

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

PLANNING COMMISSION

MAY 9, 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 April 11, 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. St. Joseph the Worker Walkway Expansion	7:10 pm
Waiver from Land Development 2024-701	
<u>Request For Plan Review</u>	page 11
B. Cedar Creek Parkway West 2024 Improvements	7:25 pm
Waiver from Land Development 2024-701	
<u>Request For Plan Review</u>	page 35
C. PSD New Operations Center Phase 3	7:45 pm
Major Plan 2024-101	
<u>Request For Preliminary/Final Plan Review</u>	page 63
<u>AGENDA ITEM #5</u> – COMPREHENSIVE PLAN UPDATE	8:15 pm
<u>AGENDA ITEM #6</u> – TRANSPORTATION INFRASTRUCTURE UPDATE	8:20 pm
<u>AGENDA ITEM #7</u> – COURTESY OF THE FLOOR	8:25 pm
<u>AGENDA ITEM #8</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** **APRIL 11, 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:

Brian Hite, Vice-Chairman
Trevor Dombach
Todd Fahringer
Diane E. Kelly
Mark Leuthe

Staff members in attendance:

Gregg Adams, Planner
Laura Harrier, Zoning Officer
David Manhardt, Director of Community Development
Erinn Bet, Assistant Township Engineer
Leo DeVito, Alternate Township Solicitor

AGENDA ITEM #1 – CALL TO ORDER

Vice-Chairman Hite 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**

Vice-Chairman Hite led the assembled in the Pledge of Allegiance.

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

AGENDA ITEM #3 – APPROVAL OF MINUTES

Vice-Chairman Hite announced that the minutes of the March 14, 2024 meeting were distributed prior to this evening's meeting for review and comment. Vice-Chairman Hite asked the members if they had any changes to the minutes. Hearing none, Vice-Chairman Hite called for a motion to approve the minutes as submitted. Mrs. Kelly made a motion to that effect. Mr. Fahringer seconded the motion and it passed unanimously, 4-0, with Mr. Dombach abstaining.

AGENDA ITEM #4 – SUBDIVISION REVIEW

A. Aesthetic Surgery Associates Medical Office Building Major Plan 2023-106 Request For Preliminary/Final Plan Review

Vice-Chairman Hite polled the audience for interested parties other than the developer regarding the application to develop the property located at 1619 Hausman Road, proposing to construct a two-story 32,379 square foot medical office building and an 87-space parking lot on the 2.61-acre parcel. There was no response.

At the request of Vice-Chairman Hite, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended 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.
17. That the plans are to be revised and deemed to be "clean" prior to them being presented to the Board of Commissioners.

At the request of Vice-Chairman Hite, the Assistant Township Engineer Erinn Bet read the Township Engineer's recommendation into the record. The Township Engineer is recommending engineering approval subject to the applicant addressing the Township Engineer's comments.

Engineer Don Peters of Bohler Engineering and Attorney Erich Schock of Fitzpatrick, Lentz and Bubba were present to present the plan and answer questions. Attorney Schock stated that he has confirmed that the plan is zoning-compliant and stated that the applicant can address the remaining comments with no issues. He requested action on the applicant's waiver requests.

Mrs. Kelly inquired as to the LVPC's comments regarding hydric soils.

Attorney Schock stated that the applicant has contacted the LVPC for clarification and has determined that the hydric soils are being caused by an existing septic tank.

Engineer Peters stated that hydric soils can be an indication of the presence of wetlands. He stated that a site visit turned up a small wetland, at least 50% of which was caused by the lid of a septic tank. He noted that the PNDI has been received and that he will forward it to the Township.

Vice-Chairman Hite suggested reviewing the waiver requests.

Mrs. Bet stated that the applicants' requests to waive SALDO Sections 312-23(b)(20) and (b)(21) should be revised to Sections 312-12(b)(20) and (21), respectively.

Mr. Leuthe made a motion to support the applicant's request 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.

Mr. Hite seconded, and the motion passed unanimously, 5-0.

Mrs. Kelly made a motion to support the applicant's request 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.

Mr. Fahringer seconded, and the motion passed unanimously, 5-0.

Mr. Fahringer made a motion to support the applicant's request 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.

Mrs. Kelly seconded, and the motion passed unanimously, 5-0.

Mr. Leuthe made a motion to support the applicant's request that the requirement of Section 312-35(b)(3)(A)(iv) of the Subdivision and Land Development Ordinance pertaining to the requirement for concrete aprons be deferred to the extent shown on the plan.

Mrs. Kelly seconded, and the motion passed unanimously, 5-0.

Mr. Leuthe made a motion to support the applicant's request that the requirement of Section 296-11(T) of the Stormwater Management Ordinance that 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 be waived.

Mr. Dombach seconded, and the motion passed unanimously, 5-0.

Mr. Dombach inquired whether the basin liner is proposed to be clay or PVC.

Engineer Peters stated that there is no liner proposed as the basin is proposed to infiltrate stormwater.

Mrs. Kelly made a motion to support the applicant's request that the requirement of Section 296-18(R)(4)(b) of the Stormwater Management Ordinance that detention

basins shall be designed to drain completely after every storm in order to avoid problems associated with stagnant water be waived.

Mr. Fahringer seconded, and the motion passed unanimously, 5-0.

Mrs. Kelly made a motion to 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.
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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.

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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.
17. That the plans are to be revised and deemed to be "clean" prior to them being presented to the Board of Commissioners.

Mr. Leuthe seconded, and the motion passed unanimously, 5-0.

AGENDA ITEM #5 – COMPREHENSIVE PLAN REEXAMINATION REPORT

Director Manhardt reviewed the draft report, noting the clean-up items needed. He opined that the Comprehensive Plan may need a review every two years or when the Planning Commission believes that a major change has occurred to warrant a review. He recommended removing any specific actions in order to keep the review flexible.

Vice-Chairman Hite opined that the removal of the specific actions makes sense.

Mrs. Kelly agreed. She requested a yearly marker to serve as a reminder to consider whether anything significant has occurred.

Director Manhardt stated that the review is timed to follow the Planning Commission's Annual Report. He suggested that the Report could note if there were any noteworthy changes in the prior year.

Mr. Leuthe made a motion to recommend the Reexamination Report to the Board of Commissioners with the changes discussed.

Mrs. Kelly seconded, and the motion passed unanimously, 5-0.

AGENDA ITEM #6 – COMPREHENSIVE PLAN UPDATE

Director Manhardt stated that staff is working through the Transportation Plan and has had the first public meeting. He stated that the next meeting is scheduled for May but may have to be shifted. He stated that the consultant should have its analysis by then. He stated that the Landscapes Plan is scheduled to be before the Board of Commissioners in May. He stated that a GIS model is being developed to analyze difference development scenarios. He stated that staff is planning to put out an RFP for a consultant to develop the Jordan Valley Overlay Zone.

AGENDA ITEM #7 – TRANSPORTATION INFRASTRUCTURE UPDATE

Mrs. Bet stated that she had no update.

Director Manhardt stated that the Tilghman Street/PA Route 309 Interchange project is moving forward and that some agreements related to the project are arriving at the Township. He stated that he has no update on the PA Route 309 Betterment Project.

Vice-Chairman Hite stated that PennDOT made a presentation on the Tilghman Street/PA Route 309 Interchange project for LVT.

AGENDA ITEM #8 – COURTESY OF THE FLOOR

Mr. Adams stated that he has at least seven projects tentatively scheduled for May and has scheduled a second Planning Commission meeting date for Thursday May 16th. He stated that the May 9th meeting is tentatively scheduled to review requests to Waive the Land Development Process for St. Joseph the Worker Walkway Expansion, Palmeiro Realty LLC Crackersport Road, Cedar Creek Parkway West 2024 Improvements, and Proposed Addition to the Exxon Uni-Mart, as well as a Major Plan PSD New Operations Center Phase 3. He stated that the May 16th meeting is tentatively scheduled to review Nestle Wastewater Treatment Upgrade and Ridge Farm Final Plan Phase 1C.

AGENDA ITEM #9 – ADJOURNMENT

Vice-Chairman Hite requested a motion to adjourn at 7:37 p.m. Mrs. Kelly made the motion. Mr. Dombach seconded the motion and it passed unanimously.

ADOPTED THIS DATE:

ATTEST:

Secretary

Chairman

EXPLANATION OF THE “WAIVER FROM LAND DEVELOPMENT PROCESS”:

A land development is the improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving a group of two or more residential or nonresidential buildings or a single nonresidential building on a lot or lots.

SALDO Section 312-48 allows the Board of Commissioners to waive or modify any SALDO Sections at their discretion which will “exact undue hardship because of peculiar conditions pertaining to the applicant’s land or the nature of the application”. The Section also provides the minimum standards by which a land development submitted under a Request to Waive Land Development may be reviewed.

Previously, staff and appropriate third-party reviewing agencies reviewed a Waiver from Land Development application and presented the application to the Board for approval after staff had determined that the application was sufficiently “clean”. Staff has recently opined that all Waivers from Land Development should be reviewed by the Planning Commission before being presented to the Board of Commissioners for approval. The Planning Commission review will allow the Planning Commission and public an opportunity to review the applicant’s proposal, receive the review comments and recommendations from staff and third-party reviewing agencies, and make comments, express concerns, or have questions answered by the applicant or staff.

Staff is developing a policy for Waivers from Land Development that:

- Establishes requirements for a project to be eligible for the Waiver from Land Development process
- Defines the process the project will follow, including all possible paths a project may follow as it proceeds through the process
- Defines the roles of staff, third-party reviewing agencies, Planning Commission and Board of Commissioners within the process
- Defines the sections of SALDO that are to be utilized, those that may be utilized, and those that are not to be utilized, within the process
- Defines the outcomes of the process

The “Waiver from Land Development” application is a request to, at a minimum, waive SALDO Article III “*Submission Procedures and Requirements for Major Plans*” (Sections 312-7 to 16), Article IV “*Submission Procedures and Requirements for Minor Plans*” (Sections 312-17 to 25), Article V “*Required Improvements, Agreement(s) and Inspections(s) For All Subdivisions*” (Sections 312-26 to 33) and Article VI “*Location and Standards of Improvements For All Subdivisions*” (Sections 312-24 to 41). Section 312-48 details the minimum requirements for Modifications and Waivers and requires that plans comply with the requirements of Section 312-12(b) unless individual Sections therein are otherwise waived. The Township Engineer may also require compliance with specific Sections within the above-mentioned Articles if deemed to be necessary for a proper plan review, good engineering practice, Township policy, or public safety. At their discretion, the Planning Commission may make recommendations regarding, and the Board of Commissioners may approve, exceptions to the Sections waived or modified – in other words, require the applicant to comply with the Section or Sections from the above-mentioned Articles that would otherwise be waived.

**ST JOSEPH THE WORKER SCHOOL WALKWAY EXPANSION
WAIVER FROM LAND DEVELOPMENT REQUEST 2024-701
ATTACHMENTS**

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated April 16, 2024**
- 4. Public Works Department Review dated April 5, 2024**
- 5. Community Development Department Review dated May 2, 2024**
- 6. Fire Marshal review dated April 3, 2024**
- 7. LVPC Review dated April 10, 2024**
- 8. Applicant's Correspondence:**
 - A. Project Narrative**
 - B. Waiver Request Letter**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
**SUBJECT: ST JOSEPH THE WORKER SCHOOL WALKWAY EXPANSION
 WAIVER FROM LAND DEVELOPMENT REQUEST 2024-701
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 2024-701**

LOCATION AND INTENT:

An application to further develop the property located at 1858 Applewood Drive. The plan proposes the construction of an approximately 1,400 square foot concrete walkway on the south side of the main driveway south of the school building on the 11.6628-acre parcel. The property is zoned Low Density Residential R-3. St. Joseph the Worker Parish is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their December 5, 1996 hearing, the Zoning Hearing Board granted a variance to allow as many as ten temporary field contractor trailers on the site, to be removed no later than October 1, 1997. ZHB 1996-47.

REVIEWING AGENCIES COMMENTS:

- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated April 11, 2024. Mr. Tallarida is recommending engineering approval at this time. His comments pertain to waivers and deferrals, plan detail and outside agency approvals.
- B. Township Water & Sewer Engineer** – Comments from the Township Water & Sewer Engineer were not available at the time of this writing.
- C. Township Geotechnical Consultant** – Comments from the Township Geotechnical Consultant were not available at the time of this writing.
- D. Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated April 5, 2024. He reports 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** – The Park and Recreation Board is scheduled to review the plan at its May 13, 2024 meeting.

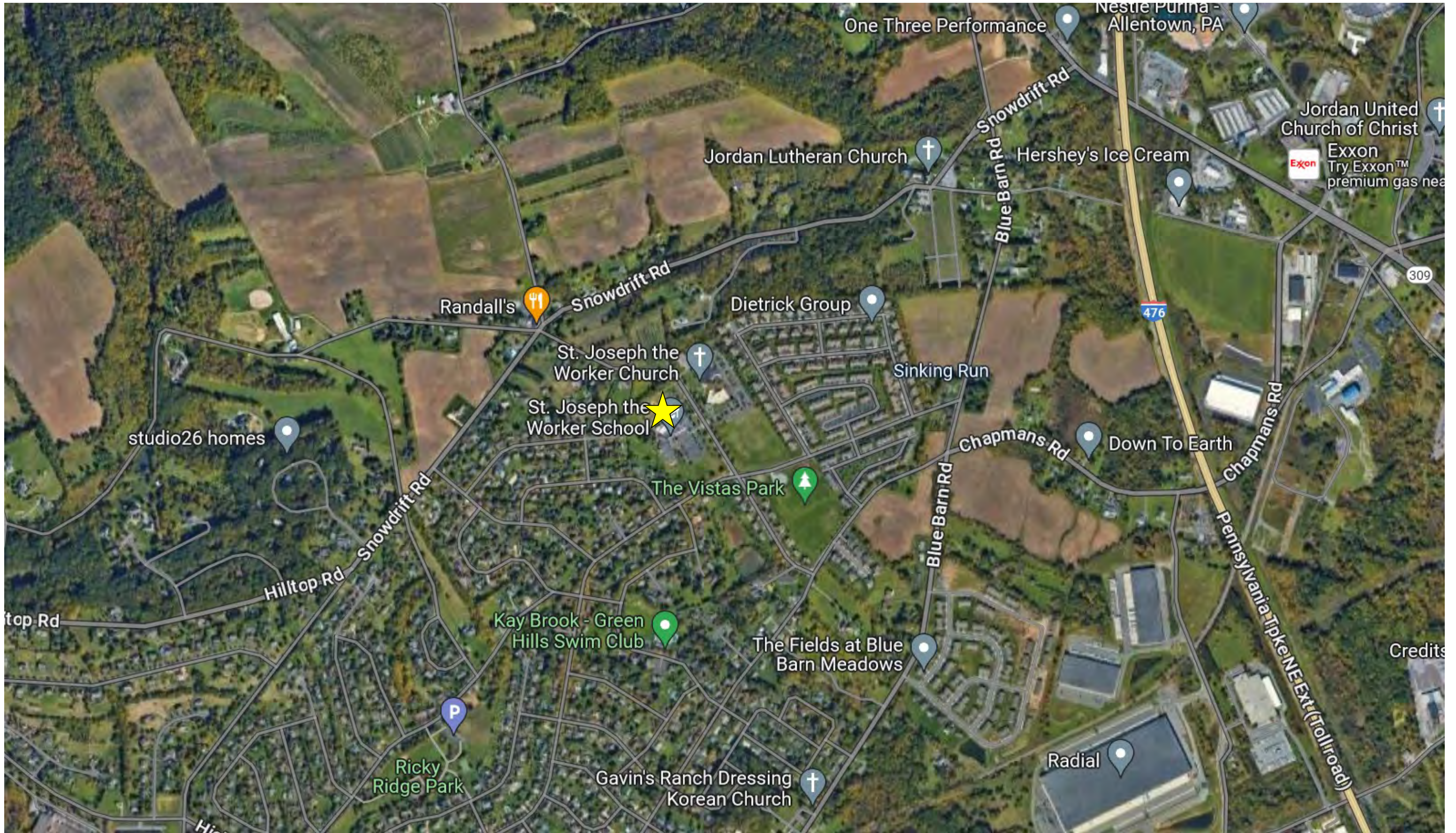
- G. Lehigh Valley Planning Commission** –The Lehigh Valley Planning Commission’s comments are contained Ms. Bambi Griffin Rivera’s review dated April 10, 2024. She reports that the application does not conflict with its land use plans or policies. Geoffrey Reese and Denjam Khadka report that the plan is consistent with the Act 167 requirements.
- 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, waiver/deferral commentary, and Official Map and Comprehensive 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 April 16, 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 Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated May 2, 2024.
3. 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.
4. That the applicant complies with the forthcoming 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.
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.

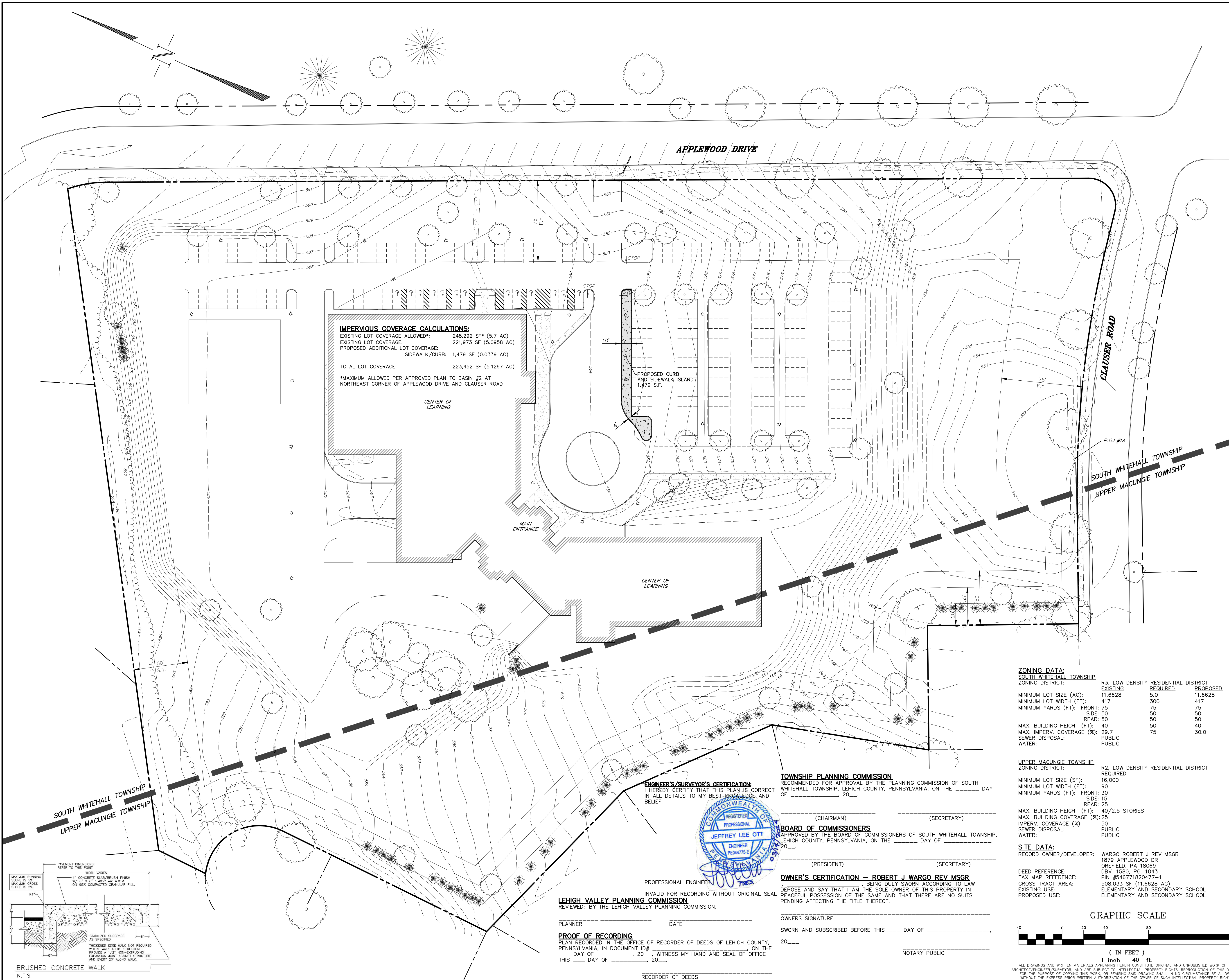
Planning Commission deadline date to act on the plan: June 10, 2024
Board of Commissioners deadline date to act on the plan: July 10, 2024



St. Joseph the Worker Walkway Expansion Waiver from Land Development 2024-704
Location Map



St. Joseph the Worker Walkway Expansion Waiver from Land Development 2024-704



IMPERVIOUS COVERAGE CALCULATIONS:
 EXISTING LOT COVERAGE ALLOWED*: 248,292 SF* (5.7 AC)
 EXISTING LOT COVERAGE: 221,973 SF (5.0958 AC)
 PROPOSED ADDITIONAL LOT COVERAGE: 1,479 SF (0.0339 AC)
 SIDEWALK/CURB: 1,479 SF (0.0339 AC)
 TOTAL LOT COVERAGE: 223,452 SF (5.1297 AC)
 *MAXIMUM ALLOWED PER APPROVED PLAN TO BASIN #2 AT NORTHEAST CORNER OF APPLEWOOD DRIVE AND CLAUSER ROAD

PROPOSED CURB AND SIDEWALK ISLAND 1,479 S.F.

