

**CEDAR CREEK PARKWAY WEST 2024 IMPROVEMENTS
WAIVER FROM LAND DEVELOPMENT REQUEST 2024-703
ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated May 1, 2024**
- 4. Township Geotechnical Consultant Review dated April 26, 2024**
- 5. Community Development Department Review dated May 2, 2024**
- 6. Applicant's Correspondence:**
 - A. Project Narrative**
 - B. Waiver Request Letter**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
SUBJECT: CEDAR CREEK PARKWAY WEST 2024 IMPROVEMENTS
WAIVER FROM LAND DEVELOPMENT REQUEST 2024-703
REQUEST FOR PLAN REVIEW

DATE: MAY 3, 2024

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT,
L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A.
TALLARIDA, S. PIDCOCK, APPLICANT, SUB. FILE 2024-703

LOCATION AND INTENT:

An application to further develop the property located at 4200 Broadway. The plan proposes to remove the existing tennis courts, adjacent pavilion and stone parking area on the south side of Walnut Street extension and replace it with a wetland/meadow area and remove the existing softball field on the south side of Walnut Street Extension and replace it with two tennis courts, two pickleball courts and a 19-space parking lot, on the 132.4644-acre tract. The property is zoned Medium Density Residential R-4. County of Lehigh is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their December 3, 2014 meeting, the Board of Commissioners, via Resolution 2014-65, approved Major Plan 2014-101 Cedar Creek Parkway West, an application to further develop the 142.3514-acre two-parcel property at 4200 Broadway. The plan proposed to construct two soccer fields, three additional parking lots of 2, 22 and 48 spaces, and stormwater management facilities in Phase 1.

On July 18, 2012, the Board of Commissioners, via Resolutions 2012-51 and 2012-52, approved Major Subdivision 2012-101 Subdivision of Lands Now or Formerly of Lehigh County and Major Subdivision 2011-106 Cetronia Ambulance Corps Joint Operations Facility, respectively, proposing to subdivide and develop the property at 4200 Broadway.

The county soccer field complex land development plan (Major Subdivision 1993-101) was approved by the Board of Commissioners via Resolution 1997-63. Several zoning appeals were approved over the years for the soccer field complex for parking lot paving requirements, buffer yard requirements, and field lighting as a result of the Zoning Hearing Board's discussion and deliberation of appeal numbers A-31-1997, A-69-2000, and A-18-2008.

REVIEWING AGENCIES COMMENTS:

- A. **Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated May 1, 2024. His comments pertain to waivers and deferrals, accessibility, drainage calculations, plan detail, floodplain permitting, 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 26, 2024. He has no comments.
- C. **Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated April 26, 2024. His comments pertain rain gardens.
- D. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated April 25, 2024. He has no comments.
- E. **Public Safety Committee** – The Public Safety Commission is scheduled to review the plan at its May 6, 2024 meeting.
- F. **Parks and Recreation Board** – Per the Project Narrative, a net decrease in impervious coverage is proposed. The Park and Recreation Board is scheduled to review the plan at its May 13, 2024 meeting.
- G. **Pennsylvania Department of Environmental Protection** – PA DEP issued a draft permit for a major amendment to NPDES Permit PAD390133 A-1 on April 4, 2024.
- H. **LANTA** – The comments of LANTA have not been received at the time of this writing.
- I. **Community Development Department** – The Department’s technical review is dated May 2, 2024 and provides comment pertaining to zoning issues, public safety, open space, water and sewer, flood plain regulations, MS4, waiver and deferral commentary, and Official Map and Comprehensive Plan consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

The Department recommends that the Planning Commission recommend Waiver from Land Development 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 May 1, 2024. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
2. That the applicant address to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated April 26, 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 Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated May 2, 2024.
4. That the applicant complies with the forthcoming recommendation of the Public Safety Commission. 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 shall reconcile all open invoices for Township engineering and legal services prior to the Certificate of Use being issued, and that the applicant shall remit payment for any and all required fees to the satisfaction of the Township Manager, the Community Development Department, the Finance Department, and the Public Works Department, prior to the Certificate of Use being issued.

Planning Commission deadline date to act on the plan:

June 10, 2024

Board of Commissioners deadline date to act on the plan:

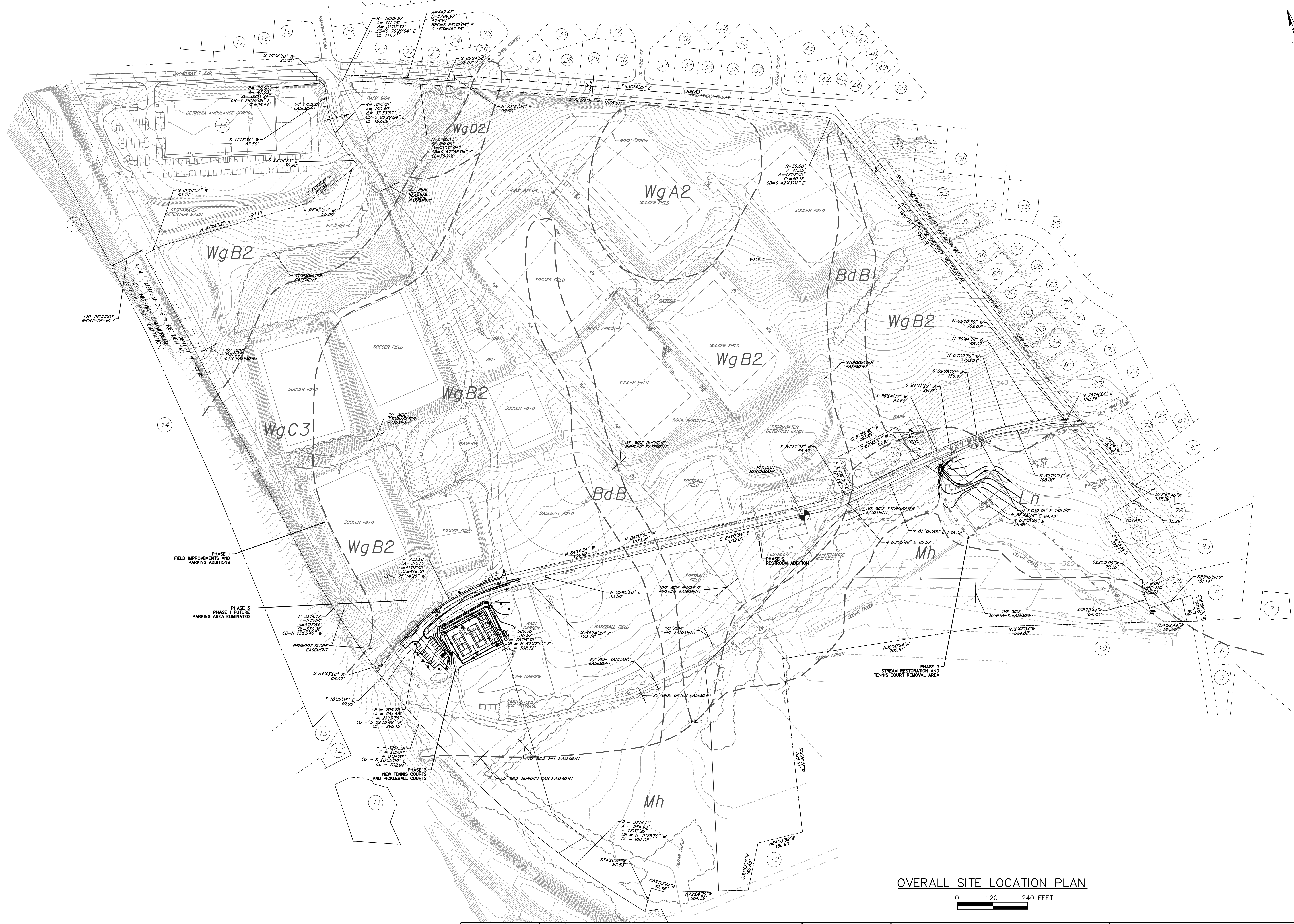
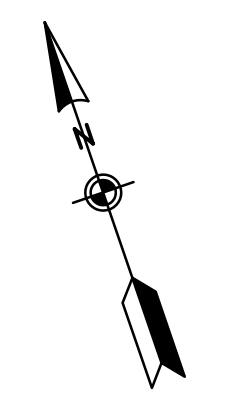
July 10, 2024



