INVENTIONS OR DEVELOPMENTS COVERED THEREIN ARE CONFIDENTIAL AND THE EXCLUSIVE PROPERTY OF NESTLE PURINA PETSCARE COMPANY WHICH RESERVES ALL PATENT OR OTHER RIGHTS. COPYING, REPRODUCTION OR DUPLICATION, IN WHOLE OR IN PART, IS FORBIDDEN UNLESS EXPRESSLY AUTHORIZED BY NESTLE PURINA PETSCARE COMPANY. ANY SUCH COPIES SHALL ALSO BE THE EXCLUSIVE PROPERTY OF THE NESTLE PURINA PETSCARE COMPANY. THIS DRAWING AND ANY SUCH COPIES SHALL BE RETURNED WHEN REQUESTED AND USED SUBJECT TO ABOVE CONDITIONS ONLY ON AUTHORIZED COMPANY WORK.
2	TOWNSHIP RESUBMISSION	JAZ	CDC	2/8/2024	
DATE	11/16/2023	MADE BY	JAZ	SCALE	1"=50'
APPROVED BY	CJW	DATE		PLANT	UTILITY PLAN 1
PRINTED	CJW			BLDG. NO.	WASTEWATER TREATMENT UPGRADES
				AREA NO.	SOUTH WHITEHALL TOWNSHIP
				DRAWING NUMBER	LEHIGH COUNTY
				REVISION	PENNSYLVANIA
					671-C408
					A



SOUTH WHITEHALL SECTION 312-12(B)(7)
 THE PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER 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 TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS.

SOUTH WHITEHALL SECTION 312-39(H)
 NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORMWATER MANAGEMENT PLAN, INCLUDING EDUCATION AND AWARENESS PROGRAMS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORMWATER RUNOFF CHARACTERISTICS SHALL INCLUDE SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT HARMFUL TO HEALTH, SAFETY OR OTHER PROPERTY, SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE NECESSARY TO MAINTAIN THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM HARMFUL AND DAMAGE.

MUNICIPALITY REVIEW AND APPROVAL OF THE SEWAGE PLAN OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORMWATER MANAGEMENT FACILITIES SHALL NOT CONSTITUTE LAND DEVELOPMENT OR BE MADE 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 STORMWATER MANAGEMENT PLAN, THE DEVELOPER HEREBY AGREES TO INDemnIFY, DEFEND AND HOLD HARMLESS THE MUNICIPALITY AND ALL ITS REPRESENTATIVES, SERVANTS, EMPLOYEES, AGENTS AND CONSULTANTS OF AND FROM ANY AND ALL CLAIMS, DEMANDS, 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 STORMWATER MANAGEMENT FACILITIES.



811
 Know what's below.
 Call before you dig.

SCALE: 1"=50'

BARRY ISETT & ASSOCIATES
 MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS

610.398.0904
 barryisett.com
 5420 Crackersport Road
 Allentown, PA 18104

WOODARD & CURRAN
 COMMITMENT & INTEGRITY DRIVE RESULTS

41 Hutchins Drive
 Portland, Maine 04102
 800.426.4262 | www.woodardcurran.com

BENCHMARK:
 A REBAR FOUND ALONG THE EASTERLY RIGHT-OF-WAY FENCE OF THE NORTHEAST EXTENSION OF THE PENNSYLVANIA TURNPIKE, APPROXIMATELY 519' FEET NORTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, 114' RIGHT OF TURNPIKE CENTERLINE STATION 739+11, 6.5' FEET SOUTHWEST OF A PPL SIEGFRIED-WESCOVILLE TRANSMISSION LINE MONO POLE; ELEVATION 336.21; NAD83.

REVISION	BY	APPROVED BY	DATE	REVISION	BY	APPROVED BY	DATE	REVISION	BY	APPROVED BY	DATE
1.				1.				1.			
2.				2.				2.			

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Nestlé PURINA
 Engineering

DATE	11/16/2023	PLANT	UTILITY PLAN 2
MADE BY	JAZ	BLDG. NO.	
SCALE	1"=50'	AREA NO.	
APPROVED BY	CJW	DRAWING NUMBER	671-C409
PRINTED	CJW	REVISION	A

DRAWING NUMBER	671-C409
REVISION	A

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING
ARCHITECTURE
LAND SURVEYING

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

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

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

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

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

MEMORANDUM

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

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

SUBJECT: South Whitehall Township
Nestle Wastewater Treatment Upgrades
Major Subdivision #2021-102
Preliminary/Final Plan Review

DATE: March 6, 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, CFEL, 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. Christopher A. Taylor, PG
Senior Geologist
Hanover Engineering Associates, Inc.