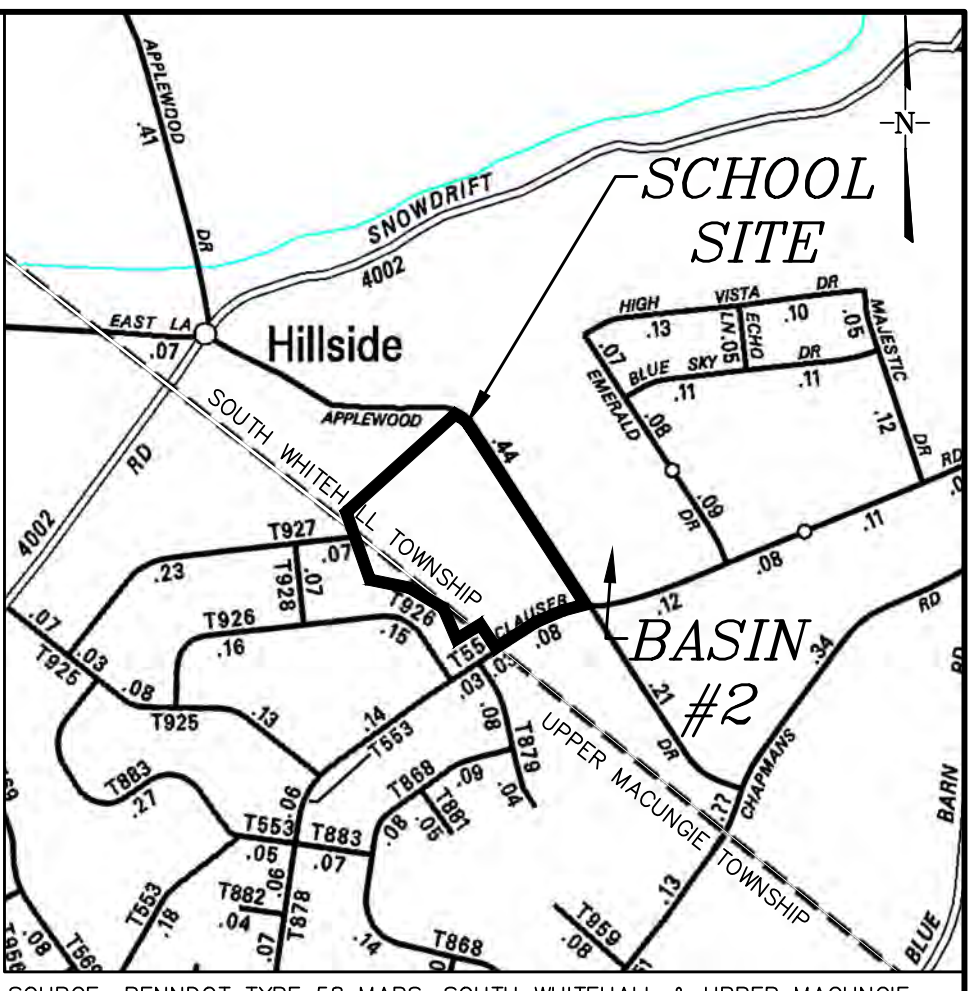
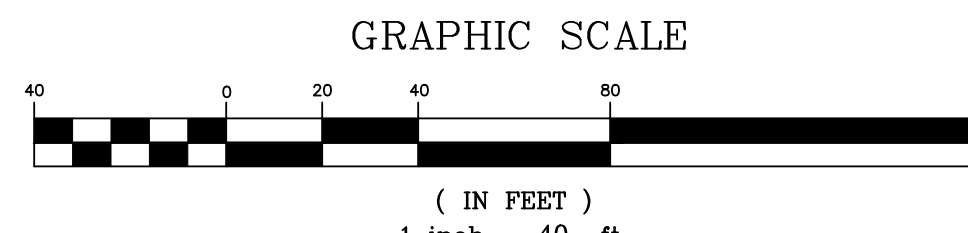
ZONING DATA:

SOUTH WHITEHALL TOWNSHIP ZONING DISTRICT:		R3, LOW DENSITY RESIDENTIAL DISTRICT
	EXISTING	REQUIRED PROPOSED
MINIMUM LOT SIZE (AC):	11.6628	5.0
MINIMUM LOT WIDTH (FT):	417	300
MINIMUM YARDS (FT):		
FRONT:	75	75
SIDE:	50	50
REAR:	50	50
MAX. BUILDING HEIGHT (FT):	40	50
MAX. IMPERV. COVERAGE (%):	29.7	75
SEWER DISPOSAL:	PUBLIC	PUBLIC
WATER:	PUBLIC	PUBLIC

UPPER MACUNGIE TOWNSHIP ZONING DISTRICT:

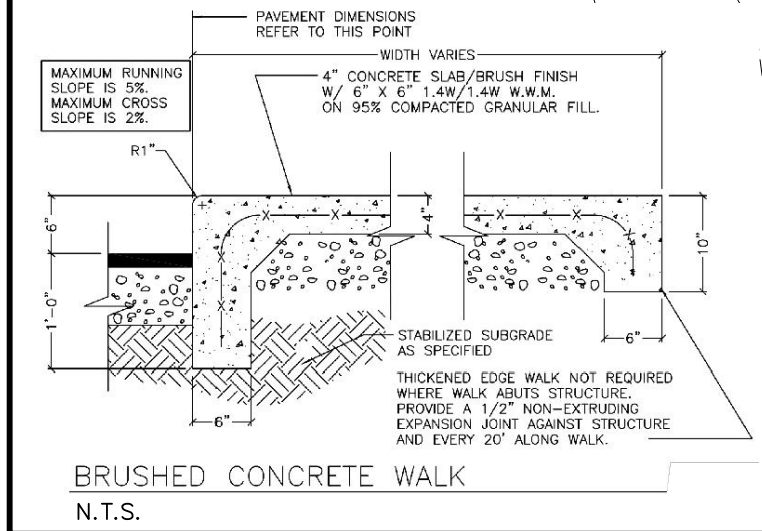
R2, LOW DENSITY RESIDENTIAL DISTRICT	
	REQUIRED
MINIMUM LOT SIZE (SF):	16,000
MINIMUM LOT WIDTH (FT):	30
MINIMUM YARDS (FT):	
FRONT:	30
SIDE:	15
REAR:	25
MAX. BUILDING HEIGHT (FT):	40/2.5 STORIES
MAX. BUILDING COVERAGE (%):	25
IMPERV. COVERAGE (%):	50
SEWER DISPOSAL:	PUBLIC
WATER:	PUBLIC

SITE DATA:
 RECORD OWNER/DEVELOPER: WARGO ROBERT J REV MSGR
 1819 APPLEWOOD DR
 OREFIELD, PA 18069
 DBV, 1580, PG. 1043
 PIN #546771820477-1
 508,033 SF (11.6628 AC)
 DEED REFERENCE: 508,033 SF (11.6628 AC)
 TAX MAP REFERENCE: 508,033 SF (11.6628 AC)
 EXISTING USE: ELEMENTARY AND SECONDARY SCHOOL
 PROPOSED USE: ELEMENTARY AND SECONDARY SCHOOL



SOURCE: PENNDOT TYPE 58 MAPS, SOUTH WHITEHALL & UPPER MACUNGIE TOWNSHIPS
 LOCATION MAP
 SCALE: 1" = 800'

- GENERAL NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF A NEW SIDEWALK ISLAND WITHIN AN EXISTING PARKING LOT.
 - THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND/OR ENGINEER. "CERTIFY" DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.
 - ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED BY THE CONTRACTOR AND/OR OWNER MUST BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION.
 - NO TREES ARE PROPOSED TO BE REMOVED WITH THIS APPLICATION.
 - PLAN INFORMATION OBTAINED FROM:
 - RECORD PLAN: PRELIMINARY/FINAL RECORD PLAN FOR PROPOSED CENTER OF LEARNING AND ADDITIONS FOR ST. JOSEPH THE WORKER R.C. CHURCH, PREPARED BY MCTISH, KUNKEL & ASSOCIATES, DATED 3/20/1996, LAST REVISED 12/1/2000.
 - THE IMPERVIOUS SURFACE AREA PROPOSED IS IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN FOR THE TRACT AND THE REVISIONS ARE IN COMPLIANCE WITH ALL APPLICABLE STORMWATER MANAGEMENT REQUIREMENTS.
 - SEDIMENT FROM EARTH DISTURBANCE MUST BE CONTAINED WITHIN AREA OF WORK. A ROCK CONSTRUCTION ENTRANCE MUST BE INSTALLED IF SEDIMENT IS NOTICED ON PUBLIC ROADS NEAR THE PROJECT SITE DURING CONSTRUCTION.
 - THIS PLAN IS SUBJECT TO EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
 - THE TYPE AND LOCATION OF UTILITY LOCATIONS IS NOT GUARANTEED TO BE ACCURATE OF ALL INCLUSIVE. THE USER OF THIS PLAN IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE TYPE AND LOCATIONS OF UTILITIES AS MAY BE NECESSARY.
 - IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.
 - ACCORDING TO FEMA, THE PROJECT AREA IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, MAP# 42077C0227F, EFFECTIVE DATE 7-16-2004.
 - RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM DEEDS AND MAPS OF RECORD.
 - MUNICIPAL BOUNDARY LINE TAKEN FROM MAPS OF RECORD.
 - OTT CONSULTING INC DID NOT PERFORM A BOUNDARY NOR TOPOGRAPHIC SURVEY OF THIS PARCEL. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN REFERENCE IN NOTE 5.A ABOVE. PROPERTY BOUNDARY SHOWN ON THIS PLAN TAKEN FROM DEED PLOTTING ONLY.
 - THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS, SUCH AS CLARITY OF TITLE, SUBSURFACE CONDITIONS, INCLUDING, BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE APPLICANT AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE. DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DEPICTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC., ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SOLICITOR.



ENGINEER'S/SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN IS CORRECT IN ALL DETAILS TO MY BEST KNOWLEDGE AND BELIEF.



TOWNSHIP PLANNING COMMISSION
 RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, ON THE ____ DAY OF ____ 20__

BOARD OF COMMISSIONERS
 APPROVED BY THE BOARD OF COMMISSIONERS OF SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, ON THE ____ DAY OF ____ 20__

OWNER'S CERTIFICATION - ROBERT J WARGO REV MSGR
 BEING DULY SWORN ACCORDING TO LAW I DOPOSE AND SAY THAT I AM THE SOLE OWNER OF THIS PROPERTY IN PEACEFUL POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF.

LEHIGH VALLEY PLANNING COMMISSION
 REVIEWED: BY THE LEHIGH VALLEY PLANNING COMMISSION.

PROOF OF RECORDING
 PLAN RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN DOCUMENT ID# _____ ON THE ____ DAY OF ____ 20__ WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__

OWNERS SIGNATURE _____
 SWORN AND SUBSCRIBED BEFORE THIS ____ DAY OF ____ 20__

 NOTARY PUBLIC

NO.	DATE	REVISION	BY

Ott CONSULTING INC.
 CIVIL ENGINEERS · SURVEYORS
 LANDSCAPE ARCHITECTS
 GIS SERVICES

LEHIGH VALLEY OFFICE
 P.O. BOX 386, EMMAUS, PA 18049
 P: 610-928-4690 www.OttEng.com F: 610-928-4695

PRELIMINARY/FINAL SITE PLAN

ST. JOSEPH THE WORKER SCHOOL CURB & SIDEWALK ISLAND
 TOWNSHIPS OF SOUTH WHITEHALL & UPPER MACUNGIE
 LEHIGH COUNTY, PENNSYLVANIA

DRAWN BY: JB	DATE: 3-14-24	PROJECT NO.: STJW 2301	DRAWING NO.:
APPROVED BY: JLO	SCALE: 1" = 40'	SHEET NO.: 1 OF 1	C-1.1

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREON CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER/SURVEYOR, AND ARE SUBJECT TO INTELLECTUAL PROPERTY RIGHTS. REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REISSUING SAID DRAWING SHALL IN NO CIRCUMSTANCE BE ALLOWED WITHOUT THE EXPRESS PRIOR WRITTEN AUTHORIZATION OF THE OWNER OF SUCH INTELLECTUAL PROPERTY RIGHTS.

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
St. Joseph the Worker School
Sidewalk Expansion
Waiver from Land Development
Process Request #2024-701

DATE: April 16, 2024

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

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

Mr. Herb Bender
Director of Township Operations
South Whitehall Township

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

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

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

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

Lisa A. Pereira, Esq.
Alternate South Whitehall Township Solicitor
Broughal & DeVito, LLP

Mr. Geoffrey A. Reese, P.E.
Master Planner and Engineer
Lehigh Valley Planning Commission

Mr. Jason W. Buchta, R.L.A., ASLA
Senior Landscape Architect
Ott Consulting Inc.

Msgr. Victor Finelli
St. Joseph the Worker Parish

(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:

Conversion of the landscaped island to sidewalk on the St. Joseph the Worker Site south of the Center of Learning creating an increase of 1,500± square feet of additional impervious surface. Based upon the previous design of the basin, the proposed additional impervious was included in the design.

R-3 – Low Density Residential 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

South Whitehall Township
 St. Joseph the Worker School
 Sidewalk Expansion
 Waiver from Land Development
 Process Request #2024-701

April 11, 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, the Design Engineer requested waivers from Article V (Required Improvements, Agreements and Inspections for all Subdivisions) and Article VI (Location and Standards of Improvements for all Subdivisions). Due to the scope of this project we have no engineering objection to these requests.

In the event waivers are ultimately granted, add a Waiver Note to reflect the sections of the ordinance waived, the dates of approval, and the Board which took the action;

2. Confirm with the Township Staff the status of the existing waivers/deferrals/variances as they relate to the current proposal;
3. Check the required Minimum Lot Size (5 acres listed; 3 acres required), and the Minimum Lot Width (300 feet listed; 200 feet required) requirements contained in the Zoning Data Table, SALDO §312-12(b)(8)(F);
4. Provide the following information in accordance with SALDO §312-12(b):
 - a. Property and zoning district boundaries within 1,000 feet of the site on the Location Map, SALDO §312-12(b)(9)(A) and §312-12(b)(9)(D);
 - b. The RR-3/R-3 zoning district boundary, SALDO §312-12(b)(13);
 - c. Tract boundary information, SALDO §312-12(b)(14);
 - d. Existing and proposed contour information within 400 feet of the site, SALDO §312-12(b)(15);
 - e. A benchmark with vertical datum information, SALDO §312-12(b)(16);
 - f. Adjacent land owners, SALDO §312-12(b)(17);
 - g. 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);
 - h. 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);
 - i. Buildings within 100 feet of the site, SALDO §312-12(b)(20);
 - j. Locations and widths of all sidewalk, trails, driveways, streets, easements, and right-of-way within 400 feet of the tract, SALDO §312-12(b)(21);

- k. Soils types and limits, SALDO §312-12(b)(22); and
 - l. Reference monuments, SALDO §312-12(b)(27).
- 5. 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;
- 6. Address any concerns of the Public Safety Commission to their satisfaction; and
- 7. Provide Certifications/Acknowledgements/Statements in accordance with SALDO §312-48(e)(2). The Planning Commission, Board of Commissioners, and Proof of Recording signature blocks are not necessary and may be removed. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable. Also, provide Applicant's Statements in accordance with SALDO §312-12(b)(6).

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.

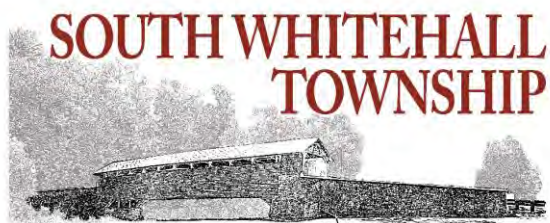
South Whitehall Township
St. Joseph the Worker School
Sidewalk Expansion
Waiver from Land Development
Process Request #2024-701

List of Plans and Supplemental Information
Prepared by Ott Consulting Inc. and
Last revised or dated March 14, 2024, except as noted

1. Site Plan, Sheet C-1.1;
2. Waiver request letter (undated);
3. Project Narrative (undated); and
4. Letter of Transmittal dated March 18, 2024.

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

1. Waiver Request Application;
2. Property Deed; and
3. South Whitehall Township Letter of Transmittal dated March 28, 2024.



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: APRIL 5, 2024

**SUBJECT: St Joseph the Worker School Sidewalk Expansion Waiver From
Land Development 2024-701**

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

1. No Comment

SOUTH WHITEHALL TOWNSHIP

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

May 2, 2024

St. Joseph the Worker Parish
Attn: Victor Finelli
1879 Applewood Drive
Orefield, PA 18069

***RE: St Joseph the Worker School Walkway Expansion
Waiver from Land Development Request 2024-701
Request For Plan Review***

Dear Mr. Finelli:

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 has been reviewed for zoning compliance. No comments.

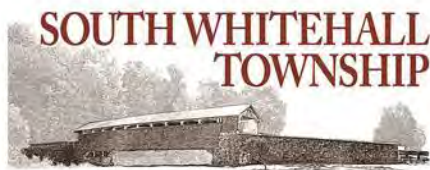
B. Fire Marshal

1. The Fire Marshal reported no comments. The Public Safety Commission will be reviewing the plan at their May 6, 2024 meeting.

C. Open Space and Recreation

1. The Parks and Recreation Board will be reviewing the plan at their May 13, 2024 meeting. A Waiver of Land Development Request will typically waive the fees in lieu of land dedication unless otherwise required by the Board of Commissioners. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. Please provide the additional square footage of impervious surface with the next plan submission so that the fee can be calculated. Per the Site Plan, the net increase in





impervious coverage is approximately 1,479 square feet. Therefore, the fee to be charged is \$369.75 (1,479 sq.ft. x \$0.25).

D. Waiver and Deferral Request Commentary

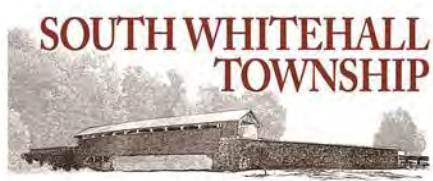
1. SALDO Section 312-13(f) requiring the recording of the approved site plan – If requested, staff would support the request to the extent that a signed and sealed plan be provided to the Township in accordance with SALDO Section 312-48.

