

PARKLAND HIGH SCHOOL EXPANSION

SKETCH PLAN 2024-103

Planning Commission, August 8, 2024

Attachments

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Public Works Department Review

Public Safety Commission

South Whitehall Planning Document Review

Applicant's Correspondence

Project Narrative

Memorandum

TO: PLANNING COMMISSION

FROM: David Manhardt, AICP, Director of Community Development

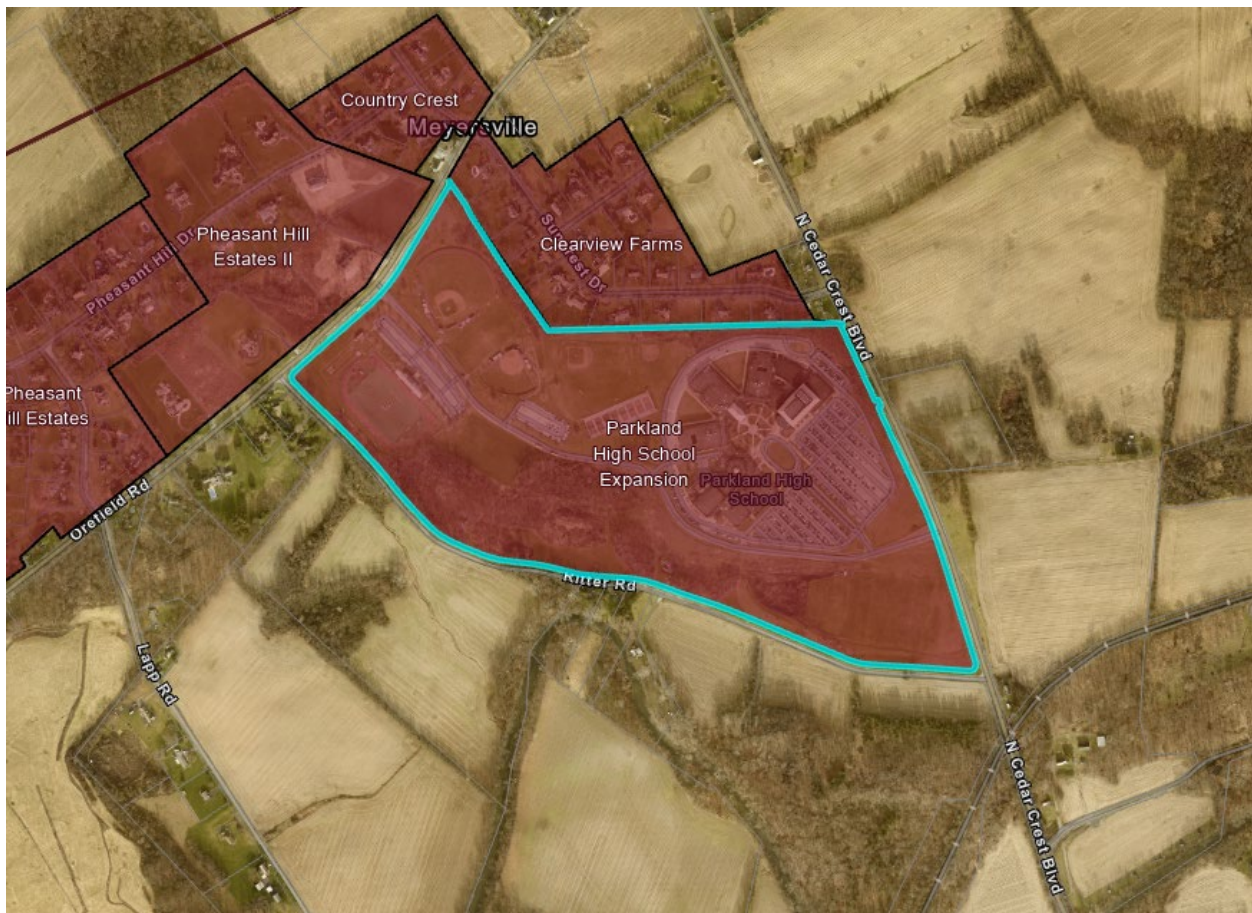
SUBJECT: Parkland High School Expansion
Sketch Plan 2024-103
SKETCH PLAN REVIEW

DATE: July 26, 2024

COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, 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 2700 North Cedar Crest Boulevard. The plan proposes four building expansions totaling 46,274 square feet to the existing Parkland High School on the 112.6-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

The Parkland High School was constructed on a 112.6-acre parcel in 1999. Various additions to the recreational facilities and maintenance-related structures have been completed since then.

