

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

PLANNING COMMISSION

APRIL 11, 2024

4444 WALBERT AVENUE, ALLENTOWN, PA 18104
GoToMeeting <https://global.gotomeeting.com/join/757430189>

A G E N D A

| | <u>Estimated Time</u> | |
|--|-----------------------------------|---------------------------------|
| <u>AGENDA ITEM #1</u> – CALL TO ORDER | 7:00 pm | |
| <u>AGENDA ITEM #2</u> – PLEDGE OF ALLEGIANCE/ROLL CALL/MEETING RULES | 7:00 pm | |
| <u>AGENDA ITEM #3</u> – APPROVAL OF MINUTES | 7:05 pm | |
| Minutes of the March 14, 2024 meeting..... | page 2 | |
| <u>AGENDA ITEM #4</u> – SUBDIVISION REVIEW | | |
| Review Process For Each Subdivision and/or Land Development Application: | | |
| 1. Township Staff Presentation | 3. Applicant Presentation | 5. Audience Questions/Comments |
| 2. Township Engineer Presentation | 4. Planning Commission Discussion | 6. Planning Commission Decision |
| A. Aesthetic Surgery Associates Medical Office Building | 7:10 pm | |
| Major Plan 2023-106 | | |
| <u>Request For Preliminary/Final Plan Review</u> | page 13 | |
| <u>AGENDA ITEM #5</u> – COMPREHENSIVE PLAN RE-EXAMINATION REPORT | 7:45 pm | |
| <u>AGENDA ITEM #6</u> – COMPREHENSIVE PLAN UPDATE | 8:15 pm | |
| <u>AGENDA ITEM #7</u> – TRANSPORTATION INFRASTRUCTURE UPDATE | 8:20 pm | |
| <u>AGENDA ITEM #8</u> – COURTESY OF THE FLOOR | 8:25 pm | |
| <u>AGENDA ITEM #9</u> – ADJOURNMENT | 8:30 pm | |

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

TOWNSHIP OF SOUTH WHITEHALL
LEHIGH COUNTY, PENNSYLVANIA
PLANNING COMMISSION

REGULAR SESSION **MINUTES** **MARCH 14, 2024**

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

Members in attendance:

David Wilson, Chairman
 Brian Hite, Vice-Chairman
 Timothy Dugan, Secretary
 Todd Fahringer
 Diane E. Kelly
 Mark Leuthe

Staff members in attendance:

Gregg Adams, Planner
 Laura Harrier, Zoning Officer
 Chris Stroehler, Long-Range Planner
 David Manhardt, Director of Community Development
 Erinn Bet, Assistant Township Engineer
 Jennifer Alderfer, Assistant Township Solicitor

AGENDA ITEM #1 – CALL TO ORDER

Chairman Wilson called the meeting to order at 7:00 p.m. He announced that all meetings are electronically monitored.

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

Chairman Wilson led the assembled in the Pledge of Allegiance.

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

AGENDA ITEM #3 – APPROVAL OF MINUTES

Chairman Wilson announced that the minutes of the January 11 and February 8, 2024 meetings were distributed prior to this evening's meeting for review and comment.

Chairman Wilson asked the members if they had any changes to the minutes of the January 11, 2024 meeting. Hearing none, Chairman Wilson called for a motion to approve the minutes as submitted. Mr. Hite made a motion to that effect. Mrs. Kelly seconded the motion and it passed 5-0, with Mr. Leuthe abstaining. Chairman Wilson then asked the members if they had any changes to the minutes of the February 8, 2024 meeting. Hearing none, Chairman Wilson called for a motion to approve the minutes as submitted. Mr. Hite made a motion to that effect. Mr. Fahringer seconded the motion and it passed 6-0.

AGENDA ITEM #4 – SUBDIVISION REVIEW

B. Dorney Park Project 2024 Major Plan 2023-101 Request For Amended Final Plan Review

Chairman Wilson polled the audience for interested parties other than the developer regarding the application to further develop the property located at 3830 Dorney Park Road. There was no response.

At the request of Chairman Wilson, Mr. Adams read the Community Development Department's recommendation into the record. 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.

Mr. Adams noted that, since the writing of the conditions, the applicant has addressed conditions 3, 4 and 6.

At the request of Chairman Wilson, the Assistant Township Engineer Erinn Bet read the Township Engineer's recommendation into the record. The Township Engineer recommended engineering approval subject to the applicant addressing the comments contained within their March 1, 2024 review letter.

Engineer Adam Smith of Barry Isett and Associates and Attorney Stephanie Kobol of Fitzpatrick, Lentz and Bubba were present to present the plan and answer questions. Attorney Kobol reviewed the plan, noting that it had been revised since it's original approval last year to add the demolition and replacement of the Coke Refresh stand just off the Main Midway. She noted that the plan had also been revised to expand the Chef's Grill in the vicinity of the new coaster, but timing issues caused the applicant to abandon the expansion. She then requested that the waivers and deferrals previously granted be re-confirmed with this evening's recommendation.

Engineer Smith reviewed the removal and replacement of the Coke Refresh stand.

Mr. Hite made a motion to support the applicant's waiver and deferral requests:

The applicant has requested that the requirement of Section 312-12(b)(14) of the Subdivision and Land Development Ordinance pertaining to the identification of the tract showing bearings and distances in accordance with the criteria of a third order survey of the United States Coast and Geodetic Survey and ties to the nearest street monuments, be waived; and,

The applicant has requested that the requirement of Section 312-12(b)(15) of the Subdivision and Land Development Ordinance pertaining to the showing of existing and proposed contours on the entire tract and adjacent land within 400 feet of the tract be waived; and,

The applicant has requested that the requirement of Section 312-12(b)(17) of the Subdivision and Land Development Ordinance pertaining to the provision of the names and addresses of all property owners within 300 feet of any boundary of the subdivision be waived; and,

The applicant has requested that the requirement of Section 312-12(b)(20) of the Subdivision and Land Development Ordinance pertaining to the showing of the location, character and elevation of any building within 100 feet of the tract be waived; and,

The applicant has requested that the requirement of Section 312-12(b)(21) of the Subdivision and Land Development Ordinance pertaining to the showing of the locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way within 400 feet of the tract be waived; and,

The applicant has requested that the requirement of Section 312-13(f)(3) of the Subdivision and Land Development Ordinance pertaining to the prohibition of the issuance of permits prior to the recording of the plan be waived; and,

The applicant has requested that the requirement of Section 312-14(b)(3) of the Subdivision and Land Development Ordinance pertaining to the requirement to provide sufficient data to determine the location, bearing and length of every street, lot and boundary line and to reproduce such lines on the ground, including a survey tie to the nearest street monuments be waived; and,

The applicant has requested that the requirement of Section 312-35(b)(3) of the Subdivision and Land Development Ordinance pertaining to the Right-of-Way and cartway standards, specifically the dedication of right-of-way to Township standards, be deferred; and,

The applicant has requested that the requirement of Section 312-43 of the Subdivision and Land Development Ordinance pertaining to the prohibition of the issuance of permits prior to the recording of the plan be waived.

Mrs. Kelly seconded, and the motion passed 5-1, with Mr. Leuthe dissenting.

Mr. Hite made a motion to preliminary/final 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 11, 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, if deemed to be necessary, the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module or an exemption thereto.
4. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
5. 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.

Mr. Fahringer seconded, and the motion passed 6-0.

**A. Nestle Purina Wastewater Treatment Upgrades
Major Plan 2021-102
Request For Preliminary/Final Plan Review**

Chairman Wilson polled the audience for interested parties other than the developer regarding the application to further develop the properties located at 2050 Pope Road and 4535 Huckleberry Road. There was no response.

At the request of Chairman Wilson, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended that the that the Planning Commission take the plan under advisement to afford the applicant the time necessary to address the reviewing agencies' comments, contingent upon the applicant granting the Township a waiver from the timeframe in which to act upon the plan.

At the request of Chairman Wilson, the Assistant Township Engineer Anthony Tallarida read the Township Engineer's recommendation into the record. The Township Engineer is not recommending engineering approval at this time due to unresolved stormwater management issues. She also noted that the Township Engineer is not supportive of the waiver from the driveway slope requirement but is supportive of the waivers from the plan drafting requirements requested.

Engineer Cody Callihan of Barry Isett and Associates and Attorney Stephanie Kobol of Fitzpatrick, Lentz and Bubba were present to present the plans and answer questions. Attorney Kobol stated that the engineer is happy to meet with the Township to resolve the stormwater and slope issues.

Engineer Callhan stated that the 100-year floodzone is within the area of the project and that changing the layout of the driveway on the Huckleberry Road tract would require more fill to be added within the floodplain. He stated that the driveway is intended for maintenance and monitoring the wastewater outflow. He noted that the driveway will have guardrails, a gate and a turnaround before the gate so that a driver could safely turn around if they entered the driveway by mistake.

Mr. Leuthe asked if trucks were to use the driveway.

Engineer Callihan stated that no trucks would be using the driveway.

Mr. Leuthe suggested that the driveway could be serpentine to increase the length along the slope.

Engineer Callihan stated that additional length would result in additional disturbance.

Mr. Hite inquired as to whether employees would use cars or pick-up trucks to visit the site.

Engineer Callihan stated that they would likely be using pick-up trucks.

Chairman Wilson inquired as to the frequency of employee visitation.

Engineer Callihan stated that they would visit at least monthly, including after storm events. He stated that Nestle has no DEP guidance for monitoring yet.

Mr. Dugan inquired as to whether the Turnpike Commission would use the driveway to access their easement.

Attorney Kobol stated that they would not.

Mr. Dugan inquired as to whether the driveway would impact agricultural activities.

Attorney Kobol stated that the driveway would not be used for, or impact, agricultural activities.

Mrs. Kelly inquired as to whether emergency services would ever use the driveway.

Attorney Kobol stated that since it was in a poor location they probably would not, but she admitted that she could not rule it out.

Chairman Wilson stated his concern for a more intense future use of the driveway.

Attorney Kobol stated that the driveway is not designed for a more intense use as it is not foreseen.

Mr. Hite inquired as to whether the driveway is to be paved.

Attorney Kobol stated that it will be paved.

Mrs. Bet stated that the driveway slopes as much as 15% and the SALDO requires no more than 10%. She stated that she feels that the alignment could be modified to meet the requirements.

Attorney Kobol stated that if Nestle will propose a more intense use of the driveway in the future, it could be realigned at that time.

Mrs. Kelly suggested using the April meeting to work on a solution with the Township Engineer.

Attorney Kobol suggested that the issue be resolved now, as any changes will impact stormwater management. She stated that she is not against talking about the issue.

Mrs. Bet stated her willingness to work with the applicant's engineer before the April meeting.

Engineer Callihan reviewed the two new waiver requests: the request that the requirement of Section 312-12(b)(19) of the Subdivision and Land Development Ordinance pertaining to the showing of existing buildings within 100 feet of the tract be waived; and the request that the requirement of Section 312-12(b)(20) of the Subdivision and Land Development Ordinance pertaining to the showing of existing underground utilities within 100 feet of the tract be waived.

Mr. Leuthe made a motion to support both of the applicant's requested waivers.

Mrs. Kelly seconded, and the motion passed 6-0.

With regard to the driveway slope waiver request, Chairman Wilson stated that the Township has a Subdivision and Land Development Ordinance and that the Planning Commission needs to consider the pros and cons in granting waivers and deferrals. He stated that he hopes the two teams of engineers can come to a solution.

Mr. Leuthe stated his agreement with Mr. Wilson and stated his concerns for the workers' safety. He suggested that the engineers consider reducing the slope to at least 12.5%.

Mr. Dugan suggested considering using the parcel's existing point of access rather than creating a new point of access with a greater slope. He suggested that it would increase safety while maintaining the same level of security.

The Planning Commission declined to make recommendation on the applicant's request that the requirement of Section 312-36(c)(3)(B) of the Subdivision and Land Development Ordinance requiring driveway grades not to exceed 10% grade onto local or collector roads be waived and urged the applicant's engineer to work with the Township Engineer to lessen the proposed slope of the driveway.

Attorney Kobol inquired as to whether the Planning Commission would confirm their support for the previously recommended waivers and deferrals.

Mrs. Kelly inquired as to whether there were any changes that would impact the previous requests.

Attorney Kobol stated that there were not.

Mr. Leuthe made a motion to confirm their April 15, 2021 recommendations:

That the requirement of Section 312-12(b)(15) of the Subdivision and Land Development Ordinance pertaining to the showing of existing and proposed contours on the entire tract and adjacent land within 400 feet of the tract be waived; and,

That the requirement of Section 312-12(b)(21) of the Subdivision and Land Development Ordinance pertaining to the showing of the locations and widths of all sidewalks, trails, driveways, streets, easements, and rights-of-way within 400 feet of the tract be waived; and,

That the requirement of Section 312-13(f)(3) of the Subdivision and Land Development Ordinance pertaining to the prohibition of the issuance of permits prior to the recording of the plan be waived; and,

That the requirement of Section 312-35(b)(3) of the Subdivision and Land Development Ordinance pertaining to the Right-of-Way and cartway standards, specifically the dedication of right-of-way to Township standards, be deferred; and,

That the requirement of Section 312-35(b)(3)(A)(i)(1) of the Subdivision and Land Development Ordinance pertaining to the requirement for the installation of curbing on all private streets and for the ingress and egress of all parking lot access drives and non-residential driveways be deferred; and,

That the requirement of Section 312-35(b)(3)(A)(i)(1) of the Subdivision and Land Development Ordinance pertaining to the requirement for the installation of curbing on all public streets and for the ingress and egress of all parking lot access drives and non-residential driveways be deferred; and,

That the requirement of Section 312-35(b)(3)(A)(i)(2) of the Subdivision and Land Development Ordinance pertaining to the requirement for curbing in all internal driveways and private streets or roadways and off-street parking facilities be waived; and,

That the requirement of Section 312-35(b)(3)(A)(ii)(1)(A) of the Subdivision and Land Development Ordinance pertaining to the requirement for sidewalks within all subdivisions be waived; and,

That the requirement of Section 312-35(b)(3)(A)(ii)(1)(A) of the Subdivision and Land Development Ordinance pertaining to the requirement for sidewalks along all public streets along the perimeter of the tract be deferred; and,

That the requirement of Section 312-40 of the Subdivision and Land Development Ordinance to plant street trees within the right-of-way of streets along the perimeter of the property be deferred.

Mr. Hite seconded, and the motion passed 6-0.

Mr. Hite made a motion to take the plan under advisement to afford the applicant the time to address the reviewing agencies' comments.

Chairman Wilson seconded, and the motion passed 6-0.

AGENDA ITEM #4 – ZONING ORDINANCE AMENDMENTS

A. Amending Section 350-42(e) Fences and Retaining Walls Zoning Amendment 2023-504

Mr. Adams reviewed the Ordinance amendment to date.

Director Manhardt stated that the Public Works Department views the amendment favorably.

Mr. Leuthe stated his preference for the status quo and not for addition additional regulations and fees. He suggested that additional public education would help the issue.

Mrs. Kelly noted that the issue was brought to the Township's attention by the Public Works Department. She suggested that the fence issues are typically complaint-driven and if there are no complaints the Township would not seek them out.

Director Manhardt stated that the changes would also protect the property owner and noted that a non-conforming fence form had been discussed by staff.

Mr. Dugan inquired whether there is already a prohibition against placing a fence within a clear sight triangle or easement.

Director Manhardt stated that there is, and the Township enforces it through the issuance of permits. He stated that sometimes property owners do not submit permit applications.

Mrs. Kelly inquired as to whether the proposed amendment will help the Zoning Officer.

Ms. Harrier stated that the proposed amendments would help if the property owners submitted permit applications. She noted that they would not help those who do not submit permit applications. She stated that the proposed amendments help staff be proactive.

Mrs. Kelly stated her appreciation for staff wanting to educate the public and stated her preference for a consistent policy.

Mr. Dugan inquired as to the number of parcels that contain Township easements.

Director Manhardt stated that could determine the number but opined that there were fairly many within the Township.

Mr. Hite inquired as to what would happen to a resident that currently owns a three-foot high fence.

Ms. Harrier stated that the existing fence would be considered a lawful nonconformity and would require a permit if replaced. She stated that, if the resident does not submit a permit application, doesn't impact an underground utility, and does not generate a neighbor's complaint, then the Township would do nothing. She also stated that staff has considered implementing a free pre-permit review to determine if a fence permit is needed.

Director Manhardt stated it may be acceptable to require a fence permit only if an easement is on the property.

Solicitor Alderfer noted that she has written indemnification agreements for fences and inquired as to whether those agreements would no longer be required if the proposed amendment is adopted.

Director Manhardt stated that it would.

Mr. Leuthe stated that he would accept more indemnification agreements.

The question of how many utility repairs that involved removing fences have occurred was raised.

Mrs. Kelly inquired as to whether this issue is more of an enforcement issue rather than a permitting issue.

Director Manhardt stated that it is, if a fence is found to be in an easement.

AGENDA ITEM #6 – COMPREHENSIVE PLAN REEXAMINATION REPORT

Director Manhardt reviewed the concept of a reexamination report, noting that it is an opportunity for staff and the Planning Commission to review the Comprehensive Plan's relevance to the current state of the Township and to review the progress of the Implementation Items.

Mr. Strohler presented the Implementation Actions summary table. He noted that, with regard to the Boards and Commissions Ordinance Re-Write, the new Ordinances for the Landscape and Shade Tree Commission and the Environmental Advisory Council have been adopted and a new Chapter 330 Trees has been adopted as well. He also noted that, with regard to the Transportation Plan, the first chapter is currently being drafted.

Mr. Hite inquired as to whether the Township's road classifications will only be applied to roads within the Township.

Director Manhardt stated that staff will start with the Townships roads but will eventually look to LVPC and the Commonwealth for their classifications.

Chairman Wilson opined that there should be a GIS map and list of classifications.

Director Manhardt stated that most plans will make recommendations to update the Township's Official map.

Mr. Strohler stated that the Landscape Plan is being wrapped up and prepared for adoption. He stated that the Hazard Mitigation Plan is currently in draft form. He stated that the Parks, Recreation and Open Space Plan was adopted last year. He stated that the Act 537 Plan Update is out for comment before being sent to PA DEP for approval. He noted that after the Act 537 Plan is adopted, it will be updated for land use. He stated that staff is starting the Capital Improvements Plan, the Infrastructure Evaluation, the Solid Waste Plan, and the Zoning Ordinance Update.