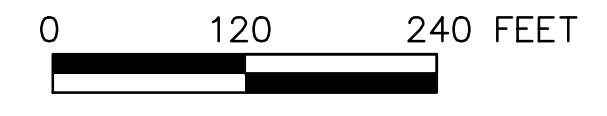
Cedar Creek Parkway West 2024 Improvements Waiver from Land Development 2024-703
Location Map



Cedar Creek Parkway West 2024 Improvements Waiver from Land Development 2024-703



OVERALL SITE LOCATION PLAN



Rev	Date	By	Chk'd	Description

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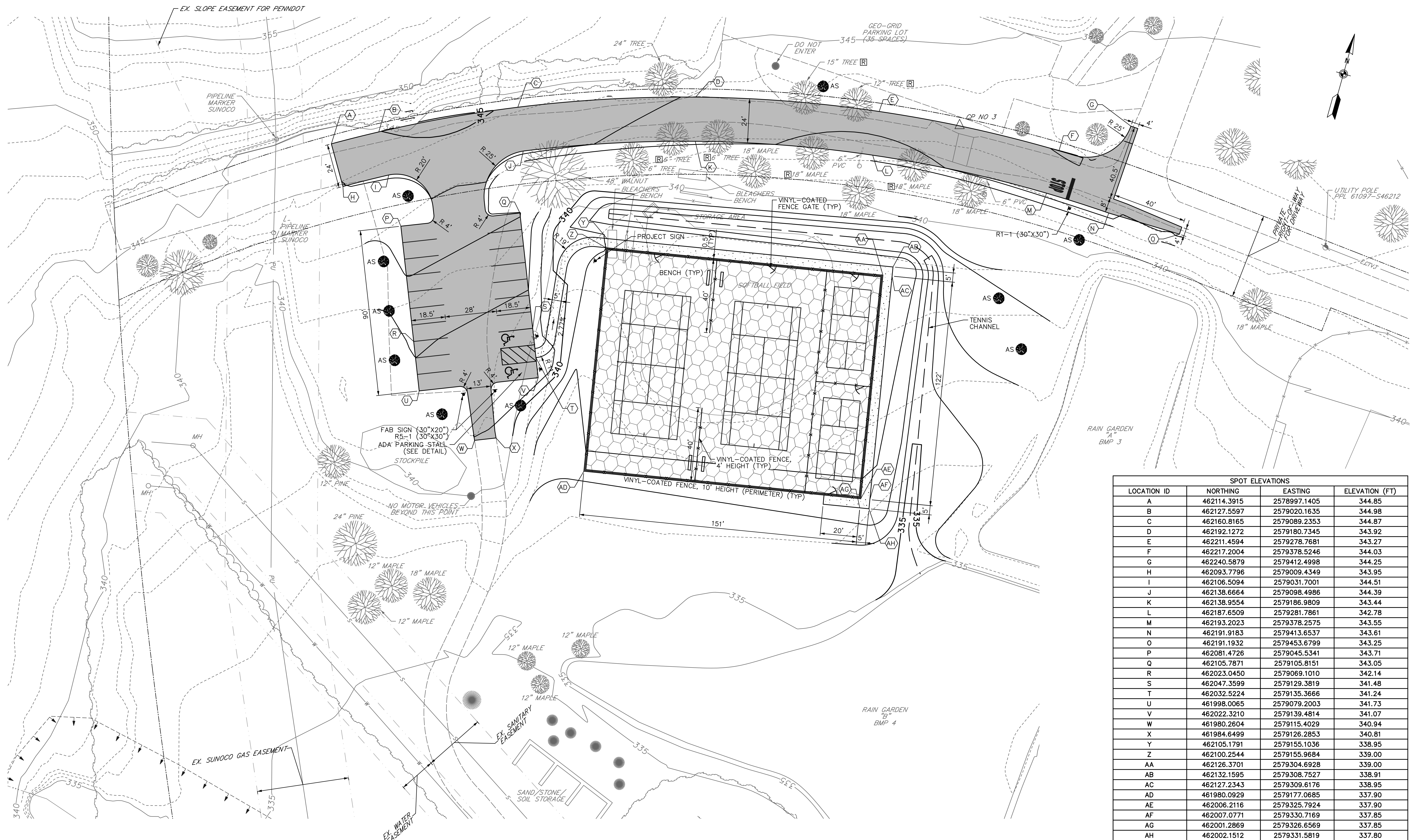


