

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

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

TO: PLANNING COMMISSION
FROM: GREGG R. ADAMS, PLANNER
SUBJECT: PSD NEW OPERATIONS CENTER PHASE 3
MAJOR PLAN 2024-101
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW
DATE: JUNE 7, 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 May 16, 2024 meeting, the Planning Commission reviewed and voted to support the nine waiver/deferral requests and tabled recommendations on two deferral requests until the traffic issue has been resolved. The Planning Commission took the plan under advisement to allow the applicant the time to address the reviewing agencies' comments.

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 June 5 and May 2, 2024. Mr. Tallarida is recommending engineering approval at this time. His May 2, 2024 comments pertain to waivers and deferrals, traffic, outside agency approvals, and lighting. His June 5, 2024 comments pertain to the review of the applicant's May 17, 2024 Traffic Impact Assessment.

- 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’s technical review is dated June 6, 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 recommend preliminary/final plan approval to the Board of Commissioners subject to the applicant complying with the following conditions:

1. Prior to plan recording, 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 and that such security shall be available for draws/presentation by either an in-person presentation location no further than 60 miles from the Township’s office

or by email presentation or facsimile presentation; and evidence of necessary insurance coverage in a form acceptable to the Township be provided.

2. Prior to plan recording, the applicant shall address to the satisfaction of the Township Engineer the comments of Mr. Anthony Tallarida as contained in his review dated June 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.
3. Prior to plan recording, the applicant shall address to the satisfaction of the Township Water and Sewer Engineer the comments of Mr. Jason Newhard 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.
4. Prior to plan recording, the applicant shall address to the satisfaction of the Public Works Department the comments of Mr. Herb Bender, as contained in his review dated April 25, 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. Prior to plan recording, the applicant shall address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated June 6, 2024.
6. That the School District and the Township agree to monitor the operation of the intersection of Lime Kiln Road and State Route 309 after the Facility is constructed and operational. At any time that the Township identifies unacceptable delays or queuing on the westbound Lime Kiln Road approach as predicted in the May 17, 2023 Transportation Impact Assessment, it shall be the obligation of the School District to study the intersection and provide an analysis to the Township and PennDOT. The School District's obligation to study the intersection shall be limited to a period of five years after the Facility is constructed and operational. The School District agrees to construct any timing upgrades deemed necessary by the Township and PennDOT, all at the sole expense of the School District and within a reasonable timeframe as approved by the Township.
7. That the School District and the Township agree to monitor the operation of the intersection of Lime Kiln Road and Stadium Road after the Facility is constructed and operational. At any time that the Township identifies unacceptable delays or queuing on the eastbound Lime Kiln Road approach as predicted in the May 17, 2023 Transportation Impact Assessment, it shall be the obligation of the School District to study the intersection and provide an analysis to the Township and PennDOT. The School District's obligation to study the intersection shall be limited to a period of five years after the Facility is constructed and operational. The School District agrees to construct any timing upgrades deemed necessary by the Township and PennDOT, all at the sole expense of the School District and within a reasonable timeframe as approved by the Township.

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, whether water and sewer allocation and tapping fees are required and, if required, the amount each fee will be. Payment of Allocation Fees shall be tendered prior to plan being recorded. Payment for Tapping Fees shall be tendered prior to Building Permit issuance.
9. That the applicant shall obtain a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module prior to plan recording. 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 coordinates with the Township Engineer's office to have the address assigned to the existing barn on the plan of record.
11. That the applicant shall reconcile all open invoices for Township engineering and legal services prior to the plan being recorded, 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 plan being recorded.

