

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

PLANNING COMMISSION

APRIL 15, 2021

GOTOMEETING VIRTUAL MEETING

<https://global.gotomeeting.com/join/757430189>

A G E N D A

	<u>Estimated Time</u>
<u>AGENDA ITEM #1</u> – CALL TO ORDER/PLEDGE OF ALLEGIANCE	7:30 pm
<u>AGENDA ITEM #2</u> - APPROVAL OF MINUTES	7:35 pm
The minutes of the February 23, 2021 meeting.....PAGE 2	
<u>AGENDA ITEM #3</u> – COMPREHENSIVE PLAN UPDATE SUMMARY	7:40 p.m.
<u>AGENDA ITEM #4</u> – SUBDIVISION REVIEW	
A. NESTLE PURINA WASTEWATER TREATMENT UPGRADES MAJOR PLAN 2021-102 <u>REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW</u>.....PAGE 11	7:45-8:20 pm
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy of the Floor	
4. Planning Commission Decision	
B. ROBERT RUHE SUBDIVISION MINOR PLAN 2013-201 <u>REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW</u>PAGE 51	8:20 to 9:40 pm
1. Staff Presentation	
2. Applicant Presentation	
3. Courtesy Of The Floor	
4. Planning Commission Decision	
<u>AGENDA ITEM #5</u> – TRANSPORTATION INFRASTRUCTURE UPDATE	9:40 pm
<u>AGENDA ITEM #6</u> – COMPREHENSIVE PLAN UPDATE	9:45 to 10:15 pm
<u>AGENDA ITEM #7</u> – COURTESY OF THE FLOOR	10:15 pm
<u>AGENDA ITEM #8</u> – ADJOURNMENT	10:20 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

FEBRUARY 23, 2021

The Regular Session of the South Whitehall Township Planning Commission was held on the above date in a virtual meeting held on GoToMeeting.com.

Members in attendance:

William H. MacNair, Chairman
Brian Hite, Vice-Chairman
Alan Tope, Secretary
Diane E. Kelly
David Wilson

Staff members in attendance:

Gregg Adams, Planner
Anthony Tallarida, Assistant Township Engineer
Jennifer Alderfer, Assistant Township Solicitor

AGENDA ITEM #1 – CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman MacNair called the meeting to order at 7:30 p.m. He announced that all meetings are electronically monitored. He then led the assembled in the Pledge of Allegiance.

AGENDA ITEM #2 – APPROVAL OF MINUTES

Chairman MacNair announced that the minutes of the December 17, 2020 and January 21, 2021 meetings were distributed prior to this evening's meeting for review and comment. Chairman MacNair asked the members if they had any changes to the minutes of the December 17, 2020 meeting. Hearing none, Chairman MacNair called for a motion to approve the minutes as submitted. Mrs. Kelly made a motion to that effect. Mr. Hite seconded the motion and it passed unanimously. Chairman MacNair then asked the members if they had any changes to the minutes of the January 21, 2021 meeting. Hearing none, Chairman MacNair called for a motion to approve the minutes as submitted. Mr. Tope made a motion to that effect. Mrs. Kelly seconded the motion and it passed unanimously.

AGENDA ITEM #3 – BOARD OPENINGS/COMP PLAN UPDATE SUMMARY

Chairman MacNair stated that there is one opening on the Planning Commission. He stated that an application form may be found on the Township website or applicants may call Tracy Fehnel at the Township.

David Manhardt stated that Phase 4 of the Comp Plan process is about to start. Phase 4 involves the formation of Working Groups to draft recommendations for each of the required elements of the Comprehensive Plan.

AGENDA ITEM #4 – SUBDIVISION REVIEW

**A. GUADCO LLC
MAJOR PLAN 2021-101
REQUEST FOR SKETCH PLAN REVIEW**

Chairman MacNair polled the audience for interested parties other than the developer regarding the application to further develop the property located at 3404 Hamilton Boulevard. The following individuals indicated interest:

Brad Osbourne	1460 Coventry Road
Mr. Thomas Solboni	Dorneyville Pharmacy 3330 Hamilton Boulevard
Lee Solt	3731 Manchester Road

At the request of Chairman MacNair, Mr. Adams read the Community Development Department’s recommendation into the record. The Department recommended 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.