Reviewing Agencies Comments Summaries

Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated July 31, 2024. His comments pertain to stormwater management, frontage improvements, traffic, and plan details, and additional Township policies.

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 details.

Township Geotechnical Consultant

The comments of the Township Geotechnical Consultant have not been received at this time.

Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated July 31, 2024. His comments pertain to impervious coverage.

Public Safety Committee

The comments of the Township Public Works Department are contained in Mr. John Frantz's review dated July 11, 2024. His comments pertain to the installation of a bi-directional amplifier radio.

Landscape and Shade Tree Commission

The comments of the Township Geotechnical Consultant have not been received at this time.

Parks and Recreation Board

The comments of the Township Geotechnical Consultant have not been received at this time.

Lehigh Valley Planning Commission

The comments of the Township Geotechnical Consultant have not been received at this time.

Lehigh County Conservation District

The comments of the Township Geotechnical Consultant have not been received at this time.

Pennsylvania Department of Transportation

The comments of the Township Geotechnical Consultant have not been received at this time.

Lehigh and Northampton Transit Agency (LANTA)

The comments of the Township Geotechnical Consultant have not been received at this time.

South Whitehall Planning Document Review

The comments of the South Whitehall Township Planning Document Review are contained in Mr. Christopher Strohler's review dated August 2, 2024. His comments pertain to consistency with the Comprehensive Plan.

Zoning Review

The comments of the South Whitehall Township Zoning Officer are contained in Ms. Laura Harrier's review dated August 2, 2024. She has no comments at this time.

Community Development Department Recommendation

Pertinent sections of the South Whitehall Subdivision and Land Development Ordinance that provide guidance for the Planning Commission regarding Sketch Plans:

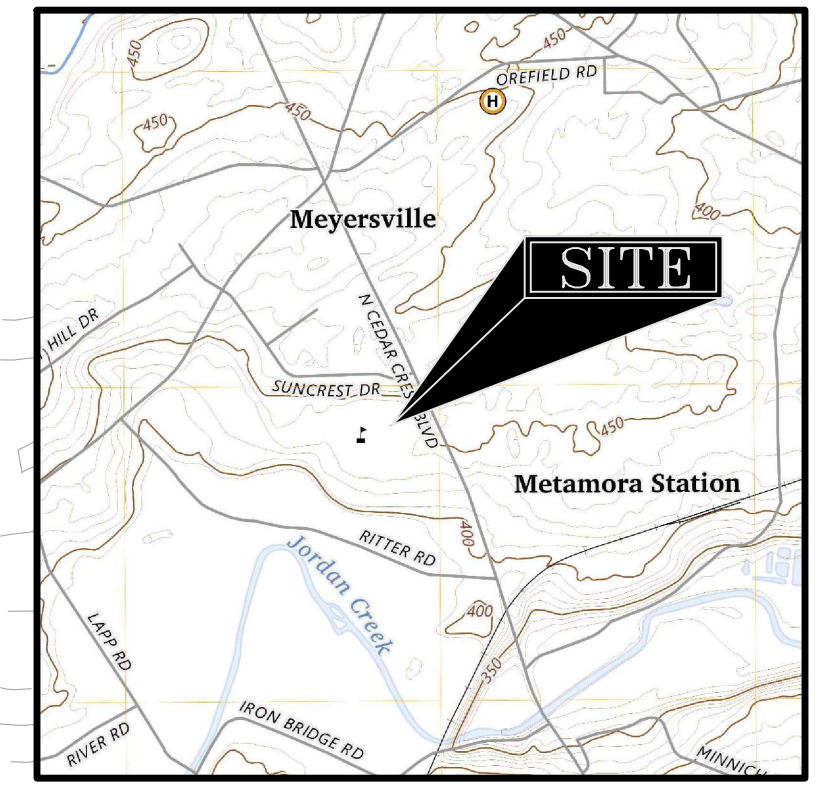
“§ 312-9. A. Sketch plan: submission procedure. The sketch plan stage is designed to offer the applicant an opportunity to informally discuss his plans for a proposed major plan with the Township Planning Commission and Township Engineer. The plan will be reviewed for general scope and layout, for conformity with applicable Township requirements and the Township Comprehensive Plan, and for conditions which might affect the implementation of the subdivision.”