Planning Commission deadline date to act on the plan:	November 14, 2024
Board of Commissioners deadline date to act on the plan:	November 14, 2024



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



PSD New Operations Center Phase 3 Major Plan 2024-101

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: 46

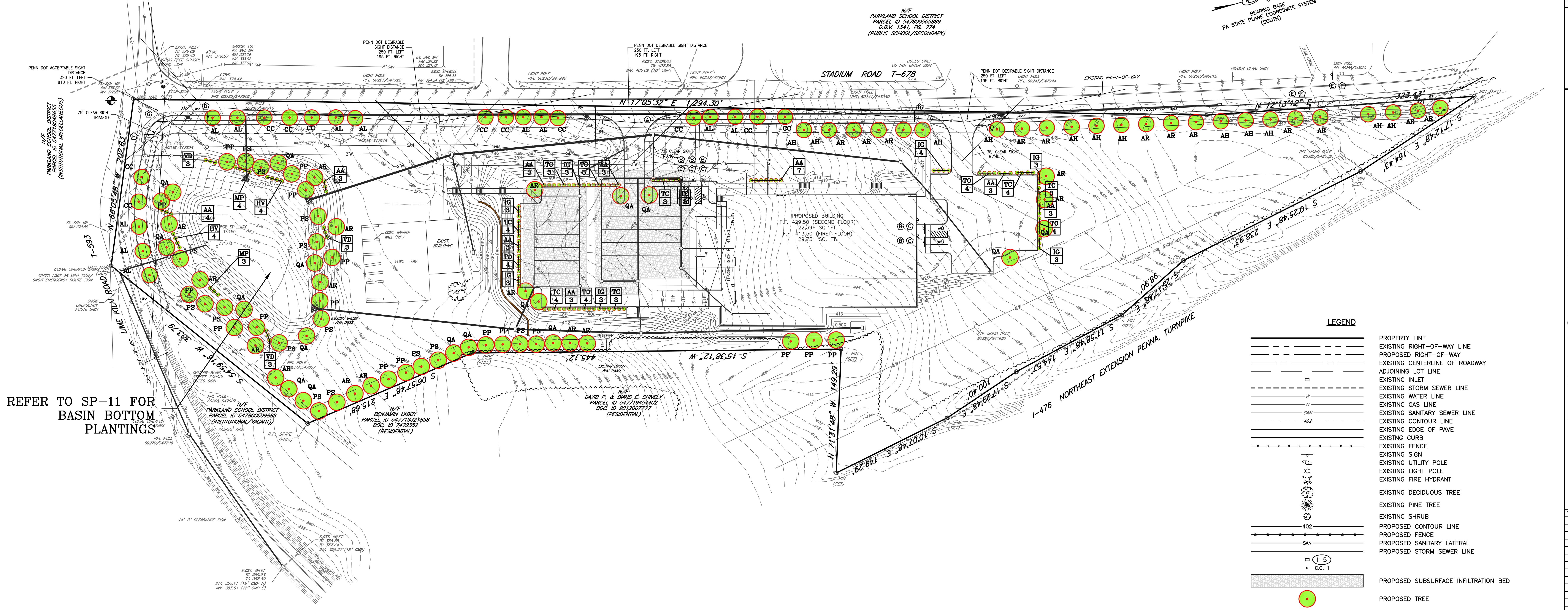
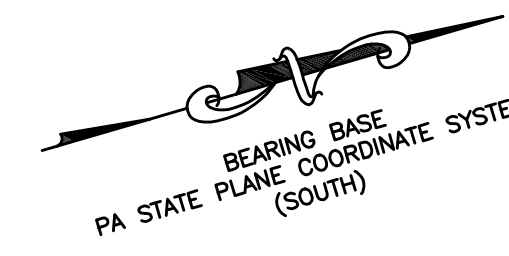