E. Official Map & Comprehensive Plan

1. The Official Map depicts the southern two-thirds of the subject parcel as underlain by karst geology.
2. The Comprehensive Plan envisions the tract within the Jordan Valley Land Use Type. The goal of the Jordan Valley is to preserve the rural and historic character of the Jordan Valley by:
 - Preserving natural resources and important landscapes through incentives and cooperation with landowners
 - Enhancing crossroad villages with attention to the surrounding landscape
 - Encouraging the continuation of active agriculture by allowing uses consistent with operations of working farms
 - And incentivizing the utilization of Conservation Subdivisions for future land development.
 - Jordan Valley Place Type supports Open Space, Agriculture, Rural, and Conservation Subdivision place types.

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
	J. Buchta, Ott	Sub. File 2024-701			

Gregg R. Adams

From: John G. Frantz
Sent: Wednesday, April 3, 2024 7:31 AM
To: Gregg R. Adams
Subject: St. Joseph the Worker School Sidewalk Expansion - 2024-701

Gregg,

I have no comments to the plan.

I will place it on the May 6, 2024 PSC agenda.

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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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 961 Marcon Blvd., Ste 310, Allentown, PA 18109 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

April 10, 2024

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

**Re: St. Joseph the Worker School – Curb/Sidewalk
South Whitehall Township
Lehigh Township**

Dear Mr. Adams:

The subject applicant proposes construction of a new curb and sidewalk island within an existing parking lot located at 1879 Applewood Drive (PIN 546771820477). This is a minor proposal and not a matter of regional concern.

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.

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: St. Joseph the Worker Parish – Victor Finelli, Trustee, Applicant; Ott Consulting Inc. c/o Jason Buchta, RLA, Project Engineer/Surveyor; Tony Tallarida, Township/Borough Engineer; Denjam Khadka, LVPC Senior Civil/Environmental Engineer; Geoffrey A. Reese, PE, LVPC Master Planner and Engineer

ATTACHMENT 1

Act 167 Drainage Plan Review

April 10, 2024

Re: St. Joseph The Worker School – Curb/Sidewalk
Plans Dated March 14, 2024
South Whitehall Township
Lehigh County

The proposed storm drainage concept presented in the plans dated March 14, 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 9 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.

Sincerely yours,



Geoffrey A. Reese, PE
Master Planner and Engineer



Denjam Khadka
Senior Civil/Environmental Engineer

Attachment

LVPC ACT 167 REVIEW CHECKLIST

Development Name: St. Joseph The Worker School – Curb/Sidewalk Watershed: Little Lehigh Creek
 Municipality: South Whitehall Township Reviewer: Denjam Khadka
 Date: April 10, 2024 Checked by: Geoffrey A. Reese, PE

Ordinance Reference	Item	Consistency w/Ordinance		Comment
		Yes	No	

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)				
9				
30%/100% RR				
Criteria				

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	/	/	
----------------------------------	---	---	---	--

Consideration preferred, but not required.

Rational method used.

ST. JOSEPH THE WORKER SCHOOL

Sidewalk Project

Project Narrative:

St. Joseph the Worker School is seeking to replace a small grass area bordering the main entrance circle with a concrete sidewalk. The sidewalk would complete a walkway around the entire circle which is the main drop off/pick up area for school buses. The concrete sidewalk would raise the student's walking/standing area above the driving areas, according to code and in continuity with the existing sidewalk thus increasing safety and accessibility. In addition, the new visitor parking spaces will have direct access to the sidewalk and will allow them to access the building without having to walk through the parking lot or over grass areas. Our goal is to increase safety, security while also providing a less encumbered approach during arrival or exiting toward vehicles for students, faculty, vendors and visitors to and from the main entrance of our school building.

ST. JOSEPH THE WORKER SCHOOL

Sidewalk Project

Waiver Request Letter

Entity:

St. Joseph the Worker Parish

Site:

St. Joseph the Worker School

Trustee:

Msgr. Victor Finelli

For:

South Whitehall Township

SALDO Articles V & VI to be waived/deferred, and justifications for each request:

Article V

312-26 Required Improvements

A.

1.) Grading of Slopes outlined in a-c are not part of the proposed sidewalk project.

2 – 5) Project will not affect any street or road surfacing, curbing or gutters, and does not tie into or impede any existing sidewalks, trails and crosswalks.

6.) Storm sewers & drainage facilities are within tolerance to support the project. – see site plan and overlay of exiting impervious surface planned vs. actual impervious surface with the added surface of the proposed project.

7.) Sewer System not affected. No change in level of occupancy.

8.) No changes or effects to Water supply and Distribution system.

9-14). Project does not involve any public roadways, signs, lighting or utilities. No Trees or Monuments will be affected.

15) Established storm-water and retention basins are within tolerance of the project. Please refer to plans.

16) Not Applicable. Beyond scope of proposed project.

B.

1-2) Not Applicable. There are no structures being erected.

(2)

ST. JOSEPH THE WORKER SCHOOL

Sidewalk Project

312-27 Agreement or contract and performance security

A. (1-5,) Public space, utilities, property and easements are not required, not adjacent nor affected by scope of project. No public improvements are being made.

(6) – **No waiver** – The Applicant will hold the Township Harmless as outlined in description and scenarios (a-d).

(7) – **No waiver** – The Applicant will ensure that the contractor holds the required minimal insurance. (i.e Commercial GL, Workers Comp, Employers Liability, and Motor Vehicle insurance coverage.)

B – H) **No waiver** - Agree to complete work within the allotted time-frame. Financial Security, beyond escrow account and fees should not be necessary for a project with such a limited scope. Contractor will not start any part of project prior to Township approval.

312-28 Construction Observation

A- Escrow agreement should suffice to cover any additional fees incurred.

B-D) Subheadings B-D are not applicable and are beyond the scope of the project.

E-F) – **No Waiver** – Final Inspection & Maintenance Inspection

312-29 Release of performance security

A) **No Waiver** – Final Inspection

B) Not applicable – no subdivision agreement for required improvements.

C) **No Waiver** – Costs are covered and enforced under escrow agreement for scope of project.

D-F) See latest site plans vs. proposed impervious addition. Existing Plans meet requirements for stormwater and erosion management including proposed impervious addition.

312-30 Release of maintenance security

A-B) **No Waiver** – Project subject to final inspection, excluding “shade tree” provision since that is not applicable to the proposed project.

312-31 Dedication of required improvements

- Not applicable to scope of proposed project.

312-32 Failure to comply

A-B) **No Waiver** – Contractor & Applicant are subject to correcting any defects before passing final inspection.

312-33 Sale or leasing of lots or space: erecting buildings.

- Not applicable. Scope of project does not include any sale or leasing of lot space nor the erection of any buildings.

ST. JOSEPH THE WORKER SCHOOL

Sidewalk Project

Article VI

312-34 General Principles

A) Due to the limited size and scope of project it is the applicants' intent to provide enough evidence via the waiver application, plans, and supporting documentation to skip the planning Commission review phase and go straight to the Board of Commissioners Meeting once the Agencies have completed their review.

B) No Waiver

C-E) Not Applicable – Beyond or unrelated to Scope of Project.

312-25 Courses of travel.

A-D) Not applicable – No change public or private to Courses of Travel. Exception Part B(3)[1][a-e] titled "Curbs." – No Waiver

312-36 Block, lot parking, driveway, open space, community facilities, electric utilities, and monuments.

A-F) Provisions A-F are either not applicable or outside the scope of the proposed project.

312-37 Water supply and distribution; fire protection.

A-I) Provisions A-I are either not applicable or outside the scope of the proposed project.

312-38 Sanitary sewers.

A-G) Provisions A-G are either not applicable or outside the scope of the proposed project.

312-39 Storm drainage

A-F) Collection systems, Swails, Detention basins, soil erosion and sedimentation control and General Design standards. The existing storm drainage infrastructure in place on the site plan including the proposed project are capable in their current state for supporting storm drainage to within acceptable range. Please refer to site plan, vs. plan with increase in impervious surface.

H) No Waiver to either provision.

312-40 Shade trees.

A) – Not required or within the scope of the proposed project.

312-41 Other required improvements

A)

1) Lighting – Previously approved lighting already installed.

2) Noise absorption – Not applicable or within the scope of the proposed project.

**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.

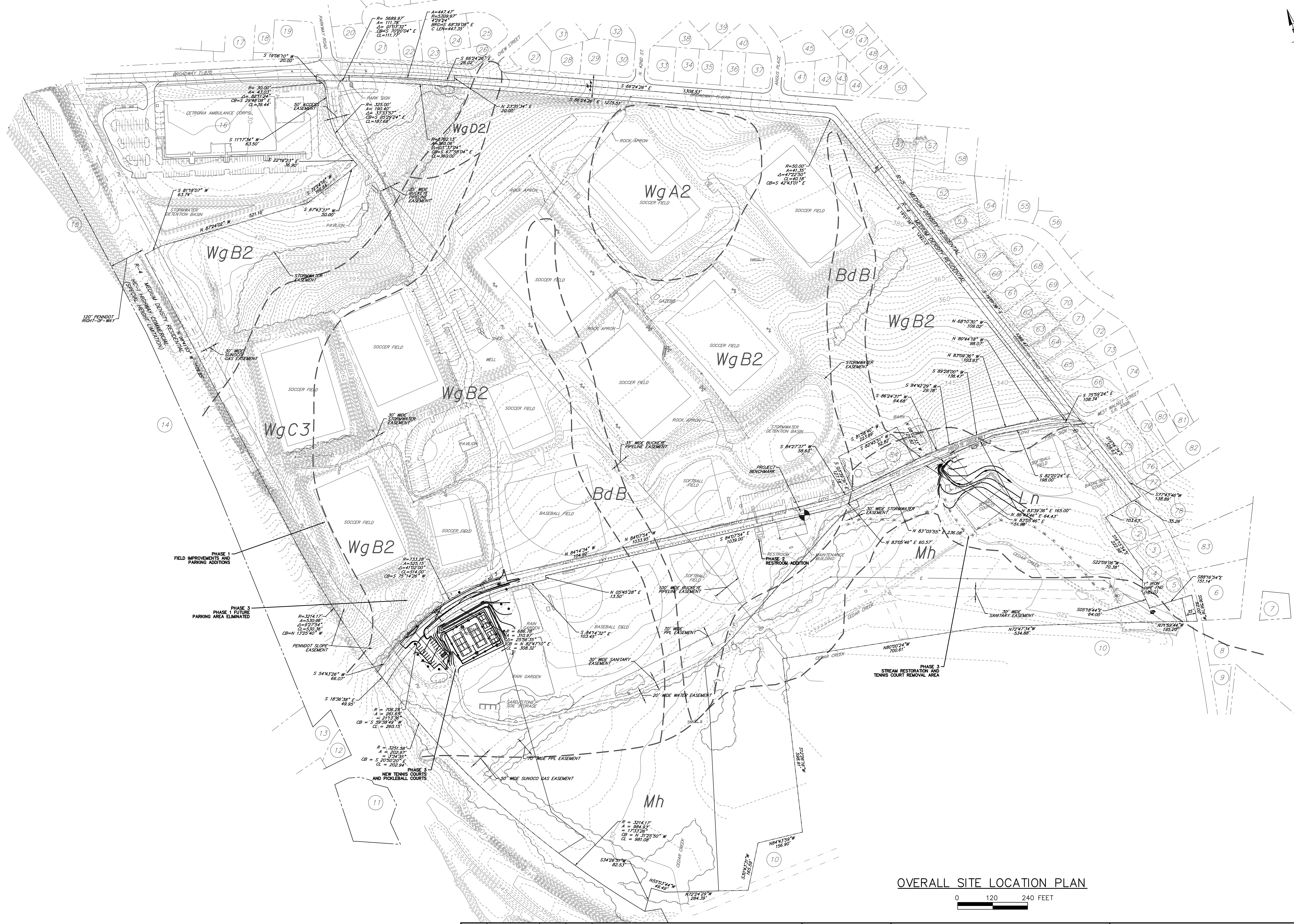
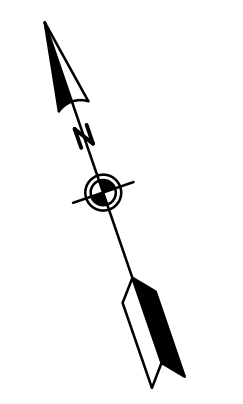
Planning Commission deadline date to act on the plan: June 10, 2024
Board of Commissioners deadline date to act on the plan: July 10, 2024



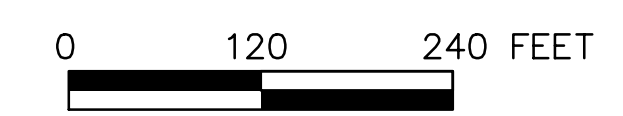
Cedar Creek Parkway West 2024 Improvements Waiver from Land Development 2024-703
Location Map



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



OVERALL SITE LOCATION PLAN



Rev	Date	By	Chk'd	Description

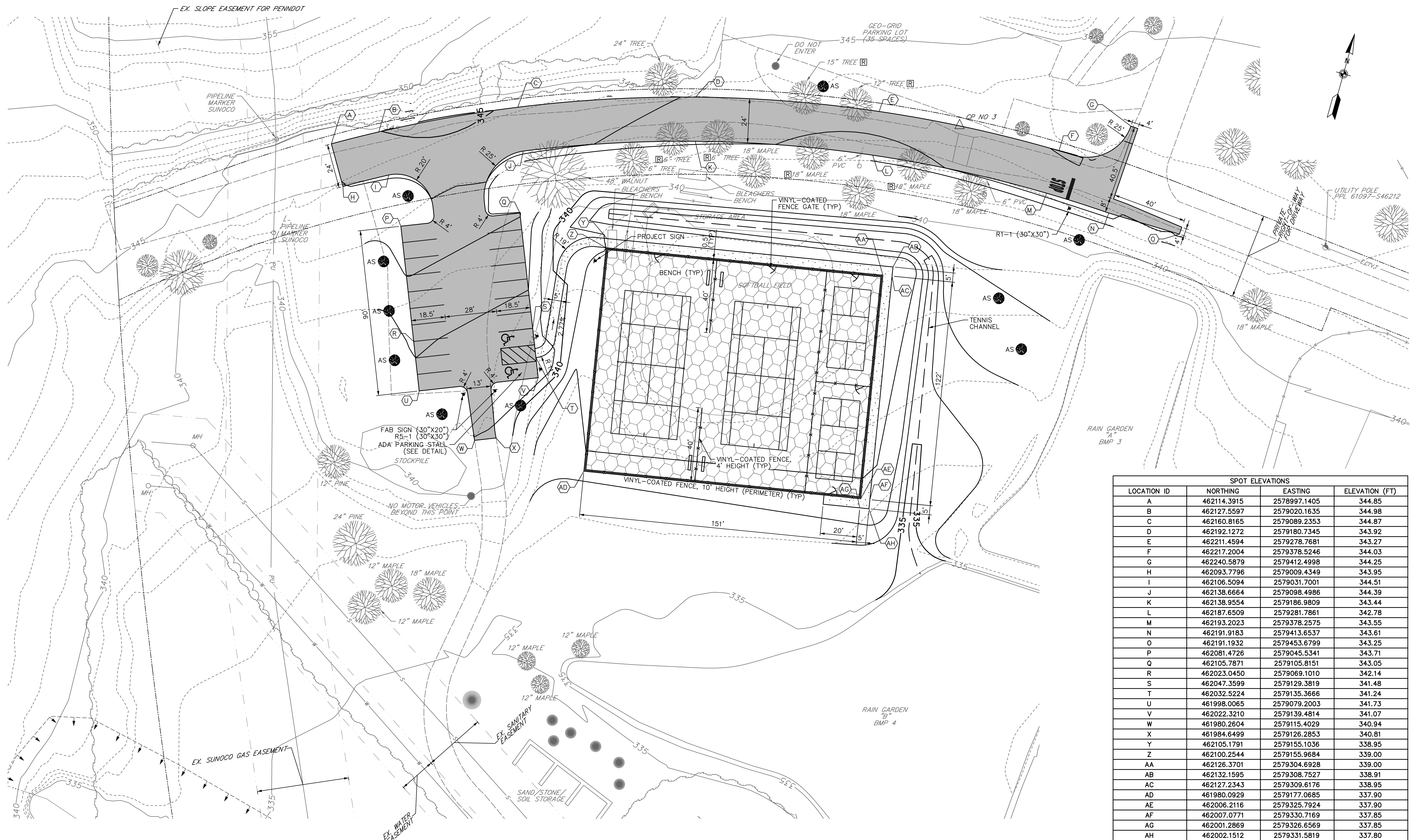
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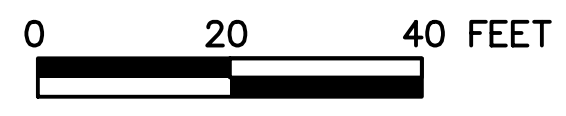
COUNTY OF LEHIGH
17 South Seventh Street
Allentown, PA 18101-2400
**CEDAR CREEK PARKWAY WEST
2024 IMPROVEMENTS**
South Whitehall Township, PA

OVERALL SITE LOCATION PLAN



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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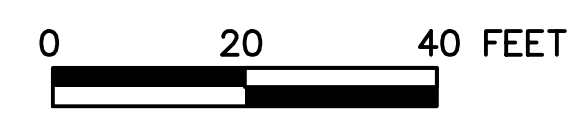


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COUNTY OF LEHIGH
17 South Seventh Street
Allentown, PA 18101-2400
**CEDAR CREEK PARKWAY WEST
2024 IMPROVEMENTS**
South Whitehall Township, PA
**PLAN
TENNIS/PICKLEBALL COURTS**



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).							