Director Manhardt started that the reexamination review by asking if there were any major issues that have arisen in the Township since the adoption of the Comprehensive Plan.

Chairman Wilson stated that he has no feedback.

Ms. Harrier opined that land preservation may be a new issue.

Director Manhardt suggested that if there are still issues associated with the Tilghman Street/PA Route 309 interchange after the improvements are completed, he would consider that an issue worth reporting in the reexamination review.

Chairman Wilson suggested highlighting the Township's successes within the reexamination review.

Director Manhardt inquired as to the extent any issues are increased or reduced since the adoption of the Comprehensive Plan.

Mr. Hite suggested the traffic calming measures along Trexler Boulevard.

Mr. Strohler noted that a Traffic Calming Policy is now in place.

Director Manhardt suggested that updating the road classifications may require an update of the Traffic Calming Policy.

Chairman Wilson pointed out that cartway widths can be an issue with traffic calming strategies.

Director Manhardt inquired to what extent have there been significant changes to the Comprehensive Plan’s objectives and/or policies.

Mr. Hite suggested the replacement of conventional street lights with LED street lights.

Mr. Strohler suggested that the adoption of the Landscaping plan may help address that comment.

Director Manhardt suggested that the adoption of a new regional plan by the LVPC may trigger a review of the Township plans for impact.

Mr. Hite suggested keeping an eye on the impacts of the Hamilton Boulevard/ Lincoln Avenue improvements and the Jordan Creek Greenway.

Mrs. Kelly inquired as to whether there were any means to look at new impacts to government or emergency services.

Mr. Strohler stated that staff needs to review the questions being asked within the Reexamination Report to ensure that they are the right questions and will provide useful desired responses.

AGENDA ITEM #7 – COMPREHENSIVE PLAN UPDATE

No additional update.

AGENDA ITEM #8 – TRANSPORTATION INFRASTRUCTURE UPDATE

Mrs. Bet had no update.

AGENDA ITEM #9 – COURTESY OF THE FLOOR

Director Manhardt stated that the Lehigh Valley Governmental Academy has posted dates for classes, and that anyone interested in attending should contact him.

Mr. Hite pointed out that he, Mr. Wilson and Mr. Dombach have attended those courses.

Mr. Adams stated that Aesthetic Surgery Associates Medical Office Building will be returning in April for another preliminary/final review and that St. Joseph the Worker School’s Walkway will likely be before the Planning Commission for a Waiver of Land Development review.

AGENDA ITEM #10 – ADJOURNMENT

Chairman Wilson requested a motion to adjourn at 9:06 p.m. Mrs. Kelly made the motion. Mr. Fahringer seconded the motion, and it passed unanimously.

ADOPTED THIS DATE:

ATTEST:

Secretary

Chairman

**AESTHETIC SURGERY ASSOCIATES PROPOSED MEDICAL OFFICE
BUILDING
MAJOR PLAN 2023-106
ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated April 4, 2024**
- 4. Township Water & Sewer Engineer Review dated April 5, 2024**
- 5. Township Water and Sewer Engineer Will Serve Letter dated March 15, 2024**
- 6. Township Geotechnical Consultant Review dated March 28, 2024**
- 7. Township Geotechnical Waiver request Review dated April 4, 2024**
- 8. Township Lighting Consultant Review dated March 19, 2024**
- 9. Public Works Department Review dated January 18, 2024**
- 10. Community Development Department Review dated April 4, 2024**
- 11. Zoning Officer Review dated April 4, 2024**
- 12. Fire Marshal Review dated March 18, 2024**
- 13. Landscape and Shade Tree Commission Review dated February 26, 2024**
- 14. Lehigh Valley Planning Commission Review dated January 31, 2024**
- 15. LANTA Review dated March 13, 2024**
- 16. Applicant's Correspondence:**
 - A. Project Narrative dated March 14, 2024**
 - B. Waiver Request Letter dated April 3, 2024**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
SUBJECT: AESTHETIC SURGERY ASSOCIATES PROPOSED MEDICAL OFFICE BUILDING
MAJOR PLAN 2023-106
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW

DATE: APRIL 5, 2024

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, L. HARRIER, L. PEREIRA, ESQ, A. TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2023-106

LOCATION AND INTENT:

An application to develop the property located at 1619 Hausman Road. The plan proposes construct a two-story 32,379 square foot medical office building and an 87-space parking lot on the 2.61-acre parcel. The property is to be served by public water and public sewer and is zoned Highway Commercial HC. 1619 Hausman Partners LLC is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their February 8, 2024 meeting, the Planning Commission reviewed and took under advisement Major Plan 2023-106 Aesthetic Surgery Associates Proposed Medical Office Building.

On June 20, 2019, Strategic Development Group submitted a Sketch Plan for Major Plan 2019-103 Hausman Road Self Storage. The project was reviewed twice by the Planning Commission with no recommendations of approval made. On May 5, 2021, the application was withdrawn, and the project terminated.

REVIEWING AGENCIES COMMENTS:

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated April 4, 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 comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated April 5, 2024. His comments pertain to plan detail. His March 15, 2024 Will Serve letter details tapping and allocation fees.
- C. Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated March 28, 2024. His comments pertain to a waiver request, stormwater management, spray irrigation plan detail, and land development plan detail. His April 4, 2024 email addresses a waiver request.

- D. Township Lighting Consultant** – The comments of the Lighting Consultant are contained in Mr. Cory Trumbower’s review dated March 19, 2024. He notes that the Lighting Plans conform to the Township Lighting Ordinance.
- E. Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated January 18, 2024. His comments pertain to water usage, fire lines, stormwater management facilities’ ownership, water meter specifications, plan detail, sanitary manhole specifications, and water service ownership.
- F. Public Safety Committee** –The Public Safety Commission reviewed the plan at its February 5, 2024 meeting. The Fire Marshal reports all comments addressed in his March 18, 2024 email.
- G. Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission reviewed the plan at its February 26, 2024 meeting. The comments were addressed by the most recent plan submission.
- H. Parks and Recreation Board** – The Park and Recreation Board is scheduled to review the plan at its April 8, 2024 meeting.
- I. Lehigh Valley Planning Commission** – The Lehigh Valley Planning Commission’s comments are contained Ms. Bambi Griffin Rivera’s review dated January 31, 2024. She reports that the application does not conflict with its land use plans or policies. Her comments pertain to development location, hydric soils, multimodal transportation, and stormwater management.
- J. Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- K. Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- L. Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for NPDES Permits and Sewage Facilities Planning Module Exemption.
- M. LANTA** – The comments of LANTA are contained in Ms. Molly Wood’s review dated March 13, 2024. She expresses appreciation with the provision of sidewalks to help pedestrians access nearby bus stops.
- N. Community Development Department** – The Department’s technical review is dated April 4, 2024 and provides comment pertaining to zoning issues, Public Safety, Landscape and Shade Tree, Open Space and Recreation, water and sewer, MS4, plan detail, plan recording requirements, waiver and deferral request commentary, and Official Map and Comprehensive Plan commentary.

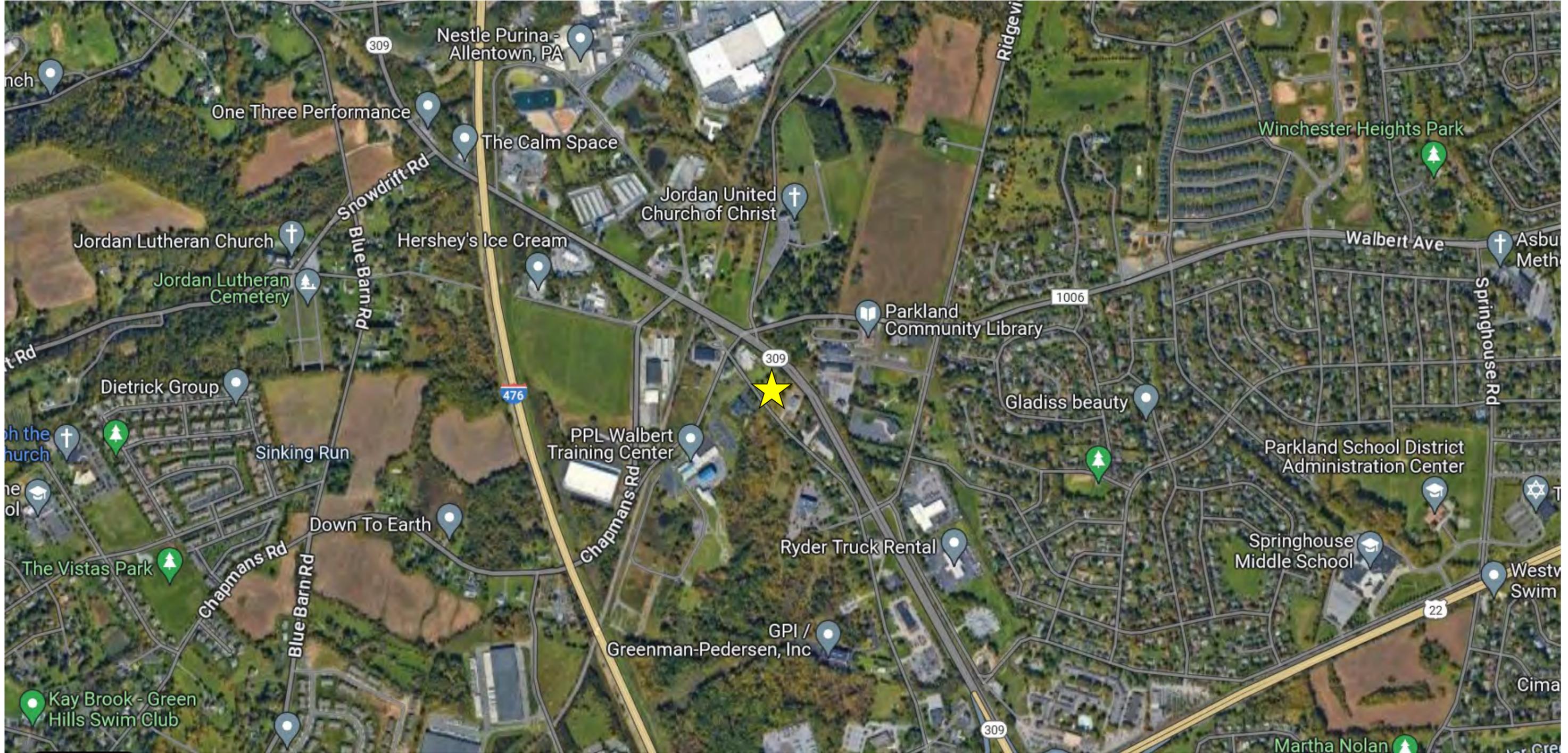
COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

The Department recommends that the Planning Commission recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

1. That the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor, that sufficient security in a form acceptable to the Township be posted, that such security shall be available for draws/presentation no further than 60 miles from the Township's office, and evidence of insurance coverage in an amount satisfactory to the Township in its sole discretion shall be provided prior to the plan being recorded.
2. That the applicant address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated April 4, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
3. That the applicant address to the satisfaction of the Township Water & Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated April 5, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
4. That the applicant address to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated March 28, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
5. That the applicant address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated April 4, 2024.
6. That the applicant address to the satisfaction of the Public Works Department, the comments of Mr. Herb Bender, as contained in his review dated January 18, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
7. That the applicant complies with the April 8, 2024 recommendation of the Parks and Recreation Board. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed. Payment of any Open Space Fee shall be tendered prior to plan recording.
8. 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. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed, including, but not

limited to, payment of Allocation Fees prior to plan recording and payment for Tapping Fees prior to Building Permit issuance.

9. That the applicant obtains a review from the Lehigh Valley Planning Commission confirming that the Drainage Plan is consistent with the Act 167 requirements. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
10. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection and/or the Lehigh County Conservation District approving the NPDES Permit application pursuant to Section 312-39(e) of the Subdivision and Land Development Ordinance.
11. That the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module or an exemption thereto. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
12. That the applicant shall dedicate to the Township additional right-of-way along the frontage of Hausman Road at a width acceptable to the Township. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and an Opinion of Record Title shall be prepared by applicant's counsel indicating that the dedication is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the dedication that has been approved by the Township Engineer, and a copy of the current deed for the property showing current ownership and recording information.
13. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and an Opinion of Record Title shall be prepared by applicant's counsel indicating that the dedication is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the dedication that has been approved by the Township Engineer, and a copy of the current deed for the property showing current ownership and recording information.
14. That the Applicant shall agree, upon satisfactory completion of all storm sewer, water, and sanitary sewer facilities shown on the plan as intended for dedication to the Township, to execute formal Bills of Sale for said facilities, so as to convey said facilities to the Township for nominal consideration.
15. That the applicant shall execute a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities prepared by the Township Solicitor for the maintenance of the on-site stormwater management facilities.
16. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.



AESTHETIC SURGERY ASSOCIATES MEDICAL OFFICE BUILDING MAJOR PLAN 2023-106

Location Map

SITE SPECIFIC NOTES

- 1. PROPERTY OWNER: 1619 HAUSMAN PARTNERS, LLC (JOHNNY CHUNG) 250 CETRONIA ROAD, SUITE 301 ALLENTOWN, PA 18104

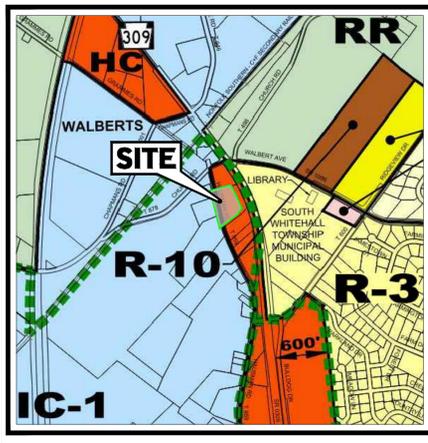
OWNER'S CERTIFICATION

I, THE UNDERSIGNED, AM THE APPLICANT AND OWNER OF THE LAND SHOWN HEREON. THE LAND IS NOT SUBJECT TO ANY LITIGATION OF LIENS. THIS PLAN HAS BEEN PROCESSED WITH FREE CONSENT, AND IT IS DESIRED TO RECORD THE SAME.

PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA IN DOCKET ID _____ DAY OF _____, 20____

LEGEND PROPOSED FEATURES table with 12 items including trash enclosure, curbs, pavement, and bollards.



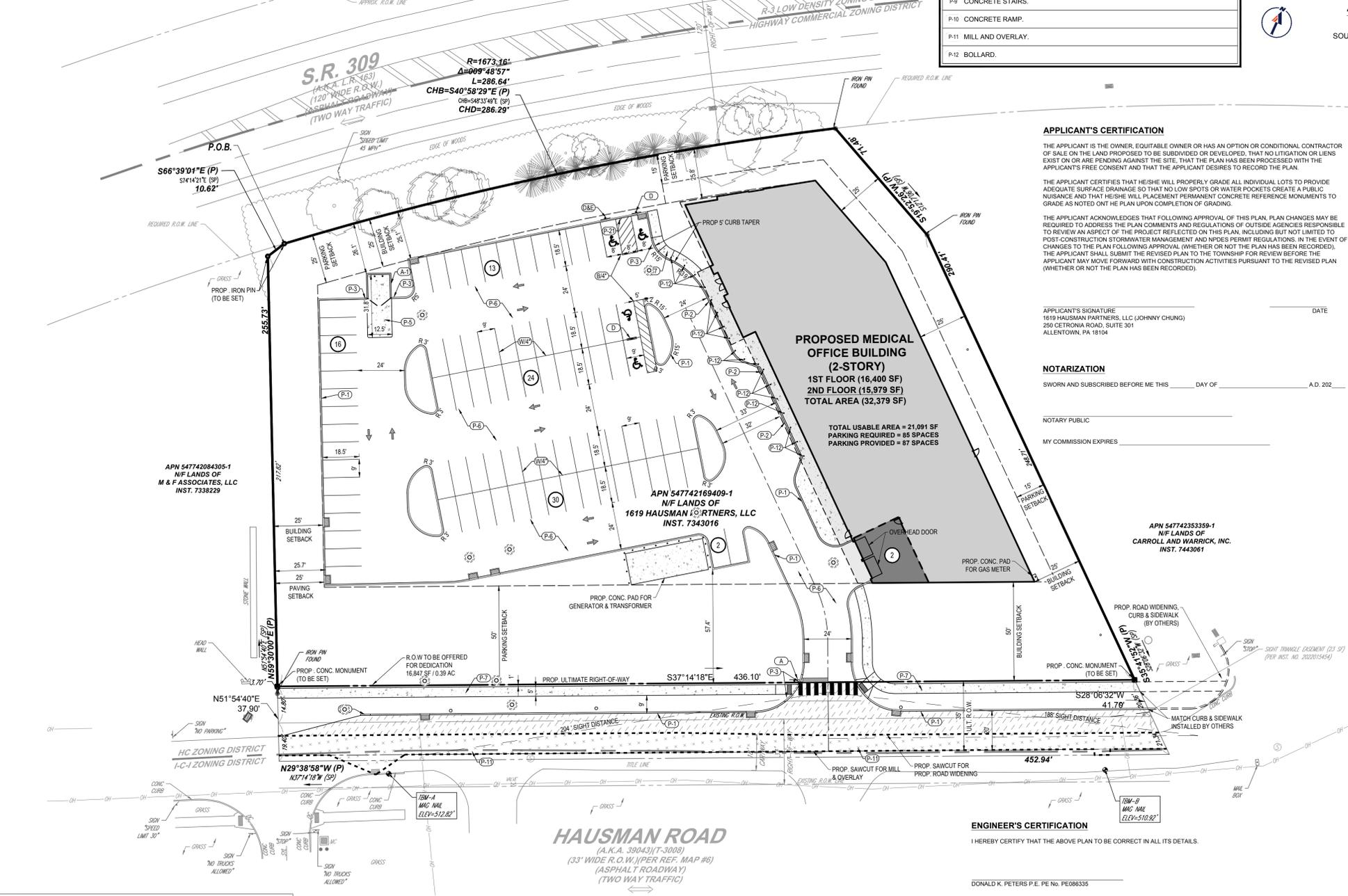
CERTIFICATION OF LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

BOHLER logo and company information including 'SITE CIVIL AND CONSULTING ENGINEERING'.

REVISIONS

Table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.



APPLICANT'S CERTIFICATION

THE APPLICANT IS THE OWNER, EQUITABLE OWNER OR HAS AN OPTION OR CONDITIONAL CONTRACTOR OF SALE ON THE LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED...