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COUNTY OF LEHIGH
17 South Seventh Street
Allentown, PA 18101-2400
**CEDAR CREEK PARKWAY WEST
2024 IMPROVEMENTS**
South Whitehall Township, PA

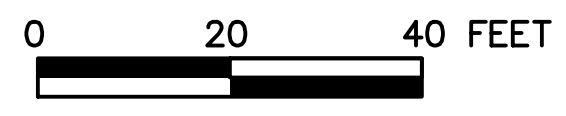
OVERALL SITE LOCATION PLAN

Scale:	AS NOTED	Date:	04/2024	Project No.:	60244.00	Sheet No.:	5 OF 24
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SPOT ELEVATIONS			
LOCATION ID	NORTHING	EASTING	ELEVATION (FT)
A	462114.3915	2578997.1405	344.85
B	462127.5597	2579020.1635	344.98
C	462160.8165	2579089.2353	344.87
D	462192.1272	2579180.7345	343.92
E	462211.4594	2579278.7681	343.27
F	462217.2004	2579378.5246	344.03
G	462240.5879	2579412.4998	344.25
H	462093.7796	2579009.4349	343.95
I	462106.5094	2579031.7001	344.51
J	462138.6664	2579098.4986	344.39
K	462138.9554	2579186.9809	343.44
L	462187.6509	2579281.7861	342.78
M	462193.2023	2579378.2575	343.55
N	462191.9183	2579413.6537	343.61
O	462191.1932	2579453.6799	343.25
P	462081.4726	2579045.5341	343.71
Q	462105.7871	2579105.8151	343.05
R	462023.0450	2579069.1010	342.14
S	462047.3599	2579129.3819	341.48
T	462032.5224	2579135.3666	341.24
U	461998.0065	2579079.2003	341.73
V	462022.3210	2579139.4814	341.07
W	461980.2604	2579115.4029	340.94
X	461984.6499	2579126.2853	340.81
Y	462105.1791	2579155.1036	338.95
Z	462100.2544	2579155.9684	339.00
AA	462126.3701	2579304.6928	339.00
AB	462132.1595	2579308.7527	338.91
AC	462127.2343	2579309.6176	338.95
AD	461980.0929	2579177.0685	337.90
AE	462006.2116	2579325.7924	337.90
AF	462007.0771	2579330.7169	337.85
AG	462001.2869	2579326.6569	337.85
AH	462002.1512	2579331.5819	337.80

PLAN - TENNIS/PICKLEBALL COURTS



PLANT SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	FAMILY	SPACING
AS	10	ACER SACCHARUM	SUGAR MAPLE	2"-2 1/2" CAL.	B&B	ACERACEAE	AS SHOWN

- NOTES:
1. ALL TREE CALIPERS SHALL BE MEASURED 6" ABOVE GRADE.
 2. WHERE DISCREPANCIES OCCUR BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL PREVAIL.
 3. ALL PLANTS SHALL BE NATURAL SHEAR.
 4. IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP ZONING ORDINANCE, A MINIMUM OF 2 SHADE TREES ARE REQUIRED FOR THE PARKING AREA (1 TREE PER 10 PARKING SPACES), WITH FIVE BEING PROPOSED.

Rev	Date	By	Chk'd	Description

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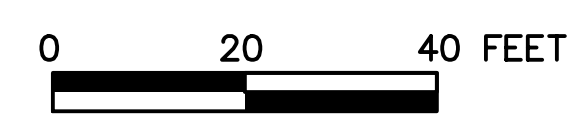


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COUNTY OF LEHIGH
17 South Seventh Street
Allentown, PA 18101-2400
**CEDAR CREEK PARKWAY WEST
2024 IMPROVEMENTS**
South Whitehall Township, PA
**PLAN
TENNIS/PICKLEBALL COURTS**



PLAN - CHANNEL RESTORATION AND COURT REMOVAL



PLANT SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	FAMILY	SPACING
ALL PLANTINGS TO BE DETERMINED BY OTHERS FOLLOWING GRADING AND SEEDING WITH CHANNEL RESTORATION MEADOW MIX (ERNMX-231).							