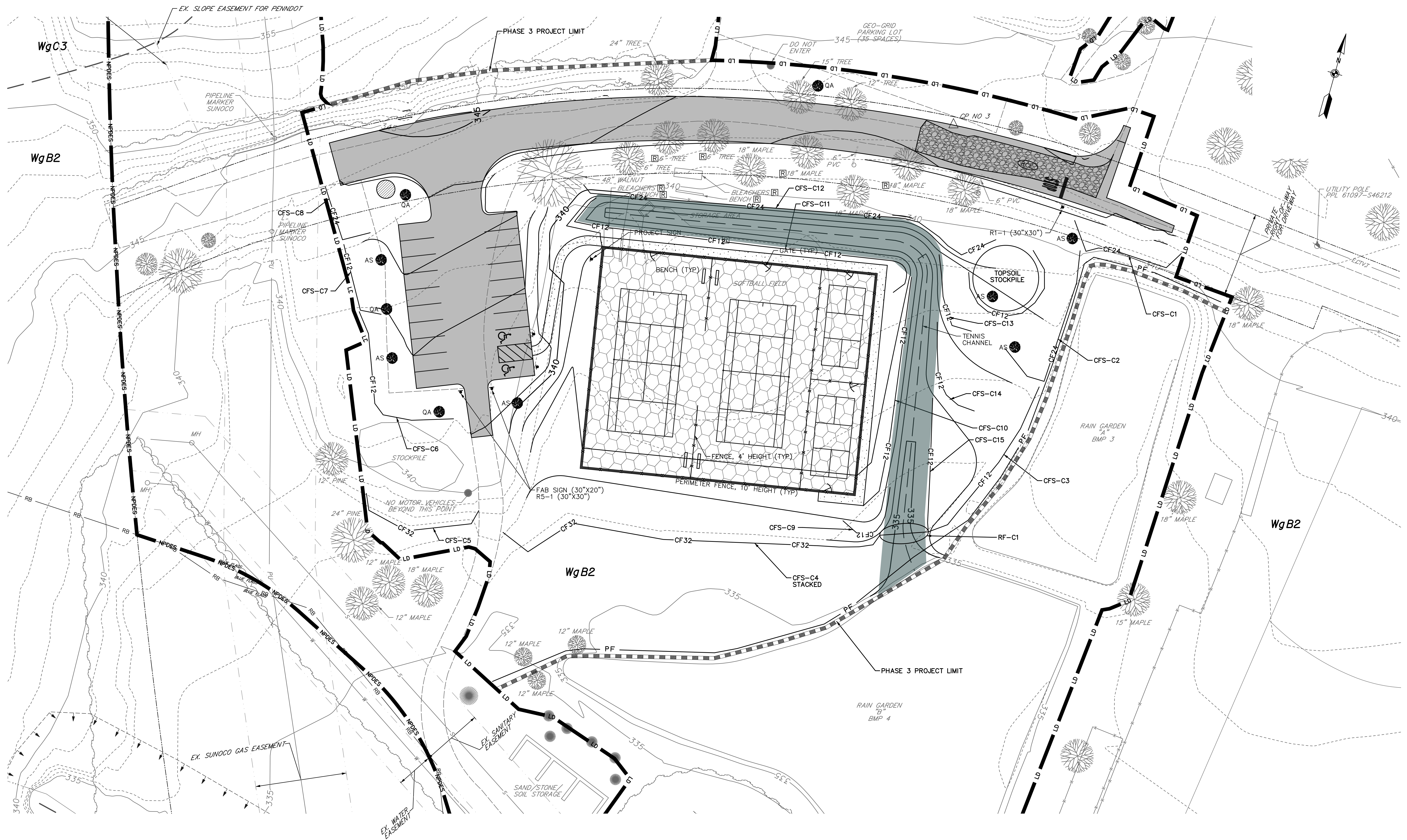
Rev	Date	By	Chk'd	Description



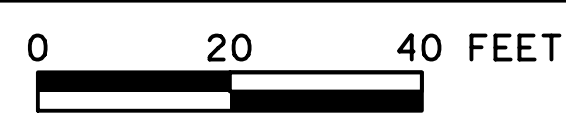
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COUNTY OF LEHIGH
17 South Seventh Street
Allentown, PA 18101-2400
**CEDAR CREEK PARKWAY WEST
2024 IMPROVEMENTS**
South Whitehall Township, PA

**PLAN
CHANNEL RESTORATION AND COURT REMOVAL**



EROSION AND SEDIMENT CONTROL PLAN – TENNIS/PICKLEBALL COURTS



Rev	Date	By	Chk'd	Description

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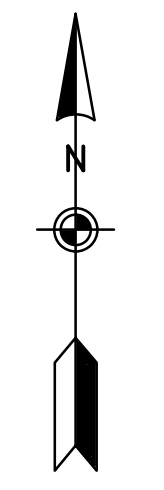
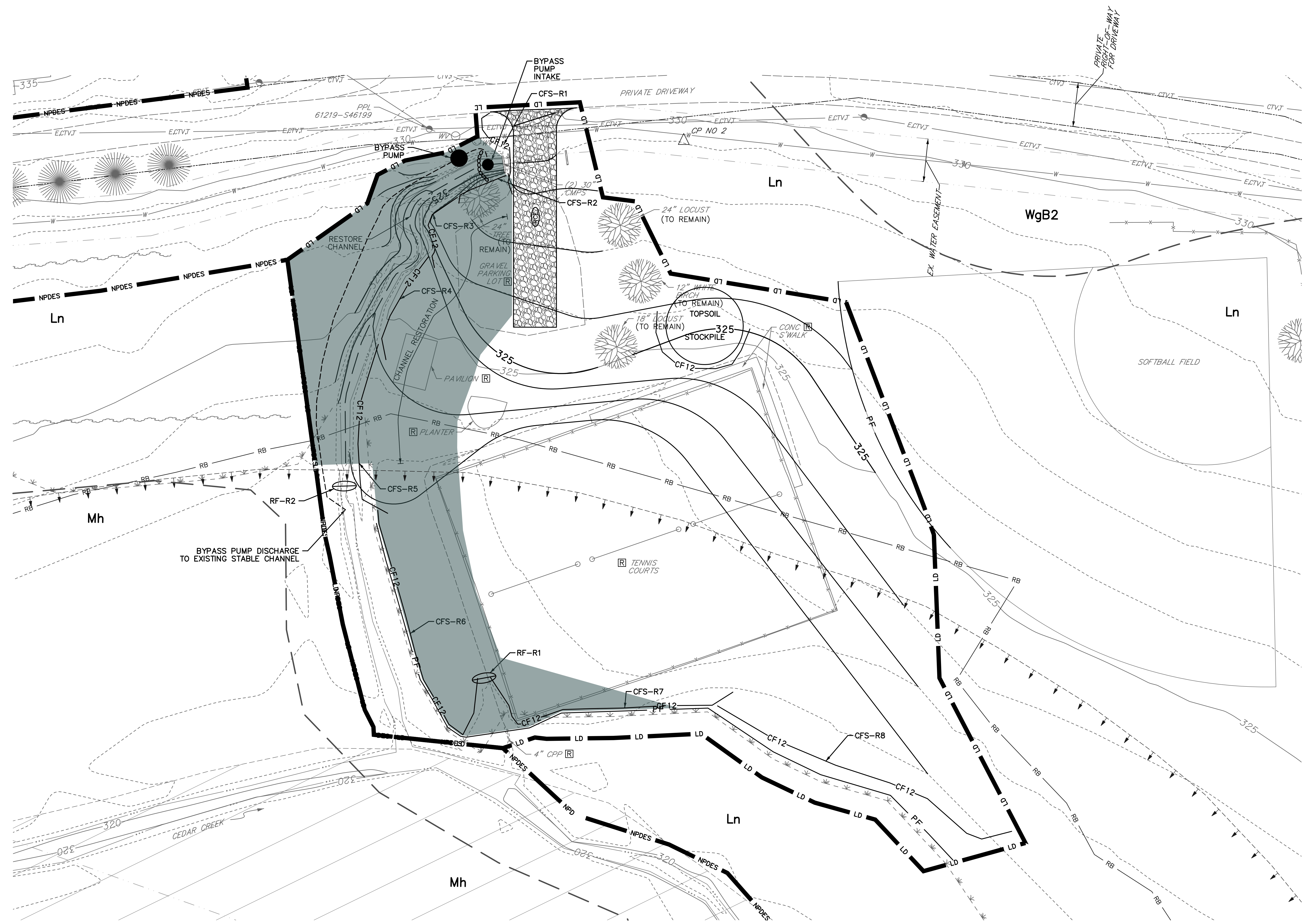
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COUNTY OF LEHIGH
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**CEDAR CREEK PARKWAY WEST
2024 IMPROVEMENTS**
South Whitehall Township, PA
**E&S CONTROL PLAN
TENNIS/PICKLEBALL COURTS**

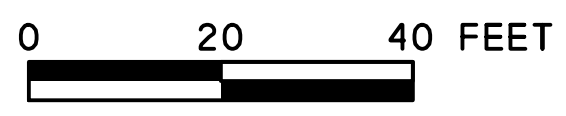
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Scale: AS NOTED Date: 04/2024 Project No.: 60244.00 Sheet No.: 13 OF 24



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



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

Rev	Date	By	Chk'd	Description



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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
**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.

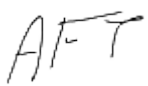
Bruce E. Anderson, P.E., LEED AP
 Brian A. Dillman, P.E.
 Ronald J. Gawlik, P.E.
 Brian E. Harman, P.E., PTOE
 James A. Rothdeutsch, P.E., LEED AP
 John R. Russek, Jr., P.E.
 Brent C. Tucker, P.E.

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/Variations:

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.

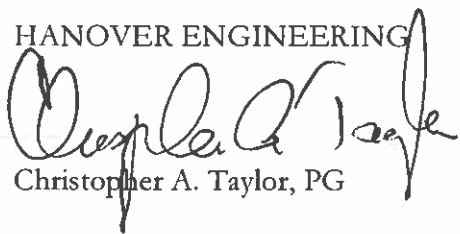
We offer the following comments:

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.

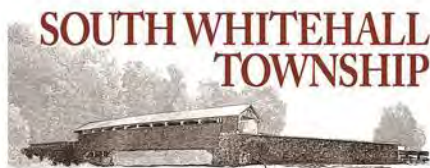
B. Fire Inspector

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

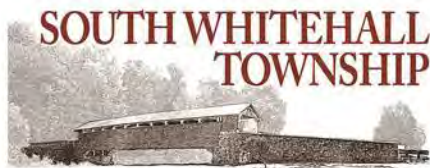
1. Pursuant to Section 181-12 of the South Whitehall Township Codified Ordinances (Floodplain Management), any development in any identified floodplain area may be submitted to the Township Engineer for review and comment.
2. For any development located entirely or partially in any identified floodplain 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.

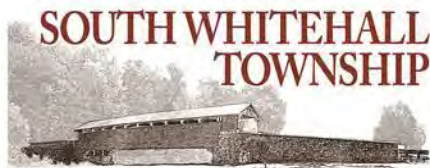
H. Official Map & Comprehensive Plan

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,

A handwritten signature in black ink, appearing to read "Gregg R. Adams", written over a light blue horizontal line.

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



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

**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
Page | 3



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 that reads "Vernon W. Gernhart III".

Vernon W. Gernhart III, PE
Project Manager
Associate

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

PSD NEW OPERATIONS CENTER PHASE 3
MAJOR PLAN 2024-101
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Acceptance Review dated April 4, 2024**
- 4. Township Engineer Review dated May 2, 2024**
- 5. Township Water & Sewer Engineer Review dated April 26, 2024**
- 6. Township Geotechnical Consultant Review dated April 23, 2024**
- 7. Public Works Department Review dated April 25, 2024**
- 8. Community Development Department Review dated May 2, 2024**
- 9. Lehigh Valley Planning Commission Review dated April 10, 2024**
- 10. Applicant's Correspondence:**
 - A. Project Narrative**
 - B. Waiver Request Letter**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
SUBJECT: PSD NEW OPERATIONS CENTER PHASE 3
MAJOR PLAN 2024-101
REQUEST FOR PRELIMINARY/FINAL 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 2024-101

LOCATION AND INTENT:

An application to further develop the property located at 2619 Stadium Drive. The plan proposes a 12,832 square foot addition to the second floor of the new Operations Center building on the 8.70-acre parcel. The property is served by public water and is zoned Rural Residential RR-2. Parkland School District is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their February 28, 2024 hearing, the Zoning Hearing Board granted a 100-space variance to the off-street parking requirement with four conditions, through Appeal 2023-07.

At their April 19, 2023 meeting, the Board of Commissioners, through Resolution 2023-56, approved PSD New Operations Center Major Plan 2022-108, an application proposing to raze the existing structure and construct a two-story, 39,295 square-foot building, 90 parking spaces, and associated stormwater management facilities on the 8.70-acre parcel.

At their October 7, 1993 hearing, the Zoning Hearing Board granted variances to the front yard setback to permit an addition to the residential dwelling at 2619 Stadium Drive, through Appeal 1993-40 Edward Casselberry.

REVIEWING AGENCIES COMMENTS:

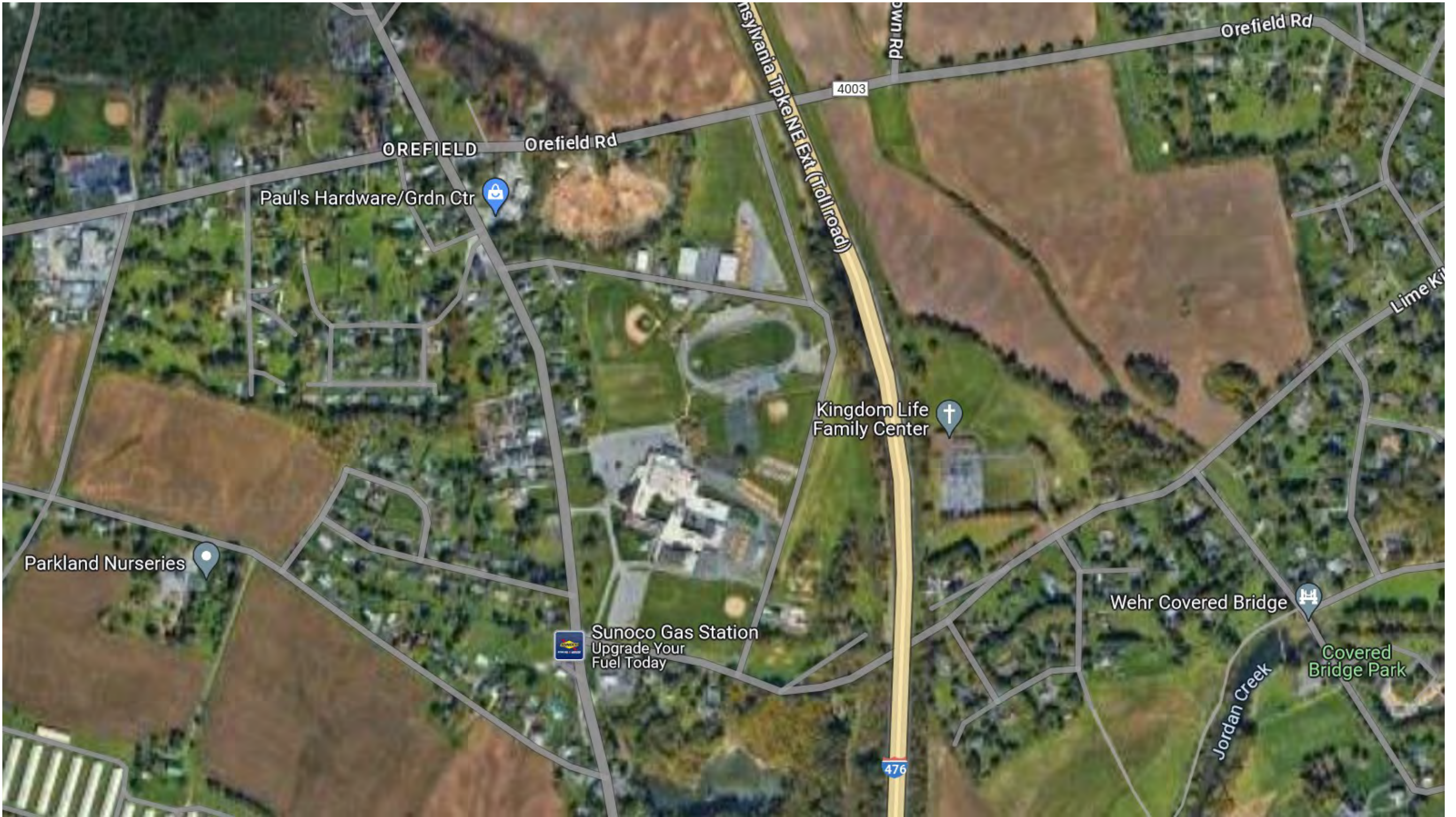
- A. Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated May 2, 2024. Mr. Tallarida is not recommending engineering approval at this time. His comments pertain to waivers and deferrals, traffic, outside agency approvals, and lighting.
- B. 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. His comments pertain to plan detail.
- C. Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated April 23, 2024. Mr. Taylor reported no comments to be addressed.

- D. Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated April 25, 2024. His comments pertain to stormwater management facilities ownership and water meter specifications.
- E. Public Safety Committee** – The Public Safety Commission is scheduled to review the plan at its May 6, 2024 meeting.
- F. Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission is scheduled to review the revised plan at a future meeting.
- G. Parks and Recreation Board** – Per the Project Narrative, no net increase of impervious space is proposed. The Park and Recreation Board is scheduled to review the plan at its May 13, 2024 meeting.
- H. Lehigh Valley Planning Commission** –The Lehigh Valley Planning Commission’s comments are contained Ms. Bambi Griffin Rivera’s review dated April 10, 2024. She reports that the application will be reviewed on April 23 and 25, 2024. Her comments pertain to Preservation buffer, pedestrian safety, and bicycle racks.
- I. Lehigh County Conservation District** –The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- J. Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- K. LANTA** – The comments of LANTA have not been received at the time of this writing.
- L. Community Development Department** – The Department issued a submission receipt dated April 4, 2024 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated May 2, 2024 and provides comment pertaining to zoning issues, public safety, open space, water and sewer utilities, plan detail, plan recording requirements, waiver/deferral request commentary, and Official Map and Comprehensive Plan consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

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

Planning Commission deadline date to act on the plan:	June 10, 2024
Board of Commissioners deadline date to act on the plan:	July 10, 2024

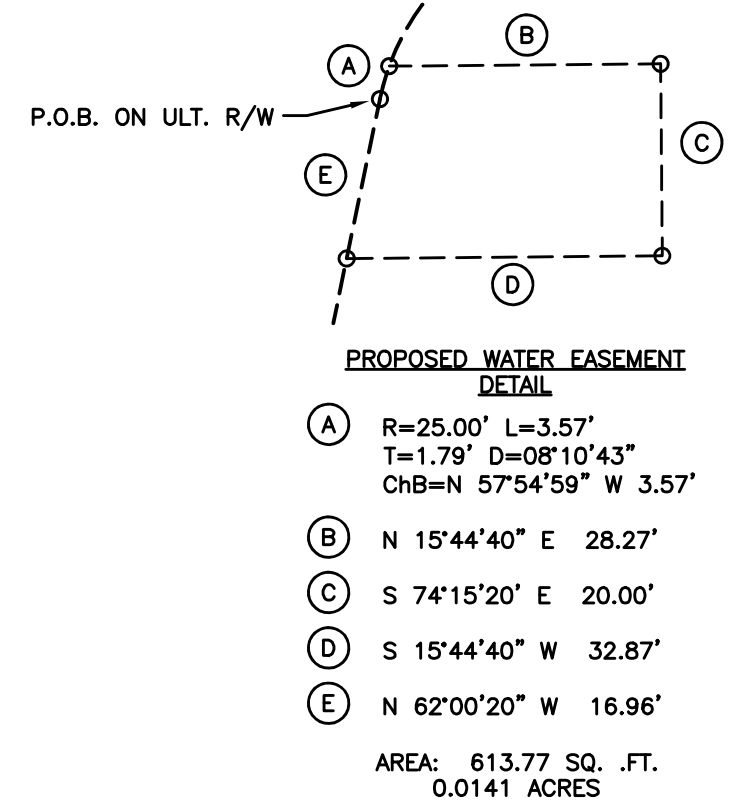


PSD New Operations Center Phase 3 Major Plan 2024-101
Location Map



PSD New Operations Center Phase 3 Major Plan 2024-101

PROPOSED STORMWATER MANAGEMENT EASEMENT
S 54'59"16" W 212.44'
S 88'42"05" W 60.97'
R=215.00' L=109.92'
T=56.19' D=291'73.5"
CHB=N 76'39'08" W 108.73'
N 62'00'20" W 30.35'
E R=25.00' L=34.09'
T=20.29' D=78'08'21"
CHB=N 22'56'10" W 31.51'
N 16'08'01" E 187.95'
S 73'51'59" E 336.95'
S 06'57'48" E 32.25'
AREA: 61,133.57 SQ. FT.
1.4034 ACRES



ZONING COMPLIANCE CHART table with columns: ZONING REGULATION, REQUIRED, EXISTING, PROPOSED.