Architect Chris Brown accompanied Patricia Gregory, Victor Guadagnino and Cindy Feinberg to present the plan and answer questions. Architect Brown reviewed the project, noting that the applicant’s lot and all of the lots in the adjoining Coordinated Development are non-conforming in size and setback. He stated that consolidating the adjoining lot with the applicant’s will move the applicant’s lot closer to conformity while making the Coordinated no worse in non-conformity in size and setback, and actually brings the Coordinated Development into conformity with regard to parking. He stated that he has discussed a number of topics with the neighbor, including shared parking and a shared dumpster currently between Lots 3 and 4. He stated that the applicant intends to share maintenance responsibilities with the neighboring Coordinated Development. He inquired as to whether the application should be classified as a Major Plan or a Minor Plan. He inquired as to whether the sidewalk and curbing should be required, as there is only one section of sidewalk along the corridor and the frontage is burdened by topography, design considerations and utilities. He inquired as to whether the PennDOT submission should be required, as there is no existing HOP for the Coordinated Development and the applicant’s property has an HOP. Architect Brown opined that the sidewalk should be part of a larger project and should not be designed or implemented piecemeal. He stated that he will amend the parking stall size and will take a look at the required setbacks, but the applicant may seek a variance. He stated that the pedestrian bridge will be secured, perhaps with a covering.

Mr. Wilson noted that a recent project along Walbert Avenue was granted a deferral from right-of-way improvements and that he sees sufficient similarities to be

willing to defer some improvements here. He inquired as to the covered pedestrian bridge.

Architect Brown opined that the bridge would likely be covered and enclosed, but that he hasn't settled on a final design yet.

Mr. Wilson inquired as to other right-of-way improvement deferrals along Hamilton Boulevard.

Mr. Adams reviewed a number of nearby deferrals and described the recent Hamilton Boulevard Streetscape Project.

Mr. Hite inquired as to how many of the applicant's customers arrived by bus. He noted a LANTA stop at Ice Cream World and stated his preference for having pedestrians walk on a sidewalk.

Mr. Guadagnino stated that he keeps an eye on his customer traffic and opined that few of his Hamilton Boulevard location's customers use the bus. He stated that he sees pedestrians walk along the shoulder of Hamilton Boulevard, but few of them are his customers.

Mrs. Kelly inquired as to the buffer along the rear of the complex.

Architect Brown stated that the existing buffer is the existing vegetation and the topography.

Mrs. Kelly inquired as to what would be needed to install the sidewalk.

Mr. Adams opined that any new sidewalk should be consistent with the Streetscape Plan.

Mr. Hite noted that the Streetscape Plan is a multi-municipal plan and is complex and expensive. He noted that other cannabis dispensaries in the Township tend to be parked up and inquired as to whether that was the driving reason for the project here.

Mr. Guadagnino stated that the ADA-accessible parking spots are kept to be near the existing entrance. He stated that he doesn't have parking issues at this location. He stated that employees will use the distant parking. He stated that he has seen some increase in traffic lately and he is trying to be proactive.

Mr. Wilson noted that hospitals typically place employee parking further from the entrances.

Chairman MacNair inquired as to the HOP.

Architect Brown stated that SALDO requires that a plan set be forwarded to PennDOT. He stated that the driveway in question is not now and is not proposed to be on the applicant's property. He stated that any right-of-way improvements would trigger a PennDOT review.

Mr. Adams inquired as to whether, if Lots 1 through 3 were not involved, would the driveway be reviewed.

Mr. Wilson stated that he sees no problem with a waiver from the provision requiring a plan submission to PennDOT.

Solicitor Zator inquired as to whether the driveway in question is proposed to serve both Lots 3 and 4.

Architect Brown stated that it is, but cross-easements current allow traffic allow access through all driveways within the Coordinated Development.

Solicitor Zator stated that he would need to review the PA MPC to ensure that there are no issues. He opined that, but for the pedestrian bridge, the application is arguably not a land development.

Chairman MacNair inquired as to whether the remainder of the lots would no longer be a Coordinated Development.

Architect Brown stated that they would remain a Coordinated Development, although reduced from four lots to three.

Mr. Tope inquired whether it would be possible to access the new parking lot from the existing parking lot.