Mr. Christopher Williams, P.E.
Senior Project Manager
Barry Isett & Associates, Inc.

Mr. Ryan Hammonds
Nestle Purina Petcare Company

(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 upgrades to the secondary wastewater treatment system including a 21,900± square foot building with a detached chlorine contact tank and reaeration cascade. A separate 28' x 32' Pole Building is proposed behind the Main Production Factory Building. The site is located in the Industrial Commercial-1 (IC-1) and the Rural Residential-2 (RR-2) Zoning Districts. The project is served by on-lot water and sewer systems.

Waivers / Variances Granted:

None to date.

Recommendation:

Engineering approval is not recommended at this time.

jfw/laf

Enclosures

THE PIDCOCK COMPANY

South Whitehall Township
 Nestle Wastewater Treatment Upgrades
 Major Subdivision #2021-102
 Preliminary/Final Plan Review

March 6, 2024

REVIEW COMMENTS

A. Planning

1. The following waivers have been requested by the Design Engineer in a letter dated February 8, 2024:
 - a. SALDO §312-36(c)(3)(B) – waiver to allow the driveway off Huckleberry Road to be greater than 10% slope (15% slope proposed); and
 - b. SALDO §312-12(b)(19) and §312-12(b)(20) – waiver of the requirement of showing existing features within 100 feet on the Plans.
2. The following waivers/deferrals were recommended for approval by the Planning Commission at their meeting on April 15, 2021. The applicant should confirm the applicability of the waivers/deferrals, and list all requested on the Plans:
 - a. SALDO §312-12(b)(15) and §312-12(b)(21) – waiver for the requirement of contours on adjacent land and the location of sidewalks, trails, driveways, streets, easements, and right-of-way within 400 feet of the site;
 - b. SALDO §312-35(b)(3)(A)(i)(1) – deferral for the installation of concrete curb along the internal streets. A waiver was requested;
 - c. SALDO §312-35(b)(3)(A)(i)(1) – deferral requested for the installation of concrete curb along public streets;
 - d. SALDO §312-35(b)(3)(A)(i)(2) – deferral for the installation of concrete curb along the internal driveways and off-street parking areas;
 - e. SALDO §312-35(b)(3)(A)(ii)(1)(A) – deferral requested for installation of concrete sidewalks along access drives;
 - f. SALDO §312-35(b)(3)(A)(ii)(1)(A) – deferral for the installation of concrete sidewalks along public streets along the perimeter of the property;
 - g. SALDO §312-35(b)(3) – deferral pertaining to the Right-of-Way dedication along perimeter roadways;
 - h. SALDO §312-40 – deferral pertaining to the planting of street/shade trees along perimeter roadways; and
 - i. SALDO §312-13(f)(3) – waiver pertaining to the issuance of building permits prior to completion of the subdivision plan recording.

In the event waivers and deferrals are granted, the Waiver Requests Note should include the date of the Board of Commissioners' approval and be revised to reflect the type of relief granted (waiver/deferral).

B. General

1. Clarify the intent of the gravel in the limit of disturbance, as we note the shaded area does not reflect current gravel areas using aerial images, specifically near the chemical building around Lagoon 1A;
2. Provide a Landscape, Lighting, and Zoning Plan, or confirmation that they will not be required, SALDO §312-12(b)(36), §312-12(b)(37), and §312-12(b)(41); and
3. Provide details of the retaining wall(s) which should ultimately be reviewed and approved by the Township Building Code Official prior to construction.

C. Stormwater Management

1. All correspondence as well as the modification to the Pennsylvania Department of Environmental Protection (PADEP) Wastewater Permit should be forwarded to our office;
2. Clarify the operations of the lagoon as it relates to the intake of sanitary flow as well as stormwater flow. Additionally, we request clarification/details regarding:
 - a. The dewatering of the lagoon;
 - b. The specifications of the storm pipes as it relates to water tight, punching through the liner, etc.; and
 - c. The acceptability to allow sanitary water in the storm sewer pipes and the open grate inlets surrounding the buildings.