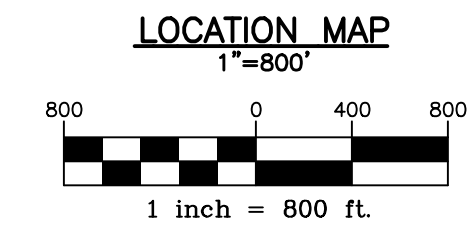
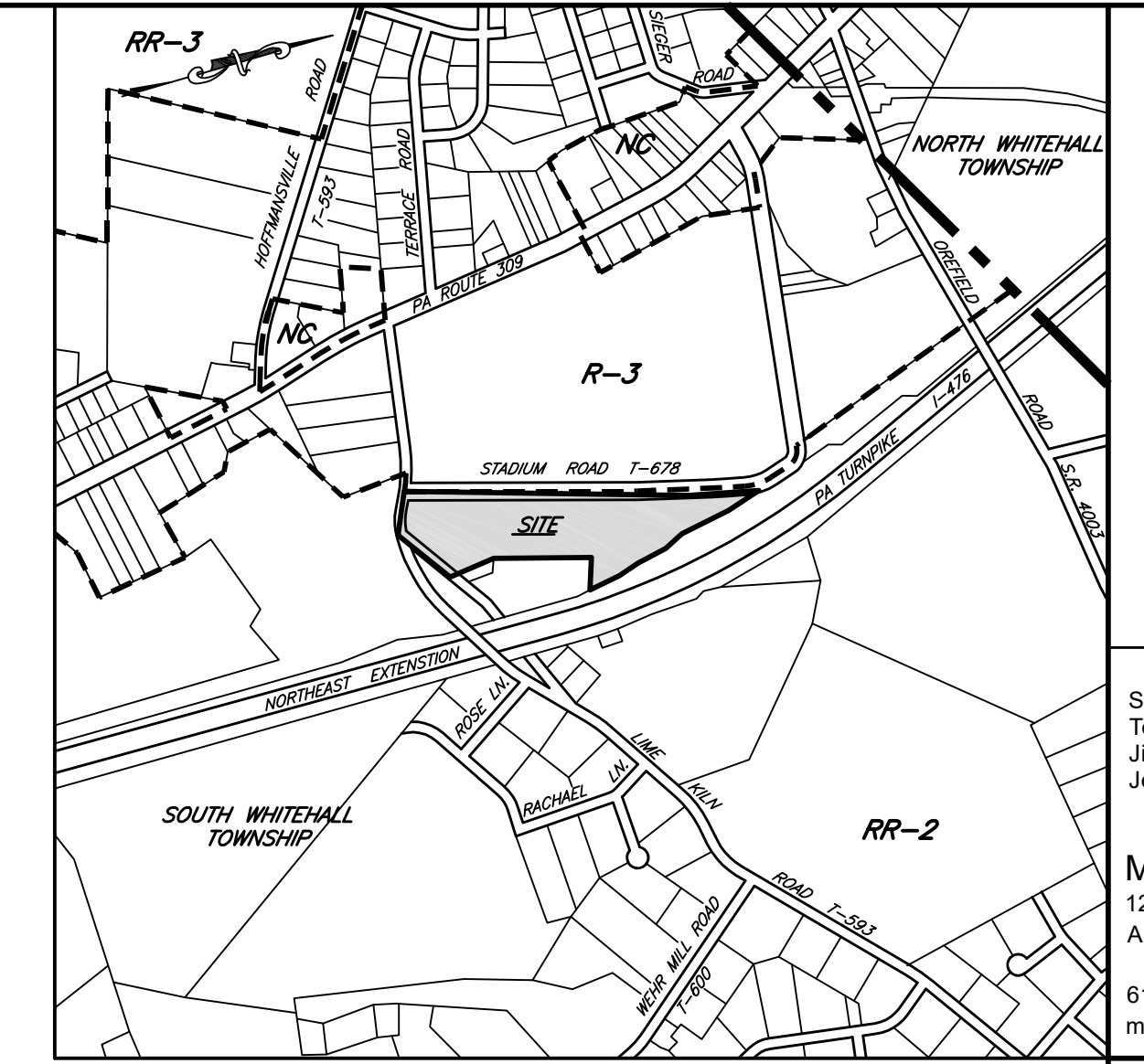
PROPOSED LANDSCAPE SCHEDULE. Table with columns: SYMBOL, QUANTITY, BOTANICAL NAME, COMMON NAME, SIZE. Includes sections for Proposed Street Trees, Proposed Parking Lot Shade Trees, Proposed Parking Lot Screening Shrubs, Proposed Basin Landscaping Trees, and Proposed Buffer Yard Trees.