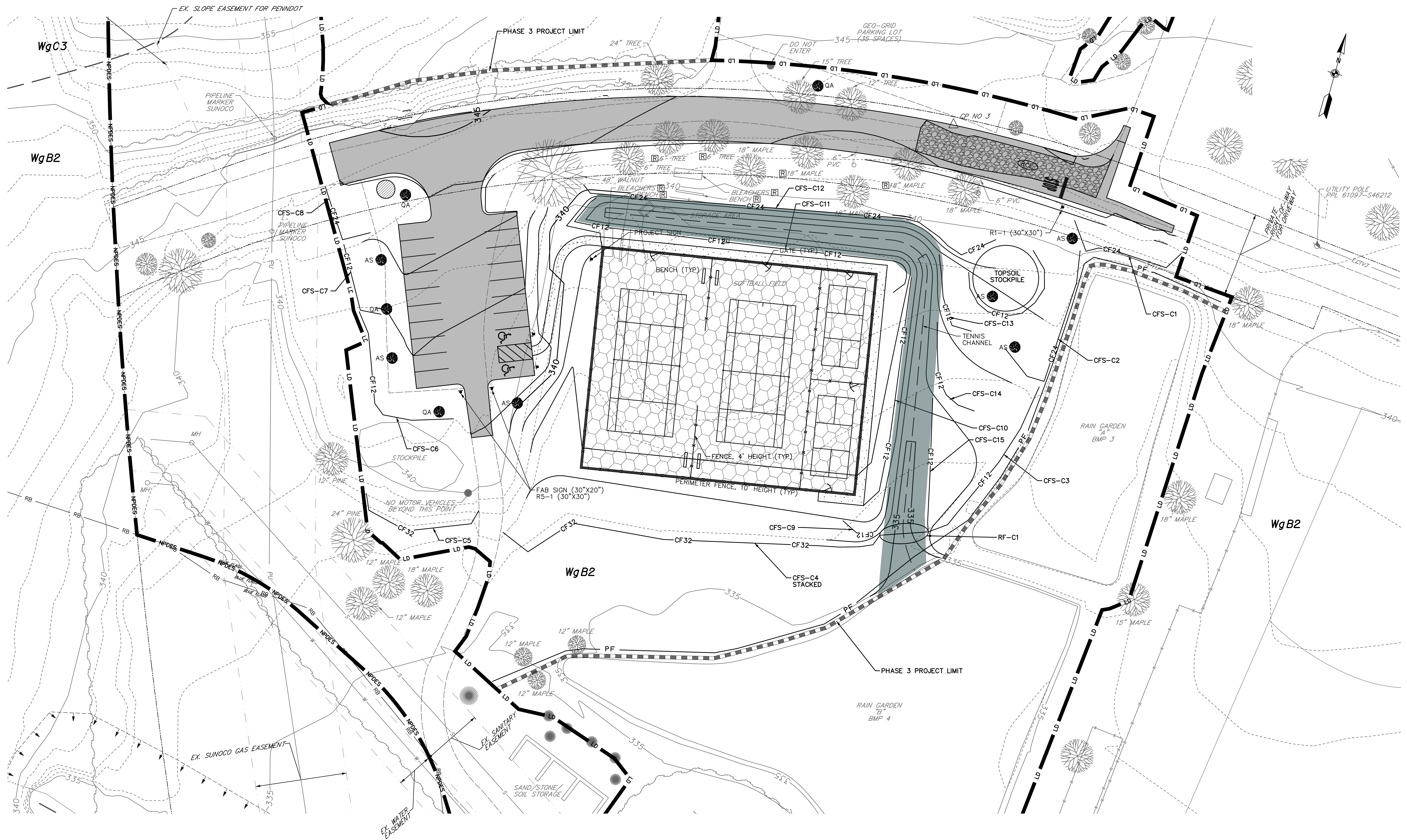
Rev	Date	By	Chk'd	Description



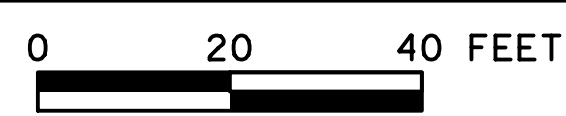
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 17 South Seventh Street
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**CEDAR CREEK PARKWAY WEST
 2024 IMPROVEMENTS**
 South Whitehall Township, PA

**PLAN
 CHANNEL RESTORATION AND COURT REMOVAL**



EROSION AND SEDIMENT CONTROL PLAN – TENNIS/PICKLEBALL COURTS



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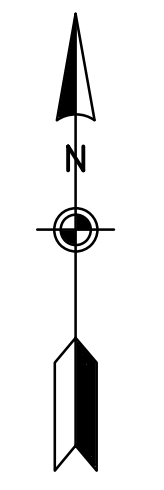
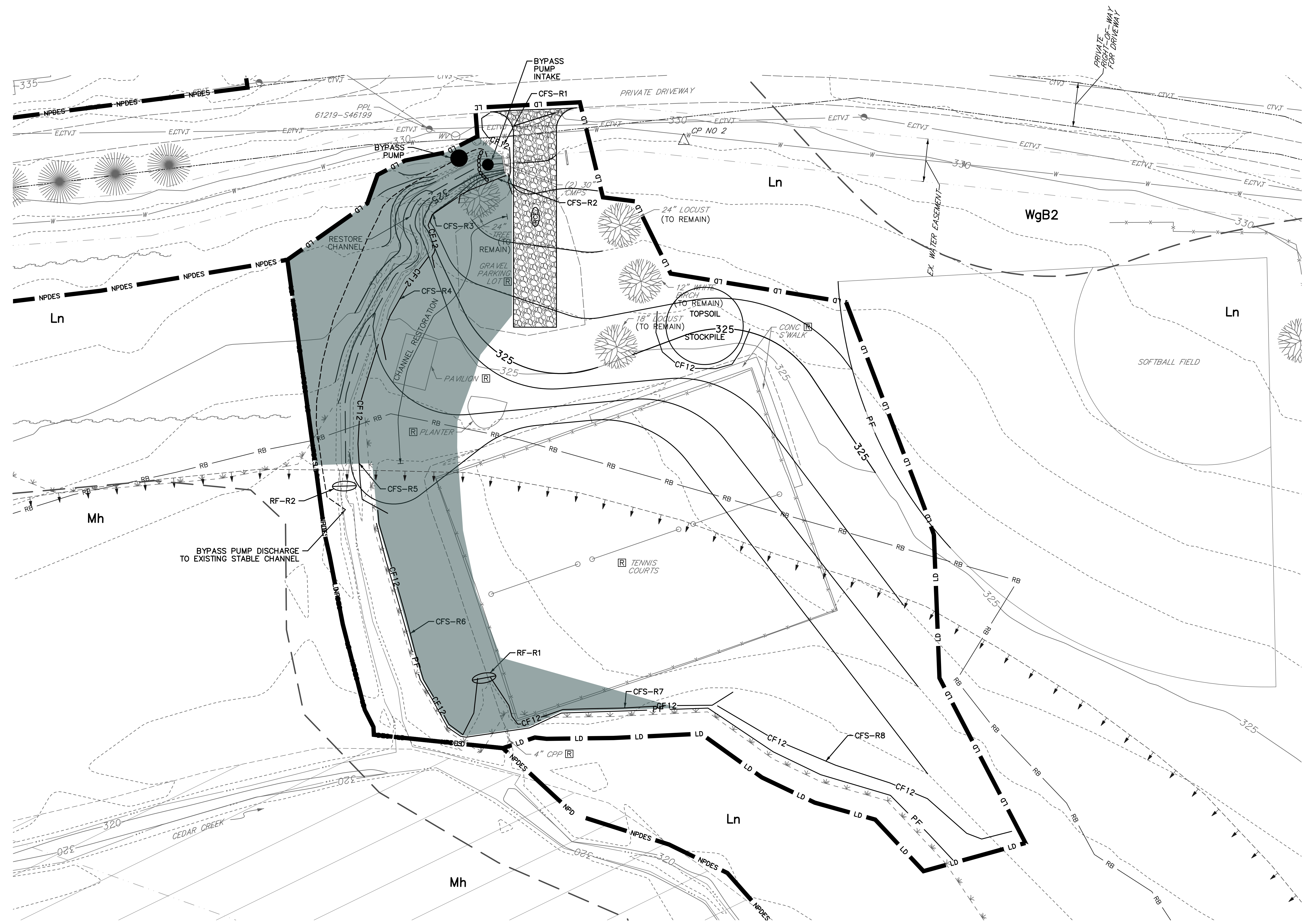
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COUNTY OF LEHIGH
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**CEDAR CREEK PARKWAY WEST
2024 IMPROVEMENTS**
South Whitehall Township, PA
**E&S CONTROL PLAN
TENNIS/PICKLEBALL COURTS**