APPLICANT'S SIGNATURE: 1619 HAUSMAN PARTNERS, LLC (JOHNNY CHUNG) 250 CETRONIA ROAD, SUITE 301 ALLENTOWN, PA 18104

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 202__

LEGEND EXISTING table with symbols for property lines, easements, and utilities.

LEGEND PROPOSED table with symbols for buildings, parking, and site features.

SIGNAGE TABLE with columns: SYMBOL, SERIES, COUNT, SIZE, DESCRIPTION.

ZONING TABLE and BULK REQUIREMENTS table with columns: ITEM, CODE, REQUIRED, EXISTING, PROPOSED.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE PLAN TO BE CORRECT IN ALL ITS DETAILS.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE ABOVE SURVEY TO BE CORRECT IN ALL ITS DETAILS.

UTILITY NOTE

APPLICANT IS RESPONSIBLE FOR JOINING THE PA ONECALL SYSTEM AND IS RESPONSIBLE FOR THE MARKING OF ALL UNDERGROUND UTILITIES...

SOUTH WHITEHALL TOWNSHIP BOARD OF COMMISSIONERS APPROVAL

APPROVED _____ (DATE) BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH WHITEHALL

SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

RECOMMENDED FOR APPROVAL _____ (DATE) BY THE SOUTH WHITEHALL PLANNING COMMISSION

NOTE: THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES...

811 logo and text: 'Know what's below. Call before you dig.'

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: PAB230046.00 DRAWN BY: IN DATE: 03/14/2024

PRELIMINARY FINAL LAND DEVELOPMENT PLANS FOR

AESTHETIC SURGERY ASSOCIATES

MEDICAL OFFICE BUILDING 1619 HAUSMAN ROAD SOUTH WHITEHALL TOWNSHIP LEHIGH COUNTY, PA

BOHLER logo and address: 74 W BROAD STREET, SUITE 500 BETHLEHEM, PA 18018

D.K. PETERS logo and text: 'PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE # 105760008'

SHEET TITLE: SITE PLAN

SHEET NUMBER: C-301

REVISION 2 - 3/14/2024



LOCATION MAP
SCALE: 1" = 1,000'
SOURCE: GOOGLE.COMMAPS

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

REVISIONS

| REV | DATE | COMMENT | DRAWN BY |
|-----|-----------|--------------|----------|
| 1 | 1/16/2024 | LCCD SUB | TRA |
| 2 | 3/14/2024 | TWP COMMENTS | INTRA |

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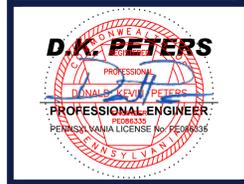
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

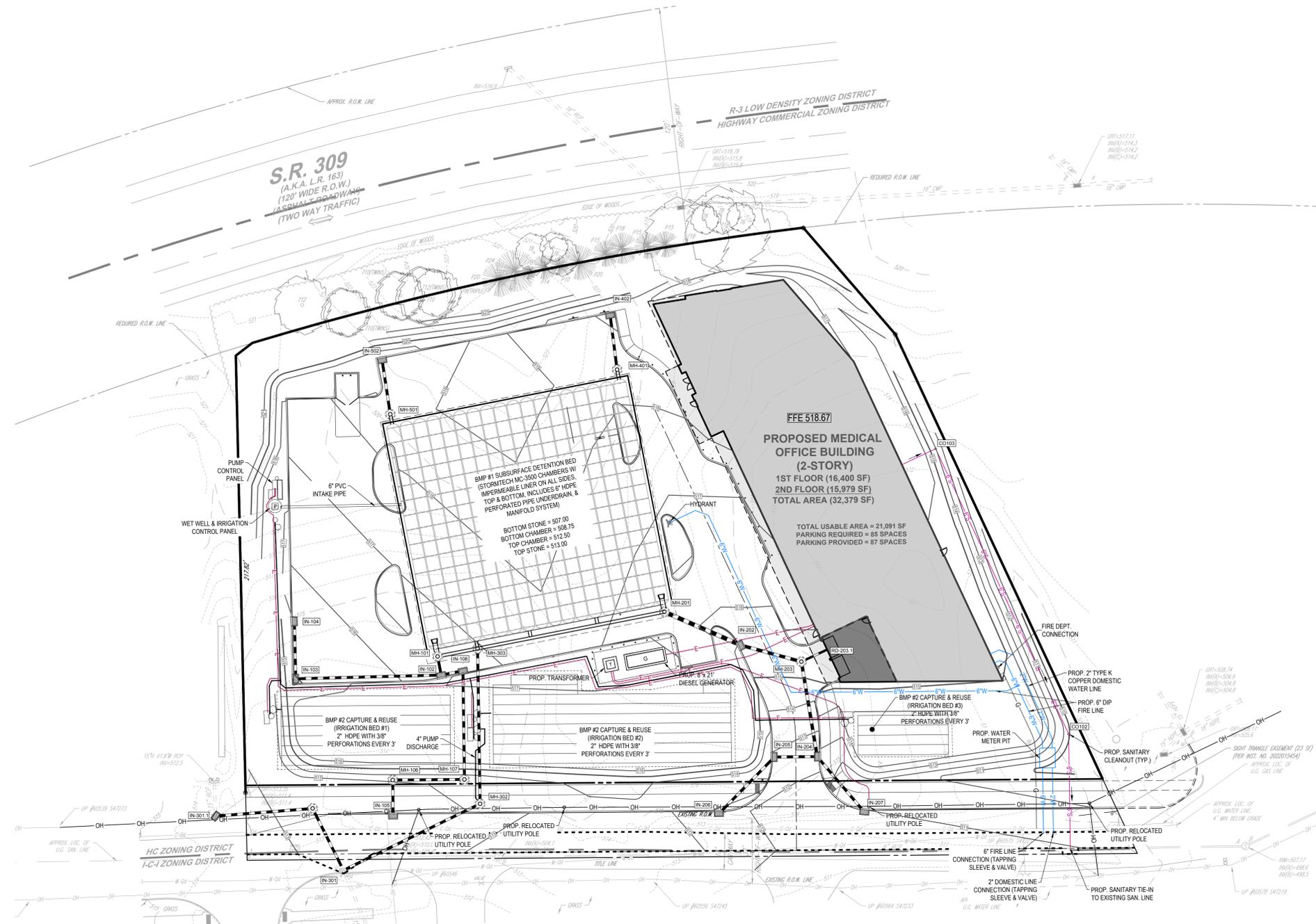
PROJECT No.: PAB230046.00
DRAWN BY: IN
CHECKED BY: DXP
DATE: 03/14/2024
CAD ID: PAB230046.00-LDVP-2A

PROJECT:
**PRELIMINARY/
FINAL LAND
DEVELOPMENT
PLANS**
FOR
**AESTHETIC
SURGERY
ASSOCIATES**
MEDICAL OFFICE BUILDING
1619 HAUSMAN ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com



SHEET TITLE:
**UTILITY
PLAN**
SHEET NUMBER:
C-501
REVISION 2 - 3/14/2024



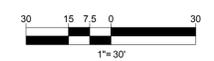
LEGEND
EXISTING

| | |
|---|------|
| PROPERTY LINE | --- |
| R.O.W. LINE | --- |
| ADJACENT PROPERTY LINE | --- |
| EASEMENT LINE | --- |
| TREELINE | --- |
| CONCRETE MONUMENT/ IRON PIN | □ ○ |
| SURVEY BEARING PLAN MEASUREMENT | (P) |
| SURVEY BEARING STATE PLANE MEASUREMENT | (SP) |
| SIGN | --- |
| AREA LIGHT | --- |
| TREE | --- |
| DRAINAGE INLET | --- |
| STORM/SANITARY MANHOLE | --- |
| WATER/GAS VALVES | --- |
| FIRE HYDRANT | --- |
| UTILITY POLE | --- |
| OVERHEAD UTILITY WIRES | --- |
| GAS LINE | --- |
| WATER LINE | --- |
| SANITARY SEWER | --- |
| STORM PIPE | --- |

LEGEND
PROPOSED

| | |
|---------------------------------|-----|
| PROPERTY LINE | --- |
| R.O.W. LINE | --- |
| EASEMENT LINE | --- |
| SETBACK LINE | --- |
| BUILDING | --- |
| FULL DEPTH PAVEMENT WIDENING | --- |
| MILLOVERLAY | --- |
| CONCRETE CURB | --- |
| FLUSH CURB | --- |
| SAWCUT | --- |
| FENCE | --- |
| RAILING | --- |
| TREELINE | --- |
| ACCESSIBLE SYMBOL | --- |
| CROSSWALK | --- |
| SIDEWALK | --- |
| RAMP | --- |
| SIGN | --- |
| BOLLARD | --- |
| PARKING COUNT | --- |
| AREA LIGHT | --- |
| DRAINAGE INLET | --- |
| MANHOLE | --- |
| CLEANOUT | --- |
| FIRE HYDRANT | --- |
| ELECTRIC LINE | --- |
| OVERHEAD LINE | --- |
| GAS LINE | --- |
| WATER LINE | --- |
| SANITARY SEWER | --- |
| STORM PIPE | --- |
| SPOT ELEVATION | --- |

- UTILITY NOTES**
- THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST VALUE 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.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS AND CODES, OR PENN D.O.T. FORM 608.
 - WATER & SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP SPECIFICATIONS FOR SANITARY SEWERS, WATER MAINS AND APPURTENANCES, STANDARD CONSTRUCTION DETAILS, TOWNSHIP PLUMBING CODE, PENNSYLVANIA DEP, AND ANWA STANDARDS.
 - THE STORMWATER COLLECTION SYSTEM COMPRISES A FACILITY WHICH WILL BE PRIVATELY OWNED AND MAINTAINED IN A MANNER CONSISTENT WITH ACCEPTED PRACTICE, IN ORDER TO PRESERVE THE ADEQUATE FUNCTIONING OF THE SYSTEM, AS PER SECTION 13.24(a) OF THE ACT 167 ORDINANCE.
 - PROPOSED SEWERS AND LATERALS SHALL BE INSTALLED NO CLOSER THAN 10 FEET TO THE CENTER OF A TREE.
 - WATER SERVICE WILL BE OWNED TO TAPPING SLEEVE & VALVE.



R:\2023\PA230046\00\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\PA230046.00-LDVP-2A\...LAYOUT_C-501.UPL



PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|-------------------------|-----|---|--------------------------------|-------------|-----------|
| CANOPY TREES | | | | | |
| ASB | 5 | ACER SACCHARUM 'BONFIRE' | BONFIRE SUGAR MAPLE | 2.5' CAL | B&B |
| CCA | 4 | CARPINUS CAROLINIANA | AMERICAN HORNBEEAM | 2.5' CAL | B&B |
| GTK | 4 | GLEDTISIA TRIACANTHOS 'INERMIS' 'SKYCOLE' | SKYLINE THORNLESS HONEY LOCUST | 2.5' CAL | B&B |
| ORNAMENTAL TREES | | | | | |
| CK | 6 | CORNUS KOUSA | KOUSA DOGWOOD | 8-10" | B&B |
| SHRUBS | | | | | |
| HOSQ | 13 | HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' | SNOW QUEEN OAKLEAF HYDRANGEA | 24-30" | CONTAINER |
| ISS | 4 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY | 24-30" | CONTAINER |
| IV | 5 | ITEA VIRGINICA 'HENRY'S GARNET' | HENRY'S GARNET SWEETSPIRE | 24-30" | CONTAINER |
| JHB | 96 | JUNIPERUS HORIZONTALIS 'MONBER' | ICEE BLUE JUNIPER | 15-18" SPRD | CONTAINER |
| RAG | 51 | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 15-18" | CONTAINER |
| TOE | 25 | THUJA OCCIDENTALIS 'EMERALD' | EMERALD ARBORVITAE | 5-6" | B&B |
| VR | 26 | VIBURNUM RHYTIDOPHYLLUM | LEATHERLEAF VIBURNUM | 3-4" | B&B |

COMPLIANCE CHART

| SECTION | REQUIREMENT | CALCULATIONS (REQUIRED / PROVIDED) | COMPLIANCE |
|--|---|--|------------|
| ZONING: 350-42 GENERAL PROVISIONS FOR ALL USES AND BUILDINGS | (b)(4) SCREENING REQUIREMENTS (A) SCREENING SHALL BE PROVIDED AND MAINTAINED WITHIN THE BUFFER STRIP, AND AS A MINIMUM SHALL CONSIST OF EITHER: (i) DENSE HEDGES OF DECIDUOUS AND AT LEAST 50% EVERGREEN SHRUBBERY. PLANTS SHALL BE MAINTAINED AT A MINIMUM OF FIVE FEET IN HEIGHT ABOVE ADJACENT GRADE. (ii) A FENCE: (1) AT LEAST 70% SOLID. (2) UNIFORMLY COLORED OR OF A NATURALLY DURABLE MATERIAL SUCH AS CEDAR, CYPRESS OR REDWOOD. (3) NOT LESS THAN FIVE FEET TALL AND NOT MORE THAN 12 INCHES ABOVE GRADE. (4) WITH EVERGREEN PLANTINGS: (a) MAINTAINED TO THE EXTERIOR OF THE FENCE AND WITHIN THREE FEET OF THE FENCE. (b) SPACED NO MORE THAN FOUR FEET ON CENTER, AND (c) A MINIMUM HEIGHT OF THREE FEET ABOVE ADJACENT GRADE. | A PLANTING HEDGE HAS BEEN PROVIDED AROUND SITE ELEMENTS DEFINED IN 350-42(b)(4)(B) BELOW. | COMPLIES |
| 350-48 USE SCHEDULES | (b)(2)(v)(ii) PROVIDE ONE SHADE TREE FOR EVERY TEN (10) PARKING SPACES LOCATED IN A PLANNED MANNER WITHIN OR ADJACENT TO THE PARKING LOT AREAS, WHERE MORE THAN FIFTY (50%) PERCENT OF A PARKING AREA IS EFFECTIVELY PRECLUDED FROM PLANTING SHADE TREES BECAUSE OF AN OVERHEAD POWER LINE ELECTRIC UTILITY RESTRICTION, THE FOREGOING SHADE TREE REQUIREMENT SHALL NOT APPLY TO THOSE SPACES LOCATED WITHIN THE AREA THAT IS RESTRICTED BY SUCH ELECTRIC UTILITY REQUIREMENT. PROVIDED HOWEVER, THAT SUBSTITUTE PLANTINGS AS MAY BE DEEMED TO BE APPROPRIATE BY THE TOWNSHIP MAY BE REQUIRED TO THE EXTENT THEY ARE NOT IN CONFLICT WITH THE UTILITY RESTRICTION. THE TOWNSHIP SHALL HAVE THE RIGHT TO CONFIRM SPECIFIC LANDSCAPING RESTRICTIONS WITH THE UTILITY COMPANY. | TOTAL OPEN AIR PARKING SPACES: 86 REQUIRED: 85 / 10 = 8.5 OR 9 SHADE TREES PROVIDED: 5 ASB, 4 GTK (9 SHADE TREES) | COMPLIES |
| SALDO: 312-40 SHADE TREES | (b)(2)(v)(iii) THE AREA BETWEEN THE PARKING AREA AND A PUBLIC STREET SHALL BE LANDSCAPED TO INCLUDE PLANTINGS AT LEAST THIRTY (30) INCHES IN HEIGHT. SAID PLANTINGS SHALL BE AT LEAST FIFTY PERCENT (50%) EVERGREEN SHRUBBERY AND SHALL AVERAGE AT LEAST ONE (1) FOR EVERY TEN (10) FEET OF FRONTAGE. | LENGTH ALONG HAUSMAN ROAD: 408+ LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 408 / 10 = 40.8 OR 41 PLANTS PROVIDED: 10 HOSQ, 5 IV, 14 TOE, 16 VR, 45 SHRUBS (30 EVERGREEN SHRUBS (73%)) | COMPLIES |
| | C (1) IN ALL SUBDIVISIONS, TREES SHALL BE PLANTED WITHIN THE STREET RIGHTS-OF-WAY OR STREET TREE EASEMENTS AT UNIFORM INTERVALS BETWEEN 30 AND 40 FEET. THE LOCATION OF SHADE TREES WILL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE AND SHADE TREE COMMISSION AND THE BOARD OF COMMISSIONERS IF ACCEPTABLE TO THE ABOVE TWO BOARDS, TREES MAY BE PLANTED MIDWAY BETWEEN THE CURB AND SIDEWALK PROVIDING THE PLANTING STRIP IS A MINIMUM OF FIVE FEET IN WIDTH, OR BETWEEN THE SIDEWALK AND BUILDING LINE, THREE FEET FROM THE SIDEWALK. SHOULD THE LATTER LOCATION BE CHOSEN, ADDITIONAL STREET RIGHT-OF-WAY SHALL BE DEDICATED TO THE TOWNSHIP OR A STREET TREE EASEMENT ESTABLISHED IN LIEU OF THE SIZE OF THE ADDITIONAL RIGHT-OF-WAY OR STREET TREE EASEMENT SHALL BE DETERMINED BY THE SHADE TREE COMMISSION. | LENGTH ALONG HAUSMAN ROAD: 408+ LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 408 / 10 = 40.8 OR 41 TREES PROVIDED: 4 CCA, 6 CK (10 TREES) | COMPLIES |



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: GOOGLE.COM/MAPS

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|-----------|--------------|----------|------------|
| 1 | 1/16/2024 | LCCD SUB | TRA | DP |
| 2 | 3/1/2024 | TWP COMMENTS | IN/TRA | DP |



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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAB230046.00
DRAWN BY: IN
CHECKED BY: DPK
DATE: 01/04/2024
CAD LD.: PAB230046.00-LLGT-2A