TREE PLANTING NOTES:

- 1. TREES SHALL BE OF NURSERY STOCK QUALITY, GROWN UNDER THE SAME CLIMATE CONDITIONS AS AT THE LOCATION OF THE DEVELOPMENT. 2. 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...

SIGN TABULATION. Table with columns: PLAN SYMBOL, SERIES, SIZE, DESCRIPTION, QUANTITY. Lists various signs like Stop Sign, Reserved Parking Sign, Van Accessible Plaque, etc.

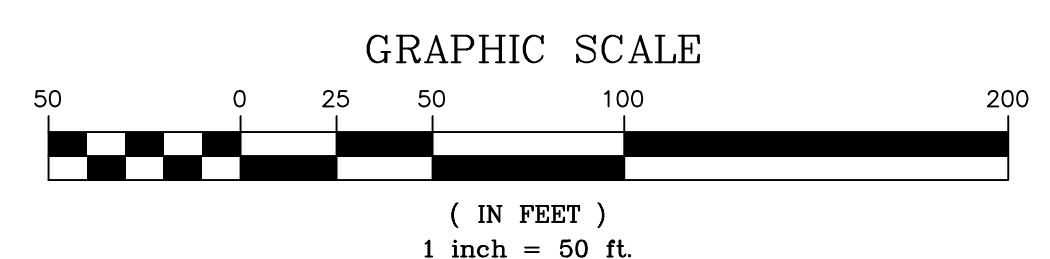
NOTE: ALL SIGNS ARE TO BE INSTALLED ON PENNDOT TYPE 'B' BREAKAWAY POSTS



REFER TO SP-11 FOR BASIN BOTTOM PLANTINGS

LEGEND

- PROPERTY LINE, EXISTING RIGHT-OF-WAY LINE, PROPOSED RIGHT-OF-WAY LINE, EXISTING CENTERLINE OF ROADWAY, ADJOINING LOT LINE, EXISTING INLET, EXISTING STORM SEWER LINE, EXISTING WATER LINE, EXISTING GAS LINE, EXISTING SANITARY SEWER LINE, EXISTING CONTOUR LINE, EXISTING EDGE OF PAVE, EXISTING CURB, EXISTING FENCE, EXISTING SIGN, EXISTING UTILITY POLE, EXISTING LIGHT POLE, EXISTING FIRE HYDRANT, EXISTING DECIDUOUS TREE, EXISTING PINE TREE, EXISTING SHRUB, PROPOSED CONTOUR LINE, PROPOSED FENCE, PROPOSED SANITARY LATERAL, PROPOSED STORM SEWER LINE, PROPOSED SUBSURFACE INFILTRATION BED, PROPOSED TREE, PROPOSED SHRUB, PROPOSED SIGN, PROPOSED LIGHT



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



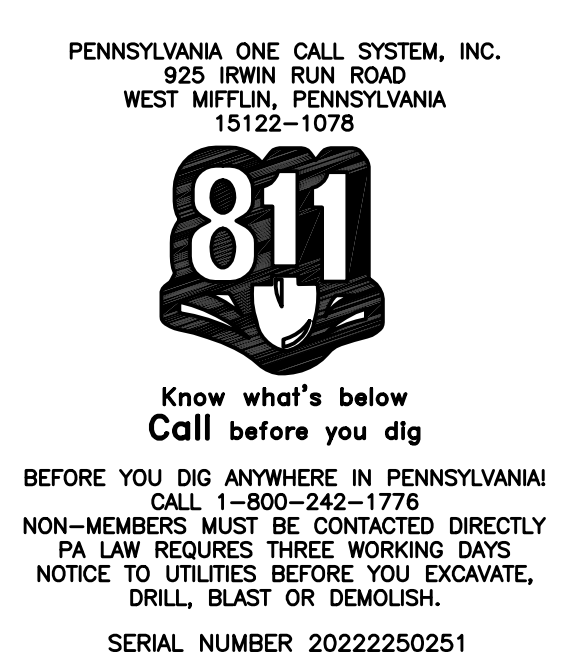
Parkland School District New Operations Center Phase 3 2619 Stadium Road Orefield, PA 18069

REVISIONS table with columns: 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 logo and contact information for MKSD, LLC.