§ 312-9. D. Nature of opinion. The providing of an opinion regarding a sketch plan by the Township Planning Commission shall not constitute preliminary approval of a plan but rather an expression of the Planning Commission's opinion of the layout submitted to be used as a guide to the preparation of the preliminary plan. Such an opinion does not authorize the installation of any improvements nor the selling or transfer of any lots nor the leasing or renting of any space. The official time period for decision making does not begin with the submission of a sketch plan.”

The Department recommends that the applicant utilize the comments of the reviewing agencies and those of the Planning Commission to assist in the preparation of the preliminary plans.

Deadline dates to act on the plan are not applicable to sketch plans

Site Plan



LOCATION MAP

SCALE: 1" = 2000'
PORTIONS OF THE ALLENTOWN WEST AND CEMENTON, PA U.S.G.S. 7.5 MIN. QUADRANGLES



GENERAL NOTES:

1. THE EQUITABLE OWNER/APPLICANT FOR THIS PROJECT IS:
PARKLAND SCHOOL DISTRICT
1210 SPRINGHOUSE ROAD
ALLENTOWN PA, 18104-2119
2. THE PROJECT ENGINEER IS:
REUTHER+BOWEN
2980 LINDEN STREET, UNIT C2
BETHLEHEM, PA 18017
CONTACT LAURA M. EBERLY, PE
PHONE NUMBER 484-403-1560
3. SITE DATA:
OWNER: PARKLAND SCHOOL DISTRICT
2700 N CEDAR CREST BLVD
ALLENTOWN PA, 18104
PIN 547893306327
112.4936 ACRES
4. THE LOT UTILIZES PUBLIC WATER.
5. THE LOT UTILIZES A PRIVATE WASTEWATER TREATMENT PLANT.
6. NO NEW STREETS ARE PROPOSED.
7. THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATIONS OF PROPOSED BUILDING EXPANSIONS, PARKING ADDITIONS, AND STORMWATER MANAGEMENT LOCATIONS.

ZONING DATA - SOUTH WHITEHALL TOWNSHIP:

ZONING REQUIREMENT	REQUIRED	EXISTING	PROVIDED
ZONING CLASSIFICATION:	RR-2 (RURAL RESIDENTIAL 2)		
MIN. LOT AREA	5 ACRES	112.6 AC	112.6 ACRES
MIN. LOT FRONTAGE	300'	2011'	2011'
MIN. FRONT YARD	75'	75'	75'
MIN. REAR YARD	50'	50'	50'
MIN. SIDE	50'	50'	50'
MAX. IMPERVIOUS COVERAGE	75%	28%	29%
MAX. BUILDING HEIGHT	50'	50'	30.83'
REQ'D FRONT PARKING SETBACK	50'	25'	25'
REQ'D SIDE PARKING SETBACK	25'	25'	25'
REQ'D REAR PARKING SETBACK	25'	25'	25'
REQUIRED PARKING - SCHOOL	1291 SPACES*	1285 SPACE	1319 SPACES

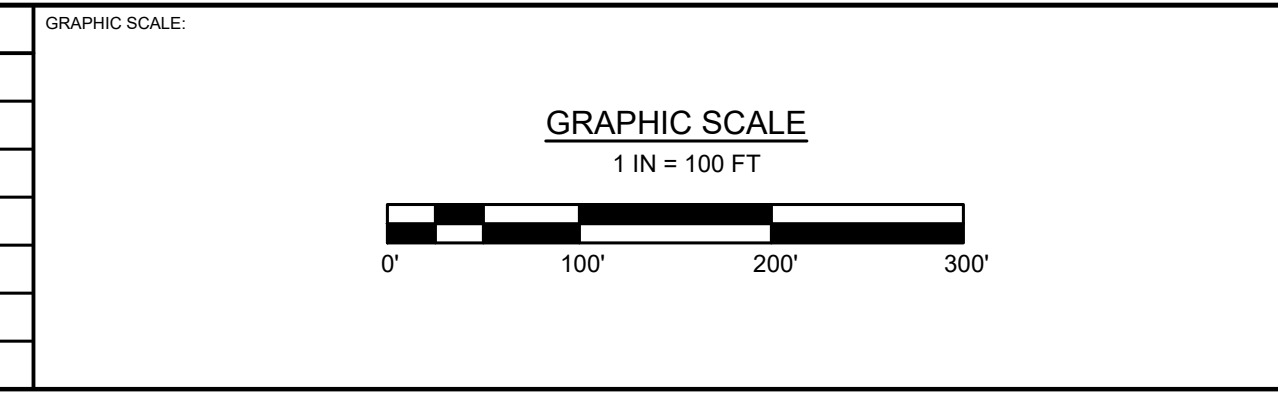
*REQUIRED PARKING - HIGH SCHOOL = 1 SPACE/STAFF MEMBER PLUS 3 SPACES/ADMIN OFFICE PLUS 5/HIGH SCHOOL CLASSROOM = 1 X 314 STAFF MEMBERS PLUS 3 X 39 ADMIN OFFICES PLUS 5 X 172 HIGH SCHOOL EDUCATIONAL SPACES = 1291 SPACES.