It should be determined what portions of the operation are being reviewed by the PADEP as part of the sewage system permit, and confirm their acceptability of the system;

3. Revise the storm sewer calculations to utilize the starting Hydraulic Grade Line (HGL) elevation to be consistent with the water level elevation in the Waste Disposal Facility Aeration Basin 1A. In modifying this elevation, it appears that surcharge may occur within the storm sewerage system;
4. The proposed riparian buffer, in lieu of traditional volume control, should be fully documented on the Plans and in the Report. The analysis should be in accordance with PADEP guidance documents, and we note that Lehigh County Conservation District is responsible for the review and approval of the riparian buffer as part of the NPDES Permit;
5. Clarify the Restoration Area listed on the PADEP Worksheet on the PCSM Plans;
6. Provide inlet capacity calculations for the proposed storm sewer network, SALDO §312-39(b)(10);
7. Revise the storm sewer details to be consistent with the latest Township Standard Construction Details. We note that this will be provided to your office under

separate cover. Additionally, revise the storm sewerage system to utilize a minimum pipe size of 15 inches and identify the type of structure for the proposed inlets, SALDO §312-39(g);

8. Provide stormwater management easements surrounding Rain Gardens 1 and 2 or a blanket easement that would provide Township ingress to and egress from the public right-of-way, SMP §296-18.B(13) and §296-31;
9. We defer to the Township Solicitor regarding the acceptability of the Stormwater BMP Access Note on the Note Sheet (Sheet 2); and
10. A BMP Operations and Maintenance Plan, describing the proposed procedures, identifying the person responsible, and noting any applicable easements, should be provided, SMP §296-28 and §296-30. The Plan should include a statement, signed by the property owner, acknowledging that stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township, SMP §296-29. Additionally, an Operations and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-32.

D. Policy and Information

1. 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);
2. We defer to the Township Geotechnical Consultant for review of all geotechnical aspects of the design;
3. Obtain any permits as necessary (e.g., Federal, State, or Local) for any work within the Floodway and Floodplain per the Township Floodplain Management Ordinance (Chapter 181). We defer to FEMA to review the complete map revision submissions;
4. Copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, should be provided to the Township and our office. Ultimately the outside agency note should be updated with the date of approval;
5. The sequence of construction for building construction on an existing waste disposal holding basin should be confirmed with PADEP;
6. Certification of on-lot sewer and water system extensions to the new building should be provided as applicable per SALDO §312-12(a)(7); and
7. Any concerns of the Township Fire Marshal and Public Safety Commission regarding emergency access, including but not limited to the maneuverability of fire trucks over the existing and proposed gravel paved areas and fire protection requirements should be addressed.

The comments noted above are the result of our engineering review. We have not reviewed items associated with legal, geotechnical, lighting, water/sanitary sewerage systems, environmental, building code, public safety, and other non-engineering issues, which should be reviewed by the appropriate Township Staff and Consultants.

THE PIDCOCK COMPANY

South Whitehall Township
Nestle Wastewater Treatment Upgrades
Major Subdivision #2021-102
Preliminary/Final Plan Review

List of Plans and Supplemental Information
Prepared by Barry Isett & Associates, Inc. and
dated or revised February 8, 2024 (except as noted)

1. Title Sheet, Sheet 1 of 24;
2. Note Sheet, Sheet 2 of 24;
3. Master Site Development Plan, Sheet 3 of 24;
4. Site Development Plan 1, Sheet 4 of 24;
5. Site Development Plan 2, Sheet 5 of 24;
6. Master Existing Features Plan, Sheet 6 of 24 (cursory review only);
7. Existing Features Plan 1, Sheet 7 of 24 (cursory review only);
8. Existing Features Plan 2, Sheet 8 of 24 (cursory review only);
9. Grading Plan 1, Sheet 9 of 24;
10. Grading Plan 2, Sheet 10 of 24;
11. Utility Plan 1, Sheet 11 of 24;
12. Utility Plan 2, Sheet 12 of 24;
13. Master PCSM Plan, Sheet 13 of 24;
14. PCSM Plan 1, Sheet 14 of 24;
15. PCSM Plan 2, Sheet 15 of 24;
16. PCSM Details 1, Sheet 16 of 24;
17. PCSM Details 2, Sheet 17 of 24;
18. Riparian Buffer Plan, Sheet 18 of 24 (cursory review only);
19. Riparian Buffer Note Sheet, Sheet 19 of 24 (cursory review only);
20. Master Erosion Control Plan, Sheet 20 of 24 (cursory review only);
21. Erosion Control Plan 1, Sheet 21 of 24 (cursory review only);
22. Erosion Control Plan 2, Sheet 22 of 24 (cursory review only);
23. Erosion Control Details 1, Sheet 23 of 24 (cursory review only);
24. Construction Detail, Sheet 24 of 24;
25. SWT Fire Truck Movement Plan, Sheet AT-1; and