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

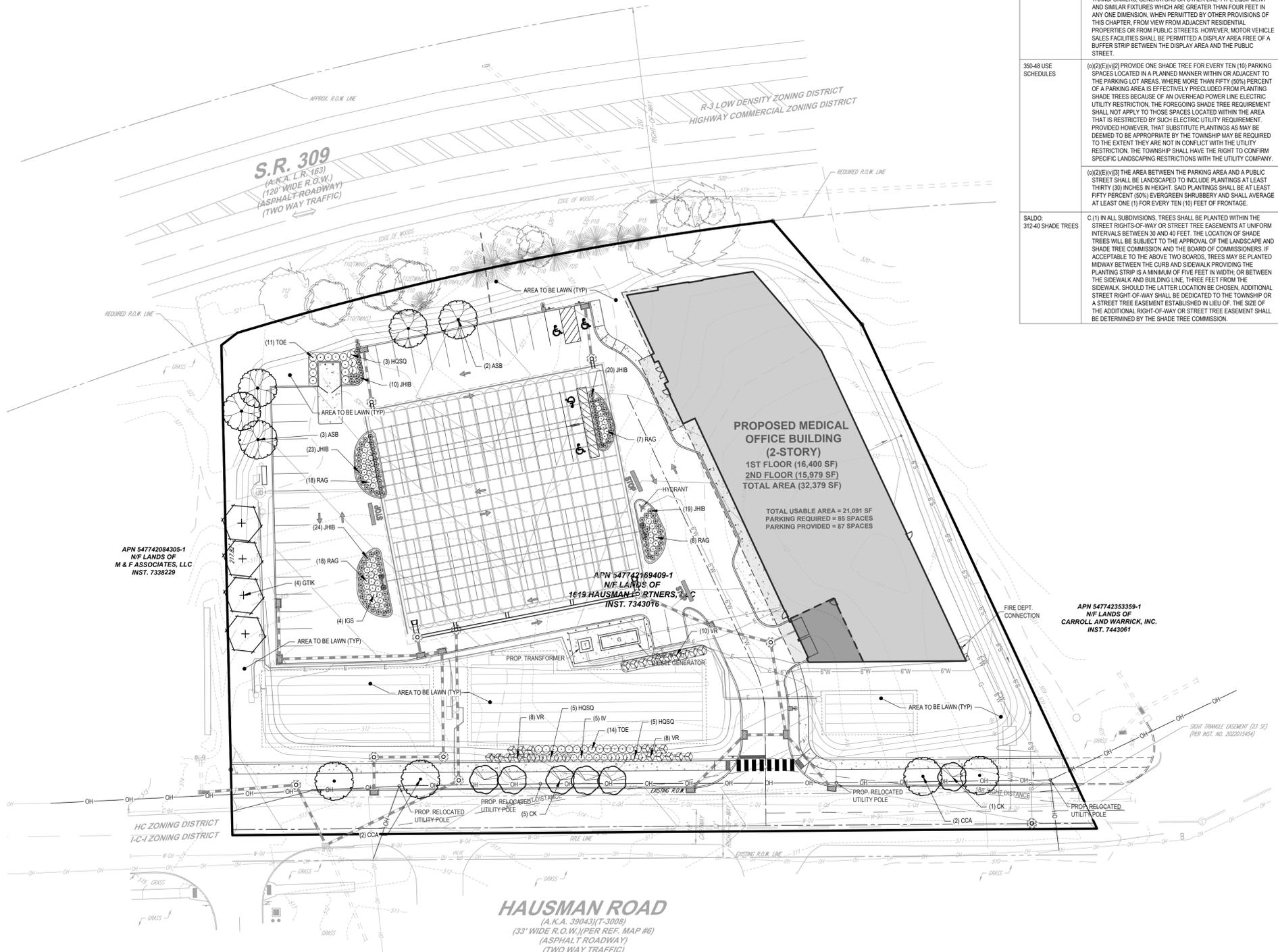
FOR
AESTHETIC SURGERY ASSOCIATES
MEDICAL OFFICE BUILDING
1619 HAUSMAN ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

D.T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002729

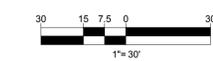
LANDSCAPE PLAN

SHEET NUMBER:
C-701
REVISION 2 - 3/1/2024



GENERAL NOTES:

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION RZ.C. UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.





LUMINAIRE SCHEDULE

| Label | QTY | MOUNTING HEIGHT | ARRANGEMENT | LUM. LUMENS | LLF | DESCRIPTION | POLE |
|-------|-----|-----------------|-------------|-------------|-------|--|--|
| P4-S | 3 | 20'-0" AFG | SINGLE | 12016 | 0.900 | LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LUMINAIRE, TYPE 4 WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (DSX1-LED-P3-40K-70CRI-14M-x-RPA-HS) | LITHONIA LIGHTING, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (RSS-17-6-4B-DM19AS) |
| PSW-D | 2 | 20'-0" AFG | BACK-BACK | 14602 | 0.900 | LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LUMINAIRE, TYPE 5W, ZERO UP-LIGHT (DSX1-LED-P3-40K-70CRI-14M-x-RPA) | LITHONIA LIGHTING, ROUND STRAIGHT STEEL POLE, 17'-6" LENGTH (RSS-17-6-4B-DM28AS) |
| W4 | 1 | 9'-0" AFF | SINGLE | 4201 | 0.900 | LITHONIA LIGHTING, D-SERIES SIZE 1 LED WALL LUMINAIRE, TYPE 4, ZERO UP-LIGHT (DSXW1-LED-20C-530-40K-14M-x-E2WC) | --- |
| WL4 | 1 | 12'-0" AFG | SINGLE | 5342 | 0.900 | LITHONIA LIGHTING, D-SERIES SIZE 1 LED WALL LUMINAIRE, TYPE 4, ZERO UP-LIGHT (DSXW1-LED-20C-700-40K-14M-x-E2WC) | --- |

CALCULATION SUMMARY

| LABEL | CALCTYPE | UNITS | AVG | MAX | MIN | AVGMIN | MAXMIN |
|-------------|-------------|-------|------|-----|-----|--------|--------|
| ALL POINTS | ILLUMINANCE | Fc | 0.44 | 4.8 | 0.0 | N.A. | N.A. |
| PARKING LOT | ILLUMINANCE | Fc | 1.69 | 4.8 | 0.7 | 2.41 | 6.86 |



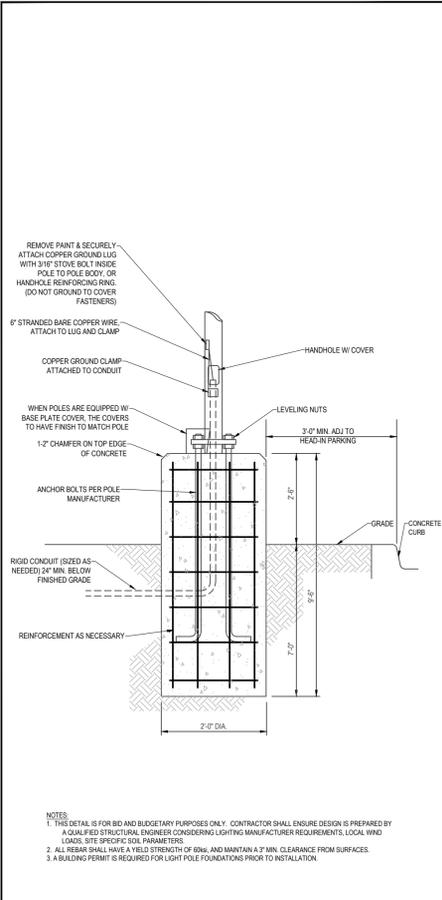
LOCATION MAP

SCALE: 1" = 100'
SOURCE: GOOGLE.COM/MAPS

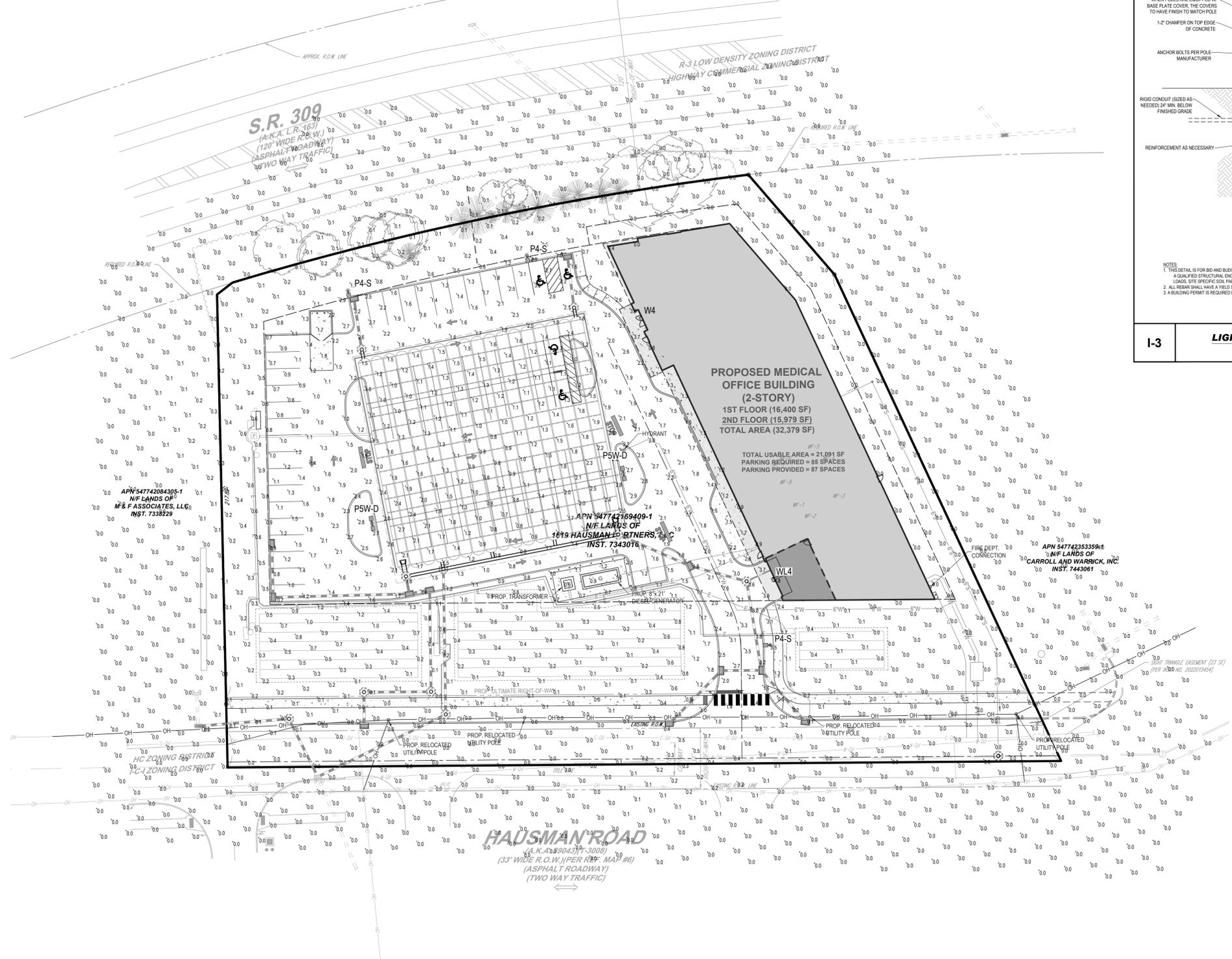


GENERAL LIGHTING NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE ELECTRICAL CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS IDENTIFIED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDELS (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING. ACCORDING TO MANUFACTURER RECOMMENDATIONS, FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEERS AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRES IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
- LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.
- A BUILDING PERMIT IS REQUIRED FOR LIGHT POLE FOUNDATIONS PRIOR TO INSTALLATION.



I-3 LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE



REVISIONS

| REV | DATE | COMMENT | DRAWN BY |
|-----|-----------|--------------|----------|
| 1 | 1/16/2024 | LCCD SUB | TRA DP |
| 2 | 3/1/2024 | TWP COMMENTS | INTRA DP |

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAB230046.00
CHECKED BY: IN
DRAWN BY: DXP
DATE: 01/16/2024
CAD ID: PAB230046.00-LLGT-2A

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
FOR

AESTHETIC SURGERY ASSOCIATES
MEDICAL OFFICE BUILDING
1619 HAUSMAN ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PA

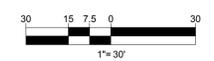
BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

D.T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. LA002729

LIGHTING PLAN

SHEET TITLE:
SHEET NUMBER:
C-703

REVISION 2 - 3/1/2024



R:\2023\PA230046.00\CADD\DRAWINGS\PLAN SET\TRIAL SITE PLANS\PA230046.00-LLGT-2A.dwg LAYOUT: C-703.LIGHT

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
 Aesthetic Surgery Associates MOB
 Major Plan #2023-106
 Preliminary/Final Plan Review

DATE: April 4, 2024

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

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

Mr. Herb Bender
 Director of Township Operations
 South Whitehall Township

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

Ms. Tracy J.B. Fehnel
Insurance Administrator & Executive Assistant
South Whitehall Township

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

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

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

Mr. Don Peters, P.E.
Bohler Engineering PA, LLC

Mr. Johnny Chung, MD
Aesthetic Surgery Associates

(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:

- Development of an existing 2.6± acre property along Hausman Road;
- Proposed 2-story Medical Office Building (22,550± s.f. usable area);
- 87 Space Parking Area;
- 1 Underground Detention Facility;
- 3 Capture and Reuse Irrigation Beds;
- Highway Commercial Zoning District;
- TND – Commercial Retrofit;
- Public Sewer; and
- Public Water.

Waivers / Variances Granted:

None to date.

Recommendation:

Engineering approval recommended subject to the following comments being addressed.

jfw/laf

Enclosures

THE PIDCOCK COMPANY

South Whitehall Township
Aesthetic Surgery Associates MOB
Major Plan #2023-106
Preliminary/Final Plan Review

April 4, 2024

REVIEW COMMENTS**A. Planning**

1. Waivers requested by the Design Engineer in a letter dated March 14, 2024:
 - a. SALDO §312-12(b)(15) – Waiver from the requirement of showing contours on adjacent land within 400 feet of the tract. We have no engineering objection to this request;
 - b. SALDO §312-23(b)(20) – Waiver from the requirement of showing the location, character, and elevation of any building within 100 feet of the tract. We have no engineering objection to this request, however, we note the requested waiver section should be SALDO §312-12(b)(20);
 - c. SALDO §312-23(b)(21) – Waiver from the requirement of showing the locations and widths of all sidewalks, trails, driveways, streets, easements, and right-of-way within 400 feet of the tract. We have no engineering objection to this request, however, we note the requested waiver section should be SALDO §312-12(b)(21);
 - d. SALDO §312-35(b)(3)(A)(4) – Waiver from the requirement of providing a concrete driveway apron. We have no engineering objection to this request;
 - e. SMP §296-11(T) – Waiver from the requirement to provide a liner within the irrigation beds. We defer to the Township Geotechnical Consultant regarding this request; and
 - f. SMP §296-18(R)(4)(b) – Waiver from the requirement to provide a minimum longitudinal slope of 2% across the basin floor. We defer to the Township Geotechnical Consultant regarding this request.

In the event waivers are granted, update the waiver note on the Plans to list the date of approval.

B. General

1. Check the boundary of the tract and provide closure reports to confirm lot closure as we note the area does not close within tolerance based on Plan labeled bearings.

Additionally, legal descriptions should be provided for all areas to be dedicated to the Township, SALDO §312-12(b)(14);

2. The Shade Tree Commission should determine the acceptability of the proposed landscaping, SALDO §312-12(b)(28) and §312-12(b)(36);
3. Confirm the parking calculation with the Zoning Officer as it relates to usable area of the building; and
4. Provide dimensions on the ADA ramp details to confirm slopes.

C. Stormwater Management

1. Revise the Pre- and Post-Development Drainage Area Plans to include the Long's Water Site tributary area delineations to verify the stormwater management analysis;
2. Provide justification for the known flow rate provided in the storm sewer calculations for Inlet IN-301.1;
3. Revise the inlet capacity calculations for Inlets IN-102 and IN-105 to reflect the proposed grading conditions (on-grade and sag, respectively). Additionally, consider provisions (e.g., double inlet structure, etc.) to ensure that the runoff to the Subsurface Detention Facility is captured within the intended storm sewerage system;
4. Verify the constructability of the storm sewer pipe from Manhole MH-203 to Roof Drain RD-203.1;
5. Consider providing observation/access ports within the Subsurface Detention Facility for maintenance purposes;
6. Verify the Pump On Elevations on Sheet I-03 of the Aqua Mist Irrigation Plans as there are two elevations shown in the Submersible Pump Detail;
7. We defer to the Department of Public Works to review the acceptability of proposed HDPE storm sewer within Hausman Road. We note that the Owner Responsibility Note on Sheet C-101 identifies that the Owner will be owning and maintaining the storm sewerage system both on-site and along the frontage of Hausman Road;
8. We defer to the Township Solicitor to review the acceptability of the Stormwater Management Blanket Access Easement note provided on Sheet C-101; and
9. A BMP Operations and Maintenance Plan, describing the proposed procedures, identifying the person responsible, and noting any applicable easements, should be provided, SMP §296-38 and §296-39. 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 §296-21.D.

Additionally, an Operations and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-45.

D. Policy and Information

1. Address any concerns of the Landscape and Shade Tree Commission, SALDO §312-12(b)(28);
2. Copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, should continue to be provided to the Township and our office;
3. The Township should determine whether open space, or fees in lieu will be required, and an appropriate note added to the plan to be recorded, SALDO §312-34(d) and §312-36(d);
4. Address any concerns of the Township Public Safety Commission;
5. Remove all references to The Pidcock Company on all standard construction details;
6. Provide the following Plan note on a sheet to be recorded: “Details are a minimum standard for all construction within the Township, and that incorporation of portions or all of the Township Standard Construction Details on the Plans constitutes an acceptance of and endorsement of those standards by the Developer and the Developer’s Engineer”;
7. Discuss matters pertaining to the design of water distribution and sanitary sewerage systems with Public Works, SALDO §312-12(a)(6)(C) and §312-12(a)(7)(C);
8. We have not reviewed and would defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access and fire protection requirements;
9. We defer to the Township Electrical Consultant to review the proposed site lighting;
10. We defer to the Township Geotechnical Consultant for review of all geotechnical aspects of the design including, but not limited to, the basin liner details, the sinkhole mitigation details, etc.; and
11. 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.