Architect Brown stated that there is a ten to fifteen foot elevation difference between the two lots and that the elevation cannot be overcome without losing parking spaces. He stated that Lot 4 needs to maintain a grade relationship with Lot 3 as well. He stated that he could lower Lot 4, but it would be expensive.

Mr. Tope suggested making the connection at the rear of the lots instead of the front.

Architect Brown stated that he would investigate the suggested layout.

Mr. Hite inquired as to whether there is an elevation in the existing dispensary.

Mr. Guadagnino stated that there is not, but there is room to install one if needed.

Mr. Bard Osbourne of 1460 Coventry Road inquired as to whether he could receive a copy of the Planning Commission's Virtual Meeting Rules. He inquired as to whether they are the same for the BOC.

Solicitor Zator stated that they are substantially the same or identical. He stated that the restrictions on the Chat function are new.

Mr. Osbourne stated that he is looking for a copy of the BOC Virtual Meeting Rules.

Mr. Lee Solt of 3731 Manchester Road opined that sidewalks should be required along the entire Hamilton Boulevard corridor.

Mr. Thomas Solboni of 3330 Hamilton Boulevard stated that there is a snow removal issue with the Dispensary. He also noted that the Dispensary customers park in the Dorneyville Pharmacy parking lot.

**B. RIDGE FARM
MAJOR PLAN 2017-101
REQUEST FOR PRELIMINARY PLAN REVIEW**

Chairman MacNair polled the audience for interested parties other than the developer regarding the application to develop the properties located at Huckleberry Road PIN 548746422139 (111.1787 acres zoned TND Residential Cluster Overlay), Huckleberry Road PIN 548767544734 (4.7220 acres zoned TND Residential Cluster Overlay), 2523 Huckleberry Road PIN 548767273685 (1.5152 acres zoned TND Residential Cluster Overlay), 2582 Huckleberry Road PIN 548757625489 (12.1020 acres zoned TND Residential Cluster Overlay), 1802 North Cedar Crest Boulevard (31.9644 acres zoned R-4 and TND Residential Cluster Overlay), Huckleberry Road PIN 548727343134 (15.9785 acres zoned RR-2), Cedar Crest Boulevard PIN 548726571146 (13.6657 acres zoned RR), Huckleberry Road PIN 548727303984 (0.4063 acres zoned RR), Cedar Crest Boulevard PIN 548726323076 (6.6854 acres zoned R-2), 1926 Cedar Crest Boulevard (2.2555 acres zoned R-2) and 1928 Cedar Crest Boulevard (0.3138 acres zoned R-2). The following individuals indicated interest:

Monica Hodges	1707 Penns Crossing
Shawn Hubler	1115 North 30 th Street
Brad Osbourne	1460 Coventry Road
Chris Peischl	1544 North Main Street
Cindy Smith	2442 Huckleberry Road
Lee Solt	3731 Manchester Road
David Tomasic	1636 North 28 th Street

At the request of Chairman MacNair, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended that the Planning Commission take the plan under advisement to afford the developer time to address the reviewing agencies' comments, contingent upon the applicant provided a waiver from the time limitation to review the plan.

Attorney James Preston and Engineer Jason Engelhardt were present to present the plan and answer questions. Engineer Engelhardt stated that he was present to update the Planning Commission on the progress of the plan, review the most recent revisions and to layout the path forward. He stated that the applicant will provide a new waiver from the time limitation to review the plan. He reviewed the revised cul-de-sac design on the western side of the project, stating that they are now SALDO – compliant. He reviewed the revised layout of Road I and noted that it would require a revision to the granted waiver from the required curvatures. He stated that the new design removes the requirement for a waiver for the western curve and reduces the non-compliant curve on the eastern end. He stated that Road I is still proposed to be a private road limited to 15 miles per hour.

Mrs. Kelly inquired as to the retaining wall along Road I.

Engineer Engelhardt stated that the retaining wall is now proposed to be on the south side only, is proposed to be over fifteen feet in height in spots and is proposed have a fence and guardrail.

Mr. Tope inquired as to the number of units lost due to the changes.

Engineer Engelhardt stated that no units were lost.

Mr. Hite inquired as to the grade of the driveways serving the homes along Road I.