26. Post Construction Stormwater Management Plan Report.

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

1. Geotechnical Engineering Report, dated March 27, 2023;
2. Special Flood Hazard Permit Application and Supporting Documents;
3. Waiver Request Letter;
4. Response Letter;
5. Subdivision & Land Development Review Application; and
6. Transmittal Letter.



December 5, 2023

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

Re: Nestles Purina Wastewater Treatment upgrade
Land Development #2021-102
Review of Preliminary Plan
SSM File 103400.0060

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project revised on November 16, 2023. The project is the wastewater treatment upgrades. We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

1. This is a private water and sanitary sewer system that is not connect to South Whitehall Township utility systems. No further comments at this time.

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

Sincerely,
Spotts, Stevens and McCoy

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

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

cc: SWT, PW



HanoverEngineering

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

December 7, 2023

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

RE: Geotechnical Engineering Review of
Provided Documents
Nestle Wastewater Treatment System Upgrade
Major Sketch Plan 2021-102
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT21-11(004)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on November 28, 2023 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following:

1. Document entitled “Project Narrative for Nestle Purina Petcare, Allentown, PA Facility – Wastewater Treatment Upgrades”, prepared by Barry Isett & Associates, Inc. (BIA), dated November 16, 2023.
2. Report entitled “Post Construction Stormwater Management Plan”, prepared by BIA, dated November 16, 2023.
3. Report entitled “Stormwater Infiltration Evaluation for Wastewater Treatment Upgrades” prepared by BIA, dated July 26, 2023 and contained as part of the larger report referenced in Item 2 above.
4. Engineering plan set entitled “Preliminary/Final Land Development Plans Wastewater Treatment Upgrades”, Sheets 671-C398 10 through 671-C421 inclusive, dated November 16, 2023, unrevised.

Based on our review, it is our understanding that the subject property located at 2050 Pope Road contains an existing pet food manufacturing plant and appurtenant improvements. The applicant is proposing construction of an upgraded secondary Wastewater Treatment (WWT) plant, a discharge pipe for the plant effluent into the Jordan Creek, a paved access drive to maintain the new discharge pipe, and an offsetting riparian buffer. Rain gardens are proposed to manage runoff from the new access drive. The applicant states that the proposed impervious is less than 10,000 square feet and therefore Act 167 requirements to not apply. We offer the following comments:

Mr. Gregg Adams
Planner

2

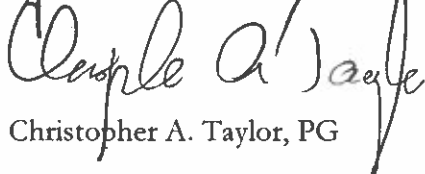
December 7, 2023

1. In the report, the Non-Structural BMP Volume Credits lists the infiltration rate for BMP 1 as 0.77 inches per hour (in/hr) and for BMP 2 as 2.66 in/hr. It appears that these rates were calculated by using the individual rates from all tests that fall within the footprint of each facility. The fastest test should be discarded from the calculation per the Best Management Practices (BMP Manual). The rates shall re-calculated accordingly. It is noted that this office was not contacted to observe this testing.
2. On Sheet 671-C405, multiple points are shown and labeled as "rock probe". The data obtained from these probes shall be provided to this office for review.
3. On Sheet 671-C414, Rain Garden details, the dimension for the thickness of the sand/compost/topsoil blend should be listed as eighteen inches (18") in the label to match the other dimensions and elevations provided.
4. Section 312.12(b)(18) of the Subdivision and Land Development Ordinance: Provide and label the location of all significant features listed, or provide a note stating which features do not exist on the site.