PROJECT: SP-11 2619 Stadium Road Orefield, PA 18069. DRAWING: LANDSCAPE PLAN. DATE: 03/26/2024. DRAWN BY: SWW. CHECKED BY: [blank].

June 5, 2024

via e-mail

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

Re: South Whitehall Township
Parkland School District
New Operations Center Phase 3
Major Plan #2024-101
Transportation Impact Assessment
Review

Dear Mr. Adams:

We have reviewed the revised Transportation Impact Assessment (TIA), prepared by Traffic Planning and Design, Inc., and revised May 17, 2024. The TIA was revised to include additional traffic associated with the increase in size of the Operations Center. We note a left turn lane is now warranted in the AM peak hour for the intersection of Lime Kiln Road and Stadium Drive, however analyses show there are no level of service degradations for this intersection. We concur with the conclusion as well as the approach to not install the left turn lane at this time. We would suggest a condition, similar to the condition at the Route 309 and Lime Kiln Road intersection, that requires the intersection be monitored by the Township and Applicant and that the Applicant will provide future mitigation if necessary.

All comments from our May 2, 2024, review memorandum (attached) remain outstanding and should be addressed excluding comment 4. We would recommend approval of the Plans, subject to the comments from the May 2nd memorandum being addressed.

If you have any questions, please contact us.

Very truly yours,

THE PIDCOCK COMPANY



Anthony F. Tallarida, PE
Manager, Municipal Engineering Services

jfw/laf

Enclosure

- xc/enc: Mr. Thomas R. Petrucci, MPA, Township Manager
South Whitehall Township via e-mail
- Mr. David Manhardt, AICP, Director of Community Development
South Whitehall Township via e-mail
- Mr. Herb Bender, Director of Township Operations
South Whitehall Township via e-mail
- Mr. Mike Elias. Public Works Utility and MS4 Program Coordinator
South Whitehall Township via e-mail
- Ms. Tracy J.B. Fehnel, Insurance Administrator & Executive Assistant
South Whitehall Township via e-mail
- Ms. Laura M. Harrier, BCO, Building Code Official/Zoning Officer
South Whitehall Township via e-mail
- Mr. John G. Frantz, CFEI, BCO, Fire Marshal, Building Code Official
South Whitehall Township via e-mail
- Joseph A. Zator, II, Esq., South Whitehall Township Solicitor
Zator Law via e-mail
- Jennifer R. Alderfer, Esq., Assistant South Whitehall Township Solicitor
Zator Law via e-mail
- Mr. Denjam Khadka, Senior Civil/Environmental Engineer
Lehigh Valley Planning Commission via e-mail
- Ms. Corinne Ruggiero, Environmental Planner
Lehigh Valley Planning Commission via e-mail
- Mr. Christopher A. Taylor, PG, Senior Geologist
Hanover Engineering Associates, Inc. via e-mail
- Mr. Scott P. McMackin, P.E., LEED AP, Vice President
Cowan Associates, Inc. via e-mail
- Mr. Arthur J. Oakes, Director of Facilities and Operations
Parkland School District via e-mail
- xc: Mr. Ronald J. Gawlik, PE, Township Engineer

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

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

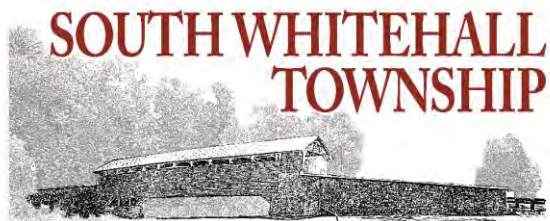


Christopher A. Taylor, PG

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

33

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

June 6, 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:

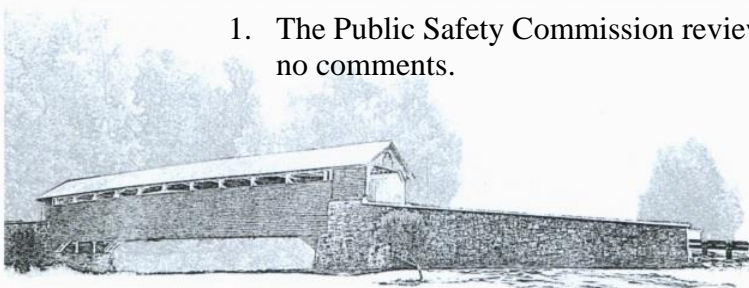
The purpose of this letter is to report zoning and non-engineering related comments that are to be addressed. My comments follow:

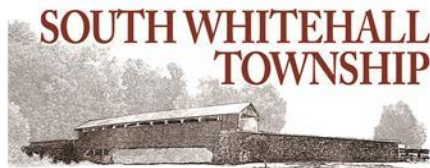
A. Zoning

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 reviewed the plan at their May 6, 2024 meeting and made no comments.





C. Open Space and Recreation

1. The Parks and Recreation Board reviewed the plan at their May 13, 2024 meeting and made no comments. 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

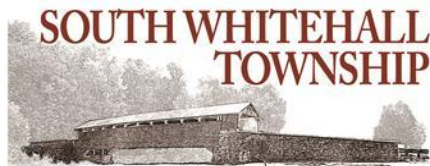
1. The applicant is to request allocations for water and sewer from the South Whitehall Township Board of Commissioners. Please be aware that the Board of Commissioners now charges both allocation fees and tapping (connection) fees. The applicant must address all water and sewer service issues, and obtain 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).

F. Plan Recording Requirements

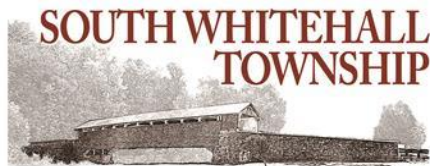
1. Prior to plan recording, the applicant shall submit a check set of plans in PDF format to the Township Engineer and Township to ensure that the standards and requirements of the Lehigh County Recorder of Deeds Office for a recorded plan are met.
2. Signature Blocks and Certifications to appear on 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

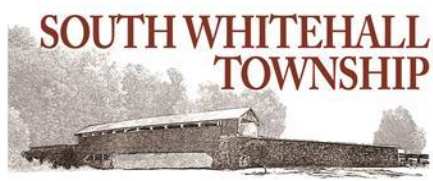


that sidewalk, curbing, and street trees be required along Lime Kiln Road between PA Route 309 and Stadium Drive.

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, June 13, 2024 at 7:00 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will be also be livestreamed via GoToMeeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting.

If you have any questions, please call.

Sincerely,

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

cc:	T. Petrucci	D. Manhardt	L. Harrier	J. Frantz	H. Bender
	M. Elias	S. Pidcock	A. Tallarida	J. Zator, Esq	J. Alderfer, Esq
	S. McMackin, Cowan Assoc		Sub. File 2024-101		

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
Secretary,
Coordinating Committee +
Technical Committee

BECKY A. BRADLEY, AICP
Executive Director

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,

A handwritten signature in blue ink that reads "Bambi Griffin Rivera". The signature is written in a cursive, flowing style.