Engineer Engelhardt noted that there are grade issues in that area and that most units will have walk-ups or be walk-outs.

Mr. Wilson inquired as to whether the guardrail will be the older silver type of a more aesthetically pleasing design.

Engineer Engelhardt stated that wood could be used, but he is not fond of that material for guardrails. He stated that he would look into it.

Mr. Hite suggested looking at guardrails used in National Parks.

Engineer Engelhardt stated that an Open Space plan sheet has been added for the western side of the project, as well as a Streetscape plan sheet for the area along Walbert Avenue and a Lot Consolidation plan sheet. He stated that the Mobility Easement had been designed during the Conditional Use process as a Collector Road as a wider road that was also a snow emergency route. He stated that the Mobility Easement has been revised to meet SALDO standard Alternate Road standards and include a pedestrian trail.

Mr. Wilson stated his preference to have it installed as a public road. He opined that the connection would reduce congestion on the surrounding road network.

Chairman MacNair and Mr. Tope agreed.

Mr. Adams opined that he would find the 28-foot cartway width acceptable if no parking were permitted on either side.

Mr. Hite stated that he had voted against the waiver from the required grade for non-motorized vehicles. He stated that the trail proposed addresses that concern. He stated that he would prefer to see the connectivity of a public road.

Mr. Tope opined that a public road would keep traffic off of Huckleberry Road. He inquired as to whether adding additional length to the Mobility Easement would impact the grade.

Engineer Engelhardt stated that it would not impact the final grade much. He noted that the proposed grade is still between 9.5% and 10%.

Mrs. Kelly inquired as to whether the road in question would be a private road or a Township road.

Engineer Engelhardt stated that everything within the TND is proposed to be private.

Mrs. Kelly inquired as to the SALDO standard for maximum local road grade.

Mr. Adams stated 7%.

Mrs. Kelly inquired as to who would maintain the road.

Engineer Engelhardt stated that the Homeowners' Association would.

Mrs. Kelly stated that her concern with the grade is for a public road connection, not for emergency services.

Chairman MacNair noted that there are other developments with local roads currently exceeding the SALDO standards.

Mr. Adams noted that The Hills At Winchester received waivers from the SALDO grade standards in 2015.

Mr. Wilson noted that he resides in Vistas at Green Hills and that his HOA-maintained roads are often plowed before the surrounding Township roads.

Mrs. Kelly opined that the Township Engineer should review the design.

Mr. Tallarida stated that most of the comments regarding the prior public road were made by the Public Safety Commission. He stated that the Township Engineer will review it for emergency vehicle passage and for setbacks.

Mrs. Kelly stated that Public Safety Commission should also review it.

Mr. Tallarida stated that the new design may need additional waiver requests, including turning radii.

Engineer Engelhardt stated that emergency vehicles can navigate the curves and that he can provide the templates.

Mr. Hite stated that the design should get complete reviews by the Township Engineer and Public Safety, as well as public comment. He added that there should be no parking along the public road connection.

Chairman MacNair and Mr. Tope agreed.

Engineer Engelhardt stated that the applicant plans to schedule a meeting with staff and professionals to work out the comments, to schedule a meeting with Parkland School District to review the bus stop locations, and to schedule a meeting with LANTA to review the bus stop coordination with PennDOT. He noted that LANTA is okay with the location but the design needs improvements.

Mr. Hite suggested a bus pull-off to minimize bus/car conflicts.

Mr. Wilson inquired as to US Postal delivery.

Engineer Engelhardt stated that he secured initial conversations. He stated that he will continue coordination with Public Safety Commission and Parks and Recreation

Board. He stated that he will apply for the NPDES permit in April. He stated that he is working with Public Works on the water service and that a booster pump will be required for the upper half of the development. He stated that the original HOP submission was made in August of 2020 and have had 2 revisions to date. He stated that the third revision will be submitted in March. He stated that the HOP process is moving along well. He stated that the Final Plan set for Phase 1 will include the Medical Office Building and the driveways, parking and rain gardens serving it.

Mr. Wilson inquired as to the timeframe for Phase 1.

Engineer Engelhardt stated that the entire project is on a ten-year build-out and that a timeline hasn't been solidified yet.