We trust that this is the information that you require. Should you have any questions or concerns regarding this information, please do not hesitate to contact our office.

Respectfully,

HANOVER ENGINEERING

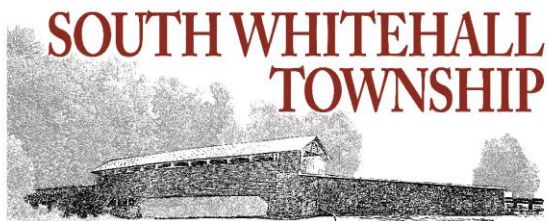


Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\Whitehall Township\Swf21-11(004)-NestlePurinaWastewaterTreatmentUpgradeMajorPlan2021-102\Docs\20231207-SWTGeotech, NestlePurinaWastewaterTreatmentUpgrades geotech cmt ltr 2.doc

cc: Mr. Dave Manhardt, Director of Community Development (via email)
Mr. Herb Bender, Public Works Director (via email)
Mr. Anthony F. Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Mr. Ryan Hammonds, Plant Manager, Nestle Purina Petcare
Mr. Christopher Williams, PE, Barry Isett & Associates, Inc.



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: FEBRUARY 27, 2024

SUBJECT: NESTLE PURINA WASTEWATER UPGRADES MAJOR PLAN 2021-102

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

1. No Comment

SOUTH WHITEHALL TOWNSHIP

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

March 7, 2024

Nestle Purina PetCare Company
Attn: Ryan Hammonds
2050 Pope Road
Allentown, PA 18104

**Re: Nestle Wastewater Treatment Upgrade
Major Plan 2021-102
Request for Preliminary/Final Plan Review**

Dear Mr. Hammonds:

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

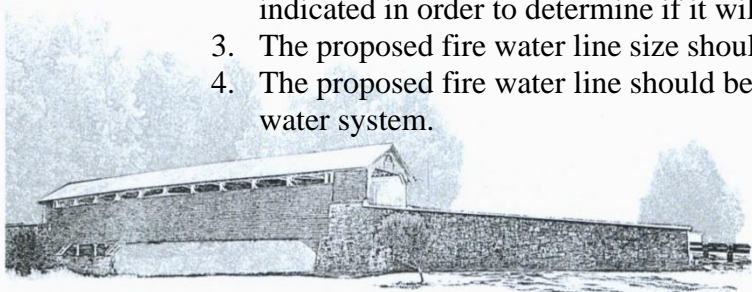
A. Zoning

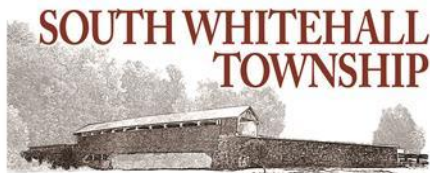
1. The proposal is to upgrade the existing secondary waste water system on site by adding a wastewater treatment structure over the existing lagoon.
2. There is no increase to impervious coverage. The building setbacks and height are all in compliance. There are no changes to parking, and the enclosed structure will not add to the number of employees.
3. The addition of a maintenance building has since been added to this plan. A district boundary line of both IC-1 and RR-2 runs parallel with Huckleberry Road and intersects with the proposed structure. The maintenance building is overwhelmingly within the IC-1 zoning district and a small corner of the structure is located in the RR-2 zoning district.
4. The principal use of the parcel is regulated under the IC-1 district criteria and this building is considered part of the principal use. The portion of the building in the RR-2 zone does meet the RR-2 setbacks.

B. Fire Inspector

The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief recommends that:

1. The fire apparatus turning radius drawing should be changed to provide the vehicle approach from the main gate side of the access road to the new wastewater building.
2. Soil bearing details for the entirety of the gravel fire department access road should be indicated in order to determine if it will support heavy fire apparatus.
3. The proposed fire water line size should be indicated on the plan.
4. The proposed fire water line should be indicated up to the connection point to the existing water system.





5. A SALDO compliant fire hydrant should be indicated of the proposed building on the north side of the complex.
6. The SWT specification detail for fire hydrants should be included on the plans.