THE PIDCOCK COMPANY

South Whitehall Township
Aesthetic Surgery Associates MOB
Major Plan #2023-106
Preliminary/Final Plan Review

List of Plans and Supplemental Information
Prepared by Bohler Engineering, PA LLC and
dated or last revised March 14, 2024, except as noted

1. Cover Sheet, Sheet 1 of 33;
2. General Notes Sheet, Sheet 2 of 33;
3. Existing Conditions/Demolition Plan, Sheet 3 of 33;
4. Aerial Plan, Sheet 4 of 33;
5. Site Plan, Sheet 5 of 33;
6. Fire Truck Turning Plan, Sheet 6 of 33;
7. Refuse Truck Turning Plan, Sheet 7 of 33;
8. SU-30 Truck Turning Plan, Sheet 8 of 33;
9. Grading Plan, Sheet 9 of 33;
10. Utility Plan, Sheet 10 of 33;
11. Soil Erosion and Sediment Pollution Control Plan, Sheet 11 of 33;
12. Soil Erosion and Sediment Control Notes & Details, Sheets 12 through 15 of 33;
13. Post Construction Stormwater Management Plan, Sheet 16 of 33;
14. Post Construction Stormwater Management Notes & Details, Sheets 17 and 18 of 33;
15. Landscape Plan, Sheet 19 of 33;
16. Landscape Notes and Details, Sheet 20 of 33;
17. Lighting Plan, Sheet 21 of 33;
18. Lighting Details, Sheet 22 of 33;
19. Profiles, Sheets 23 through 26 of 33;
20. Details Sheet, Sheets 27 through 29 of 33;
21. Predevelopment Drainage Area Plan, Sheet 30 of 33;

22. Post Development Drainage Area Plan, Sheet 31 of 33;
23. Inlet Drainage Area Plan, Sheet 32 of 33;
24. Volume Exhibit, Sheet 33 of 33;
25. PCSM Plans, Sheets 1 through 5 of 5, prepared by Aqua Mist Irrigation, revised March 11, 2024;
26. Stormwater Management Report, dated January 4, 2024; and
27. Subdivision and Land Development Application, dated March 7, 2024.

In addition, we have also received the following in support of the application:

1. Architect Plans, prepared by MKSD, LLC, dated February 27, 2024 (cursory review only);
2. Request for Sanitary Sewer Service w/ Planning Module, dated February 26, 2024 (cursory review only);
3. LVPC Response Letter;
4. LANTA correspondence, dated March 13, 2024;
5. Response Letter;
6. Project Narrative;
7. Waiver Request Letter; and
8. Letter of Transmittal to South Whitehall Township.



April 5, 2024

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

Re: Aesthetic Surgery Associates Medical Office Building
Land Development Major Plan 2023-106
SSM File 103400.0110

Dear Mr. Adams:

This correspondence is provided as a review of the Land Development Plan submitted for the above referenced project as prepared on 1/04/24. The plan is for a new building located at 1619 Hausman Rd. We have the following comments regarding the water and sanitary sewer utilities:

Water Comments

1. Utility Plan Sheet 501 Revision 2 - 03/14/2024: 12" water line is shown in appears to be in the wrong location. Determine the existence and positions of the SWT 12" water main, which we believe to be outside of the paved area of Hausman Rd.

Sanitary Sewer Comments

1. Add South Whitehall Township Construction Details.
 - A. Sanitary Sewer Stand Typical sewer connection deep sewer. SWT-S-1
 - B. Sanitary Sewer Stand Typical sewer service connection. SWT-S-2

Sincerely,
Spotts, Stevens and McCoy

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

Jason M. Newhard, CCM, LO
Manager, Construction Mgt. Services
Water and Wastewater Engineering
jason.newhard@ssmgroup.com

cc: SWT, PW Dept.



March 15, 2024

Don Peters, P.E.
Bohler Engineering PA, LLC
74 West Broad Street, Suite 500
Bethlehem PA 18018

Re: 1619 Hausman Road
Land Development #2023-106
Water and Sewer Service Request
SSM File 103400.0110

Dear Mr. Peters:

We are in receipt of your request to South Whitehall Township for the water and sanitary sewer willingness to serve letter for the proposed renovation of a building located at 1619 Hausman Road. A copy is attached to this letter for reference. The proposed facility is projected to use 2,390 gallons per day of water. At this time the water and sanitary sewer systems owned by South Whitehall Township have adequate capacities and will serve the proposed development with water and sanitary sewer. Please be advised, the Township reserves the right to analyze and assess any required increases in allocations based upon actual water usage. Note that for sewer planning modules, 223 GPD is used for the LCA/Allentown Sewer basin. This number is only for planning and not calculating the fees.

We are providing allocation and tapping fee amounts per S. Whitehall regulations as follows:
Proposed Avg. water usage = 2,390 GPD

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

Water EDU = 2,390 gal/day ÷ 154.7 gal/day = 16 EDUs (rounded)

Sewer EDU = 2,390 gal/day ÷ 214.2 gal/day = 12 EDUs (rounded)

The capacity allocation (reservation) fees are:

Water Allocation = 2,390 gallons x \$3.58/gal = \$8,556.20

Sewer Allocation = 2,390 gallons x \$3.58/gal = \$8,556.20

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

Water Tapping Fee = 16 EDU x \$1,885.00 = \$30,160.00

Sewer Tapping Fee = 12 EDU x \$4,125.00 = \$49,500.00

Total Allocation and Tapping Fee = \$96,772.40

March 15, 2024
Mr. Don Peters
Bohler Engineering PA LLC
Page 2 of 2



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

Sincerely,
Spotts, Stevens and McCoy

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

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

cc: SWT



74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

February 26, 2024
Via FedEx Priority

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Mike Elias, Utilities and MS4 Coordinator

Re: Aesthetic Surgery Associates
1619 Hausman Partners, LLC
Proposed Medical Office Building
South Whitehall Township
Lehigh County, PA
PAB230046.00

PROJECT NARRATIVE

1619 Hausman Partners, LLC is proposing to improve an undeveloped parcel located at 1619 Hausman Road in South Whitehall Township, with a Medical Office Building. The proposed building will consist of 2-stories and will provide 32,379 SF of gross area. The development will also contain related site amenities and improvements, inclusive of landscaping, lighting, utilities and stormwater management facilities. Stormwater management facilities consist of a subsurface detention basin and corresponding subsurface irrigation beds, consistent with Township, County and State regulations. The site will be served by public water and sewer, with connections located along Hausman Road.

The parcel is located within the Highway Commercial (HC) Zoning District and is owned by 1619 Hausman Partners, LLC. The parcel ID is 547742169409-1. The existing parcel is 2.61 acres to the Title Line with a proposed 2.23 acres net remaining after offering dedication of right-of-way to the Township. The single parcel is currently undeveloped and surrounded by commercial developments on both sides, being bound by Hausman Road and Route 309.

Projected Flow Calculations: 2,390 GPD

While the medical office building is proposed to only provide outpatient services, the projected flows are based on 1/3 of GFA inpatient services and 2/3 of GFA outpatient services, in order to conservatively depict projected usage. While no inpatient services are proposed; we are utilizing inpatient data for 1/3 of the GFA due to the anticipated outpatient procedures that will be performed in the building. Per data regarding water consumption in large commercial buildings, 2012, the water consumption for Inpatient Health Care services is 49.6 gallons per square foot per year. The water consumption for Outpatient Health Care services is 15.6 gallons per square foot per year.

Total Building Area:
32,379 SF

Inpatient Area:
10,793 SF
x 49.6 Gal per SF
= 535,333 Gallons per Year (GPY)

Outpatient Area:
21,586 SF
x 15.6 Gal per SF
= 336,742 Gallons per Year (GPY)

Building Total of 872,075 GPY / 365 days per year
= 2,390 GPD

Based on the projected flows for this site as calculated above, the required number of EDUs for South Whitehall Township and PADEP are as follows:

2,390 GPD / 223 GPD = 10.72 or 11 South Whitehall Township EDUs

2,390 GPD / 400 GPD = 5.96 or 6 PADEP EDUs

Additionally, we respectfully request that the Township provides us with a Will Serve Letter indicating adequate Sewer Conveyance and Capacity within 5 years.

Should you have any questions, or require additional information, please do not hesitate to contact me at dpeters@bohlereng.com or at 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC



Don Peters, P.E.

cc: Johnny Chung, Aesthetic Surgery Associates (email)
Matthias Fenstermacher, Serfass Construction Company, Inc. (email)
Erich Shock, Esq., Fitzpatrick Lentz & Bubba, P.C. (email)

\\bohlereng.net\shares\PA-PROJECTS\2023\PAB230046.00\Admin\Correspondence\PAB230046.00_2024-02-26_L (Sewer Narrative).doc



HanoverEngineering

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

March 28, 2024

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

RE: Geotechnical Engineering Review of
 Provided Documents
 Aesthetic Surgery Associates
 Medical Office Building Major Plan 2023-106
 South Whitehall Township, Lehigh County,
 Pennsylvania
 Hanover Project SWT23-11(017)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on March 15, 2024 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following:

1. Waiver request letter referenced as "Aesthetic Surgery Associates", prepared by Bohler Engineering (Bohler), dated March 14, 2024.
2. Response letter to Lehigh Valley Planning Commission referenced as "Aesthetic Surgery Associates," prepared by (Bohler), dated March 14, 2024.
3. Response letter to South Whitehall Township referenced as "Proposed Medical Office Building", prepared by Bohler, dated March 14, 2024.
4. Report entitled "Stormwater Management Report", prepared by Bohler, dated January 4, 2024.
5. Plan set entitled "Aesthetic Surgery Associates", Sheets I-01 through I-05, prepared by Aqua-Mist, dated December 12, 2023, revised March 11, 2024.
6. Engineering plan set entitled "Preliminary/Final Land Development Plans for Aesthetic Surgery Associates", Sheets C-101 through C-1004 (27 sheets total), prepared by Bohler, dated January 4, 2024, revised March 14, 2024.

This is the second submission of these documents to our office for review. Based on our review, it is our understanding that the subject property consists of a vacant, single tax parcel approximately 2.61 acres in size. The applicant proposes to construct a two (2) story medical office building with a driveway leading in from Hausman Road and appurtenant paved parking areas, stormwater collection and conveyance system, a subsurface stormwater detention facility, and three (3) subsurface stormwater irrigation beds. The site will be served by public water and public sewer. We offer the following review of comments issued in our letter dated January 24, 2024, repeated below in italics, and any new comments generated by this submission:

A. Chapter 296, Stormwater Management, of the South Whitehall Township Code:

- 1. Chapter 296-11.T: Within areas containing soils identified by the Soils Conservation Service to be sinkhole prone, detention basins shall be lined with a material which, after installation, attains a permeability rate of less than or equal to 1×10^{-7} cm/sec. On the Subsurface Detention facility cross section, the applicant has proposed a 40-mil liner, which is acceptable. For irrigation beds #1, 2, and 3, the applicant shall demonstrate compliance with this requirement or formally request a waiver.

The applicant has requested a waiver from lining Beds #1, 2, and 3 in the letter dated March 14, 2024. We have no objection to the granting of this waiver.

- 2. Chapter 296-11.Y: Infiltration for stormwater management is encouraged where soils and geology permit, consistent with the provisions of this chapter and, where applicable, the Recommendation Chart for Infiltration Stormwater Management BMPs in Carbonate Bedrock in Appendix D. Infiltration is encouraged for capturing and treating the Water Quality Volume, any part of the Water Quality Volume, or for otherwise meeting the purposes of this chapter. The applicant shall demonstrate that this proposal is consistent with the Recommendation Chart.

This comment has not been fully addressed. Please provide the loading radii if applicable to this type of infiltration facility. The Stormwater Management Report (on Page 25) specifies spray irrigation and cites evapotranspiration as accounting for a portion of the stormwater mitigation. Clarify if this is still valid for the drip irrigation system that is proposed.

- 3. Chapter 296-15.F: Infiltration BMPs shall not be constructed on fill unless the applicant demonstrates that the fill is stable and otherwise meets the infiltration BMP standards of this chapter. Fill was documented in test pit SSPP-4 down to Elevation 512, which is the proposed bottom elevation for Bed 2. Provide procedures to be followed in the event that unsuitable fill is encountered below the proposed bottom elevation of this facility.

This comment has been adequately addressed.

- 4. Chapter 296-15.H: The applicant shall conduct a preliminary site investigation. It appears that the field testing already conducted and reported adequately satisfies this requirement. It is noted that this office was not notified of this soil testing as required by this section.

This comment has been adequately addressed.

- 5. Address the following requirements of Chapter 296-15.I:

- a. Paragraph (2): Depth to seasonal high-water table below the invert of the BMP greater than or equal to three feet (3'). Test Pit SSPP-2 documented groundwater at Elevation 508.5 in Bed #1 which has a proposed bottom elevation of 510. Based on the information submitted, the required vertical isolation distance is not provided.

This comment has been adequately addressed.

- b. Paragraph (3): Soil permeability is to be measured by percolation test to be greater than or equal to 0.5 inches/hour and less than or equal to 12 inches per hour. The consultant states

that he utilized borehole infiltration and double ring infiltrometer testing methodologies. The consultant shall provide a justification for the testing methods used. The existing testing was conducted above and below the design elevations for all three (3) beds, but not at the design elevations. Raw infiltration rates (prior to application of a safety factor) for Beds 1, 2, and 3 were 0.25, 0.50, and 0.22 inches per hour respectively for the tests that are located within each basin footprint. As stated above, this office was not notified of this testing.

This comment has been adequately addressed.

- c. Paragraph (4) Setback distances or buffers: Provide all information necessary to demonstrate compliance with all of the requirements of this section.*

This comment has been adequately addressed.

- 6. Chapter 296-15.K: For infiltration areas that appear feasible based on the preliminary site investigation, the applicant shall conduct the additional site investigation and testing as outlined in Appendix G. Based on all of the factors listed in Comment 5.b above, the additional testing is required. This office shall be notified of the testing schedule to allow for observation of the testing. The infiltration rate for each individual bed shall be calculated and reported.*

This comment has been adequately addressed.

B. Report of Geotechnical Investigation

- 1. On Page 11 the "Site Planning Considerations" section contains recommended design measures and construction practices. These shall be added to the plan notes.*

This comment has been adequately addressed.

- 2. On Page 11 the "Sinkhole Remediation" section contains recommendations and procedures. These shall be added to the plan notes.*

This comment has been adequately addressed.

- 3. On Page 20 the "Construction Phase Inspection" section contains recommendations. These shall be added to the plan notes.*

This comment has been adequately addressed.

- 4. The Infiltration Test report forms indicate that only three (3) timed readings after the presoak were recorded for Tests I-6, I-7, I-11, I-12, I-13, and I-14, and that only two (2) timed readings were recorded for Tests I-10 and I-15. This testing requires a minimum of four (4) timed readings following the presoak. All future testing conducted shall satisfy this requirement.*

This comment has been adequately addressed.

C. Stormwater Management Report

1. *On Page 14, the testing data provided indicates that the field infiltration rate is 0.50 inches per hour (in/hr), not the 0.25 in/hr listed. The infiltration rates for all three (3) beds reported in this section shall be revised based on the results of the additional testing.*

This comment has been adequately addressed.

D. Aqua Mist Plans

1. *Two (2) different bed cross sections are provided. Clarify if the beds are to be constructed in these different ways or delete the incorrect cross section.*

This comment has been adequately addressed.

2. *Check the hole size listed on the plan view and detail as being 3/4". This size appears to be incorrect given a pipe size that is only 1.5 inches in diameter.*

This comment has been adequately addressed.

3. *Update the field infiltration rates for all three (3) beds when additional testing is complete. It is noted that the information for Bed (Zone) 2 is incorrect based on current data.*

This comment has been adequately addressed.

4. *Revise all references to "spray irrigation" to indicate "drip irrigation". Remove all references to "heads", "sprinkler heads", etc. that are not applicable to drip irrigation.*

This comment has not been fully addressed. See Plan Sheets I-02 and I-05.

5. *Provide correct sheet numbering in the title blocks of each sheet.*

This comment has been adequately addressed.

E. Land Development Plans

1. *Section 312.12(b)(18) of the Subdivision and Land Development Ordinance: Provide and label the location of all significant features listed, or provide a note stating which features do not exist on the site.*

This comment has been adequately addressed.

2. *On Sheet C-608, BMP Typical Cross Section Detail, address the following issues:*

- a. *The Elevation Table indicates a vertical difference of 0.5 feet from bottom of pipe to top of pipe for each bed. The labeling on the cross section indicates a pipe diameter of 1.5 inches. Please clarify.*

This comment has not been addressed. The pipe diameter has been revised to two inches (2"), but the vertical difference in the Elevation Table is still 0.5 feet. Also, the elevation difference from bottom of stone to top of stone is 2.0 feet, but this seems to exclude the pipe diameter of 2 inches based on the dimensions provided on the left side of the detail.

- b. *Provide specifications for the subgrade treatment – scarified, uncompacted, free of coarse fragments, free of debris and organics, etc.*

This comment has been adequately addressed.

- c. *Clarify if geotextile is proposed on the bed bottom, sides, and/or top and provide a label and specification as appropriate.*

This comment has been adequately addressed.

- d. *Clarify the 5' dimension arrows on the outsides of the bed cross section.*

This comment has been adequately addressed.

- e. *Make the cross section graphically proportional and provide all dimensions in the same unit of measure.*

This comment has been adequately addressed.

3. *On Sheet C-606, Infiltration Testing Summary Table, add data that is missing or incorrect based on the soil test reporting forms, as follows:*

- a. *Test Pit 5: Rock depth and elevation and limiting zone elevation.*

This comment has been adequately addressed.

- b. *Test Pit 7: Water table depth and elevation and limiting zone elevation.*

This comment has been adequately addressed.

- c. *Test Pit 13: Infiltration rate should be 0.75 inches per hour (in/hr) and the design rate should be 0.38 in/hr.*

This comment has been adequately addressed.

4. *On Sheet C-201, a closed depression is indicated by the closed 511 contour line on the south side of the property. This feature shall be investigated and characterized concurrent with the additional soil testing per the above comment. If found to be karst in nature, the feature shall be labeled on the plans and remediation measures shall be provided in the plan notes.*

This comment has been adequately addressed.

Mr. Gregg Adams
Planner

6

March 28, 2024

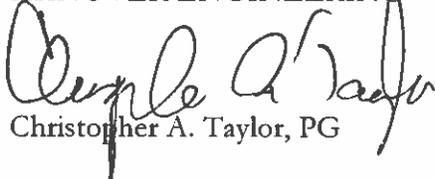
New Comments (March 28, 2024)

5. On Sheet C-608, BMP #1 Typical Cross Section, the label indicates 18 inches of stone under the chambers. However, the elevation values provided indicate 21 inches of stone under the chambers. The value of 21 inches is also used in the Stormwater Report. Also, the label indicates 12 inches of stone over the chambers, but the elevation values indicate 6 inches. Please clarify.