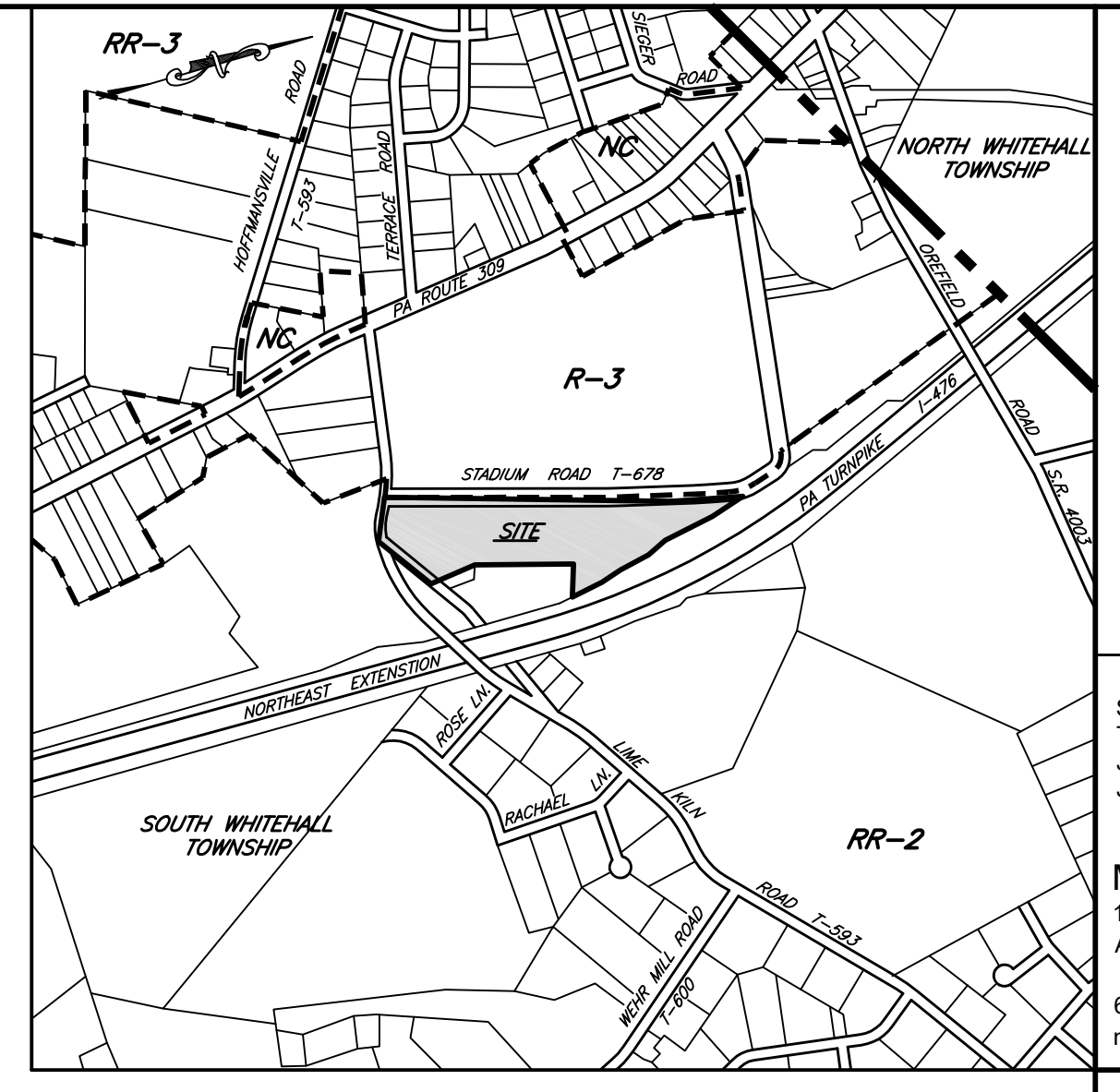
SOUTH WHITEHALL TOWNSHIP NOTE

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

NOTE: PERMITS AND APPROVALS FROM THE FOLLOWING AGENCIES ARE REQUIRED:
LEHIGH VALLEY PLANNING COMMISSION
PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (RECEIVED MAY 1, 2023)
LEHIGH COUNTY CONSERVATION DISTRICT (RECEIVED MAY 1, 2023.)

THE FOLLOWING WAIVERS FROM THE SOUTH WHITEHALL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCE WERE GRANTED BY SOUTH WHITEHALL TOWNSHIP ON APRIL 19, 2023 ON A PROVISIONAL LAND DEVELOPMENT APPLICATION AND ARE REQUESTED:

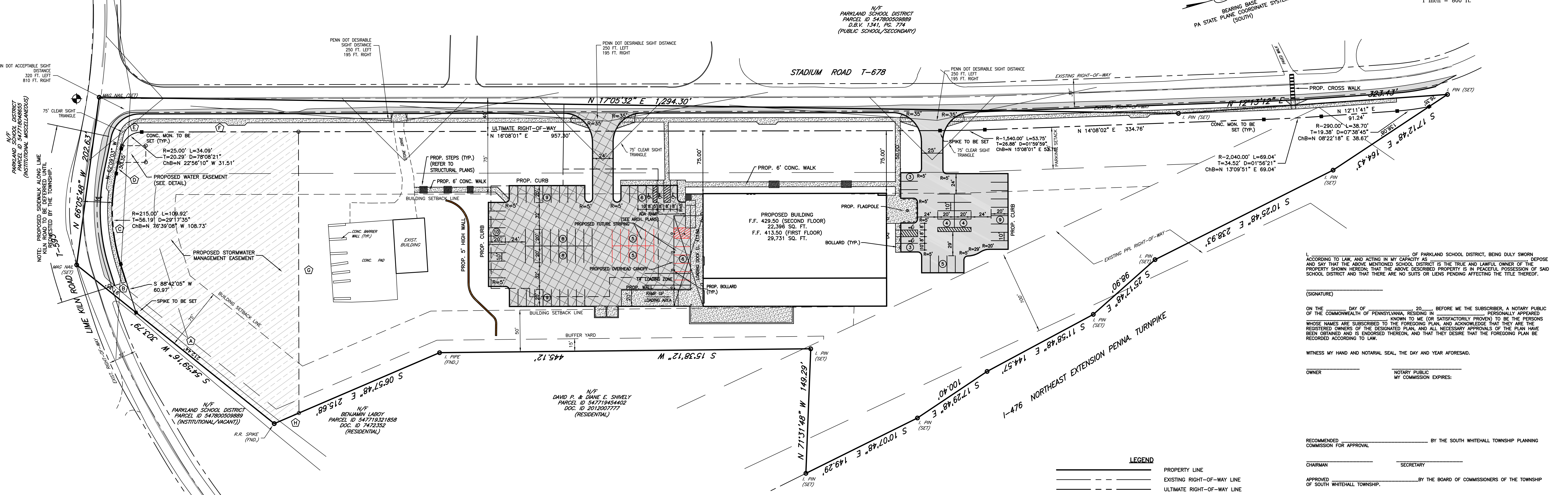
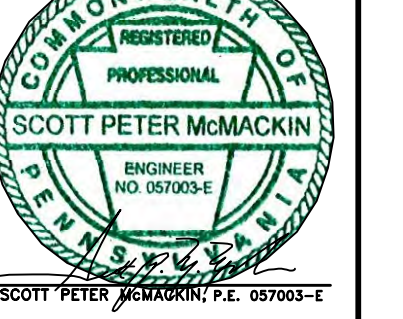
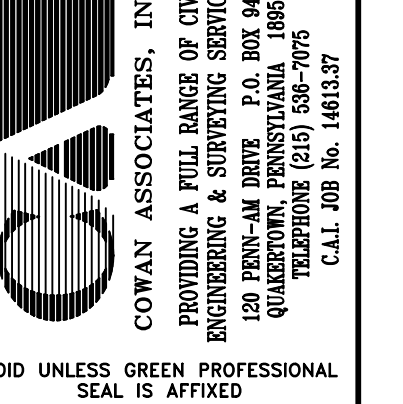
- 1. SECTION 312-12(b)(2) REQUIREMENT OF SHOWING THE LOCATION, CHARACTER AND ELEVATION OF ANY BUILDING WITHIN 100 FEET OF THE TRACT.
2. SECTION 312-12(x)(15) REQUIREMENT FROM THE SHOWING OF CONTOURS WITHIN 400 FEET OF THE TRACT.
3. SALDO 312-26(a) AND 312-35(b). REQUIREMENT FROM SIDEWALK IMPROVEMENTS ALONG LIME KILN ROAD. THIS HAS BEEN DEFERRED TILL REQUIRED BY THE TOWNSHIP.
4. SECTION 312-39(O)(2) REQUIREMENT OF THE BASIN BOTTOM BEING 2% LONGITUDINAL SLOPE.
5. SECTION 312-39(g) REQUIREMENT THAT STORM PIPES BE A MINIMUM OF 15 INCH DIAMETER.
6. SMP 296-9(I) REQUIREMENT OF HAVING PERMEABILITY RATE OF 1x10-7 CM/SEC OR LESS.
7. SMP 296-9(h) REQUIREMENT THAT GROUND WATER RECHARGE NOT BE PERMITTED.
8. SMP 296-12(K) REQUIRING SOIL AUGER TESTING



Silvia A. Hoffman, AIA
Todd O. Chambers, AIA
Jill F. Hewes, AIA
Jessica E. Klocek, AIA

MKSD, LLC
1209 Hausman Road, Suite A
Allentown, PA 18104

610.366.2081 phone
mkdsarchitects.com web



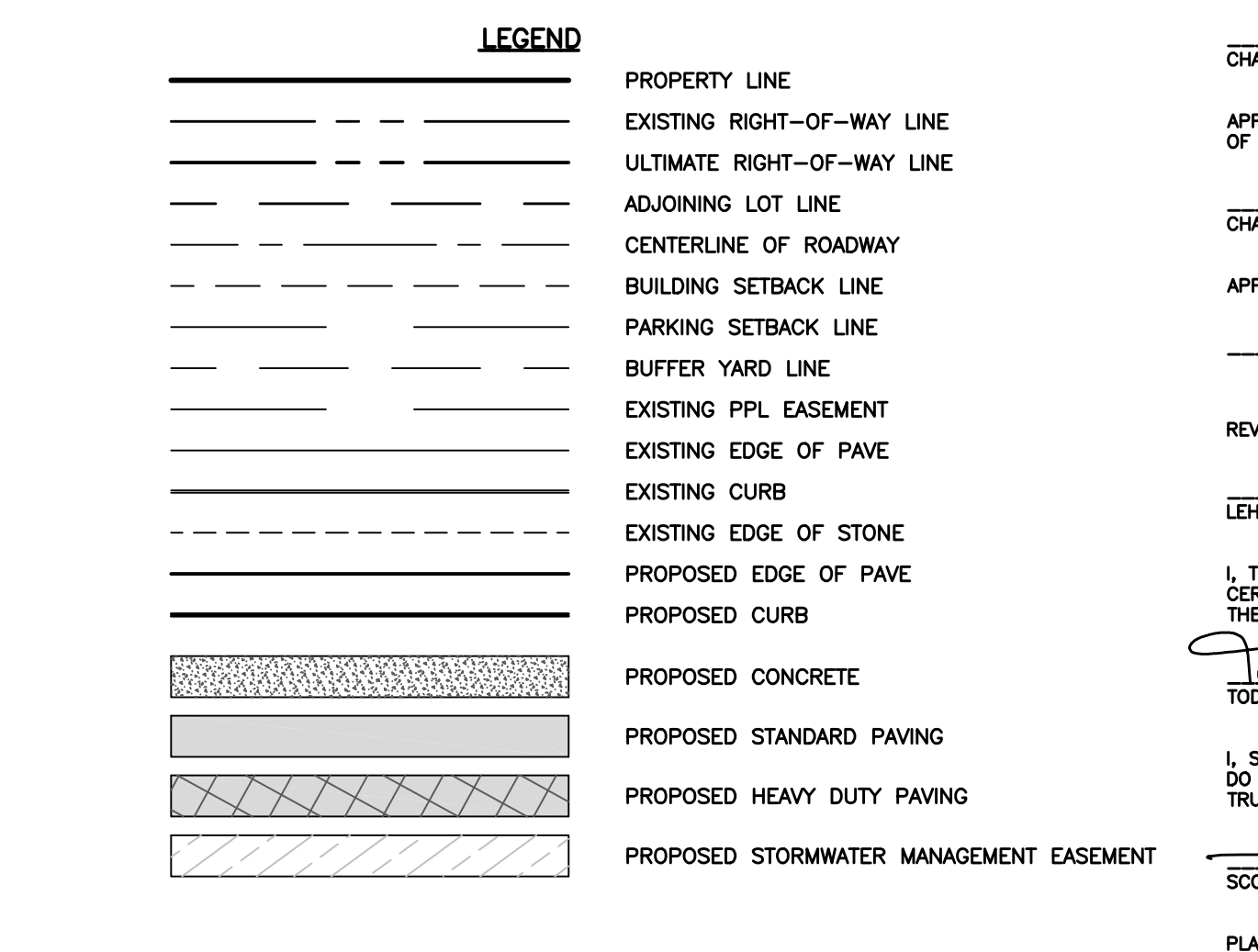
NOTARY PUBLIC STATEMENT: I, [Name], of Parkland School District, being duly sworn according to law and acting in my capacity as Notary Public... certify that the above mentioned school district is the true and lawful owner of the property shown hereon...

Approval forms including Notary Public signature and Lehigh Valley Planning Commission Reviewer signature fields.

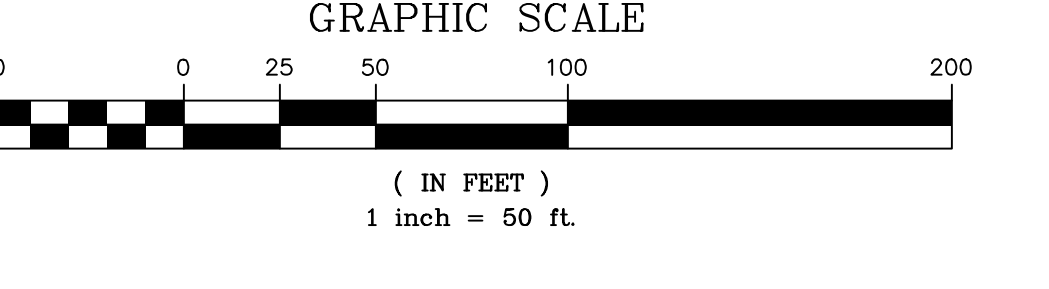
- 1. OWNER: PARKLAND SCHOOL DISTRICT
1210 SPRINGHOUSE ROAD
ALLENTOWN, PA 18104-2119
2. SITE ADDRESS: 2619 STADIUM ROAD
OREFIELD, PA 18069
3. SITE DATA: PARCEL ID 5477192272143
DOC. ID 2014007881
430,115.88 SQ. FT. (GROSS)
9,874.1 ACRES
379,179.48 SQ. FT. (NET)
8,704.8 ACRES
4. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.
5. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY...
6. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION...
7. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS...
8. BENCHMARK = RIM OF SANITARY MANHOLE AT THE INTERSECTION OF LIME KILN ROAD AND STADIUM DRIVE.
9. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.
10. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD...
11. ON-SITE SURVEY PERFORMED BY COWAN ASSOCIATES, INC. ON MARCH 8, 2022.
12. WATER; PUBLIC, SEWER; PRIVATE
13. THE EXISTING SITE DOES NOT CONSIST OF ANY OF THE FOLLOWING: WATERCOURSES, WETLANDS, BODIES OF WATER, ROCK OUTCROPS, SLAG PILES, QUARRY HOLES, SPRINGS, AND SWAMPY AREAS.
14. THE OWNER SHALL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES.

GENERAL NOTES
15. THE OWNER SHALL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES...
16. PROPERTY SHOWN IS SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD.
17. AREA BETWEEN THE TITLE LINE AND ULTIMATE RIGHT-OF-WAY OF STADIUM ROAD IS TO BE DEDICATED TO THE GOVERNMENTAL BODY HAVING JURISDICTION.
18. THE APPLICANT SHALL NOTIFY THE TOWNSHIP ENGINEER AT LEAST 2 WEEKS IN ADVANCE OF CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING.
19. THE COUNTY CONSERVATION DISTRICT REQUIRES A NOTIFICATION OF THREE (3) WORKING DAYS PRIOR TO SITE DISTURBANCE IN ORDER TO PERFORM THE NECESSARY EROSION AND SEDIMENTATION POLLUTION CONTROL INSPECTIONS.
20. ALL EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN TRIBUTARY AREA OF THOSE CONTROLS CAN BEGIN...
21. OUTSIDE AGENCY PERMITS AND APPROVALS FROM OUTSIDE AGENCIES ARE REQUIRED FOR THIS PROJECT...
22. THE LOCATIONS OF EXISTING UTILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER/DESIGN ENGINEER...
23. ZONING INFORMATION: DISTRICT = RR-2 (RURAL RESIDENTIAL-2) USE: INSTITUTIONAL.
LOT REQUIREMENTS:
MIN. LOT AREA: 5 ACRES
MIN. LOT FRONTAGE: 300 FT.
MAX. IMPERVIOUS COVERAGE: 75%
MAX. BUILDING HEIGHT: 35 FT.
BUILDING SETBACKS:
FRONT YARD: 75 FT.
SIDE YARD: 50 FT.
REAR YARD: 50 FT.

24. BUILDING FOOTPRINT: FIRST FLOOR: 29,731 SQ. FT.
SECOND FLOOR: 22,396 SQ. FT.
BASEMENT: NONE
TOTAL AREA: 52,127 SQ. FT.
25. PARKING REQUIREMENTS: 1 SPACE PER STAFF MEMBER, PLUS 3 SPACES FOR EACH ADMINISTRATIVE OFFICE, PLUS 5 SPACES PER HIGH SCHOOL CLASSROOM, PLUS ONE LARGE OFF-STREET LOADING ZONE.
26. 37 OFFICES = 111 SPACES
3 CLASSROOMS = 15 SPACES
68 STAFF MEMBERS = 68 SPACES
TOTAL REQUIRED SPACES: 194 SPACES
PROPOSED SPACES: 76 SPACES
OVERFLOW SPACES: 18 SPACES
TOTAL SPACES: 94 SPACES
27. THE OWNER IS RESPONSIBLE FOR JOINING THE PA ONE CALL SYSTEM AND IS RESPONSIBLE FOR MARKING OF ALL UNDERGROUND UTILITIES PRIOR TO THE UTILITIES BEING FORMALLY ACCEPTED BY AND DEDICATED TO THE TOWNSHIP.
28. SIGHT DISTANCES TAKEN FROM "PARKLAND SCHOOL DISTRICT OPERATIONS CENTER TRANSPORTATION IMPACT ASSESSMENT," DATED OCTOBER 12, 2022, PREPARED BY TRAFFIC PLANNING AND DESIGN, INC.
29. STORMWATER WITHIN THE STADIUM ROAD (T-678) AND LIME KILN ROAD (T-593) RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY SOUTH WHITEHALL TOWNSHIP...
30. ALL CONSTRUCTION WITHIN THE TOWNSHIP RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS AND STANDARDS FOR CONSTRUCTION.
31. ALL DETAILS SHOWN WITHIN THIS SET ARE A MINIMUM STANDARD FOR ALL CONSTRUCTION WITHIN THE TOWNSHIP...
32. IT IS ANTICIPATED THAT ALL PUBLIC IMPROVEMENTS WILL BE COMPLETED BY MAY 2025.
33. NOT WITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORMWATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS...
34. MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN, OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORMWATER MANAGEMENT FACILITIES...
35. AT A MEETING OF THE SOUTH WHITEHALL TOWNSHIP ZONING HEARING BOARD, HELD ON FEBRUARY 28, 2024, A ZONING VARIANCE FROM SECTION 350-48(a)(4) REGARDING PARKING SPACE REQUIREMENTS WAS GRANTED.