C. Open Space and Recreation

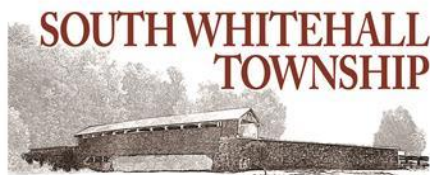
1. The Parks and Recreation Board recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. Please provide the additional square footage of impervious surface in the Zoning Data Block of the Cover Sheet with the next plan submission so that the fee can be calculated.

D. Water & Sewer

1. An Erosion and Sediment Control Plan is required for any earth disturbance activity of more than 5,000 square feet pursuant to Section 296-11(B) of the South Whitehall Township Codified Ordinance (Stormwater Management Plan).

E. 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.

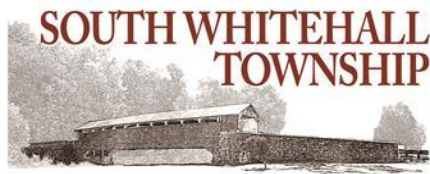


F. Legal and Other

1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).
2. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
3. If a dumpster is to be used, the location shall be identified on the plan and screened and buffered in accordance with Section 350-42(b) of the Zoning Ordinance and Section 288-4(c) of the Codified Ordinances.
4. Please consider the following in placement locations for street trees:
 - a. Placement over inlets should be avoided;
 - b. Provide ample clearance from street lights and hydrants.
5. If additional site lighting is proposed, a note shall be added to the plan (in the Construction Notes section) stating that a building permit is required for light pole foundations prior to installation.
6. Confirmation of a plan submittal to LANTA shall be provided.
7. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

G. Plan Recording Requirements

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



notes on the appropriate plan sheet to be recorded. Dates and Resolution number may be obtained from South Whitehall Township.

H. Waiver and Deferral Request Commentary

1. Request to waive SALDO Section 312-36(c)(3)(b) requiring driveway grades not to exceed 10% onto local or collector roads. – Staff defers to the Township Engineer.
2. Request to waive SALDO Section 312-12(b)(19) requiring the plan to show existing buildings with 100 feet of the tract. – Staff defers to the Township Engineer.
3. Request to waive SALDO Section 312-12(b)(20) requiring the plan to show existing underground utilities with 100 feet of the tract. – Staff defers to the Township Engineer.

The Planning Commission made recommendations on 10 waiver and deferral requests at their April 15, 2021 meeting.

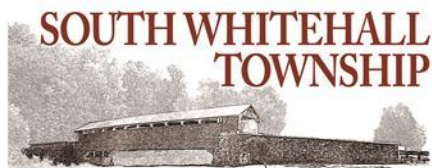
I. Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as including steep (15% to 25% and 25% or greater) slopes and containing areas within the approximate limits of the corridor for the Jordan Creek Greenway Route.
2. The Comprehensive Plan indicates natural areas within and adjoining the tract. Natural areas should be a priority for preservation when possible. In some cases, development can be supported in these areas but may require site-level analysis.

The Comprehensive Plan envisions the Huckleberry Road parcel as within the Jordan Valley Land Use Type. The goal of the Jordan Valley is to preserve the rural and historic character of the Jordan Valley by:

- Preserving natural resources and important landscapes through incentives and cooperation with landowners
- Enhancing crossroad villages with attention to the surrounding landscape
- Encouraging the continuation of active agriculture by allowing uses consistent with operations of working farms
- And incentivizing the utilization of Conservation Subdivisions for future land development.
- Jordan Valley Place Type supports Open Space, Agriculture, Rural, and Conservation Subdivision place types.

The Comprehensive Plan envisions the 2050 Pope Road parcel as 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 be also be livestreamed via GoToMeeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. If you have any questions, please call.

Sincerely,

Gregg R. Adams, Planner
South Whitehall Township

cc: T. Petrucci H. Bender D. Manhardt L. Harrier M. Elias S. Pidcock
A. Tallarida J. Zator, Esq J. Alderfer, Esq C. Williams, Barry Isett Sub. File 2021-102

Gregg R. Adams

From: John G. Frantz
Sent: Tuesday, March 5, 2024 11:31 AM
To: Gregg R. Adams
Subject: Nestle Purina Wasterwater Upgrades - 2012-102

Gregg,

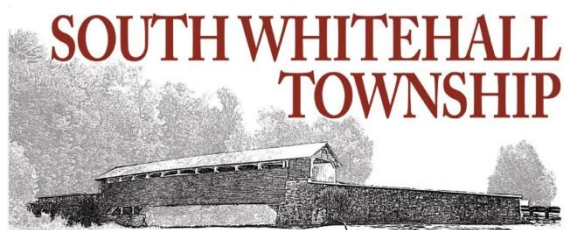
The PSC made the recommendation that my following comments be addressed.