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

Respectfully,

HANOVER ENGINEERING



Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swt23-11(017)-AestheticSurgeryAssociatesMedicalOfficeBuildingMajorPlan2023-106\Docs\2024-03-28-SWT Geotech, Aesthetic Surgery Assoc MOB Major Plan geotech rev 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. Johnny Chung, MD, 1619 Hausman Partners, LLC
Mr. Donald K. Peters, PE, Bohler Engineering

Gregg R. Adams

From: Chris Taylor <ctaylor@hanovereng.com>
Sent: Thursday, April 4, 2024 8:09 AM
To: Don Peters; Anthony F. Tallarida
Cc: Gregg R. Adams; PAB230046.00@nf.bohlereng.com
Subject: RE: Aesthetic Surgery Associates: 1619 Hausman Road

Good Morning Don,

In our conversation, you provided a description of how the basin will function to direct stormwater to the wet well, to then be pumped to the drip irrigation system. Based on your description, the basin will be able to function as required with a flat bottom (0% slope), without the need for the required longitudinal slope of 2%. Based on the information that you provided, we have no objection to the granting of this waiver from the basin bottom slope requirement.

Please let me know if anyone here needs anything further.

Thank you. 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
 Web – www.hanovereng.com

From: Don Peters <dpeters@bohlereng.com>
Sent: Wednesday, April 3, 2024 10:14 AM
To: Chris Taylor <ctaylor@hanovereng.com>; Anthony Tallarida <atallarida@pidcockcompany.com>
Cc: Gregg R. Adams (adams@southwhitehall.com) <adams@southwhitehall.com>; PAB230046.00@nf.bohlereng.com
Subject: Aesthetic Surgery Associates: 1619 Hausman Road

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

Chris – thank you for discussion the additional waiver request with me just now. As I mentioned we would be requesting an additional waiver, of section 296-18(R)(4)(b) which requires a minimum longitudinal slope of 2% across the basin floor. As I mentioned, this basin is lined, includes underdrain, and is completely below grade. The basin is a stormtech chamber basin which I typically design as flat bottom. The basin would function as intended with a flat bottom. You mentioned not having any objection to this waiver but I wanted to connect Tony with this conversation as well. If agreeable, please confirm your acceptance of this waiver request.

Tony – is email correspondence of this request sufficient, or will Chris have to prepare an updated letter?

For your reference, attached is an updated waiver request letter.

Thank you,

Don Peters, P.E., P.M.P

Project Manager, Land Development

74 W. Broad Street Suite 500

Bethlehem, PA 18018

o 610-709-9971 / dpeters@bohlereng.com

www.BohlerEngineering.com

BOHLER //

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March 19, 2024

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

Attn: Mr. Gregg Adams

Re: Aesthetic Surgery Associates – 1619 Hausman Rd.

Dear Mr. Adams:

I have reviewed the Information submitted for the project at 1619 Hausman Rd. in the Township. The following plan was submitted containing the lighting information:

- Sheet C-703, dated 01/04/2024 and last revised on 03/01/2024
- Sheet C-704, dated 01/04/2024 and last revised on 03/01/2024

The plan as submitted conforms to the latest Township Ordinances for lighting.

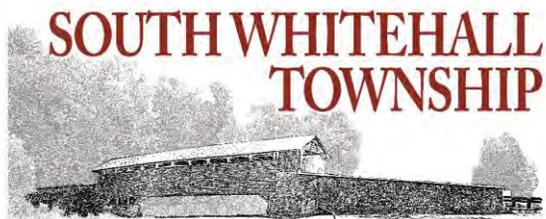
Please feel free to contact me if you have any questions.

Very Truly Yours,



Corey Trumbower
Snyder Hoffman Associates, Inc.

cc: Mark J. Gnall, P.E., Anthony Tallarida, P.E. – The Pidcock Company
Laura M. Harrier – SWT, Lynn A. LaBarre - SWT



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: JANUARY 18, 2024

**SUBJECT: AESTHETIC SURGERY ASSOCIATES MEDICAL OFFICE BUILDING
MAJOR PLAN 2023-106**

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

1. We need to know water usage needs to determine water/sewer tapping and allocation, as well as a sewer planning module.
2. Separate fire line may be required. If fire line is required you must maintain proper separation between utilities.
3. All storm to remain private.
4. Water meter needs to be Neptune Mach 10 with external antenna.
5. All specs need to be Township specs on plan.
6. All sanitary manholes need to be wrapped from casting to base of cone.
7. Water service will be owned to TSV.

SOUTH WHITEHALL TOWNSHIP

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

April 4, 2024

1619 Hausman Road Partners LLC
Attn: Johnny Chung, MD
250 Cetronia Road Suite 301
Allentown, PA 18104

***RE: Aesthetic Surgery Associates Medical Office Building
Major Plan 2023-106
Request For Preliminary/Final Plan Review***

Dear Dr. Chung:

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 plan is compliant with the current zoning ordinance.

B. Fire Marshal

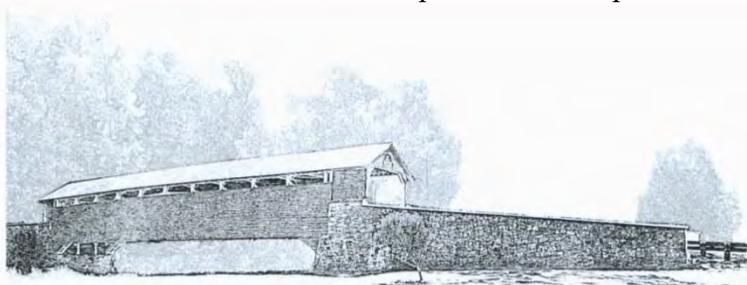
1. The Fire Marshal reports that all of his comments and the comments of the Public Safety Commission have been adequately addressed.

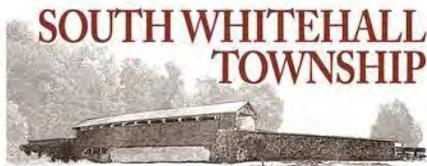
C. Landscape and Shade Tree Commission

1. The February 26, 2024 comments of the Landscape and Shade Tree Commission have been adequately addressed.

D. Open Space and Recreation

1. The Parks and Recreation Board is scheduled to review the plan at their April 8, 2024 meeting. 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. According to the Bulk Requirements table on the Site Plan, 55,644 additional square feet of impervious surface is proposed, resulting in a fee of \$13,911.00.





E. Water & Sewer

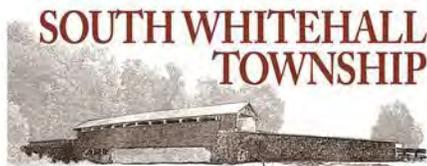
1. The applicant is to request allocations for water and sewer from the South Whitehall Township Board of Commissioners. Please be aware that the Board of Commissioners now charges both allocation fees and tapping (connection) fees. The applicant must address all water and sewer service issues, and obtain all approvals deemed necessary by the South Whitehall Township Board of Commissioners. You are advised to contact the Township Operations Manager Herb Bender, as soon as practicable, to learn of, or confirm any or all of:
 - a. The amount of any water and/or sewer *allocation fees*. The fees shall be calculated by the Township Water and Sewer Engineer and provided on the "Will Serve" letter. The fee for the allocation(s) will be due prior to plan recording;
 - b. The amount of any water and/or sewer *connection fees*. The fees shall be calculated by the Township Water and Sewer Engineer and provided on the "Will Serve" letter. The fees are due at or before the building permit is to be issued.
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.

F. Legal and Other

1. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
2. That the plan be amended to include a note referencing the "State Highway Law" pursuant to Section 508.6 of the PA Municipalities Planning Code and Section 312-12(a)(9) of the Subdivision and Land Development Ordinance.
3. Confirmation of a plan submittal to PennDOT shall be provided.
4. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

G. Plan Recording Requirements

1. Prior to plan recording, the applicant shall submit a check set of plans in PDF format to the Township Engineer and Township to ensure that the standards and requirements of the Lehigh County Recorder of Deeds Office for a recorded plan are met.
2. Signature Blocks and Certifications to appear on each plan sheet to be recorded.
3. The size of the plan sheet shall be noted on the upper left-hand corner of every plan sheet to be recorded.



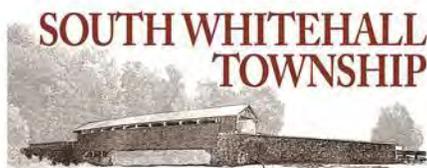
4. Wherever a Parcel ID is shown on a plan sheet to be recorded, it shall include the appropriate parnum suffix, such as 547677593477-1 or 547687003997-59.
5. Wherever an Owner's signature is required, the Signature shall be accompanied by a Printed Name and Title (Owner or Title within the owning organization), 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.
6. 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 within an existing table or a new table may be created.
7. 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 312-12(b)(15) – Staff defers to the Township Engineer.
2. Request to waive SALDO Section 312-23(b)(20) – Staff defers to the Township Engineer.
3. Request to waive SALDO Section 312-23(b)(21) – Staff defers to the Township Engineer.
4. Request to waive SALDO Section 312-35(b)(3)(A)(iv) – Staff defers to the Township Engineer. The Planning Commission recommended a striped crosswalk, which is presented on the plan.
5. Request to waive SWM Section 296-11(T) – Staff defers to the Geotechnical Consultant. Hanover Engineering reports no objection to the request (see their review dated March 28, 2024).
6. Request to waive SWM Section 296-18(R)(4)(b) – Staff defers to the Geotechnical Consultant. Hanover Engineering reports no objection to the request (see their email dated April 4, 2024).

I. Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as fronting a Collector Road (Hausman Road) and having frontage along a Principal Arterial Road (PA Route 309). The parcel is underlain by karst geology.



2. The Comprehensive Plan envisions the tract within a Neighborhood Residential Land Use Type. The goal of Neighborhood Residential is to:
- Encourage housing types to address the needs of all income levels
 - Support opportunities for local-serving small business development where appropriate
 - Evaluate pedestrian safety and connectivity
 - Encourage walkability within neighborhoods and to other land use types
 - Consider traffic calming and congestion relief where possible
 - And utilize streetscaping, facades, and beautification techniques to create sense of place and preserve community character.
 - Neighborhood Residential Land Use supports Open Space, Agriculture, Conservation Subdivision, Small Lot Residential, Multi-Family Residential, Neighborhood Center and Mixed-Residential place types.

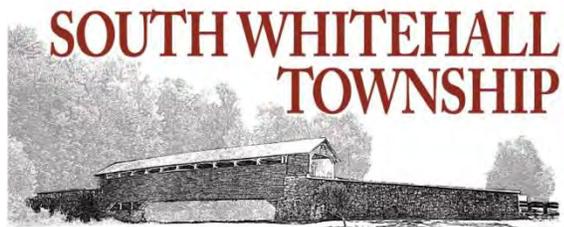
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, April 11, 2024 at 7:00 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will be also be livestreamed via GoToMeeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>. 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, Community Development Department
South Whitehall Township
610.398.0401
adamsg@southwhitehall.com

cc: T. Petrucci D. Manhardt L. Harrier J. Frantz H. Bender
M. Elias S. Pidcock A. Tallarida L. Pereira, Esq. D. Peters, Bohler
Sub. File 2023-106



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: April 4, 2024
SUBJECT: Subdivision Plan Review
ASA Medical Office Building
Major Plan 2023-106
Plan Dated March 14, 2024
COPIES: D. Manhardt, G. Adams, J. Alderfer, Esq., A. Tallarida, Applicant

The plan is compliant with the current zoning ordinance.

Laura Harrier
Zoning Officer

Gregg R. Adams

From: John G. Frantz
Sent: Monday, March 18, 2024 12:57 PM
To: Gregg R. Adams
Subject: Aesthetic Surgery Associates Medical Office Building 2023-106

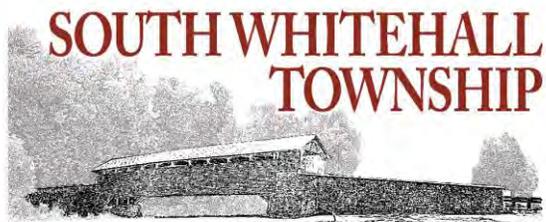
Gregg,

My & PSC's previous comment has been addressed.

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 R. Adams, Planner
DATE: February 26, 2024
SUBJECT: Subdivision Plan Review
 Aesthetic Surgery Associates Medical Office Building
 Major Plan 2023-106
 Plan dated January 4, 2024

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

At their February 26, 2024 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The Commission member noted that street trees that are located outside of the right-of-way of a public street are to be placed within a Shade Tree Easement and recommended that the Maple species be replaced with species resistant to Verticillium Wilt.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg R. Adams".

Gregg R. Adams, Planner
Community Development Department



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

January 31, 2024

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

**Re: Aesthetic Surgery Medical Office – Land Development
South Whitehall Township
Lehigh County**

Dear Mr. Adams:

The subject application proposes the construction of a 30,033 square foot medical office building with related improvements at 1619 Hausman Road (PIN547742169409).

The LVPC offers the following comments:

Development Area

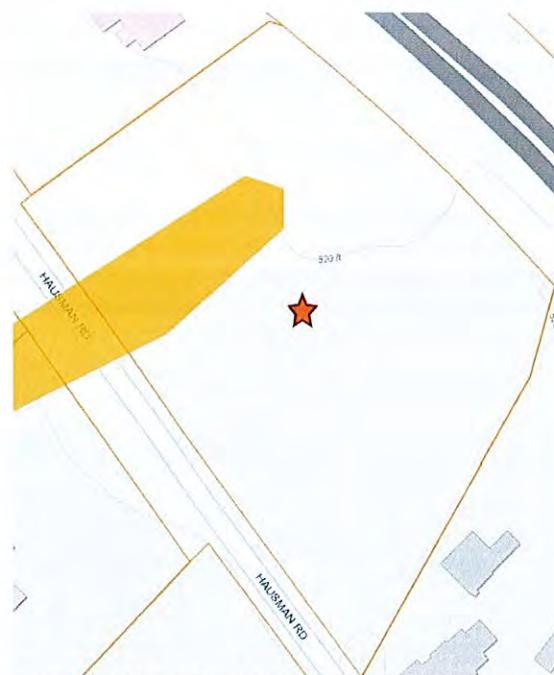
This proposal is located within a development area based on the General Land Use Map in *FutureLV the Regional Plan* (Pages 62-63). These locations have the factors needed to support growth and can sustain additional development.

Infill

The proposal supports a core strategy of *FutureLV* to increase density in urban areas using infill development (Density Special Section, page 81-83).

Hydric Soils

The parcel has a swath of hydric soils running through it. Hydric soils may be protected under the Clean Water Act. The Natural Resources Conservation Service maintains national and state lists of hydric soils and the LVPC recommends verifying that these hydric soils are not listed with the Natural Resource Conservation Service to 'protect high-priority natural lands and water resources' (Policy 3.1).



The parcel is indicated by a star; hydric soils are shown in yellow

Multimodal Accessibility Buffer

The proposed development is within a multimodal accessibility buffer, which is an area where the LVPC highly encourages expansion, improvements, or connections to the mixed-transportation network during development or redevelopment activities (of Policy 2.1). This location is .1 mile from the Lehigh and Northampton Transit Authority (LANTA) Bus stop for Route 309 Stop ID: 5979 and .2 miles from LANTA Bus Stop ID: 6028.

- **Sidewalk**

The LVPC commends the proposed sidewalk that will be installed along Hausman Road that will serve as a connection in the future to an external sidewalk network and improves access to the location for pedestrians including those using a mobility device or tool such as a stroller, walker, scooter, wheelchair, or cane. This supports accessibility and universal design (of Policy 5.2).

- **Bicycle Rack**

The LVPC suggests that the developer consider the addition of parking for bicycles. Many people use their bicycle as a primary or secondary form of transportation in combination with LANTA bus service. The inclusion of one bicycle rack in the development plans would integrate mixed transportation into public space design (of Policy 5.2) and improve connections between bus stops and pedestrian and bicycle infrastructure (of Policy 5.2).

Stormwater Review

The project site is located within the Little Lehigh Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project’s stormwater management plan are included as attachment 1.

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and ‘minimize environmental impacts of development’ (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing. Incorporating sustainable practices to help to ‘reduce climate change impacts’ (Policy 3.4)."

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].

The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,



Bambi Griffin Rivera
Senior Community and Regional Planner

cc: 1619 Hausman Partners, LLC, Applicant;
Don Peters, PE, Project Engineer/Surveyor;
Tony Tallarida, Township/Borough Engineer;
David Manhardt, Director of Community Development;
Denjam Khadka, LVPC Senior Civil/Environmental Engineer;
Steve Neratko, LVPC Chief Community and Regional Planner;
Geoffrey A. Reese, PE, LVPC Master Planner and Engineer

ATTACHMENT 1

Act 167 Drainage Plan Review

January 31, 2024

Re: Aesthetic Surgery Medical Office
Plans Dated January 4, 2024
South Whitehall Township
Lehigh County

The proposed storm drainage concept presented in the plans and storm drainage calculations dated January 4, 2024 has been reviewed for consistency with the *Little Lehigh Creek Watershed Act 167 Storm Water Management Ordinance*, June 1999. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage district 173 of the Little Lehigh 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 existing closed depression spillway width should be labeled and displayed on the pre-development plan. Roof leaders should be displayed to confirm how runoff from the roof impervious area gets into the underground basin. The storage capacity of infiltration bed 1 appears to be overestimated, as such, the dimensions of the basin should be provided on the plan details. The extra 0.5-foot stone height used in the storage calculation should be displayed on the cross section in addition to the standard chamber height. The proposed drip irrigation and infiltration system needs to be clearly stated on the plans to operate year-round if that is the intent, and the system winterization description should be adjusted accordingly. The post-development flows to point of interest 2 for the 2- and 10-year rainfall events are higher than pre-development flows. The plan should document the long-term maintenance responsibility for the stormwater basins. Therefore, the Drainage Plan has been found to be inconsistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, 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.

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 with any questions regarding these comments.