PA 811 LIST OF FACILITY OWNERS FOR SOUTH WHITEHALL TOWNSHIP
CITY OF ALLENTOWN
AQUA PENNSYLVANIA INC
ASTOUND BROADBAND POWERED BY RCN
AT&T
BUCKING PARTNERS
CENTURYLINK FORMERLY LEVEL 3
CROWN CASTLE
EVERSTREAM
IRONTON TELEPHONE COMPANY
LEHIGH COUNTY AUTHORITY
PPL ELECTRIC UTILITIES CORPORATION
SERVICE ELECTRIC CABLE TV INC
SOUTH WHITEHALL TOWNSHIP
SUNOCO PIPELINE LP
TILGHMAN SQUARE ASSOCIATES LLC
UTIL UTI LEHIGH HAZLETON
VERIZON PENNSYLVANIA LLC
ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC

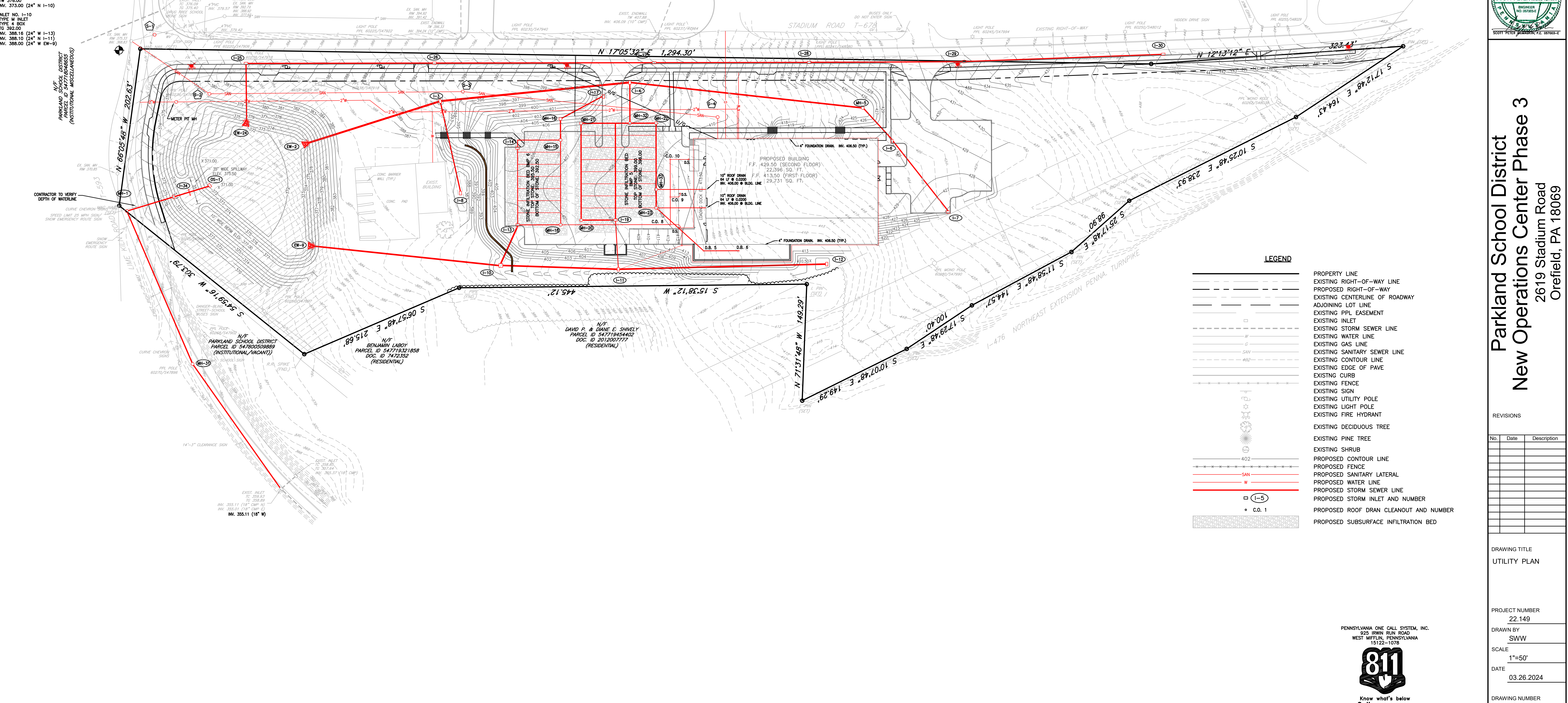


Parkland School District
New Operations Center Phase 3
2619 Stadium Road
Orefield, PA 18069

REVISIONS table with columns: No., Date, Description.

RECORD SITE PLAN
PROJECT NUMBER: 22.149
DRAWN BY: SWW
SCALE: 1"=50'
DATE: 03.26.2024
DRAWING NUMBER: SP-1
SERIAL NUMBER: 20222250251

STORM SEWER TABULATION		SANITARY SEWER TABULATION	
STORM MANHOLE NO. MH-1 4" DIA. SHALLOW MANHOLE RM 369.50 INV. 359.84 (18" N I-34) INV. 359.84 (18" N I-34) OUTLET STRUCTURE NO. 1 TYPE M INLET STANDARD BOX TO 375.00 GND. 371.00 10" x 20" ORIFICE INV. 373.00 3" ORIFICE INV. 373.00 INV. 369.54 (18" S I-34) BOT. BOX 368.00 (FILL BOTTOM OF BOX TO INVERT OF PIPE WITH CONC.)	INLET NO. I-11 TYPE M INLET STANDARD BOX TO 401.00 INV. 396.10 (24" FND. DRAIN N) INV. 396.10 (12" N I-19) INV. 396.10 (24" N I-12) INV. 396.00 (24" S I-10)	STORM MH NO. MH-18 4" DIA. MANHOLE RM 406.79 INV. 398.64 (8" N C.O. 8) INV. 393.00 (12" PERF. W MH-15) INV. 393.00 (12" PERF. S I-13) INLET NO. I-19 TYPE M INLET WITH SOLID TOP AND BOLT DOWN MANHOLE FRAME AND COVER STANDARD BOX TO 409.50 INV. 397.50 (12" E I-11) INV. 397.00 (18" PERF. W STONE BED) INV. 397.00 (18" PERF. S MH-20) INV. 405.45 (24" S I-11)	PROP. SANITARY MANHOLE S-2 4" DIA. MANHOLE RM 378.15 INV. 374.80 (6" N S-3) INV. 374.70 (6" S I-1) PROP. SANITARY MANHOLE S-3 4" DIA. MANHOLE RM 395.00 INV. 384.62 (6" N S-4) INV. 384.52 (6" S S-2) PROP. SANITARY MANHOLE 4 4" DIA. MANHOLE RM 406.79 INV. 404.50 (4" IN DROP) INV. 400.30 (4" N) INV. 400.20 (6" S S-2)
INLET NO. I-12 TYPE M INLET STANDARD BOX TO 409.50 INV. 397.50 (12" E I-11) INV. 397.00 (18" PERF. W MH-15) INV. 397.00 (18" PERF. S MH-20) INLET NO. I-13 TYPE C INLET STANDARD BOX TO 409.50 INV. 394.00 (24" E I-10) INV. 393.00 (12" PERF. W I-14) INV. 393.00 (12" PERF. N MH-18) WITH SNOUT INV. 392.50 (6") 1" WEEP HOLES BOTTOM OF BOX SUMP: 389.00	STORM MH NO. MH-20 4" DIA. MANHOLE RM 406.79 INV. 397.50 (12" E I-11) INV. 397.00 (18" PERF. W MH-15) INV. 397.00 (18" PERF. S MH-20) STORM MH NO. MH-21 4" DIA. MANHOLE RM 406.79 INV. 397.50 (12" E I-11) INV. 397.00 (18" PERF. N MH-32) INV. 397.00 (18" PERF. E MH-20)	INLET NO. I-14 TYPE C INLET STANDARD BOX TO 404.00 INV. 400.80 (18" N MH-5) INV. 400.80 (30" S I-3) WITH SNOUT INV. 398.24 (18" E MH-32) 20" x 20" ORIFICE PLATE (E) WITH 13" ORIFICE AT ELEV. 388.34 BOTTOM OF BOX SUMP: 397.00	EXISTING SANITARY MANHOLE TO PROP. SAN. MH NO. S-2 116 LF, 6" SDR-26 PVC @ 0.0448 PROP. SAN. MH NO. S-2 TO PROP. SAN. MH NO. S-3 324 LF, 6" SDR-26 PVC @ 0.0300 PROP. SAN. MH NO. S-3 TO PROP. SAN. MH NO. S-4 328 LF, 6" SDR-26 PVC @ 0.0475
INLET NO. I-14 TYPE C INLET STANDARD BOX TO 404.00 INV. 400.80 (18" N MH-5) INV. 400.80 (30" S I-3) WITH SNOUT INV. 398.24 (18" E MH-32) 20" x 20" ORIFICE PLATE (E) WITH 13" ORIFICE AT ELEV. 388.34 BOTTOM OF BOX SUMP: 397.00	STORM MH NO. MH-15 4" DIA. MANHOLE RM 406.79 INV. 397.50 (12" E I-11) INV. 397.00 (18" PERF. W MH-15) INV. 397.00 (18" PERF. S MH-20) STORM MH NO. MH-16 4" DIA. MANHOLE RM 406.79 INV. 397.50 (12" E I-11) INV. 397.00 (18" PERF. W MH-15) INV. 397.00 (18" PERF. S MH-20)	INLET NO. I-15 TYPE C INLET STANDARD BOX TO 404.00 INV. 400.80 (18" N MH-5) INV. 400.80 (30" S I-3) WITH SNOUT INV. 398.24 (18" E MH-32) 20" x 20" ORIFICE PLATE (E) WITH 13" ORIFICE AT ELEV. 388.34 BOTTOM OF BOX SUMP: 397.00	DRAIN BASIN DB-5 NYLOPLAST DRAIN BASIN RM 413.27 INV. 409.15 (12" N D.B. 8) INV. 399.56 (12" S MH-23) DRAIN BASIN DB-6 NYLOPLAST DRAIN BASIN RM 413.27 INV. 409.83 (12" N C.O. 7) INV. 409.83 (12" S DB-5) CLEANOUT NO. 8 RM 406.00 INV. 405.56 (4" RO N) INV. 401.20 (8" W C.O. 9) INV. 401.70 (8" S MH-18) CLEANOUT NO. 9 RM 409.30 INV. 405.20 (4" RO N) INV. 402.40 (8" W C.O. 10) INV. 402.40 (8" E C.O. 8) CLEANOUT NO. 10 RM 409.10 INV. 403.38 (4" RO N) INV. 403.38 (8" E C.O. 9)
INLET NO. I-16 TYPE C INLET STANDARD BOX TO 404.00 INV. 400.80 (18" N MH-5) INV. 400.80 (30" S I-3) WITH SNOUT INV. 398.24 (18" E MH-32) 20" x 20" ORIFICE PLATE (E) WITH 13" ORIFICE AT ELEV. 388.34 BOTTOM OF BOX SUMP: 397.00	STORM MH NO. MH-22 4" DIA. MANHOLE RM 406.79 INV. 397.50 (12" E I-11) INV. 397.00 (18" PERF. E MH-33) INV. 397.00 (18" PERF. S MH-32) STORM MH NO. MH-23 4" DIA. MANHOLE RM 406.79 INV. 404.72 (10" RO N) INV. 397.00 (18" PERF. W MH-33) INV. 397.00 (18" PERF. S STONE BED) INV. 397.00 (18" PERF. N MH-22) TYPE DW ENDWALL INV. 374.20 INV. 374.20 (18" W I-25)	INLET NO. I-16 TYPE C INLET STANDARD BOX TO 404.00 INV. 400.80 (18" N MH-5) INV. 400.80 (30" S I-3) WITH SNOUT INV. 398.24 (18" E MH-32) 20" x 20" ORIFICE PLATE (E) WITH 13" ORIFICE AT ELEV. 388.34 BOTTOM OF BOX SUMP: 397.00	EXISTING INLET TO STORM MH NO. MH-31 STORM MH NO. MH-31 TO STORM MH NO. MH-1 213 LF, 18" RCP @ 0.0125 STORM MH NO. MH-1 TO INLET NO. I-24 23 LF, 18" RCP @ 0.0348 INLET NO. I-24 TO OUTLET STRUCTURE NO. 1 49 LF, 18" RCP @ 0.1376 INLET NO. I-24 TO INLET NO. I-3 177 LF, 30" SLOPE @ 0.0520 INLET NO. I-3 TO INLET NO. I-4 245 LF, 30" SLOPE @ 0.0633 STORM MH NO. MH-32 TO INLET NO. I-4 52 LF, 18" SLOPE @ 0.0338 INLET NO. I-4 TO STORM MH NO. I-6 300 LF, 18" SLOPE @ 0.0573 INLET NO. I-6 TO INLET NO. I-7 57 LF, 18" SLOPE @ 0.0350 INLET NO. I-7 TO INLET NO. I-44 101 LF, 18" SLOPE @ 0.0100 INLET NO. I-44 TO TRENCH DRAIN TO-43 3 LF, 8" SLOPE @ 0.0200 INLET NO. I-3 TO INLET NO. I-8 120 LF, 18" SLOPE @ 0.0100 ENWALL NO. DW-9 TO INLET NO. I-10 240 LF, 24" SLOPE @ 0.0625 INLET NO. I-10 TO INLET NO. I-11 151 LF, 24" SLOPE @ 0.0523 INLET NO. I-11 TO INLET NO. I-12 267 LF, 24" SLOPE @ 0.0350 INLET NO. I-12 TO INLET NO. I-13 57 LF, 24" SLOPE @ 0.1060 INLET NO. I-13 TO INLET NO. I-14 98 LF, 12" PERF. SLOPE (LEVEL) INLET NO. I-14 TO STORM MH NO. MH-15 85 LF, 12" PERF. SLOPE (LEVEL) STORM MH NO. MH-15 TO STORM MH NO. MH-16 27 LF, 18" SLOPE @ 0.0215 STORM MH NO. MH-16 TO INLET NO. I-17 62 LF, 18" SLOPE @ 0.0200 INLET NO. I-17 TO STORM MH NO. MH-18 55 LF, 12" PERF. SLOPE (LEVEL) STORM MH NO. MH-18 TO STORM MH NO. MH-15 109 LF, 12" PERF. SLOPE (LEVEL) INLET NO. I-15 TO INLET NO. I-19 63 LF, 12" SLOPE @ 0.0222 INLET NO. I-19 TO STORM MH NO. MH-20 44 LF, 18" PERF. SLOPE (LEVEL) STORM MH NO. MH-20 TO STORM MH NO. MH-21 124 LF, 18" PERF. SLOPE (LEVEL) STORM MH NO. MH-21 TO STORM MH NO. MH-32 63 LF, 18" PERF. SLOPE (LEVEL) STORM MH NO. MH-32 TO STORM MH NO. MH-22 33 LF, 18" PERF. SLOPE (LEVEL) STORM MH NO. MH-22 TO STORM MH NO. MH-33 85 LF, 18" PERF. SLOPE (LEVEL) STORM MH NO. MH-33 TO STORM MH NO. MH-23 24 LF, 18" PERF. SLOPE (LEVEL) ENWALL NO. DW-24 TO INLET NO. I-25 73 LF, 18" RCP @ 0.0100 INLET NO. I-25 TO INLET NO. I-28 241 LF, 18" RCP @ 0.0100 INLET NO. I-28 TO INLET NO. I-27 281 LF, 18" RCP @ 0.0450 INLET NO. I-27 TO INLET NO. I-28 198 LF, 18" RCP @ 0.0650 INLET NO. I-28 TO INLET NO. I-29 285 LF, 18" RCP @ 0.0460 FLARED END SECTION FES-35 TO TRENCH DRAIN TO-36 123 LF, 8" SCH. 40 PVC @ 0.0366 STORM MH NO. MH-37 TO STORM MH NO. MH-38 84 LF, 12" PERF. HOPE (LEVEL) STORM MH NO. MH-38 TO STORM MH NO. MH-39 30 LF, 12" PERF. SLOPE (LEVEL) STORM MH NO. MH-39 TO INLET NO. I-45 18 LF, 12" SLOPE @ 0.0100 INLET NO. I-45 TO TRENCH DRAIN TO-42 2 LF, 8" SLOPE @ 0.0200 STORM MH NO. MH-39 TO STORM MH NO. MH-40 84 LF, 12" PERF. HOPE (LEVEL) STORM MH NO. MH-39 TO STORM MH NO. MH-40 30 LF, 12" PERF. SLOPE (LEVEL) STORM MH NO. MH-40 TO INLET NO. I-45 82 LF, 12" SLOPE @ 0.0300 DRAIN BASIN DB-5 TO DRAIN BASIN DB-6 45 LF, 12" SLOPE @ 0.0150 STORM MH NO. MH-18 TO CLEANOUT NO. 8 153 LF, 8" SLOPE @ 0.0200 CLEANOUT NO. 8 TO CLEANOUT NO. 9 35 LF, 8" SLOPE @ 0.0200 CLEANOUT NO. 9 TO CLEANOUT NO. 10 49 LF, 8" SLOPE @ 0.0200 NOTE: ANY INLET WITH A DEPTH GREATER THAN 5 FEET SHALL BE PROVIDED WITH STEPS.



GRAPHIC SCALE
 50 0 25 50 100 150 200
 (IN FEET)
 1 inch = 50 ft.

811
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 PA LAW REQUIRES THREE WORKING DAYS
 NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
 DRILL, BLAST OR DEMOLISH.
 SERIAL NUMBER 2022250251

REVISIONS

No.	Date	Description

DRAWING TITLE
 UTILITY PLAN

PROJECT NUMBER
 22.149

DRAWN BY
 SWW

SCALE
 1"=50'

DATE
 03.26.2024

DRAWING NUMBER
SP-4

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 120 PENN. AVE., 14TH FLOOR
 PHILADELPHIA, PA 19102
 TEL: 215-462-2900
 FAX: 215-462-2901
 CALL JOB NO. 161837

VOID UNLESS GREEN PROFESSIONAL SEAL IS ATTACHED

SCOTT PETER MCMACKIN
 ENGINEER
 No. 0000001
 SCOTT PETER MCMACKIN P.E. 06903-T

Parkland School District
New Operations Center Phase 3
 2619 Stadium Road
 Orefield, PA 18069

TREE PLANTING REQUIREMENTS:

STREET TREES: ONE STREET TREE FOR EVERY 30 FT. TO 35 FT.
1,780 LF OF ROAD FRONTAGE
1,780/35 = 51 STREET TREES REQUIRED
STREET TREES PROVIDED: 48

PARKING LOT LANDSCAPING REQUIREMENTS:

PARKING LOTS SHALL HAVE A 15 FT. WIDE BUFFER STRIP AND SCREENING BETWEEN IT AND ANY ADJACENT RESIDENTIAL LOT, PLUS ONE (1) SHADE TREE FOR EVERY TEN (10) PARKING SPACES, PLUS THE AREA BETWEEN THE PARKING AREA AND A PUBLIC STREET SHALL BE LANDSCAPED TO INCLUDE PLANTINGS AT LEAST 30 INCHES IN HEIGHT. SAID PLANTINGS SHALL BE AT LEAST 50% EVERGREEN SHRUBBERY AND SHALL AVERAGE AT LEAST ONE SHRUB FOR EVERY TEN FEET OF FRONTAGE.

TOTAL NUMBER OF PARKING SPACES: 94 SPACES (PROPOSED AND FUTURE)

PARKING SHADE TREES REQUIRED: 9 TREES
PARKING SHADE TREES PROVIDED: 9 TREES

TOTAL PARKING LOT FRONTAGE: 1,315 LF/10 = 132 SHRUBS REQUIRED

TOTAL SHRUBS PROVIDED: 134 SHRUBS (52% EVERGREEN SHRUBS)

GENERAL BUFFER YARD SCREENING REQUIREMENTS:

DENSE HEDGES OF DECIDUOUS, AND AT LEAST 50% EVERGREEN SHRUBBERY. PLANTS SHALL BE A MINIMUM OF FIVE FEET ABOVE ADJACENT GROUND AT THE TIME OF PLANTINGS.