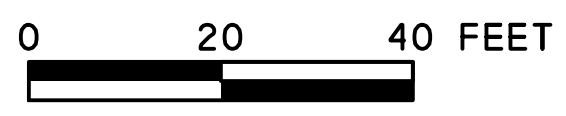
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Scale: AS NOTED Date: 04/2024 Project No.: 60244.00 Sheet No.: 13 OF 24



**EROSION AND SEDIMENT CONTROL PLAN
CHANNEL RESTORATION AND COURT REMOVAL**



ALL DISTURBED AREAS ON THIS PLAN TO RECEIVE CHANNEL RESTORATION MEADOW MIX (ERNMX-231).

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**CEDAR CREEK PARKWAY WEST
2024 IMPROVEMENTS**
South Whitehall Township, PA
**E&S CONTROL PLAN
CHANNEL RESTORATION AND COURT REMOVAL**

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.

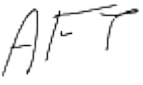
Bruce E. Anderson, P.E., LEED AP
 Brian A. Dillman, P.E.
 Ronald J. Gawlik, P.E.
 Brian E. Harman, P.E., PTOE
 James A. Rothdeutsch, P.E., LEED AP
 John R. Russek, Jr., P.E.
 Brent C. Tucker, P.E.

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 
 Manager, Municipal Engineering Services

SUBJECT: South Whitehall Township
 Cedar Creek Parkway West
 2024 Improvements
 Waiver from Land Development
 Process Request #2024-703

DATE: May 1, 2024

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

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

Mr. Herb Bender
 Director of Township Operations
 South Whitehall Township

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

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

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

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

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

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

Mr. Denjam Khadka
Senior Civil/Environmental Engineer
Lehigh Valley Planning Commission

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

Mr. Vernon W. Gernhart, III, PE
Project Manager Associate
Alfred Benesch & Company

Mr. Robert Stiffler
County of Lehigh

(all via e-mail)

Mr. Ronald J. Gawlik, PE, Township Engineer

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

Removal of existing tennis courts, a pavilion, and stone parking areas and the construction of new tennis/pickleball courts, a parking lot, and driveway extension on the Lehigh County property at the southwest corner of the Broadway/Cedarbrook Road intersection. Several previously required parking areas are now not intended to be constructed. A decrease in impervious surface from the prior design will result from this project.

R-4 – Medium Density Residential Zoning District.

Recreation fields are a Special Exception Use in the R-4 Zoning District.

Waivers/Deferrals/Variances:

None to date (see Waiver Comment below).

Recommendation:

Engineering approval recommended subject to the following comments being addressed.

mjg/laf

Enclosures

THE PIDCOCK COMPANY

South Whitehall Township
 Cedar Creek Parkway West
 2024 Improvements
 Waiver from Land Development
 Process Request #2024-703

May 1, 2024

REVIEW COMMENTS

1. A waiver from the Land Development review process as outlined per SALDO §312-48(e) has been requested. We have reviewed the information accordingly. Additionally, as listed in a letter dated April 11, 2024, the Design Engineer requested waivers from the following SALDO requirements:
 - a. SALDO §312-12(b)(1) – Plan scale (plans are drawn at 1” – 120’) – we have no engineering objection to this request;
 - b. SALDO §312-12(b)(15) – Existing and proposed contours within 400 feet of the site – based on the limits of the information provided we have no engineering objection to this request;
 - c. SALDO §312-12(b)(20) – Buildings within 100 feet of the tract – we have no engineering objection to this request;
 - d. SALDO §312-12(b)(21) – Show the location and widths of all sidewalk, trails, driveways, streets, easements, and right-of-way platted or existing within the subdivision and within 400 feet of any part of the tract – we have no engineering objection to this request;
 - e. SALDO §312-12(b)(41) – Provide a Zoning Plan – we have no engineering objection to this request. We defer to any comments/requests of the Township Zoning Officer; and
 - f. SALDO §312-13(f) – Recording approved plan – we have no engineering objection to this request. Also, we recommend consideration of any comments from the Township Staff.

In the event waivers or deferrals are ultimately granted, add a Waiver/Deferral Note to reflect the dates of approval, and the Board which took the action;

2. Confirm with the Township Staff the status of the existing waivers/deferrals as they relate to the current proposal (e.g., curbing and sidewalk along public and private streets, right-of-way improvements, shade trees, etc.);

3. The following are comments concerning accessibility on the land development site plans. The review is based on Chapter 11, Appendix E and related accessibility provisions of the 2018 International Building Code (IBC) adopted by the Pennsylvania Construction Code Act 45 as amended (PAUCC), Accessible and Usable Buildings ICC A117.1 2017 (ICC A117.1) referenced in the IBC, and the Pennsylvania Department of Transportation Publication RC-67M (PENNDOT RC-67M):

- a. The slopes of the proposed accessible parking spaces and access aisles should not exceed the maximum allowable slope of 2 percent required by ICC §502.5. Provide spot elevations as necessary; and
- b. Confirm that the height of the “Van Accessible” sign on the ADA Sign Detail on Sheet 8 will be above the minimum height of 5’-0”, IBC §502.7.

The Township’s Accessibility Code Official may have additional review comments during building permitting. We recommend contacting the Code Official to confirm the above comments and any other applicable accessibility requirements.