Sincerely yours,



Geoffrey A. Reese, PE
Master Planner and Engineer



Denjam Khadka
Senior Civil/Environmental Engineer

Attachment

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Aesthetic Surgery Medical Office
 Municipality: South Whitehall Township
 Date: January 31, 2024

Watershed: Little Lehigh Creek
 Reviewer: Denjam Khadka
 Checked by: Geoffrey A. Reese, PE

| Ordinance Reference | Item | Consistency w/Ordinance | | Comment |
|---------------------|------|-------------------------|--------|---------|
| | | Yes | No N/A | |

301.A-G. General storm water management requirements X / /
 H. Consideration of volume controls X / /

302.A,B. Applicable Storm Water Management Provisions

| Subarea(s) | | |
|-------------|--|--|
| 173 | | |
| 30%/100% RR | | |

Criteria Key: RR = release rate; CND = conditional no detention

303.A. Design consistency with applicable provisions from 302.A. and B..... / X /
 B. Mapping of Storm Water Management District Boundaries..... X / /
 C. Downstream capacity analysis / / X
 D. Multiple discharge points within a single subarea / / X
 E,F. Multiple discharge points within multiple subareas / / X
 K. Documentation of no increase in peak or volume / / X
 L. Documentation of "no harm" downstream / / X
 M. Regional or subregional detention analysis / / X
 N. Capacity improvements analysis / / X

See Attachment 1 for details.

304.A. Computation method (rational or soil-cover-complex) X / /
 B. Verification of detention design by routing / X /
 C. Minimum detention pond freeboard specifications..... / / X
 E. Soil-cover-complex method design rainfall X / /
 F. Rainfall intensities for rational method / / X
 G. Curve Numbers for soil-cover-complex method X / /
 H. Runoff coefficients for the rational method / / X
 I. Volume control storage volume / / X
 K. Common time of concentration / / X
 L. Manning equation to calculate watercourse capacity / / X

Soil-cover-complex method used.
 See Attachment 1 for details.

403. Drainage Plan Contents..... / X /

See Attachment 1 for details.

Don Peters

From: Molly Wood <mwood@lantabus-pa.gov>
Sent: Wednesday, March 13, 2024 11:38 AM
To: Don Peters
Cc: PAB230046.00@nf.bohlereng.com; AJ Jordan
Subject: LANTA Comments for 1619 Hausman Road: - March 2024

EXTERNAL: Use caution with attachments and links.

Don,

The Lehigh and Northampton Transportation Authority (LANTA) has reviewed the submitted Site Plan for the proposed Medical Office Building located at 1619 Hausman Road in South Whitehall Township, and offers the following comments.

LANTA does not currently provide public transportation to the project site on Hausman Road, however the closest LANTA eastbound/westbound bus stop pairing is located approximately .15 miles northeast of the project site at the intersection of Rt 309 and Walbert Avenue. There are currently no sidewalks connecting the existing bus stops to the project site on Hausman Road. The proposed plan includes a new sidewalk along the full property frontage on Hausman Road, as well as an internal sidewalk network from the proposed Hausman Road sidewalk to the main entrance of the proposed medical building. LANTA appreciates these efforts to include this pedestrian network for the project site to help access nearby bus stops, and transit riders will directly benefit from these improvements if transit service was extended to Hausman Road in the future.

For any questions or follow up on bus stop details, please contact Molly Wood at mwood@lantabus-pa.gov.

Molly

**Molly S. Wood, AICP**

Planner/Land Use Specialist
Lehigh and Northampton Transportation Authority
1060 Lehigh Street, Allentown, PA 18103
PH: 610-439-1376
mwood@lantabus-pa.gov
www.lantabus.com

Follow LANTA on: [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)



74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

March 14, 2024
Via Email

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Gregg Adams, Planner

Re: Aesthetic Surgery Associates
1619 Hausman Partners, LLC
Medical Office Building
1619 Hausman Road
South Whitehall Township
Lehigh County, PA
PAB230046.00

PROJECT NARRATIVE

1619 Hausman Partners, LLC is proposing to improve an undeveloped parcel located at 1619 Hausman Road in South Whitehall Township, with a Medical Office Building. The proposed building will consist of 2-stories and will provide 32,379 SF of gross area.

The parcel is located within the Highway Commercial (HC) Zoning District and is owned by 1619 Hausman Partners, LLC. The parcel ID is 547742169409-1. The existing parcel is 2.61 acres to the Title Line with a proposed 2.23 acres net remaining after offering dedication of right-of-way to the Township.

The single parcel is currently undeveloped and surrounded by commercial developments on both sides, being bound by Hausman Road and Route 309.

The improvements include a proposed 30,033 SF medical office building, with 21,091 SF usable floor area, with a parking requirement of 85 spaces, and a provided 87 spaces. The development will also contain related site amenities and improvements, inclusive of landscaping, lighting, utilities and stormwater management facilities. Stormwater management facilities consist of a subsurface detention basin and corresponding subsurface irrigation beds, consistent with Township, County and State regulations. The site will be served by public water and sewer, with connections located along Hausman Road.

Should you have any questions, or require additional information, please do not hesitate to contact me at dpeters@bohlereng.com or at 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC

Don Peters, P.E.

DP/mb

cc: Lehigh Valley Planning Commission (Letter)
Johnny Chung, Aesthetic Surgery Associates (email)
Matthias Fenstermacher, The Serfass Companies (email)
Erich Shock, Fitzpatrick Lentz & Bubba, P.C.

R:\2023\PAB230046.00\Admin\Correspondence\PAB230046.00_2024-03-14_L (Project Narrative).doc



74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

March 14, 2024
Revised April 3, 2024
Via Hand Delivery & Email
(adamsg@southwhitehall.com)

South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104

Attention: Board of Commissioners

Re: Aesthetic Surgery Associates
Medical Office Building
1619 Hausman Road
South Whitehall Township
Lehigh County, PA
PAB230046.00

Dear Commissioners:

On behalf of Aesthetic Surgery Associates, Bohler Engineering PA, LLC is hereby requesting the following Waivers associated with the Preliminary/Final Land Development application for the above referenced project:

1. From SALDO §312-12(B)(15) which requires showing contours on adjacent land within 400 feet of the site.

A Waiver is requested to accept the Plans as presented. Additional contours nearby the property have been included on the Aerial Plan.

2. From SALDO §312-23(B)(20) which requires showing the location, character and elevation of any building within 100 feet of the tract.

In lieu of providing surveyed information, which would require obtaining access to adjoining properties, the Plan set contains an Aerial Plan which shows the surrounding properties of the project site.

3. From SALDO §312-23(B)(21) which requires showing the locations and widths of all sidewalks, trails, driveways, streets, easements, and right-of-ways platted or existing in the subdivision and within 400 feet of any part of the subdivision tract.

In lieu of providing surveyed information, which would require obtaining access to adjoining properties, the Plan set contains an Aerial Plan which shows the surrounding properties of the project site.

4. From SALDO §312-35(B)(3)(A)(IV) which requires constructing a concrete driveway apron.

In lieu of a concrete driveway apron, accessible concrete ramps will be utilized.

5. From SWM §296-11(T) from the requirement to provide a liner within the irrigation beds.

A Waiver is requested to allow the subsurface irrigation beds to be unlined, to be utilized for infiltration. The subsurface detention basin is proposed to be lined.

6. From SWM §296-18(R)(4)(b) from the requirement to provide a minimum longitudinal slope of 2% across the basin floor.

A Waiver is requested to allow the subsurface detention bed to be installed with a flat bottom.

Thank you for your assistance and should you have any questions, or require additional information, please do not hesitate to contact me at dpeters@bohlereng.com or 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC

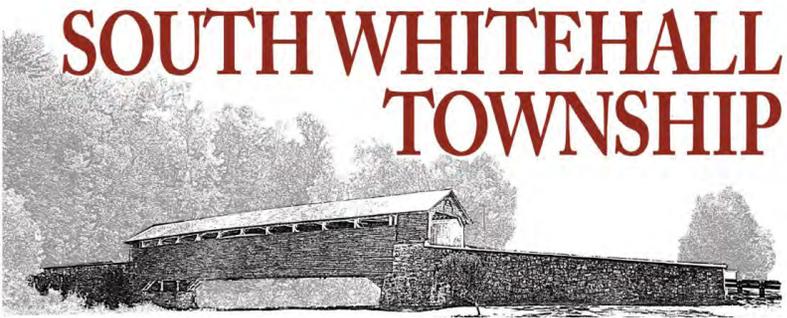


Don Peters, P.E.

DP/mb

cc: Lehigh Valley Planning Commission (Letter)
Johnny Chung, Aesthetic Surgery Associates (email)
Matthias Fenstermacher, The Serfass Companies (email)
Erich Shock, Fitzpatrick Lentz & Bubba, P.C.

**SOUTH WHITEHALL
TOWNSHIP**



South Whitehall⁶⁷
Township
*Comprehensive
Plan*

RE-EXAMINATION REPORT

DRAFT

2024

DRAFT



Acknowledgements

Board of Commissioners

Diane Kelly | President
 Monica Hodges | Vice President
 Jacob D. Roth | Asst. Secretary
 Thomas Johns | Commissioner
 Chris Peischl | Commissioner

Planning Commission

Trevor Dombach
 Timothy Dugan
 Todd Fahringer
 Brian Hite
 Diane Kelly
 Mark Leuthe
 David Wilson
 Anthony Tallarida | Assistant Engineer
 Jennifer Alderfer | Assistant Solicitor

Staff

Thomas Petrucci | Township Manger
 David Manhardt, AICP | Director of
 Community Development
 Gregg Adams | Planner
 Christopher Strohler, AICP | Long-Range
 Planner/Special Projects Coordinator

The Pennsylvania Municipalities Planning Code (MPC) enables local jurisdictions to conduct a comprehensive planning process to identify areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth.

Introduction

The Comprehensive Plan

In Pennsylvania, the planning for and regulation of land use is determined by local government. State enabling legislation known as the Pennsylvania Municipalities Planning Code (MPC), Act 247 is what specifically governs local planning and provides guidance to municipalities, including aspects like the operations of planning agencies and commissions, enacting a zoning ordinance, or preparing a Comprehensive Plan.

The Comprehensive Plan is an important tool available to counties and municipalities to effectively plan for land use and local governance. The Comprehensive Plan can often be described as an organized vision for the community, meant to guide the development, management, and the functionality of a municipality. This long-range plan is an official document that once adopted by the municipality, should guide all future policy, additional planning, and decision-making. Comprehensive Plans set goals and objectives for elements of a municipality such as land use, housing needs, transportation, facilities and services, and resource management. Typically, a municipal Comprehensive Plan is set out to guide a community over a 10-15 year period, before it should be revisited or updated.

The current South Whitehall Township Comprehensive Plan was adopted in March 2023, following several years of extensive public engagement and planning. The vision for this plan was to overload on community engagement in the onset in order to help direct the crafting of individual goals and strategies, which would be fine-tuned by a more informed steering committee. Additionally, the plan was designed to be simple, easily referenced, and implementable. The six critical elements (which serve as individual chapters) discussed in the plan each have a set of individual goals and strategies. However, all of these elements and their connection with each other were considered in the development of a final Implementation Action Plan.



Introduction

Community Development Goals & Objectives

The MPC requires a community to create or revise a statement of objectives of the municipality concerning the location, character, and timing of future development. These objectives and goals form the basis for the rest of the Comprehensive Plan and the subsequent plans and policies developed. The overarching objective and goals developed throughout the updated comprehensive plan are as follows:

Objective: Guide future growth in a sustainable and harmonious manner that preserves the character, community, and diversity of South Whitehall Township.



GOAL

Identify areas based on existing neighborhood, natural characteristics, and existing physical boundaries to strategically plan for potential growth that is harmonious within the identified area.



GOAL

Plan for future land use, development, and redevelopment to remain within the capacity to install and maintain infrastructure in a fiscally responsible manner.

Reexamination

Implementation Action - Reexamination Report (R2): Establish a process and timeline in accordance with recognized best management practices to periodically track progress and identify significant revisions or changes to the Comprehensive Plan.

Why Re-Examination?

Early in the recent comprehensive planning process, the question was raised about the status of the previous Comprehensive Plan, adopted by the Township in 2009. The community and elected officials wanted to know what had been accomplished and what impact has this plan had on the community. While some of the recommendations of the 2009 plan had been completed, the structure of the plan itself made it difficult to objectively evaluate how recommendations had been implemented and what has been achieved during the lifetime of this plan.

This question of measuring impact and tracking progress has led to the discussion of needing to revisit the Comprehensive Plan on a more frequent basis and regularly review progress. Implementation Action R2 calls for the Township to establish a process for a Reexamination Report, which would trigger a period review of the Comprehensive Plan and provide an opportunity to summarize progress to date. Additionally, this Reexamination Report will highlight the status of implementation actions and call for any changes, additions, or alterations to be made to this action plan, so that progress is not only tracked, but also pursued. This allows the Township Planning Commission, Board of Commissioners, and Community Development Department to pause and reflect on how the proposed actions continue to fulfill the goals of the Comprehensive Plan, but also take a moment to celebrate any successes.

This standalone document is a compliment to the Planning Commission Annual Report, which serves its own purpose and is updated in format consistent with the MPC. At a minimum the Planning Commission and Community Development Department shall review this document every other year, but always retain the option to review and update the report more frequently as needed, especially the Implementation Action Plan.

Implementation Update

Implementation Action Plan

The Implementation Action Plan was developed to be a prioritized, goal-oriented list of actions that the Township should take to ensure the vision developed in the Comprehensive Plan is fulfilled. These actions were developed to inform decision-makers and staff of the steps, timing, resources, and partners necessary to implement. Actions were given priority at the time the plan was written, considering the resources and information available at that time.

This Implementation Action Plan is intended to be dynamic and laid out in a way that is easy to track progress and make adjustments as necessary. The matrix on the following pages is a snapshot of the original 26 individual actions from the Comprehensive Plan and their status as of March 2024. The timeline, priority, or details of these actions shown in the matrix have not been adjusted since the Comprehensive Plan was adopted.

On the pages following the Implementation Action Plan matrix are summaries of South Whitehall Township projects and initiatives that are currently underway or soon to be kicked off. All of these projects and initiatives directly support one or multiple Implementation Actions from the original plan.

| | | | |
|----------|--------------|---------------|-------------|
| | ↓ | ↓ | ↓ |
| PRIORITY | High | Medium | Low |
| TIMELINE | Short | Mid | Long |
| | ↑ | ↑ | ↑ |

PLAN ELEMENTS

Elements highlighted in red are impacted by the proposed implementation item



Implementation Action Plan Status 2024

| Implementation Item | Description | Plan Elements | | | | | | Timeline | Priority | Status |
|------------------------------------|--|---|---|---|---|---|---|------------|----------|-------------|
| Active Transportation (A1) | Develop plan to provide safe/efficient bicycle and pedestrian connectivity | | | | |  |  | Short Term | High | In Progress |
| Advisory Committee Evaluation (A2) | Evaluate roles/duties of boards, committees, and subcommittees |  |  |  |  |  |  | Short Term | High | In Progress |
| Agricultural Preservation (A3) | Develop plan and programs to preserve agricultural lands and culture |  | | | | |  | Short Term | Medium | In Progress |
| Broadband Infrastructure (B1) | Increase access to high-speed internet | |  | | | | | Mid Term | Medium | Not Started |
| Capital Improvements Plan (C1) | Integrate capital improvements budgeting and planning across departments |  |  | |  |  |  | Short Term | High | Not Started |
| Energy Conservation (E1) | Investigate energy reduction opportunities/policies |  |  |  |  |  |  | Long Term | Low | Not Started |
| Hazard Mitigation (H1) | Coordinate hazard mitigation planning between Township and regional entities | | |  |  | | | Short Term | Medium | Complete |
| Historic Preservation (H2) | Develop plan to preserve historic assets and places |  | |  | | |  | Short Term | Medium | In Progress |
| Housing (H3) | Develop programs and policies to ensure current and future housing needs are met | | |  | | |  | Mid Term | Low | Not Started |
| Infrastructure Evaluation (I1) | Evaluate municipal services and utilities for functionality and expansion | |  | | | | | Short Term | High | Not Started |
| Landscape Preservation (L1) | Develop plan and policies to preserve important cultural and historic landscapes |  |  |  |  | |  | Mid Term | Medium | In Progress |
| Open Space Preservation (O1) | Develop a plan, strategy, and process to preserve open space and natural areas |  | | |  | |  | Short Term | Medium | In Progress |
| Official Map Updates (O2) | Update the Official Map with new recommendations from the Comp Plan |  |  |  |  |  |  | Short Term | High | Not Started |

Implementation Action Plan Status 2024

| Implementation Item | Description | Plan Elements | | | | | | Timeline | Priority | Status |
|---|---|---|---|---|---|---|---|------------|----------|-------------|
| Park & Rec. Plan (P1) | Implement the priority goals of the P&R Plan | | | |  | | | Long Term | Low | In Progress |
| Public Safety Evaluation (P2) | Evaluate public safety needs of SWT (including outside 3rd party evaluation) | | | |  | | | Short Term | High | Not Started |
| Regional Coordination (R1) | Investigate regional/multi-municipal planning opportunities (transportation, watershed, etc.) |  |  |  |  |  |  | Mid Term | Medium | Not Started |
| Reexamination Report (R2) | Establish timeline and mechanism to reexamine and reevaluate the Comp Plan |  |  |  |  |  |  | Short Term | Medium | Complete |
| Resource Protection Ordinances (R3) | Draft ordinances to protect specific resources (riparian areas, woodlands, steep slopes, etc.) |  | | | | |  | Long Term | Low | In Progress |
| SALDO Updates (S1) | Update the SALDO based on Comp Plan recommendations (design standards) |  |  |  |  |  |  | Short Term | Medium | Not Started |
| Sewer Plan (Act 537) (S2) | Update Township sewage facilities plan per DEP requirements |  |  |  |  | | | Short Term | High | Completed |
| Solid Waste (S3) | Evaluate SWT waste collection and recycling processes | |  | |  | | | Mid Term | Medium | In Progress |
| Stormwater Plan (Act 167) (S4) | Develop a stormwater management plan |  |  | |  | |  | Mid Term | Medium | Not Started |
| Transfer of Development Rights Program (T1) | Investigate the feasibility/applicability of a TDR program |  |  |  |  |  |  | Mid Term | Medium | Not Started |
| Traffic Safety (T2) | Identify high crash and priority safety improvement areas | | | | |  |  | Short Term | High | In Progress |
| Transportation Plan (T3) | Inventory critical transportation infrastructure, investigate Act 209 feasibility, update necessary transportation policies | | | | |  |  | Short Term | High | In Progress |
| Zoning Updates (Z1) | Update zoning ordinance to be consistent with the Comp Plan |  |  |  |  |  |  | Short Term | High | In Progress |

Implementation Projects/Initiatives

BOARDS/COMMISSIONS/COMMITTEES RE-WRITE

2024 SUMMARY

The Township is in the process of re-writing and reorganizing the ordinances for all volunteer Boards/Commissions/Committees to be laid out in a consistent manner. Staff has prepared an outline of each heading under Chapter 17 as follows:

- Article I Board of Commissioners
- Article II Planning Commission
- Article III Zoning Hearing Board
- Article IV Public Safety Commission
- Article V Environmental Advisory Council
- Article VI Parks and Recreation Board
- Article VII Landscape and Shade Tree Commission

All subheadings are intended to be the same in order to better outline the purpose and intent of each board, membership composition, duties/responsibilities, and the manner in which meetings are to be conducted.