DETENTION BASIN LANDSCAPING REQUIREMENTS:

MINIMUM PLANT MATERIAL PER 100 LINEAR FEET OF BASIN PERIMETER:

THREE (3) EVERGREEN TREES (MIN. HEIGHT 4 FEET)

TWO (2) DECIDUOUS TREES (MIN. CAL. 22 INCHES)

FIVE SHRUBS (MIN. HEIGHT 3 FEET)

620 LIN. FEET OF BASIN PERIMETER

REQUIRED PLANTINGS: 18 EVERGREEN TREES, 12 DECIDUOUS TREES AND 30 SHRUBS

PROPOSED PLANTING: 18 EVERGREEN TREES, 12 DECIDUOUS TREES AND 30 SHRUBS

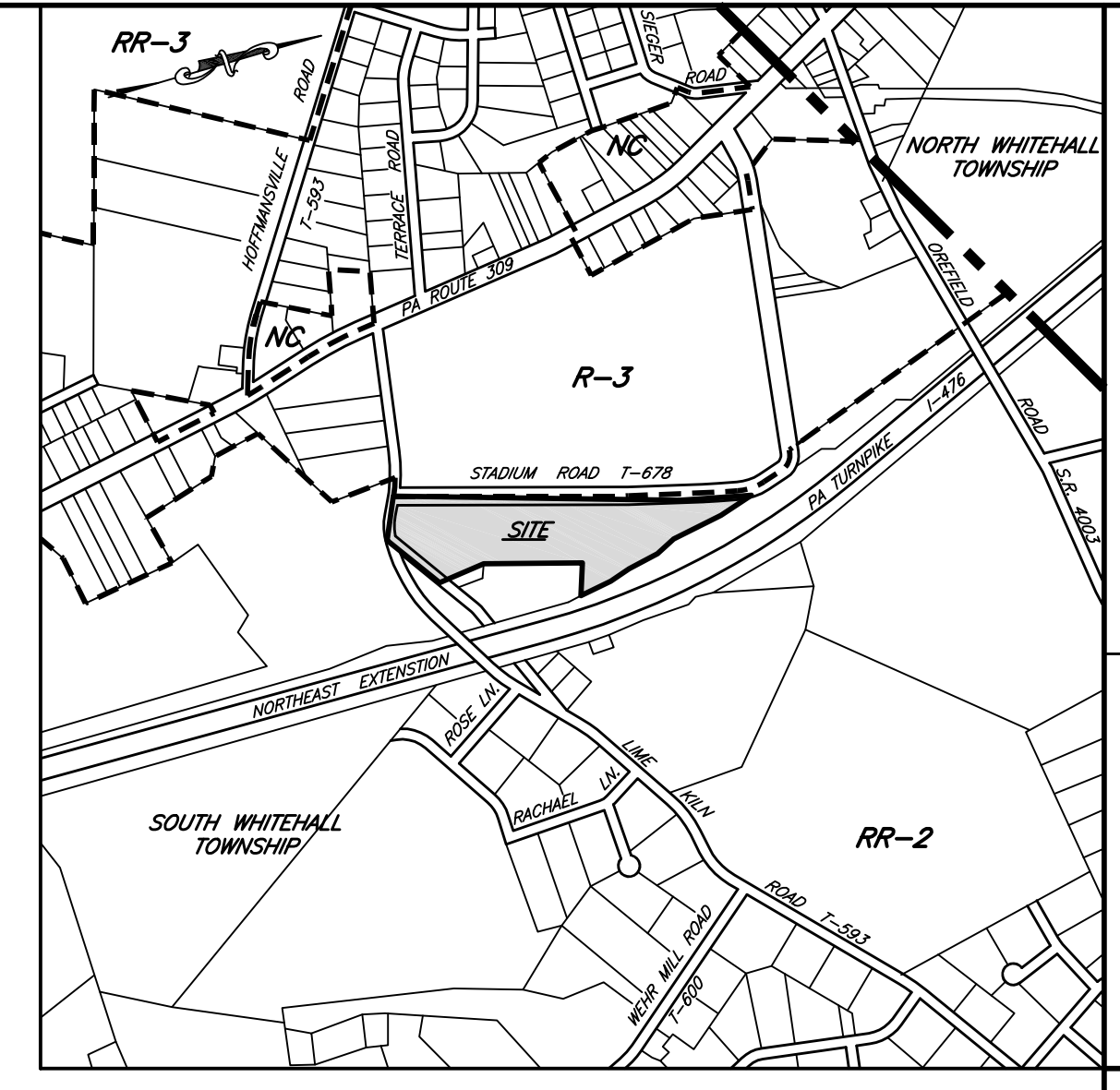
PROPOSED LANDSCAPE SCHEDULE				
PROPOSED STREET TREES				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
AR	12	ACER RUBRUM	RED MAPLE	2 1/2" CAL.
AH	12	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2" CAL.
AL	11	AMELANCHIER LAEVIS	SERVICEBERRY (TREE FORM ONLY)	2 1/2" CAL.
CC	11	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2" CAL.
PROPOSED PARKING LOT SHADE TREES				
AR	4	ACER RUBRUM	RED MAPLE	2 1/2" CAL.
QA	5	QUERCUS ALBA	WHITE OAK	2 1/2" CAL.
PROPOSED PARKING LOT SCREENING SHRUBS				
AA	25	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	MIN. HGT. 3'
IC	22	ILEX VERTICALLATA	WINTERBERRY	MIN. HGT. 3'
TC	24	TAXUS CUSPIDATA	UPRIGHT YEW	MIN. HGT. 4'
TO	22	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	MIN. HGT. 4'
PROPOSED BASIN LANDSCAPING TREES				
AR	6	ACER RUBRUM	RED MAPLE	2 1/2" CAL.
PP	9	PICEA PUNGENS	COLORADO SPRUCE	MIN. HGT. 4'
PS	9	PINUS STROBUS	WHITE PINE	MIN. HGT. 4'
QA	6	QUERCUS ALBA	WHITE OAK	2 1/2" CAL.
PROPOSED BASIN LANDSCAPING SHRUBS				
AA	7	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	MIN. HGT. 3'
HV	8	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	MIN. HGT. 3'
MP	7	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	MIN. HGT. 3'
VD	9	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	MIN. HGT. 3'
PROPOSED BUFFER YARD TREES				
AR	5	ACER RUBRUM	RED MAPLE	2 1/2" CAL.
PP	7	PICEA PUNGENS	COLORADO SPRUCE	MIN. HGT. 5'
PS	6	PINUS STROBUS	WHITE PINE	MIN. HGT. 5'
QA	5	QUERCUS ALBA	WHITE OAK	2 1/2" CAL.

TREE PLANTING NOTES:

- TREES SHALL BE OF NURSERY STOCK QUALITY, GROWN UNDER THE SAME CLIMATE CONDITIONS AS AT THE LOCATION OF THE DEVELOPMENT.
- ALL PLANTING SHALL BE DONE IN CONFORMANCE WITH GOOD NURSERY PRACTICE AND TO THE STANDARDS ESTABLISHED BY SOUTH WHITEHALL TOWNSHIP LANDSCAPE AND SHADE TREE COMMISSION. TREES SHALL BE PLANTED AT INTERVALS OF BETWEEN 30 FEET AND 40 FEET.
- TREES PERMITTED SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECT PESTS AND DISEASE.
- THE TRUNK DIAMETER MEASURES AT A HEIGHT OF SIX (6) INCHES ABOVE GROUND LEVEL SHALL ME A MINIMUM OF 2 TO 2 1/2 INCHES. TREES SHALL HAVE A MINIMUM OF FOUR (4) FOOT SINGLE STRAIGHT STEM TO THE FIRST LATERAL BRANCHES, ABOVE GROUND LEVEL.
- PRIOR TO PLANTING, THE DEVELOPER IS TO CONTACT THE PUBLIC WORKS DEPARTMENT TO ARRANGE A PHYSICAL INSPECTION OF THE TREES TO BE PLANTED AND THE MARKING OF THE PLANTING LOCATIONS OF THE SHADE TREES BY A REPRESENTATIVE OF THE PUBLIC WORKS DEPARTMENT. THE DEVELOPER SHALL NOT PLANT ANY SHADE TREES UNTIL THE APPROVAL OF THE INSPECTING PUBLIC WORKS DEPARTMENT REPRESENTATIVE HAS BEEN OBTAINED.
- AN AGREEMENT BETWEEN THE DEVELOPER AND THE BOARD OF COMMISSIONERS AND APPROVED BY THE LANDSCAPE AND SHADE TREE COMMISSION SHALL BE REQUIRED FOR THE MAINTENANCE OF ALL SHADE TREES PLANTED. THE TERMS OF THE MAINTENANCE AGREEMENT SHALL BE TWENTY-FOUR (24) MONTHS FROM THE DAY THE TOWNSHIP ENGINEER GIVES THE DEVELOPER THE FINAL APPROVAL OF ALL REQUIRED IMPROVEMENTS IDENTIFIED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- DURING THE TERM OF THE MAINTENANCE AGREEMENT, THE DEVELOPER SHALL:
 - REPLACE DEAD TREES, OR TREES OF SUFFICIENTLY POOR HEALTH SO AS TO BE DEEMED UNACCEPTABLE BY THE LANDSCAPE AND SHADE TREE COMMISSION.
 - CONTROL INSECTS AND DISEASES.
 - REPAIR MECHANICAL INJURY.
 - REMOVE ALL DEAD BRANCHES.
- WITHIN ONE MONTH PRIOR TO THE END OF THE MAINTENANCE AGREEMENT, THE SHADE TREES SHALL BE PRUNED BY THE DEVELOPER, IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP SHADE TREE POLICY, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE AND SHADE TREE COMMISSION.

SIGN TABULATION				
PLAN SYMBOL	SERIES	SIZE	DESCRIPTION	QUANTITY
(A)	R1-1	30"x30"	STOP SIGN	2
(B)	R7-8	12"x18"	RESERVED PARKING SIGN	5
(C)	R7-8P	12"x18"	VAN ACCESSIBLE PLAQUE	5
(D)	R2-1	24"x30"	SPEED LIMIT SIGN (25 MPH)	2
(E)	W11-2	30"x30"	PEDESTRIAN SIGN	2
(F)	W16-7P	30"x18"	DOWNWARD POINTING ARROW PLAQUE	2
(G)	D3-1	VAR.48"	STREET NAME SIGN	1
(H)	W1-2L	30"x30"	LEFT CURVE SIGN	1

NOTE: ALL SIGNS ARE TO BE INSTALLED ON PENNDOT TYPE 'B' BREAKAWAY POSTS



Silvia A. Hoffman, AIA
Todd O. Chambers, AIA
Jill P. Hewes, AIA
Jessica E. Kloock, AIA

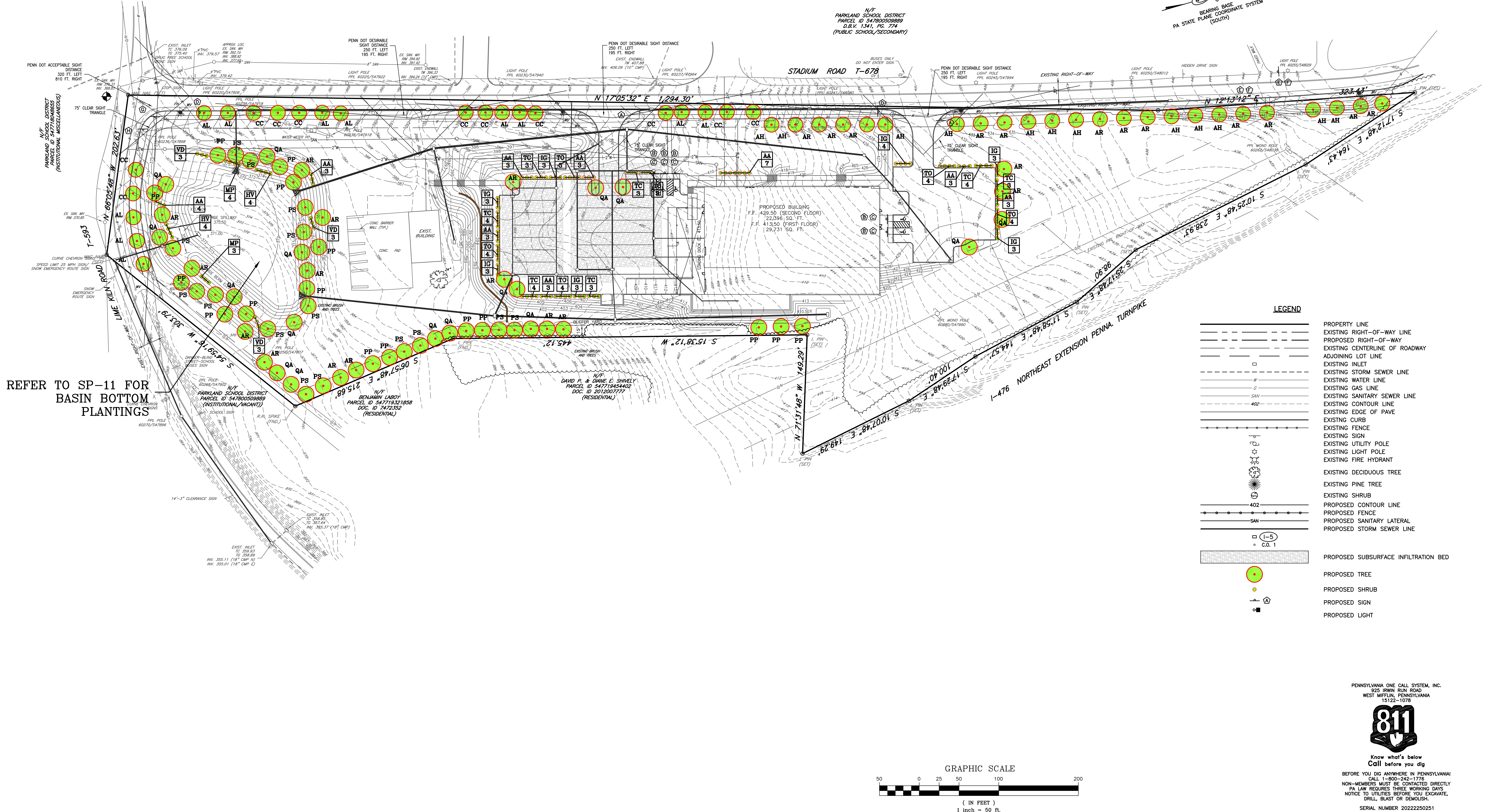
MKSD, LLC
1209 Hausman Road, Suite A
Allentown, PA 18104

610.366.2081 phone
mksdarchitects.com web

COWAN ASSOCIATES, INC.
PROFESSIONAL ENGINEER
PROVIDING A FULL RANGE OF CIVIL ENGINEERING SERVICES
150 PENNSYLVANIA AVENUE, SUITE 1000
PHILADELPHIA, PENNSYLVANIA 19102
CALL JOB NO. 1481637

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COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL ENGINEER
SCOTT PETER MACKIN
REGISTERED PROFESSIONAL ENGINEER
SCOTT PETER MACKIN, P.E. 0570024



REFER TO SP-11 FOR
BASIN BOTTOM
PLANTINGS

Parkland School District
New Operations Center Phase 3
2619 Stadium Road
Orefield, PA 18069

REVISIONS

No.	Date	Description

DRAWING TITLE
LANDSCAPE AND SIGNAGE PLAN

PROJECT NUMBER
22.149

DRAWN BY
SWW

SCALE
1"=50'

DATE
03.26.2024

DRAWING NUMBER
SP-5

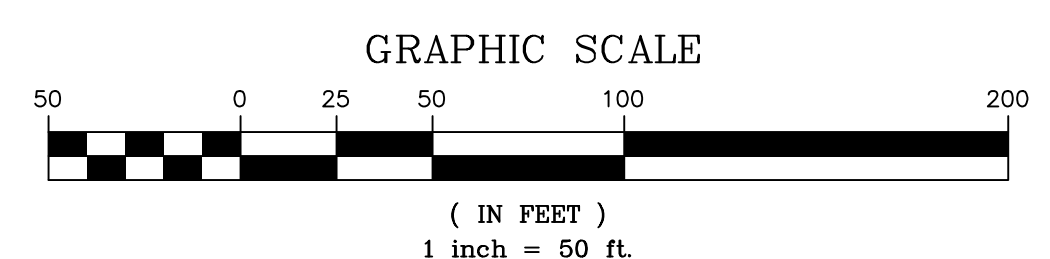
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DRILL, BLAST OR DEMOLISH.
SERIAL NUMBER 2022250251



V:\PROJECTS\1481637 MKSD Parkland School District Operations Center\SP-5\LANDSCAPE PLAN.dwg

SOUTH WHITEHALL TOWNSHIP

72

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

April 4, 2024

Parkland School District
Attn: Arthur Oakes
1210 Springhouse Road
Allentown, PA 18104

**Re: PSD New Operations Center Phase 3
Major Plan 2024-101
Application Completeness Review**

Dear Mr. Oakes:

This letter constitutes the Completeness Review for your application of April 4, 2024 for preliminary/final plan review of the above-referenced Major Plan. A determination has been made that your application is **Administratively Complete**. Please find attached the following documents:

1. The *Escrow and Reimbursement Agreement*
2. An Invoice for the Application Fee
3. An Invoice for the Subdivision Escrow

In order to complete the application, complete and sign the *Escrow and Reimbursement Agreement*, attach a check for the invoiced amount to the Application Fee Invoice, and attach a check for the invoiced amount to the Subdivision Escrow Invoice, and return all three items to the Cashier at the South Whitehall Township Municipal Building no later than 3:30 PM on Thursday April 11, 2024 in order to be on the May 9, 2024 Planning Commission meeting agenda. ***As an alternative to the creation of a new escrow account, the applicant may request in writing that the escrow for this project be linked to the existing escrow for the original PSD New Operations Center Major Plan 2022-108. If the applicant elects this alternative, only the Application Fee would be required to be submitted by the above-mentioned date and time.*** Should the above-mentioned items be received after the above-mentioned deadline date, the application shall be reviewed at the next available Planning Commission meeting (in accordance with the published meeting submission deadline schedule).

If you have any questions, please call.

Sincerely,



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

cc: D. Manhardt S. McMackin, Cowan Assoc. Sub. File 2024-101



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
Parkland School District New Operations Center Phase 3
Major Plan #2024-101
Final Plan Review

DATE: May 2, 2024

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

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

Mr. Herb Bender
Director of Township Operations
South Whitehall Township

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

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

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

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

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

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

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

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

Mr. Scott P. McMackin, P.E., LEED AP
Vice President
Cowan Associates, Inc.

Mr. Arthur J. Oakes
Director of Facilities and Operations
Parkland School District

(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:

12,832 s.f. building addition on the second floor;

No additional improvements proposed at this time;

Project/Site was approved in 2023;

RR-2 – Rural Residential-2 Zoning District;

Public Water; and

Private Sewer (Parkland School District).

Waivers/Deferrals/Variances Granted:

None to date.

Recommendation:

Engineering approval not recommended at this time.

jfw/laf

Enclosures

South Whitehall Township
Parkland School District New Operations Center Phase 3
Major Plan #2024-101
Final Plan Review

May 2, 2024

REVIEW COMMENTS

1. In a letter dated April 3, 2024, the Design Engineer requested waivers from the following SALDO and SMP requirements:
 - a. SALDO §312-12(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;
 - b. SALDO §312-12(b)(15) and §312-12(b)(21) – Waiver from the requirement of showing contours and sidewalks, trails, driveways, streets, easements, etc. within 400 feet of the tract. We have no engineering objection to this request;
 - c. SALDO §312-26(a) and §312-35(b) – Waiver from the requirement of frontage improvements along Lime Kiln Road. We recommend a deferral be requested similar to the previous Plan submissions, and we would defer to the Township to determine the extent of improvements required along Lime Kiln Road;
 - d. SALDO §312-39(d)(2) – Waiver from the requirement of the basin bottom being 2% longitudinal slope. We defer to the Township Geotechnical Consultant;
 - e. SALDO §312-39(g) – Waiver from the requirement that storm pipes be a minimum 15-inch in diameter;
 - f. SMP §296-9(j) – Waiver from the requirement of having a permeability rate of 1×10^{-7} cm/SEC or less. We defer to the Township Geotechnical Consultant; and
 - g. SMP §296-9(k) – Waiver from the requirement that ground water recharge not be permitted. We defer to the Township Geotechnical Consultant (Check reference).