4. Provide appropriate design calculations (including a drainage patterns map – as applicable) for the proposed swale/channel(s) around the tennis/pickleball courts and for the channel restoration area, SALDO §312-12(b)(38);
5. Provide the following information in accordance with SALDO §312-12(b):
 - a. Check the required minimum lot area in the Site Data Tables (1 acre required; 3 acres listed), ZO §350-24(c)(6), SALDO §312-12(b)(8)(F);
 - b. A parking tabulation for the entire site (noting that parking areas are being removed), SALDO §312-12(b)(8)(I);
 - c. We understand right-of-way has previously been dedicated along Broadway and Cedarbrook Road. Revise the external boundary accordingly. Also provide a closure report of the external site boundary confirming that the boundary closes within allowable tolerances, SALDO §312-12(b)(14);
 - d. Rock outcrops, stone fields, closed topographical depressions, and other features of ground subsidence, etc. or the absence of such features should be noted, SALDO §312-12(b)(18);
 - e. Significant manmade features within 100 feet of the site (e.g., sewer mains, water mains, gas lines, fire hydrants, etc.), SALDO §312-12(b)(19);
 - f. Reference monuments, SALDO §312-12(b)(27);
 - g. Any sequential staging, SALDO §312-12(b)(35); and
 - h. A Lighting Plan (if applicable), SALDO §312-12(b)(37).
6. Obtain any floodplain permits as applicable, SALDO §312-12(b)(42). Approval for the grading work within the existing drainage easement should be obtained as necessary, SALDO §312-12(b)(25)
7. Address any comments from the Shade Tree Commission to their satisfaction;

- 8. Matters pertaining to the design of public water and sanitary sewer services should be directed to the Township Department of Public Works. We have not reviewed these designs;
- 9. Address any concerns of the Public Safety Commission to their satisfaction; and
- 10. Provide Certifications/Acknowledgements/Statements in accordance with SALDO §312-48(e)(2). Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable.

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

THE PIDCOCK COMPANY

South Whitehall Township
Cedar Creek Parkway West
2024 Improvements
Waiver from Land Development
Process Request #2024-703

List of Plans and Supplemental Information
Prepared by Alfred Benesch & Company and
Last revised or dated April 2024, except as noted

1. Cover Sheet, Sheet 1 of 24;
2. General Notes, Sheet 2 of 24;
3. Existing Site Data, Sheet 3 of 24;
4. Existing Site Boundary Plan, Sheet 4 of 24;
5. Overall Site Location Plan, Sheet 5 of 24;
6. Plan Tennis/Pickleball Courts, Sheet 6 of 24;
7. Plan Channel Restoration and Court Removal, Sheet 7 of 24;
8. Site Details, Sheets 8 through 10 of 24;
9. E&S Control Notes, Sheet 11 of 24 (cursory review only);
10. Construction Sequence, Sheet 12 of 24 (cursory review only);
11. E&S Control Plan Tennis/Pickleball Court, Sheet 13 of 24 (cursory review only);
12. E&S Control Plan Channel Restoration and Court Removal, Sheet 14 of 24 (cursory review only);
13. E&S Control Details, Sheets 15 through 20 of 24 (cursory review only);
14. PCSM Notes, Sheet 21 of 24;
15. PCSM Plan – Tennis/Pickleball Courts, Sheet 22 of 24;
16. PCSM Plan – Channel Restoration and Court Removal, Sheet 23 of 24;
17. PCSM Details, Sheet 24 of 24;
18. Project Narrative (undated);
19. Waiver Request Letter dated April 11, 2024; and
20. Letter of Transmittal dated March 18, 2024.

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

1. Waiver Request Application; and
2. South Whitehall Township Letter of Transmittal dated April 11, 2024.



HanoverEngineering

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

April 26, 2024

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

RE: Geotechnical Engineering Review of
Provided Documents
Cedar Creek Parkway West
2024 Improvements
Waiver from Land Development 2024-703
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT24-11(009)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on April 16, 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. Memorandum referenced as “Cedar Creek Parkway West (CCPW) – Phases 3/4 and SALDO Review”, prepared by Alfred Benesch & Company (Benesch), dated March 18, 2024.
2. Document entitled “Project Narrative”, prepared by Benesch, undated.
3. Plan entitled “Record Plan” prepared by Keystone Consulting Engineers, dated December 13, 2013, last revised October 11, 2023.
4. Plan entitled “Phase 4 Improvements”, prepared by Benesch, dated February 2024, unrevised.
5. Engineering plan set entitled “Cedar Creek Parkway West – 2024 Improvements”, Sheets 1 of 24 through 24 of 24 inclusive, dated April 2024, unrevised.

Based on our review, it is our understanding that the subject property is a recreational park owned by the County of Lehigh and containing multiple sports fields and appurtenant access drives, parking lots, and walking pathways. Existing stormwater management consists of two (2) rain gardens, designated as ‘A’ and ‘B’. We further understand that the applicant proposes to remove a small softball field and replace it with two (2) tennis courts and two (2) pickleball courts, to be served by a new 19 space parking lot. The applicant also proposes, in a different area of the park, to remove existing tennis courts, stone parking area, and pavilion and replace with a wetland/ meadow

Mr. Gregg Adams
Planner

2

April 26, 2024

creation area. The applicant acknowledges a net increase of approximately 0.57 acres of impervious surface relative to existing conditions, but states that the decrease in parking lot size from the originally proposed 122 spaces to the currently proposed 19 spaces creates an off-setting reduction of 0.42 acres of impervious surface. The applicant states that the previously installed Rain Gardens A and B are sized appropriately to accommodate this additional impervious surface area.

We offer the following comments:

1. Provide infiltration rate calculations or other documentation to substantiate that the rain gardens are sized appropriately to accommodate the additional impervious surface area.
2. Verify the continued functionality and conformance with original design of the rain gardens via a visual inspection that demonstrates that the rain gardens are not ponded with water, silted in, overgrown with vegetation, etc.
3. On the engineering plan set, proposed grading seems to direct all stormwater runoff to Rain Garden B. Clarify if and how Rain Garden A is intended to receive stormwater runoff from the proposed improvements.

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\Swt24-11(009)-CedarCreekParkwayWest2024ImprovementsLDWaiver2024-703\Docs\2024-04-26-SWT Geotech, Cedar Creek Parkway West 2024 Improvements geotech rev cmt ltr 1.doc

cc: Mr. Dave Manhardt, Director of Community Development (via email)
Mr. Herb Bender, Public Works Director (via email)
Mr. Anthony F. Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Mr. Robert A. Stiffler, Director of Parks, County of Lehigh
Mr. Vernon W. Gernhart III, PE, Alfred Benesch & Company

SOUTH WHITEHALL TOWNSHIP

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

May 2, 2024

County of Lehigh
Attn: Robert Stiffler
17 South Seventh Street
Allentown, PA 18101-2400

***RE: Cedar Creek Parkway West 2024 Improvements
Waiver from Land Development Request 2024-703
Request For Plan Review***

Dear Mr. Stiffler:

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. 350-48(o)(2)(E)(iii)(4) Illumination. All parking areas, except those servicing three or fewer dwelling units, shall be illuminated adequately during the hours between sunset and sunrise when the use is in operation in accordance with the standards set forth in § 350-42(i) which standards are also the applicable standards for parking areas.