OWNERSHIP
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THEY ARE AUTHORIZED BY THE EQUITABLE OWNERS OF THE LAND SHOWN ON THIS SKETCH PLAN TO SUBMIT THIS SKETCH PLAN ON THE OWNER'S BEHALF.

ARTHUR J. OAKES
DIRECTOR OF FACILITIES AND OPERATIONS
PARKLAND SCHOOL DISTRICT

DATE _____

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY



APPLICANT:
PARKLAND HIGH SCHOOL
2700 N CEDAR CREST BLVD
ALLENTOWN, PA 18104

PROJECT TITLE:
PARKLAND HIGH SCHOOL EXPANSION
SOUTH WHITEHALL TWP. LEHIGH COUNTY
PENNSYLVANIA

PREPARED BY:
reuther+bowen
Engineering, Design, Construction Services
2980 LINDEN ST., UNIT C2 BETHLEHEM, PA 18017
PHONE (484)403-1560 FAX (670)496-7021

SEAL:
SK-1 SKETCH PLAN

DATE ISSUED: 06/06/2024	DRAWN BY: JT	DWG. NO. SK
SCALE: AS SHOWN	REVIEWED BY: LME	
PROJECT NO.: 6960.24	CHECKED BY: MB	

18/0125 Rev 04/24 2024 6960.24 parkland school district 2700 n cedar crest blvd allenton pa 18104 arthur j oakes director of facilities and operations parkland school district

Township Engineer Review

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. David Manhardt, AICP via e-mail
Director of Community Development
South Whitehall Township

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

SUBJECT: South Whitehall Township
Parkland High School Expansion
Major Plan #2024-103
Sketch Plan Review

DATE: July 31, 2024

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

Ms. Laura Eberly
Reuther & Bowen Engineering, Design, Construction Services

Mr. Arthur 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:

Building additions to the existing high school:

- Athletic entrance expansion of $\pm 5,400$ s.f.;
- Cafeteria expansion of $\pm 2,750$ s.f.; and
- Two Classroom expansions of $\pm 18,800$ s.f and $\pm 19,400$ s.f.

34 additional parking spaces;

9 additional bus parking spaces;

Approximate locations for future stormwater BMPs shown on the Plan;

RR-2 Rural Residential 2 Zoning District;

Public water; and

Private Sanitary Sewer.

Recommendation:

We offer the attached comments to assist in the preparation of Preliminary/Final Plans. The Plans should address these comments as well as the requirements of the SALDO, the ZO, and other applicable regulations.

jfw/laf

Enclosures

THE PIDCOCK COMPANY

South Whitehall Township
Parkland High School Expansion
Major Plan #2024-103
Sketch Plan Review