1. The fire apparatus turning radius drawing should be changed to provide the vehicle approach from the main gate side of the access road to the new wastewater building.
2. Soil bearing details for the entirety of the gravel fire department access road should be indicated in order to determine if it will support heavy fire apparatus.
3. The proposed fire water line size should be indicated on the plan.
4. The proposed fire water line should be indicated up to the connection point to the existing water system.
5. A SALDO compliant fire hydrant should be indicated of the proposed building on the north side of the complex.
6. The SWT specification detail for fire hydrants should be included on the plans.

John G. Frantz, CFEI, BCO

Fire Marshal, Building Code Official
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104-1699
610-398-0401 (office)
610-398-1068 (fax)
www.southwhitehall.com

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MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: January 23, 2024
SUBJECT: Subdivision Plan Review
 Nestle Purina Wastewater Treatment Upgrade
 Major Plan 2021-102
 Plan Dated November 16, 2023

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

At their January 8, 2024 meeting, the Parks and Recreation Board reviewed the plan and determined the following:

The Parks and Recreation Board recommended that the developer work with staff to investigate potential open space uses compatible with the proposed use on the Huckleberry Road parcel. They also recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. The amount of fees to be paid in lieu of common open space land dedication in non-residential subdivision or land development shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface). The plan shall be revised to show additional impervious surface proposed for both the Main Campus and the Northern Tract so that a Fee may be calculated.

Respectfully submitted,

Gregg Adams, Planner
 Community Development Department



STEVEN GLICKMAN
Chair

CHRISTOPHER AMATO
Vice Chair

KEVIN SCHMIDT
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

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

July 1, 2022

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

**Re: Nestle Purina PetCare Basin F Reconstruction
Plans Revised February 2022
South Whitehall Township
Lehigh County**

Dear Mr. Manhardt:

The proposed storm drainage concept presented in the plans dated February 2022 and storm drainage calculations dated March 2022 has been reviewed for consistency with the *Jordan Creek Watershed Act 167 Storm Water Management Ordinance*, May 1992. A brief narrative of the review findings is as follows:

The proposed development is located within drainage district 118 of the Jordan Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criteria for the site are a 30% Release Rate for the 2-year storm and a 100% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the following deficiencies are noted. The Drainage plan needs to show a pre- and post-development peak outflow analysis for Basin F as well as Watershed B on-site to assure compliance with approved release rates. Therefore, the Drainage Plan has been found to be inconsistent with the Act 167 requirements.

Notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Mr. David Manhardt
South Whitehall Township
July 1, 2022
Page 2

Once the outlined issues have been addressed, the revised plans, completed application form and appropriate review fee will need to be resubmitted to our office. Please call me with any questions regarding these comments.

Sincerely yours,

A handwritten signature in blue ink that reads "Geoffrey A. Reese". The signature is fluid and cursive, with the first name being the most prominent.

Geoffrey A. Reese, PE
Master Planner and Engineer

cc: Ron Gawlik, PE, The Pidcock Company
Anthony Tallarida, PE, The Pidcock Company
Avalon Chambers, The Pidcock Company
Susan Ambler, PE, Woodard & Curran
Lehigh County Conservation District

Gregg R. Adams

From: Cody Callahan, PE <ccallahan@barryisett.com>
Sent: Friday, February 9, 2024 10:17 AM
To: Gregg R. Adams
Cc: Chris Williams, PE, LEED AP; Lee, Jeanne, US-Allentown; Connelly, Patrick, US-St. Louis
Subject: FW: NPPC Allentown PA Facility - Wastewater Treatment Upgrades Project - Lanta Review

Good morning Gregg,

I forwarded the plans from the Township resubmission that we made yesterday to LANTA and we received the comments below from Molly.

Let me know if you have any questions.