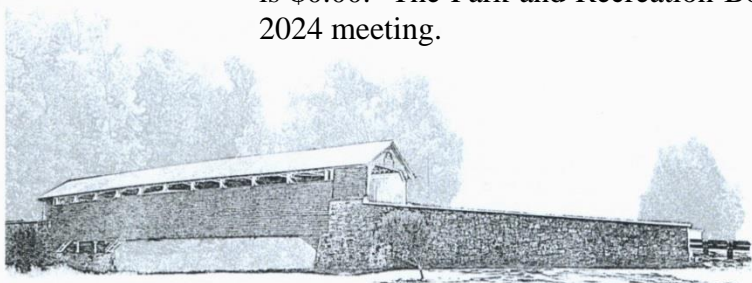
The parking lot does not propose any lighting due to the tennis and pickle ball courts not being in operation during dusk to dawn hours. However, for future use, should the parking lot be utilized for any hours between sunset and sunrise, a lighting plan is required.

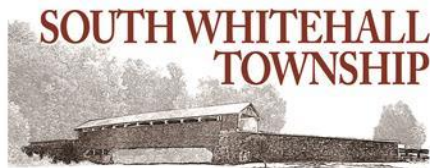
B. Fire Inspector

1. The Public Safety Commission will be reviewing the plan at their May 6, 2024 meeting.

C. Open Space and Recreation

1. Per the Project Narrative, a net decrease in impervious coverage of approximately 0.42 acres over the approved 2014 plan is proposed. Therefore, the fee in lieu of land dedication is \$0.00. The Park and Recreation Board is scheduled to review the plan at its May 13, 2024 meeting.





D. Water & Sewer

1. No change in water or sewer facilities is proposed.

E. Flood Plain

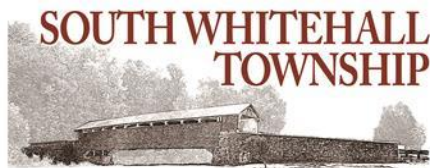
1. Pursuant to Section 181-12 of the South Whitehall Township Codified Ordinances (Floodplain Management), any development in any identified floodplain area may be submitted to the Township Engineer for review and comment.
2. For any development located entirely or partially in any identified floodplain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

F. Legal and Other

1. 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.

G. Waiver and Deferral Request Commentary

1. Request to waive SALDO Section 312-12(b)(1) requiring the use of certain plan drawing scales – Staff defers to the Township Engineer.
2. Request to waive SALDO Section 312-12(b)(15) requiring the showing of contours within 400 feet of the tract – Staff defers to the Township Engineer.
3. Request to waive SALDO Section 312-12(b)(20) requiring the showing of buildings within 100 feet of the tract – Staff defers to the Township Engineer.



4. Request to waive SALDO Section 312-12(b)(21) requiring the showing of the locations of all rights-of-way within 400 feet of the tract – Staff defers to the Township Engineer.
5. Request to waive SALDO Section 312-12(b)(36) requiring the provision of a Landscaping Plan – Staff defers to the Township Engineer.
6. Request to waive SALDO Section 312-12(b)(41) requiring the provision of a Zoning Plan – Staff defers to the Township Engineer.
7. Request to waive SALDO Section 312-13(f) requiring the recording of the approved site plan – Staff supports the request to the extent that a signed and sealed plan be provided to the Township in accordance with SALDO Section 312-48.

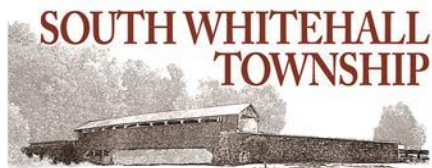
H. Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as underlain by karst geology, adjoining and partially within the 100-year flood zone and adjoining wetlands.
2. The Comprehensive Plan indicates natural areas within and adjoining the tract. Natural areas should be a priority for preservation when possible. In some cases, development can be supported in these areas but may require site-level analysis.

The Comprehensive Plan envisions the 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, May 9, 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.



Should your plan receive a favorable recommendation from the Planning Commission, it will be placed on the May 15, 2024 Board of Commissioners meeting agenda for approval. Prior to the meeting you will receive a copy of the agenda packet and approving Resolution. Please direct any questions or concerns about either document to me at your earliest convenience. Should the Resolution be deemed acceptable, please complete the "Acceptance of Conditions" page at the end of the Resolution and return it to me no later than the beginning of the Board of Commissioners meeting. A representative of the applicant shall be required to attend the meeting to present the plan and answer questions.

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 J. Zator, Esq J. Alderfer, Esq
V. Gernhart, Benesch Sub. File 2024-703



**COUNTY OF LEHIGH
CEDAR CREEK PARKWAY WEST (CCPW)
2024 IMPROVEMENTS
SOUTH WHITEHALL TOWNSHIP, PENNSYLVANIA
BENESCH PROJECT NO. 60244.00**

PROJECT NARRATIVE

The Cedar Creek Parkway West – 2024 Improvements project in South Whitehall Township, Lehigh County involves improvements to the County owned and operated recreational facility. This narrative is associated with an application to request to waive the Township SALDO review process. The scope of work includes the removal of existing tennis courts, an adjacent pavilion, and stone parking area; and the construction of new facilities including tennis/pickleball courts, a parking lot, and driveway extension. The proposed facilities will be ADA compliant with the appropriate ADA accessible routes between the parking lot and tennis/pickleball courts.

The area where the existing tennis courts, pavilion, and stone parking area are to be removed will be regraded and replaced with a wetland/meadow area as part of a collaborative project between the County and Lehigh County Conservation District (LCCD). The new court area is in the area of an existing underutilized softball field which will be removed as a part of the project. Two (2) tennis courts and two (2) pickleball courts, a 19-space parking lot with two (2) ADA-compliant parking spaces, a sidewalk connecting the courts to the parking area, and a paved driveway extension upgrading an existing gravel driveway will be constructed.