July 31, 2024

REVIEW COMMENTS

1. The project is located in the Jordan Creek Watershed Act 167 Subareas 125 and 126 which are provisional no detention release rate districts. General Stormwater BMP locations have been proposed on the Plan. Stormwater management system plans and design calculations which demonstrate that the proposed development will meet the Act 167 requirements and the water quality volume (WQv) requirements for discharge to any contiguous properties for each discharge point should be submitted for review with the Preliminary Plan;
2. The following improvements along the property frontage are required along Cedar Crest Boulevard, Ritter Road, and Orefield Road: right-of-way dedication, cartway widening, curb, sidewalk, monuments, shade trees, etc. (SALDO §312-26(a) §312-35(b), §312-36, and §312-40 pertain), and should be shown on the Plans. Any improvements along Cedar Crest Boulevard and Orefield Road are to be reviewed and permitted by PennDOT;
3. Confirm with PennDOT, the continued acceptability of the driveways along Orefield Road and Cedar Crest Boulevard based on the increased traffic;
4. Due to the expected increase in traffic, the School District should consider investigating the signal at the Cedar Crest Boulevard driveway to optimize operations for traffic during the various peak hours of the school, (AM drop-off, PM drop-off, after school activities, sporting events, etc.);
5. The proposed parking lot provides very little separation between its southern edge and the campus driveway. Consideration should be given for potential future widening or the extension of the campus' existing path;
6. Address the following Sketch Plan related comments:
 - a. List the Zoning District within the subject property in the Narrative, SALDO §312-10(a)(5);
 - b. Provide Plans to LANTA and United States Postal Service, SALDO §312-10(a)(6) and §312-10(a)(7);
 - c. Dimension the front, side, and rear yard setbacks and proposed right-of-way, SALDO §312-10(b)(9);

- d. Provide property boundary information within the site and within 200 feet of the site, SALDO §312-10(b)(10). We note that the Plan does not show the entire lot line;
 - e. Show any proposed staging, SALDO §312-10(b)(11);
 - f. Identify significant physical and topographical features including the floodplain and its basis, wetlands, water conservation areas, steep slopes, and woodlands, or note the absence of such, SALDO §312-10(b)(12); and
 - g. Label and dimension the Cedar Crest Boulevard, Ritter Road, and Orefield Road cartway widths and rights-of-way, SALDO §312-10(b)(14).
7. Address any concerns of the Public Safety Commission. We have not reviewed and would defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access, the requirements for fire protection systems, etc.;
 8. Address any concerns of the Landscape and Shade Tree Commission, specifically as it relates to any tree protection areas, buffering, etc.;
 9. The Township should determine whether open space, or fees in lieu of, will be required, and an appropriate note should be placed on a Preliminary Plan, SALDO §312-34(d); and
 10. Address any concerns of the Department of Public Works regarding the water services SALDO §312-10(b)(5)(D).

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

THE PIDCOCK COMPANY

South Whitehall Township
Parkland High School Expansion
Major Plan #2024-103
Sketch Plan Review

List of Plans and Supplemental Information
Prepared by Reuther & Bowen Engineering, Design, Construction Services and
dated or last revised June 6, 2024, except as noted

1. Sketch Plan, Sheet 1 of 1; and
2. Project Narrative, dated June 20, 2023.

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

1. Required Escrow Account Opening Information, dated June 19, 2024;
2. Request for Taxpayer Identification Number and Certification, dated June 24, 2024; and
3. Subdivision & Land Development Review Application, dated June 19, 2024.

Township Water & Sewer Engineer Review

July 31, 2024

Mr. David Manhardt, AICP
Director of Community Development
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

Re: PSD Parkland High School Expansion
Land Development #2024-103
Review of Sketch Plan
SSM File 103400.0114

Dear Mr. Manhardt:

This correspondence is provided as a review of the Sketch Plan for the above referenced project dated June 6, 2024. We have the following comments regarding the water and sanitary sewer utilities:

General Comments:

1. No comments at this time.

Water Comments:

1. The campus is currently served by SWT water. More information is required in order to provide review comments.

Sanitary Sewer Comments:

1. PA DEP Sewage Planning Modules may be required. The site is currently served by the PASD WWTP along Ritter Rd.

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

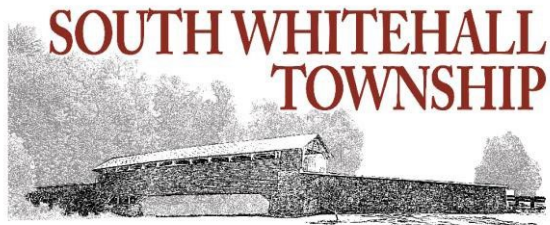
Sincerely,
Spotts, Stevens and McCoy



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

cc: SWT, PW

Public Works Department Review



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT **FROM: HERB BENDER, PUBLIC WORKS MANAGER**

DATE: July 31, 2024

SUBJECT: PSD Parkland High School Expansion Major Plan 2024-103

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

1. Pidcock to review impervious Calculations

Public Safety Commission

From: [John G. Frantz](#)
To: [David Manhardt](#)
Subject: RE: PSD Parkland High School Expansion, Major Plan 2024-103
Date: Tuesday, July 23, 2024 7:40:28 AM
Attachments: [image001.png](#)

Dave,

You gave me the sketch plan for the PHS expansion, 2024-103. The PSC has already reviewed it, with the comments below.