Thanks,
 Cody

From: Molly Wood <mwood@lantabus-pa.gov>
Sent: Thursday, February 8, 2024 3:21 PM
To: Cody Callahan, PE <ccallahan@barryisett.com>
Cc: Chris Williams, PE, LEED AP <cwilliams@barryisett.com>; Lee, Jeanne, US-Allentown <Jeanne.Lee@purina.nestle.com>
Subject: RE: NPPC Allentown PA Facility - Wastewater Treatment Upgrades Project - Lanta Review

Caution: This is an external email. If unexpected, do not click on links or open attachments unless you have confirmed the sender.

Hi Cody,

Thank you for reaching out regarding the project site at the existing Nestle facility on Pope Road. LANTA has no plans to deviate service off 309 to Pope Road. When possible, we always recommend pedestrian connectivity on a project site and along the property frontage to allow employees safer access to the nearby existing bus stops at the 309 and Pope Road intersection.

For follow up or any additional questions, please feel free to contact me.

Thanks,
 Molly



Molly S. Wood, AICP

Planner/Land Use Specialist

Lehigh and Northampton Transportation Authority

1074722.000

November 16, 2023

PROJECT NARRATIVE
FOR
NESTLE PURINA PETCARE, ALLENTOWN, PA
FACILITY – WASTEWATER TREATMENT UPGRADES

South Whitehall Township, Lehigh County, Pennsylvania

The proposed development consists of an upgrade to the facility's existing wastewater treatment system. The applicant is under a settlement agreement with DRBC to upgrade the system to improve treatment efficiency. The project will not result in an increase to employee counts, traffic, parking demand, water consumption, sewage disposal, or impervious area on the main plant property.

This project was previously submitted for land development approval in 2021. Subsequent design modifications have resulted in alterations to the project's overall scope. We are now proposing that the plant's effluent discharge line be routed to the north and discharge directly to the Jordan Creek rather than the unnamed tributary adjacent to the plant. The path between the treatment plant and the Jordan Creek involves crossing beneath Huckleberry Road as well as a property north of Huckleberry Road which is also owned by the applicant, Nestle Purina.

To accommodate the required monitoring of this new discharge location, we are also proposing a driveway on the property north of Huckleberry Road. This driveway will only be used for the required monitoring and property maintenance. No further development is proposed on this property. Proposed grades on this property will be balanced so that no additional fill is required within the 100-year floodplain of Jordan Creek.

The driveway impervious has been limited to less than 10,000 square-feet. Stormwater management is proposed, however, to meet NPDES stormwater requirements. Since the treatment plant is located within the 150-foot buffer of the tributary around the plant, a new riparian buffer is proposed on the property north of Huckleberry Road to satisfy PA DEP's riparian buffer regulations.



5420 Crackersport Road, Allentown, PA 18104

610.398.0904 610.481.9098

barryisett.com

February 8, 2024
Project #1074722.000

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

Dear Planning Commission Members:

RE: NPPC ALLENTOWN, PA FACILITY – WASTEWATER TREATMENT UPGRADES
South Whitehall Township, Lehigh County, Pennsylvania
Waiver Requests

On behalf of Nestle Purina PetCare Company, 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 312-36(c)(3)(b)

This section of the ordinance requires that driveway grades shall not exceed 10% with access to a local or collector street.

We are requesting a waiver from this section to allow the driveway off Huckleberry Road to be constructed at 15% slope. Due to the existing 100-year Floodplain, reducing the grade of the driveway to a maximum of 10% would require additional fill within the floodplain. The proposed driveway will only be utilized as periodic access to the proposed treatment plant outfall and will not be regularly utilized. A guide rail is also provided along the driveway.

2. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(19) & (20)

These sections of the ordinance requires that existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum or petroleum products lines, gas lines, transmission lines, fire hydrants, underground tanks, wells, septic systems, within 100 feet of the site, be shown on the plans.

We are requesting a waiver from this section because the project is within the interior of the plant property with only one utility crossing of the Township right-of-way. Due to the overall size of the properties and drawing scale needed to clearly present the proposed development, there is not enough available space to adequately show this information.

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

Sincerely,

A handwritten signature in black ink that reads "Christopher Williams". The signature is written in a cursive, flowing style.

Christopher Williams, PE
Operations Manager, Lehigh Valley
Civil Department

\\biaces.com\Work\Projects\2022\1074722.000_NestlePurina-WWTP\WORK_PRODUCT\LAND\docs\Ltr\20240208_SWT_waivers.doc(vea)