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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PROJECT NARRATIVE

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

Richard S. Cowan, PE (1910-1997)
James R. Leister, PE/PLS (1936-2006)
William D. Kee, PE (Retired)
Johann F. Szautner, PE/PLS (Retired)
Todd R. Myers, PLS
Charles R. Tomko, PE
Scott P. McMackin, PE
Michael R. Smith, PE
Wayne V. Doyle, PE

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

Richard S. Cowan, PE (1910-1997)
 James R. Leister, PE/PLS (1936-2006)
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 Scott P. McMackin, PE
Michael R. Smith, PE
 Wayne V. Doyle, PE

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

EXECUTIVE SUMMARY

The purpose of this study is to examine the potential traffic impact associated with the proposed Parkland School District Operations Center on the roadway network in South Whitehall Township, Lehigh County, PA. Based on this evaluation, the following conclusions were reached:

1. The project scope and the extent of the study area were confirmed with representatives of the Township staff through the submission of a scoping application dated July 7, 2022. The study area intersections included in this TIA are as follows:
 - » Route 309 & Lime Kiln Road;
 - » Lime Kiln Road & Stadium Drive;
 - » Lime Kiln Road & Orefield Road;
 - » Stadium Drive & Proposed Site Driveways.
2. The proposed development will be located on the east side of Stadium Drive, north of Lime Kiln Road.
3. The proposed development will consist of a 52,127 square foot (SF) building, which will serve as an operations center for Parkland School District. The building will provide space for three needs of the School District consisting of (1) warehouse/storage for supplies and equipment, (2) a maintenance shop, and (3) space for administrative office space.
4. Access to the site is proposed via two full-access driveways to Stadium Drive; one located approximately 600 feet north of Lime Kiln Road, and one located approximately 1000 feet north of the Lime Kiln Road.
5. The available sight distance at each site driveway will exceed PennDOT's desirable and safe stopping sight distance (SSSD) criteria.
6. Upon full build-out, the proposed development is expected to generate 127 new vehicle-trips during the weekday A.M. peak hour, 124 new vehicle-trips during the weekday P.M. peak hour of the generator and 106 new vehicle-trips during the P.M. peak hour of the adjacent street traffic.
7. Under 2025 projected (build) conditions, the study area intersections will operate at the same overall intersection level of service (ILOS) as 2025 base (no-build) conditions during the weekday A.M. peak hour, the weekday P.M. peak hour of generator, and the weekday P.M. peak hour of adjacent street traffic.
8. All approaches and turning movements at the proposed driveway intersections will operate at LOS A under all study time periods.
9. Levels of Service (LOS) for the study area intersections have been summarized in matrix form. **Table I** details the overall intersection LOS for each study area intersection.

**TABLE I
LEVEL OF SERVICE DELAY (SECONDS) SUMMARY**

Intersection	Movement	Weekday A.M. Peak Hour				
		Existing Condition	Opening Year 2025 Prior to Route 309 Improvement Project		Opening Year 2025 With Route 309 Improvement Project	
			Base	Projected	Base	Projected
Route 309 (SR 0309) & Lime Kiln Road	EB L/T/R	C	C	C	C	C
	WB L/T	D	D	D	D	D
	WB R	C	C	C	C	C
	NB L/T	B	B	B	--	--
	NB L	--	--	--	A	A
	NB T	--	--	--	B	B
	NB R	A	A	A	A	A
	SB L/T/R	B	B	B	--	--
	SB L	--	--	--	B	B
	SB T/R	--	--	--	B	B
	ILOS	B (15.2)	B (15.5)	B (16.4)	B (15.0)	B (15.7)
Lime Kiln Road & Stadium Drive	EB L/T	A	A	A	A	A
	SB L/R	A	A	B	A	B
	ILOS	A (3.7)	A (3.6)	A (4.4)	A (3.6)	A (4.4)
Lime Kiln Road & Orefield Road (SR 4003)	WB L/T	B	A	B	A	B
	NB L/R	B	B	B	B	B
	ILOS	A (4.8)	A (4.9)	A (5.0)	A (4.9)	A (5.0)
Stadium Drive & Proposed Southern Driveway	WB L/R	--	--	A	--	A
	SB L	--	--	A	--	A
	ILOS	--	--	A (0.9)	--	A (0.9)
Stadium Drive & Proposed Northern Driveway	WB L/R	--	--	A	--	A
	SB L	--	--	A	--	A
	ILOS	--	--	A (1.0)	--	A (1.0)