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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From: John G. Frantz
Sent: Thursday, July 11, 2024 7:22 AM
To: David Manhardt <manhardtd@southwhitehall.com>
Subject: PSD Parkland High School Expansion, Major Plan 2024-103

Dave,

The following is the PSC review of the plan.

- a. Fire Marshal Review – No comments.
- b. Fire Company Review – No comments.
- c. Emergency Management Review – Coordinator Kelly inquired is the additions to the building would include installation of a bi-directional amplifier radio system.

Mr. Frantz indicated that a system could be required if the new county radio system is in operation during the permit review phase of the project.

- d. Police Review – No comments.
- e. Emergency Medical Services Review – No comments.
- f. Parkland School District Review – No comments.

The Commission made no recommendations to the plan pending review of a complete plan submittal.

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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South Whitehall Planning Document Review

SOUTH WHITEHALL TOWNSHIP

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

August 2, 2024

Arthur J. Oakes
1210 Springhouse Road
Allentown, PA 18104

***RE: Parkland High School Expansion
Major Plan #2024-103
Request For Sketch Plan Review***

Dear Mr. Oakes:

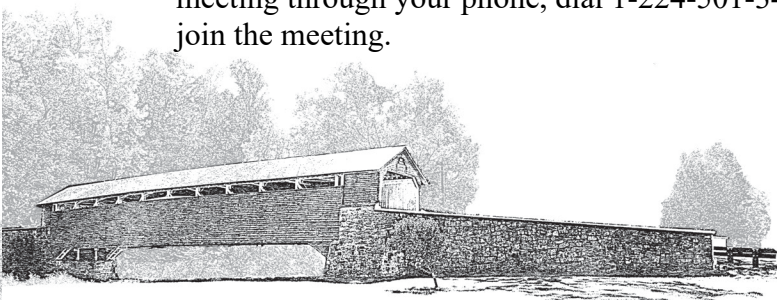
Staff and the Community Development Department have reviewed your sketch plan to confirm consistency with related Township plans and provide non-engineering related comments. Since this plan is submitted as a sketch, my comments are minimal at this stage:

Comprehensive Plan

1. 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.

This project proposes an expansion of an existing school building and not the development of a new land use type. This project at the sketch level would be considered consistent with the Comprehensive Plan.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, August 8, 2024 at 7:00 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will also be livestreamed via GoToMeeting. To access the meeting through 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,

Christopher Strohler

Christopher Strohler, AICP
Long-Range Planner, Community Development Department
South Whitehall Township
610.398.0401
strohlerc@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
	ENGINEER	Sub. File #2024-103			

Applicant's Correspondence

Project Narrative

June 20, 2024

Parkland High School Expansion Narrative

The Parkland School District is proposing 4 building expansions to the existing High School at 2700 N. Cedar Crest Boulevard. The 112.6 acre property is owned by the Parkland School District. The property fronts on N. Cedar Crest Boulevard and on Orefield Road, both PennDOT roads.

The footprints of each expansion are as follows:

Athletic Entrance expansion – 5,385 sqft

Cafeteria expansion – 2753 sqft

Two classroom expansions – 18,773 sqft and 19,363 sqft

Along with the building expansions, there will be an extension of the bus loop at the rear of the building to create an additional 9 bus parking spaces. This will eliminate the 62 existing parking spaces on the northeast side of the building. A new parking lot will be constructed to the southeast of the existing parking lots in front of the school which will add 96 new parking spaces to the site. The changes to the parking areas will increase the number of parking spaces for the school from 1285 to 1319.

The building expansions will be served by the existing water and sewer service to the buildings.

There is an existing stormwater management basin on the site. The possible use of infiltration stormwater BMPs on the site is being investigated. The sketch plan shows possible locations for stormwater management that include the center of the bus loop and under the new parking lot.