The project will incur a net increase of approximately 0.57 acres of impervious surface from existing conditions. However, when considering the reduction of the proposed parking lot size from 122-spaces (on Phase 1 Record Plan) to 19-spaces, there is a net reduction of proposed impervious surface with respect to the Phase 1 Record Plan of 0.42 acres. The previously installed Rain Gardens A and B are sized appropriately to accommodate this additional impervious surface area.

There are no public utilities proposed under this project that require coordination. The parcel is served by public water/sewer and PPL electric in other locations on the property not impacted by the project.

There are no anticipated traffic impacts due to the project.

Outside agencies with approval requirements include the LCCD/PADEP, which is currently reviewing a NPDES Permit (Major Modification to the existing NPDES permit); the PA Department of Conservation and Natural Resources (DCNR), which is providing project funding through a grant; and South Whitehall Township. A floodplain permit was submitted to the Township on July 28, 2023 and is under review pending Township concurrence with this SALDO waiver request.

The project is anticipated to be completed by December 2024.



250 Cetronia Road, Suite 150
Allentown, PA 18104
www.benesch.com
P 610-439-7066

April 11, 2024

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

RE: **County of Lehigh
Cedar Creek Parkway West – 2024 Improvements
SALDO Waiver Request Letter
South Whitehall Township, Pennsylvania
Benesch Project No. 60244.00**

Dear Mr. Adams:

On behalf of Lehigh County, we are requesting the following waivers from the South Whitehall Township Subdivision and Land Development Ordinance (SALDO) for the subject project:

1. Section 312-12(B)(1) – Plan Scale

The “Existing Site Boundary Plan” (Sheet 4 of 24) and “Overall Site Location Plan” (Sheet 5 of 24) are drawn at a scale of 1” = 120’ to fully accommodate the entire site and adjoining properties on a single sheet for clarity. This is consistent with the previously approved waiver for Phase 1. We respectfully request a waiver from the plan scale requirement for these sheets. Please note that all other plan sheets are drawn at a scale of 1” = 20’, which complies with this section.

2. Section 312-12(B)(15) – Contours on Adjacent Land Within 400 Feet

Existing and proposed contours at a vertical interval of 1-foot are provided for the entire site on the “Overall Site Location Plan” (Sheet 5 of 24); however, they do not extend a full 400 feet beyond the tracts. This is consistent with the previously approved waiver for Phase 1. One foot interval contours obtained from survey data provide a better representation of existing topography and proposed grading. Due to the size of the tracts and for clarity, it is not practical to show contours 400 feet beyond the property line without increasing the plan scale. Therefore, we respectfully request a waiver from the requirement to show contours at a vertical interval of two or five feet for the entire tract and adjacent land within 400 feet.

3. Section 312-12(B)(20) – Buildings Within 100 Feet of the Tract

The location, character, and elevation of all existing features within the project tracts are clearly defined on the “Overall Site Location Plan” (Sheet 5 of 24). This information is not provided beyond the property line as the scope of work for this project is a significant distance away from adjoining properties and as such there is a lack of survey data in these locations. This is consistent with the previously approved Phase 1 Plan. Given the scope of work for the project, there is insignificant value added by displaying existing features on adjoining properties. Therefore, we respectfully request a waiver from the requirement to show the location, character, and elevation of any building within 100 feet of the tract.



4. Section 312-12(B)(21) – Location and Widths of All Streets, Easements, and Rights-of-Way Within 400 Feet of the Tract

The location and widths of all streets, easements, and rights-of-way for the project tracts and adjoining locations are shown where practical on the “Existing Site Boundary Plan” (Sheet 4 of 24) and “Overall Site Location Plan” (Sheet 5 of 24); however, this information is not provided for the full required 400 feet beyond the tracts. This is consistent with the previously approved waiver for Phase 1. Due to the size of the tracts and for clarity, it is not practical to show the location and widths of all streets, easements, and rights-of-way for the entire tract for the full required 400 feet beyond the tracts without increasing the scale. Therefore, we respectfully request a waiver from this requirement.

5. Section 312-12(B)(36) – Landscape Plan

The requirements of this section are adequately presented within the plan set. The scope of landscaping for this project with respect to Zoning/SALDO requirements is very limited. Ten (10) total shade trees are proposed, with five (5) adjacent to the proposed parking lot. Note 4 on the “Tennis/Pickleball Courts Plan” (Sheet 6 of 24) was added to demonstrate shade tree compliance with the Township Zoning Ordinance Section 350-48(O)(2)(v)(2). A plant schedule and all proposed planting locations are fully shown on this sheet. Additionally, proposed seeding is presented throughout the E&S Control and PCSM Plan Sheets. Given the limited scope of landscaping for the project, there is insignificant value added by adding a Landscape Plan sheet. Therefore, we respectfully request a waiver from the requirement to provide a Landscape Plan.

6. Section 312-12(B)(41) – Zoning Plan

The requirements of this section are adequately presented throughout the plan set. Zoning boundaries and rights-of-way are provided on the “Cover Sheet” (Sheet 1 of 24), “Existing Site Boundary Plan” (Sheet 4 of 24), and “Overall Site Location Plan” (Sheet 5 of 24). Zoning requirements, which include the zoning district; minimum lot area; width, setbacks, and building height; water/sewer; intended use; and parking requirements are shown on “Existing Site Data” (Sheet 3 of 24). Given the current plan sheet organization, an additional Zoning Plan sheet would be redundant. Therefore, we respectfully request a waiver from the requirement to provide a Zoning Plan.

7. Section 312-13(F) – Recording Approved Plan

Given the request for a waiver of SALDO Review for this project and since there is one more future phase of improvements at CCPW that will potentially require recording as well, we respectfully request a waiver from the requirement to record the approved plan for this project. This is consistent with correspondence from the Township dated April 2, 2024, it was indicated at that time that Township Staff would have no issue with a request to waive the plan recording requirement for this project.

We respectfully request your consideration of these requested waivers during the review and approval process for this project.

South Whitehall Township
April 11, 2024
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Thank you for your time and consideration in this matter. If you have any questions or comments concerning the above or need additional information to be considered, please contact our office.

Respectfully,

A handwritten signature in blue ink, appearing to read "Vernon W. Gernhart III".

Vernon W. Gernhart III, PE
Project Manager
Associate

cc: Mr. Robert Stiffler, County of Lehigh Parks & Recreation