Base = No-Build scenario / Projected = Build scenario

TABLE I (CONTINUED)
LEVEL OF SERVICE DELAY (SECONDS) SUMMARY

Intersection	Movement	Weekday P.M. Peak Hour of Generator				
		Existing Condition	Opening Year 2025 Prior to Route 309 Improvement Project		Opening Year 2025 With Route 309 Improvement Project	
			Base	Projected	Base	Projected
Route 309 (SR 0309) & Lime Kiln Road	EB L/T/R	D	D	D	D	D
	WB L/T	D	D	D	D	D
	WB R	D	D	C	D	C
	NB L/T	A	A	A	--	--
	NB L	--	--	--	A	A
	NB T	--	--	--	A	A
	NB R	A	A	A	A	A
	SB L/T/R	A	A	A	--	--
	SB L	--	--	--	B	B
	SB T/R	--	--	--	A	A
	ILOS	B (11.3)	B (11.5)	B (13.1)	B (11.2)	B (12.8)
Lime Kiln Road & Stadium Drive	EB L/T	A	A	A	A	A
	SB L/R	A	A	A	A	A
	ILOS	A (2.6)	A (2.6)	A (3.8)	A (2.6)	A (3.8)
Lime Kiln Road & Orefield Road (SR 4003)	WB L/T	A	A	A	A	A
	NB L/R	B	B	B	B	B
	ILOS	A (4.6)	A (4.6)	A (4.7)	A (4.6)	A (4.7)
Stadium Drive & Proposed Southern Driveway	WB L/R	--	--	A	--	A
	SB L	--	--	A	--	A
	ILOS	--	--	A (1.8)	--	A (1.8)
Stadium Drive & Proposed Northern Driveway	WB L/R	--	--	A	--	A
	SB L	--	--	A	--	A
	ILOS	--	--	A (1.9)	--	A (1.9)

Base = No-Build scenario / Projected = Build scenario

TABLE I (CONTINUED)
LEVEL OF SERVICE DELAY (SECONDS) SUMMARY

Intersection	Movement	Weekday P.M. Peak Hour of Adjacent Street				
		Existing Condition	Opening Year 2025 Prior to Route 309 Improvement Project		Opening Year 2025 With Route 309 Improvement Project	
			Base	Projected	Base	Projected
Route 309 (SR 0309) & Lime Kiln Road	EB L/T/R	D	D	C	C	C
	WB L/T	D	D	D	D	D
	WB R	C	C	C	C	C
	NB L/T	B	B	B	--	--
	NB L	--	--	--	A	B
	NB T	--	--	--	B	B
	NB R	A	A	A	A	A
	SB L/T/R	A	A	B	--	--
	SB L	--	--	--	B	C
	SB T/R	--	--	--	B	A
	ILOS	B (13.2)	B (13.5)	B (17.3)	B (14.2)	B (16.6)
Lime Kiln Road & Stadium Drive	EB L/T	A	A	A	A	A
	SB L/R	A	A	B	A	B
	ILOS	A (3.0)	A (3.0)	A (3.8)	A (3.0)	A (3.8)
Lime Kiln Road & Orefield Road (SR 4003)	WB L/T	A	A	A	A	A
	NB L/R	B	B	B	B	B
	ILOS	A (4.8)	A (4.9)	A (5.0)	A (4.9)	A (5.0)
Stadium Drive & Proposed Southern Driveway	WB L/R	--	--	A	--	A
	SB L	--	--	A	--	A
	ILOS	--	--	A (1.5)	--	A (1.5)
Stadium Drive & Proposed Northern Driveway	WB L/R	--	--	A	--	A
	SB L	--	--	A	--	A
	ILOS	--	--	A (1.7)	--	A (1.7)

Base = No-Build scenario / Projected = Build scenario