In January 2024, the new Landscape and Shade Tree Commission ordinance was adopted, which included a corresponding ordinance *Chapter 330 Trees*. A new Environmental Advisory Council ordinance was also adopted in January that combined the duties of several out of date environmental-related boards/councils. Staff will continue to bring forward new ordinances for review and revision as necessary.

IMPLEMENTATION ACTIONS

- Advisory Committee Evaluation (A2)

NEXT STEPS

- Identify next board re-write

| | | | |
|----------|-------|--------|------|
| PRIORITY | High | Medium | Low |
| TIMELINE | Short | Mid | Long |



Implementation Projects/Initiatives

TRANSPORTATION PLAN

2024 SUMMARY

The Township is in the process of developing a comprehensive transportation plan that will cover the following chapters/topics:

- Vol. 1 ENGAGE: Outlines the public engagement process
- Vol. 2 ACTIVE: Develops the “Active Transportation” network
- Vol. 3 SAFETY: Highlights priority safety concerns and corridors
- Vol. 4 CLASS: Updates roadway classifications for function and character
- Vol. 5 FREIGHT: Evaluates the movement of freight in South Whitehall
- Vol. 6 TRAFFIC: Develops congestion management strategies

The Township is currently working with a consultant on the first three chapters including a robust public engagement strategy. These volumes of the plan are anticipated to be completed and adopted at the end of 2024.

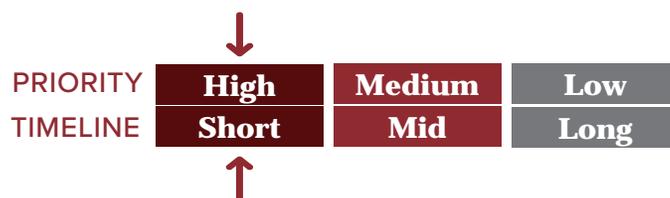
Staff is also working with the Township Engineer to review roadway classifications in preparation to complete Vol. 4 CLASS.

IMPLEMENTATION ACTIONS

- Active Transportation (A1)
- Traffic Safety (T2)
- Transportation Plan (T3)

NEXT STEPS

- Complete and adopt Vol. 1-3 in 2024
- Continue to move forward on Vol. 4



Implementation Projects/Initiatives

SOUTH WHITEHALL LANDSCAPES PLAN

2024 SUMMARY

The Township is finalizing the Landscapes Plan, which outlines resource preservation priorities and recommended actions for the following:

- Agricultural Resources
- Natural Resources
- Historic Resources
- Open Space

The intent of this plan is to depict how while there are various strategies that can be used to preserve these resources individually, the Township should also focus on how to preserve these resources in a more wholistic approach as a connected landscape. Most of these resources in the Township existing in a concentrated geography and therefore strategies towards preservation should be complimentary and consider how multiple resources can be preserved together.

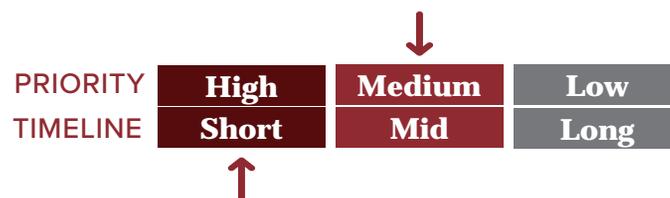
This plan is anticipated to be adopted in the Spring of 2024 and will outline priority implementation actions including, but not limited to, the development of resource protection ordinances, a “Preservation Toolbox”, guidelines on open space management, and specific considerations for future zoning/SALDO updates.

IMPLEMENTATION ACTIONS

- Agricultural Preservation (A3)
- Historic Preservation (H2)
- Landscape Preservation (L1)
- Open Space Preservation (O1)
- Resource Protection Ordinances (R3)

NEXT STEPS

- Finish and adopt Landscapes Plan
- Begin drafting Resource Protection Ordinances
- Update SALDO Open Space Requirements
- Develop the “Preservation Toolbox” as recommended in the plan



Implementation Projects/Initiatives

LEHIGH VALLEY HAZARD MITIGATION PLAN

2024 SUMMARY

The 2024 Lehigh Valley Hazard Mitigation Plan is currently drafted and out for public review. This bi-county plan identifies current natural disaster risks and vulnerabilities, then outlining coordinated regional and local strategies to protect people and property from these risks. 27 natural and non-natural hazards are identified in the plan, with eight key mitigation goals:

1. To minimize the risk to human life associated with natural and non-natural hazards
2. To promote hazard avoidance, especially in floodplains
3. To reduce the damages and functional loss from natural and non-natural hazards to existing and future public and private assets, including structures, critical facilities, and infrastructure
4. To preserve and enhance the effectiveness of natural resources, including woodlands, streams rivers, wetlands, floodplains and riparian buffers to provide resiliency benefits
5. To develop, prioritize and implement cost-effective, long-term actions that will reduce the impacts of natural and non-natural hazards
6. To improve local regulations to reduce the impacts of natural and non-natural hazards
7. To enhance planning and emergency response efforts among federal, state, county and local emergency management personnel to protect public health and safety
8. To promote public awareness on both the potential impacts of natural and non-natural hazards and actions to reduce those impacts

South Whitehall Township was involved in the development of the regional plan and provided key information for the Township’s Municipal Annex including personnell/organizational contacts, compliance summaries, available resources, and ongoing planning efforts.

IMPLEMENTATION ACTIONS

- Hazard Mitigation (H1)

NEXT STEPS

- Continue to support the adoption of the 2024 Lehigh Valley Hazard Mitigation Plan
- Implement the actions of the 2024 Lehigh Valley Hazard Mitigation Plan

| | | | |
|----------|-------|--------|------|
| PRIORITY | High | Medium | Low |
| TIMELINE | Short | Mid | Long |

↑ (under Short) ↓ (over Medium)



Implementation Projects/Initiatives

COMPREHENSIVE PARKS & RECREATION PLAN

2024 SUMMARY

In November 2023, the Township adopted an updated Comprehensive Parks & Recreation Plan. This plan identifies the methods, resources, organizational capacity, and capital investments needed to accomplish short-term and long-term recreational goals. This plan identifies 22 implementation goals in the following categories:

- Planning
- Construction
- Programming
- Collaboration
- Sustainability
- Financing

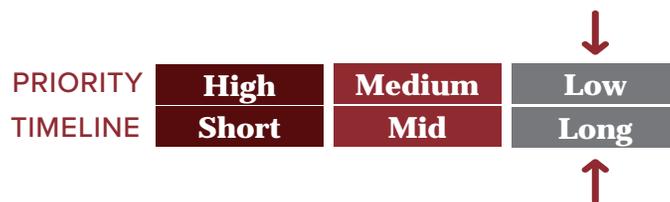
Since the plan’s adoption, the Township has moved forward on several of the priority implementation goals including an increase to the Township Recreation Impact Fees, moving forward with construction of the Jordan Creek Greenway, developing program/event evaluation surveys, defining categories of “open space”, and continuing to investigate collaborative opportunities with municipal and nonprofit partners.

IMPLEMENTATION ACTIONS

- Park & Rec. Plan (P1)

NEXT STEPS

- Complete existing park capital improvement projects (Jordan Creek Greenway, Vistas Park, Covered Bridge Park Phase C)
- Utilize recommendations from the Park & Rec. Plan to plan future capital improvements and grant applications
- Continue to evaluate maintenance and recreation staffing needs as recommended in the Plan



Implementation Projects/Initiatives

ACT 537 SEWAGE FACILITIES PLAN UPDATE

2024 SUMMARY

The Township has recently adopted the Public-to-Public System Transfer Act 537 Plan Update to outline and officially recognize the transfer of the South Whitehall Township Authority to South Whitehall Township. This is a critical step to complete the dissolution of the previous sewer authority and allow for future sewer planning by the Township.

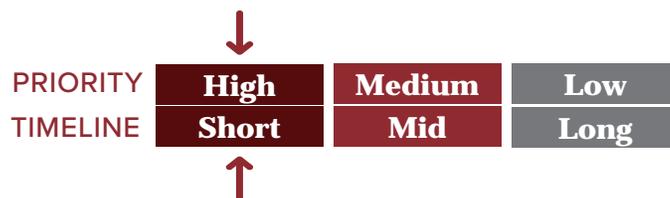
Following the approval of this plan by the Pennsylvania Department of Environmental Protection, the Township can begin the process to update a more comprehensive sewer capacity plan.

IMPLEMENTATION ACTIONS

- Sewer Plan (Act 537) (S2)

NEXT STEPS

- Complete steps to officially dissolve municipal authority
- Seek funding and consulting assistance for full Act 537 Capacity Plan



Implementation Projects/Initiatives

CAPITAL IMPROVEMENTS PLAN (C1)

2024 SUMMARY

The Township currently plans capital improvements by individual department. Staff has started to streamline this process and is working towards a coordinated plan for the entire Township.

INFRASTRUCTURE EVALUATION (I1)

2024 SUMMARY

The Township is starting to conduct a study of rate price and maintenance cost of infrastructure.

SOLID WASTE (S3)

2024 SUMMARY

The Township is currently working with a consultant on an evaluation and analysis of solid waste and recycling practices in South Whitehall. This analysis will look at items collected, frequency of collection, collection routes, and alternative programs or options to reduce both waste and cost.

ZONING UPDATES (Z1)

2024 SUMMARY

The Township has started a cursory review of the existing Township Zoning Ordinance. As part of this process staff is incorporating zoning districts into ArcGIS Urban to evaluate current zoning and prepare to test future zoning scenarios.

Evaluation

This evaluation was conducted by the South Whitehall Township Planning Commission with the assistance of staff in the Township Community Development Department. Over the course of several Planning Commission meetings, the Planning Commission reviewed the Implementation Update and were asked a series of questions to consider the impact and relevance of the Comprehensive Plan since its adoption in March 2023.

Questions

Question 1: *What are the major problems related to land development in the Township since adoption of the Comprehensive Plan?*

Answer:

Being that only one year has passed since the adoption of the Comprehensive Plan, there has not been any major problems or impacts to land development in South Whitehall Township. Eight major plans were reviewed by the Planning Commission in 2023, with the most significant being Ridge Farms Phase 1B. The multi-phased Ridge Farms mixed-use development continues to be one of the most significant and impactful land developments currently in the Township at the corners of Cedar Crest Boulevard and Walbert Avenue. Construction of Phase 1A started in 2023, along with the required road improvements to Walbert Avenue.

Evaluation

Question 2: *To what extent have these problems been reduced or increased?*

Answer:

The Planning Commission did not identify any specific problems since the adoption of the plan but would like to highlight the progress made on the Implementation Action Plan. 17 out of 26 Implementation Actions have either been started, are in current development, or have been completed since the Comprehensive Plan was adopted in March 2023.

Question 3: *To what extent have there been significant changes to the goals and objectives of the Comprehensive Plan, particularly regarding the following:*

- *Density and distribution of population and land uses*
- *Housing conditions and need*
- *Transportation circulation*
- *Conservation of natural resources*
- *Energy conservation*
- *Collection and disposal of waste and recyclable materials*
- *Changes in Federal, State, County, and/or Municipal Policies and Objectives*

Evaluation

Answer:

The Township has initiated the development of Transportation PLAN, which looks to analyze multiple components of the Township's transportation network. Additionally, a new Traffic Calming Policy was adopted in 2023, which provides an analytical and equitable approach to implementing traffic calming devices in residential neighborhoods. The first pilot case of this policy is being tested along Trexler Boulevard.

The South Whitehall Landscapes plan lays out specific goals and actions regarding the conservation and preservation of natural resources, agricultural resources, historic resources, and open space. Following the adoption of this plan, the Township will begin to develop some of the recommended resource protection ordinances, policies related to open space management, and consideration of programs to actively protect open space. Related to this initiative, the Township Environmental Advisory Council (EAC) has been re-established and will be a significant contributor to help implement the actions of the Landscapes plan.

In January 2024, South Whitehall entered into a new five-year contract with J.P. Mascaro & Sons for the collection and disposal of residential solid waste and recyclables. Due to inflation, increased commodity costs, and increased costs for personnel, vehicles, and equipment, this contract saw an increase of 62% compared to the previous year. Separate from this contract, the Township has engaged an independent consulting firm to conduct an evaluation of alternative solid waste, recycling, and yard waste programs. This independent evaluation will also analyze ways to optimize waste collection in the Township in anticipation of the next waste collection contract. The results of this evaluation may recommend significant changes to the methodology and operations of solid waste/recycling/yard waste collection and disposal in the Township.

Recommendations

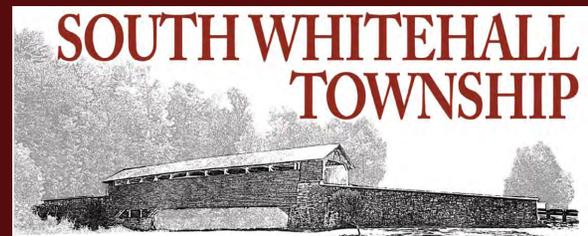
Following the evaluation conducted by the Planning Commission members and Community Development staff, recommendations were made to address the comments in the evaluation or make appropriate adjustments to the Implementation Action Plan. Recommendations are provided in the following formats:

- Amendment to the Comprehensive Plan
- Amendment to an Implementation Action
- Creation of a new Implementation Action
- Reprioritization of an Implementation Action
- Addition or change to the Township Official Map

Recommendation 1: Since it has only been one year since the adoption of the Comprehensive Plan, the Planning Commission does not recommend any specific changes to the plan goals or actions at this time. The Planning Commission does however recommend that the Township continue to reexamine the Comprehensive Plan (and future Reexamination Reports) on an annual basis or else when necessary.



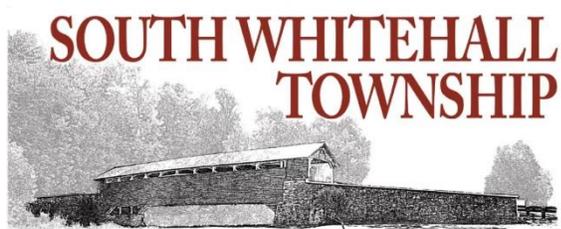
DRAFT



ADDENDUM TO

Aesthetic Surgery Associates Medical Office Building

Major Plan 2023-106



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: April 11, 2024
SUBJECT: Subdivision Plan Review
 Aesthetic Surgery Associates Medical Office Building
 Major Plan 2023-106
 Plan Dated March 14, 2024

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

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

The Parks and Recreation Board recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. The amount of fees to be paid in lieu of common open space land dedication in non-residential subdivision or land development shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface). According to the Bulk Requirements table on the Site Plan, 55,644 additional square feet of impervious surface is proposed, resulting in a fee of \$13,911.00.

Respectfully submitted,

Gregg Adams, Planner
 Community Development Department



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 981 Marcon Blvd., Ste 310, Allentown, PA 18109 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

April 5, 2024

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

**Re: Aesthetic Surgery Medical Office
Plans Dated March 14, 2024
South Whitehall Township
Lehigh County**

Dear Mr. Manhardt:

The proposed storm drainage concept presented in the plans revised March 14, 2024 and storm drainage calculations dated January 4, 2024 has been reviewed for consistency with the *Little Lehigh Creek Watershed Act 167 Storm Water Management Ordinance*, June 1999. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

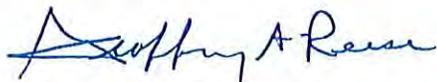
The proposed development is located within drainage district 173 of the Little Lehigh Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criteria for the site are a 30% Release Rate for the 2-year storm and a 100% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the Drainage Plan has been found to be consistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, 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.

Please call with any questions regarding these comments.

Mr. David Manhardt
South Whitehall Township
April 5, 2024
Page 2

Sincerely yours,



Geoffrey A. Reese, PE
Master Planner and Engineer



Denjam Khadka
Senior Civil/Environmental Engineer

Attachment

cc: Thomas Petrucci, Township Manager
Ron Gawlik, PE, The Pidcock Company
Anthony F. Tallarida, PE, The Pidcock Company
Don Peters, PE, Bohler Engineering PA, LLC
Lehigh County Conservation District

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Aesthetic Surgery Medical Office Watershed: Little Lehigh Creek
 Municipality: South Whitehall Township Reviewer: Deniam Khadka
 Date: April 5, 2024 Checked by: Geoffrey A. Reese, PE

| Ordinance Reference | Item | Consistency w/Ordinance | | Comment |
|---------------------|------|-------------------------|--------|---------|
| | | Yes | No N/A | |

301.A-G. General storm water management requirements X / /
 H. Consideration of volume controls X / /

302.A,B. Applicable Storm Water Management Provisions

| Subarea(s) | | |
|-------------|--|--|
| 173 | | |
| 30%/100% RR | | |

Criteria Key: RR = release rate; CND = conditional no detention

303.A. Design consistency with applicable provisions from 302.A. and B X / /
 B. Mapping of Storm Water Management District Boundaries X / /
 C. Downstream capacity analysis / / X
 D. Multiple discharge points within a single subarea / / X
 E,F. Multiple discharge points within multiple subareas / / X
 K. Documentation of no increase in peak or volume / / X
 L. Documentation of "no harm" downstream / / X
 M. Regional or subregional detention analysis / / X
 N. Capacity improvements analysis / / X

304.A. Computation method (rational or soil-cover-complex) X / /
 B. Verification of detention design by routing X / /
 C. Minimum detention pond freeboard specifications / / X
 E. Soil-cover-complex method design rainfall X / /
 F. Rainfall intensities for rational method / / X
 G. Curve Numbers for soil-cover-complex method X / /
 H. Runoff coefficients for the rational method / / X
 I. Volume control storage volume / / X
 K. Common time of concentration / / X
 L. Manning equation to calculate watercourse capacity / / X

403. Drainage Plan Contents X / /

Soil-cover-complex method used.