In the event waivers are granted, add a note to the Plan listing the ordinance sections and the date of approval.

2. The Plans should reflect the present-day condition of the site. We note there were several modifications to the previously approved Plans during the time of construction. Any site modifications that were constructed and differ from the Plans approved April 19, 2023 should be shown on the most current Plan set;

3. Based on the revised Traffic Impact Assessment Supplement (TIAS) prepared by Traffic Planning and Design, Inc., the increase in traffic generated by the building addition will be 185 Weekday trips, 31 AM Peak Hour trips, and 25 PM Peak Hour trips. The TIAS recommends the School District and Township monitor the operation of the Route 309 and Lime Kiln Road intersection after opening of the Operations Center, in the absence of the PennDOT improvements, and pursue timing improvements at the intersection if necessary, as the analyses presented in the TIAS assumed a timing adjustment during the PM peak of adjacent street traffic. This should be included in the Conditions of Approval for the development;
4. We note the Publication 46 Turn Lane Warrant and Length calculations in the Transportation Impact Assessment for the original building identified the eastbound left turn lane of Lime Kiln Road at Stadium Drive was close to meeting warrants during both the AM and PM Adjacent Street Traffic peak hours due to the high percentage of left turns at the intersection. Revised analyses for the larger facility should be provided to determine if turn lane warrants are satisfied;
5. Confirm all outside agency permits and approvals are still applicable. Any copies of correspondence, including any data submitted to outside agencies regarding permits and approvals, should be provided to the Township and our office;
6. Provide Lighting Plans as provided with the originally approved development. We defer to the Township Electrical Consultant to review the proposed site lighting;
7. 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;
8. 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, proposed retaining walls, etc.; and
9. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, SALDO §312-12(b)(6) and §312-14(b)(2).

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

South Whitehall Township
Parkland School District New Operations Center Phase 3
Major Plan #2024-101
Final Plan Review

List of Plans and Supplemental Information
Prepared by Cowan Associates, Inc. and
dated or last revised March 26, 2024, except as noted

1. Cover Sheet;
2. Record Site Plan, Sheet SP-1;
3. Existing Features/Demolition Plan, Sheet SP-2;
4. Grading Plan, Sheet SP-3;
5. Utility Plan, Sheet SP-4;
6. Landscape and Signage Plan, Sheet SP-5;
7. Erosion and Sediment Control Plan, Sheet SP-6;
8. Erosion and Sediment Control Notes, Sheets SP-7 and SP-8;
9. PCSM Plan, Sheet SP-9;
10. PCSM Details, Sheets SP-10 and SP-11;
11. PCSM Notes, Sheet SP-12;
12. Pre-Development Drainage Area Plan, Sheet SP-13;
13. Post-Development Drainage Area Plan, Sheet SP-14;
14. Inlet Drainage Area Plan, Sheet SP-15;
15. Utility Profiles, Sheets SP-16 through SP-18;
16. Construction Details, Sheets SP-19 through SP-21;
17. ADA Ramp Details, Sheets SP-22 through SP-24 (cursory review only);
18. Vehicle Turning Template Plan, Sheet SP-25;
19. Retaining Wall Plan and Elevation, Sheet SP-26;
20. Aerial Plan, Sheet SP-27; and
21. Stormwater Management Report, revised February 15, 2023.

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

1. Property Deed, dated March 19, 2014;
2. Traffic Impact Assessment Supplement, prepared by Traffic Planning and Design, Inc., dated April 2, 2024;
3. LANTA Correspondence, dated April 3, 2024;
4. LVPC Transmittal Letter, dated April 3, 2024;
5. Township Transmittal Letter, dated April 3, 2024;
6. Application Completeness Review Letter, dated April 4, 2024;
7. Subdivision and Land Development Application, dated April 2, 2024;
8. Waiver Request Letter, dated April 3, 2024; and
9. Project Narrative, dated April 3, 2024.



April 26, 2024

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

Re: PASD Operations Center Ph3
Land Development #2024-101
Review of Preliminary Plan
SSM File 103400.0083

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project revised on March 26, 2024. We have the following comments regarding the water and sanitary sewer utilities:

General Notes:

1. No comments at this time.

Water Comments:

1. Construction Details Drawing number SP-20. Service connection: The 2" Saddle connection is not permitted. South Whitehall Standard Construction Documents June 2023 page B 32: Copper Service Lines: All 2" service connections to a water main must use a 4" tapping sleeve and valve then reduce to the 2" copper service line.
2. Construction Details Drawing number SP-20: Add a 2" water meter pit detail.
SSM W-06: Typical water meter Box Detail 2".
3. Utility Plan: Drawing Number SP-4: Show a 2" curb valve 2' behind face of curb.
4. Utility Profiles: Drawing Number SP 18: Profile of sanitary sewer line between manhole S-3 and S-4 must show the 2" water line crossing location and depth.

Sanitary Sewer Comments:

1. Note that the sewer system will not discharge to the SWT system and the applicant has filed for the PA DEP planning module approval.

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

Sincerely,
Spotts, Stevens and McCoy

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

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

cc: SWT, PW



HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944

Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

April 23, 2024

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

RE: Geotechnical Engineering Review of
Provided Documents
Parkland School District
New Operations Center Phase 3
Major Plan 2024-101
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT24-11(007)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on April 12, 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. Letter entitled "Project Narrative", prepared by Cowan Associates, Inc. (Cowan), dated April 3, 2024.
2. Letter referenced as "Waiver Requests", prepared by Cowan, dated April 3, 2024.
3. Report entitled "Stormwater Management Report", prepared by Cowan, dated November 11, 2022, last revised February 15, 2023.
4. Engineering plan set entitled "Final Land Development Plans New Operations Center Phase 3", Sheets Cover and SP-1 through SP-27 inclusive, prepared by Cowan, dated March 26, 2024, unrevised.

Based on our review, it is our understanding that this proposal represents a change to the land development project that was approved in 2023 and which is currently under construction. The change reflects an additional 12,832 square feet of building addition on the second floor within the same originally approved footprint. No revisions to the site design are proposed.

We have no comments on this submission.

Mr. Gregg Adams
Planner

2

April 23, 2024

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

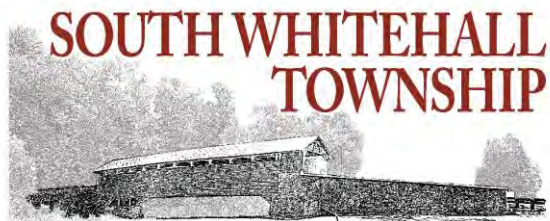


Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swt24-11(007)-PSDNewOperationsCenterPhase3MajorPlan2024-101\Docs\2024-04-23-SWT Geotech, PSD Ops Center Phase 3 geotech review cmt ltr 1.doc

cc: Mr. Dave Manhardt, Director of Community Development (via email)
Mr. Herb Bender, Public Works Department Superintendent (via email)
Mr. Anthony F. Tallarida, PE, The Pidcock Company (via email)
Mr. Mark Gnall, PE, The Pidcock Company (via email)
Mr. Arthur Oakes, Director of Facilities & Operations, Parkland School District
Mr. Scott P. McMackin, PE, Cowan Associates, Inc.



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: APRIL 25, 2024

SUBJECT: PSD New Ops Center Phase 3 Major Plan 2024-101

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

1. All Storm Water to remain private.
2. Water meter needs to be Neptune Mach 10 with extended antenna in lid and radio read.

SOUTH WHITEHALL TOWNSHIP

84

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

May 2, 2024

Parkland School District
Attn: Arthur Oakes
1210 Springhouse Road
Allentown, PA 18104

**Re: PSD New Operations Center Phase 3
Major Plan 2024-101
Request for Preliminary/Final Plan Review**

Dear Mr. Oakes:

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

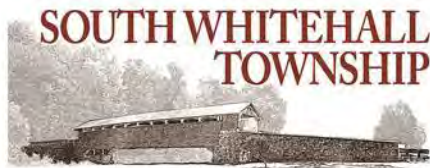
A. Zoning

1. The plan has been reviewed for zoning compliance. No comments other than the zoning relief granted below.
2. Zoning Hearing Board relief was granted on April 5, 2024 with the following conditions:
 - a. This Phase proposes an expansion of the second floor to include additional office space. The school district appeared before the Zoning Hearing Board for relief of the parking space requirements, where 194 spaces were required, and the district proposing 94 spaces, relief of 100 parking spaces was granted for this office space expansion (ZHB-2023-09).
 - b. The Applicant shall provide all buffering as stated on the Landscaping Plan.
 - c. The Applicant's total number of employees and visitors shall not exceed 94 per day unless further relief is granted by the ZHB.
 - d. The Applicant shall hold in reserve the pole building utilized for maintenance vehicles for future use as off-street parking if the Township Zoning Officer issues a determination that it is necessary.

B. Fire Marshal

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





C. Open Space and Recreation

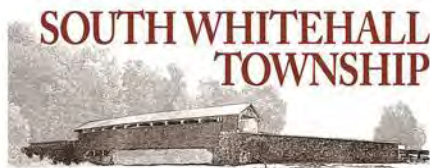
1. Per the Project Narrative, there is no additional site work, therefore no additional impervious surface is proposed. The Maximum Impervious Surface line within the Zoning Compliance Chart on plan sheet SP-1 shall be revised so that the Existing Conditions reflect the Maximum Impervious Surface as approved on the PSD New Operations Center plan set, reflecting the net increase in impervious surface proposed by Phase 3. Should no additional impervious surface be proposed, the fee in lieu of land dedication to be charged is \$0.00.

D. 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 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.
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.

E. Legal and Other

1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).
2. If deemed to be necessary, 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. If deemed to be necessary, please consider the following in placement locations for street trees:
 - a. Placement over inlets should be avoided;
 - b. Provide ample clearance from street lights and hydrants.
4. Confirmation of a plan submittal to LANTA shall be provided.

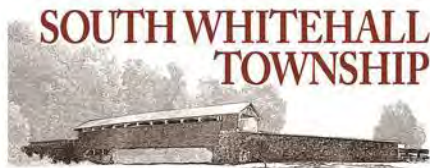


F. Plan Recording Requirements

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. If a lot consolidation is part of the plan and a lot consolidation plan is recorded before the site plan set, ensure that ALL references to lots that no longer exist are removed from the site plan set.
8. 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.

G. Waiver and Deferral Request Commentary

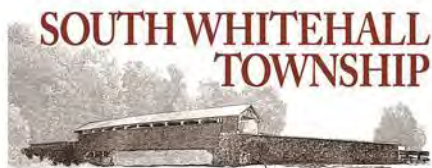
1. The requirement of Section 312-12(b)(15) of the Subdivision and Land Development Ordinance pertaining to the showing of existing and proposed contours on the entire tract and adjacent land within 400 feet of the tract be waived – Staff defers to the Township Engineer.
2. The requirement of Section 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 – Staff defers to the Township Engineer.



3. 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 – Staff defers to the Township Engineer.
4. The requirement of Section 312-26(a) of the Subdivision and Land Development Ordinance to require the indication on the plan and construction of all required public improvements along the frontage of Lime Kiln Road – Staff defers to the Township Engineer. Should improvements to Lime Kiln Road be required, staff would recommend that sidewalk, curbing, and street trees be required along Lime Kiln Road between PA Route 309 and Stadium Drive.
5. The requirement of Section 312-35(b) of the Subdivision and Land Development Ordinance pertaining to the requirement to construct street right-of-way improvements along Lime Kiln Road – Staff defers to the Township Engineer. Should improvements to Lime Kiln Road be required, staff would recommend that sidewalk, curbing, and street trees be required along Lime Kiln Road between PA Route 309 and Stadium Drive.
6. The requirement of Section 312-39(d)(2) of the Subdivision and Land Development Ordinance pertaining to the requirement that detention basins be designed to drain completely be waived – Staff defers to the Township Engineer.
7. The requirement of the South Whitehall Construction Documents, as required by Section 312-39(g), with regard to the minimum pipe diameter of 36 inches and pipe space not closer to one another than half the pipe diameter or 3 feet for underground basins be waived – Staff defers to the Township Engineer.
8. The requirement of Section 296-9.J of the Stormwater Management Ordinance that a basin located within areas identified by the LCCD as sinkhole-prone shall be lined be waived – Staff defers to the Township Geotechnical Consultant.
9. The requirement of Section 296-9.K of the Stormwater Management Ordinance that the prohibition of groundwater recharge without the written approval of the Township Geotechnical Consultant be waived – Staff defers to the Township Geotechnical Consultant.

H. Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as fronted by a Local Road (Stadium Drive) and underlain by karst geology.



2. The Comprehensive Plan envisions the tract within the Jordan Valley Land Use Type to the north of Chapmans Road and east of Blue Barn Road. The goal of the Jordan Valley is to preserve the rural and historic character of the Jordan Valley by:
- Preserving natural resources and important landscapes through incentives and cooperation with landowners
 - Enhancing crossroad villages with attention to the surrounding landscape
 - Encouraging the continuation of active agriculture by allowing uses consistent with operations of working farms
 - And incentivizing the utilization of Conservation Subdivisions for future land development.
 - Jordan Valley Place Type supports Open Space, Agriculture, Rural, and Conservation Subdivision place types.

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.

If you have any questions, please call.

Sincerely,

Gregg R. Adams
Planner, Community Development Department
South Whitehall Township
610.398.0401
adamsg@southwhitehall.com

cc: T. Petrucci D. Manhardt
M. Elias S. Pidcock
S. McMackin, Cowan Assoc

L. Harrier
A. Tallarida
Sub. File 2024-101

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

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair



RICHARD MOLCHANY
Chair, Coordinating Committee

BRENDAN COTTER
Chair, Technical Committee

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

BECKY A. BRADLEY, AICP
Secretary,
Coordinating Committee +
Technical Committee

April 10, 2024

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

**Re: Parkland School District (New Operations Center) - Land Use of Regional Significance
South Whitehall Township
Lehigh County**

Dear Mr. Adams:

The subject application is a Land Use of Regional Significance under the Educational Facilities category. The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, under the requirements of the Pennsylvania Municipalities Planning Code (MPC). Both meetings will be on:

- LVPC Comprehensive Planning Committee Meeting:
 - o April 23, 2024 at 12:00PM
 - o <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting:
 - o April 25, 2024 at 7:00PM
 - o <https://lvpc.org/lvpc-meetings>

The subject application proposes modifications to a project originally reviewed by the LVPC on December 16, 2022. The proposed modifications are to add a 12,832-square-foot addition to the second floor. No building footprint modification or site improvement changes are proposed at 2619 Stadium Road (PIN 547719272143).

The LVPC offers the following comments:

Preservation Buffer

This parcel is located within a preservation buffer on the General Land Use Plan and may be considered appropriate for development if the development will not create adverse impacts to the transportation system with respect to roads, bridges, transit facilities and bicycle/pedestrian facilities, including traffic safety or congestion, based on accepted transportation planning and engineering professional standards. (*FutureLV: The Regional Plan* General Land Use Plan Definitions Pages 50-51).

Due to the close proximity of Interstate 476 (Pennsylvania Turnpike) to the east side of the tract, the LVPC recommends communication with the Pennsylvania Turnpike Commission to ensure that impacts to the Turnpike rights-of-way are addressed.

The LVPC recommends that the school district verify that there will be enough onsite parking to accommodate the expansion compared to the previous review provided by LVPC on December 16, 2022.

Pedestrian Safety

The LVPC recommends signage and a pavement-marked crosswalk be added on Stadium Drive to communicate to drivers that vulnerable road users cross the roadway to access the building and Orefield Middle School, which would 'promote safe and secure community design' (of Policy 5.1).

Bicycle Rack

The LVPC suggests that the developer consider the addition of a bicycle rack into the plans. The Lehigh and Northampton Transit Authority (LANTA) offers service just .3 miles from the project site location, at Route 309 northbound bus stop ID 5976 and 309 southbound bus stop ID 6025.

There may be faculty who would use a bicycle for their commute in whole or in combination with public transportation. Providing a bicycle rack would integrate mixed-transportation into public space design (of Policy 5.2) and would 'improve connections between bus stops and pedestrian and bicycle infrastructure' (of Policy 5.2). Additionally, it supports the reduction of climate change impacts (of Policy 3.4) through low-impact travel options and creates a community space that promotes physical health (of Policy 5.3).

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 helps 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: Parkland School District, Applicant;
COWAN ASSOCIATES, Project Engineer/Surveyor;
David Manhardt, South Whitehall Township Director of Community Development;
Scott J. Pidcock, South Whitehall Township Engineer



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Todd R. Myers, PLS
Charles R. Tomko, PE
Scott P. McMackin, PE
Michael R. Smith, PE
Wayne V. Doyle, PE

PROJECT NARRATIVE

Parkland School District New Operations Center
2619 Stadium Road
South Whitehall Township
Lehigh County
CAI 14613.37
April 3, 2024

Site Location: 2619 Stadium Road
Orefield, PA 18069
PIN 547719272143

Site Owner & Applicant: Parkland School District
1210 Spring House Road
Allentown, PA 18104

Site Zoning District and Existing Use: RR-2 – Rural Residential 2
Use – Institutional

Frontage Streets: Stadium Road (T-678)
Limekiln Road (T-593)

Proposed Use: Institutional

Existing Lot Size: 8.7048 Acres (Net)

Proposed Lot Size: 8.7048 Acres (Net)

Existing and Proposed Water Service: Public – South Whitehall Township Authority

Existing and Proposed Sewer Service: Private – Orefield Middle School WWTP &
Collection, NPDES PA0052132

Proposed Types of Stormwater BMPs: Subsurface Infiltration Beds (2)
Detention Basin

Project/Site was approved in 2023. This proposal reflects an additional 12,832 square feet of building addition on the second floor within the same originally approved footprint. No site revisions are proposed.

SPM/WVD:aew
V:\PROJECTS\14613.37 MKSD Parkland School District Operations Center\Correspondence\Project Narrative 4-3-24.docx

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April 3, 2024

South Whitehall Township Planning Commission
 South Whitehall Township Board of Commissioners
 South Whitehall Township
 4444 Walbert Avenue
 Allentown, PA 18104

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Subject: Waiver Requests
 Parkland School District Operations Center
 2619 Stadium Road (PIN 547719272143)
 South Whitehall Township, Lehigh County
 CAI 14613.37

Dear Planning Commission Members and Commissioners:

Please accept this correspondence as a Request for Waivers for the Parkland School District Operations Center project from the following sections of the South Whitehall Township Subdivision and Land Development Ordinance:

1. Section 312-12(b)(20) Requiring location, character, and elevation of any building within 100 feet of the tract.

Given the minor nature of the development, a waiver of this requirement is requested to use aerial photographic information.

2. Section 312-12(b)(15) and (21) Requiring location of contours and sidewalks, trails, driveways, streets, easements, etc. within 400 feet of the tract.

3. Section 312-26(a) and 312-35(b) Requiring property frontage improvements.

Additional improvements along Stadium Road are proposed, a waiver for Limekiln Road is requested. The school district prefers not to encourage pedestrian traffic to Limekiln Road.

4. Section 312-39.D.2 Requiring basin bottom to be 2% longitudinal slope.

Due to stormwater management design requirements (dry extended basin), a waiver is requested.

5. Section 312-39.G. Requiring storm pipes to be minimum 15-inch diameter.

Due to the stormwater management design requirements, smaller pipe size is requested.

6. Section 296-9.J. Requiring permeability rate of 1×10^{-7} cm/SEC or less.

Based on on-site soils testing and analysis, infiltration is possible on this site.

7. Section 296-9.K Requiring ground water recharge not be permitted in limestone geology.

Based on site soils testing and analysis, groundwater recharge is possible on this site.

Very truly yours,

COWAN ASSOCIATES, INC.



Scott P. McMackin, P.E.

SPM:aew