Mr. Chris Peischl of 1544 North Main Street inquired as to the plan for the intersection of Huckleberry Road and Cedar Crest Boulevard.

Engineer Engelhardt stated that the intersection is to be signalized and re-profiled. He stated that Cedar Crest Boulevard will be lowered about two feet.

Mrs. Shawn Hubler of 1115 North 30th Street stated her concerns for the density of the project and stated that the geology of the area will be impacted when twenty feet of earth is to be removed for Huckleberry Road. She stated that the development is not in character with the neighborhood.

Mr. Brad Osbourne of 1460 Coventry Road inquired as to the purpose of the guardrail extension on Road I.

Engineer Engelhardt stated that the guardrail is for protection from falls off the top of the wall. He stated that the wall was for the change of grade in the area.

Mr. Osbourne inquired as to why the Planning Commission made a decision on the connector road before public comment was taken.

Mr. Hite stated that no decision was made. He stated that he gave his opinion of the matter and requested more information. He stated that the information is required to set up a discussion and that public comment will be taken prior to the Planning Commission making a decision on the recommendation to the Board of Commissioners.

Mr. Wilson agreed and expanded on Mr. Hite's statement.

Mrs. Kelly asked Solicitor Zator to weigh in on the matter.

Solicitor Zator stated his agreement with Mr. Hite, noting that opinions were given but no decisions were made.

Mrs. Cindy Smith of 2442 Huckleberry Road inquired as to connecting the road network between Walbert Avenue and Huckleberry Road,

Chairman MacNair stated that the Planning Commission is looking into that now.

Mr. Wilson inquired as to whether she would prefer the public road connection or not.

Mrs. Smith stated that she would, in order to reduce the traffic on huckleberry Road.

Mrs. Monica Hodges of 1707 Penns Crossing stated he preference to defer to the Public Safety Commission on the matter.

Mr. Lee Solt of 3731 Manchester Road stated his appreciation of the re-design of the western cul-de-sacs and stated his preference for the public road connection.

Mr. David Tomasic of 1636 North 28th Street inquired as to where he could get a set of plans to review.

Mr. Adams suggested that he call the Township and make an appointment.

Mr. Hite made a motion to take the plan under advisement to afford the developer the time necessary to address the reviewing agencies' comments, contingent upon the applicant granting the Township a waiver to the timeframe in which to act upon the plan.

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

AGENDA ITEM #5 – TRANSPORTATION INFRASTRUCTURE UPDATE

Mr. Tallarida stated that he has no update, other than PennDOT will be scheduling the Pre-Application meeting with LCCD for the Tilghman Street Interchange project soon.

AGENDA ITEM #6 – COMPREHENSIVE PLAN UPDATE

Mr. Manhardt stated that the Phase 4 Kick-Off meeting will be scheduled soon.

AGENDA ITEM #7 – COURTESY OF THE FLOOR

None.

AGENDA ITEM #8 – ADJOURNMENT

Chairman MacNair requested a motion to adjourn at 9:50 p.m. Mr. Tope made the motion, Mrs. Kelly seconded the motion and it passed unanimously.

ADOPTED THIS DATE:

ATTEST:

Secretary

Chairman

NESTLE PURINA WASTEWATER TREATMENT UPGRADES
MAJOR PLAN 2021-102
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Submission Receipt dated March 22, 2021**
- 4. Township Engineer Review dated April 9, 2021**
- 5. Township Geotechnical Consultant Review dated April 1, 2021**
- 6. Public Works Department Review dated April 9, 2021**
- 7. Community Development Department Review dated April 9, 2021**
- 8. Zoning Officer review dated April 9, 2021**
- 9. Fire Marshal Review dated April 12, 2021**
- 10. Parks and Recreation Board Review dated April 5, 2021**
- 11. Applicant's Correspondence:**
 - A. Project Narrative dated March 17, 2021**
 - B. Waiver Request Letter dated March 17, 2021**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
**SUBJECT: NESTLE PURINA WASTEWATER TREATMENT UPGRADES
MAJOR PLAN 2021-102
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**
DATE: APRIL 12, 2021
**COPIES: BOARD OF COMMISSIONERS, R. BICKEL, D. MANHARDT, L. HARRIER,
A. SILVERSTEIN, J. ZATOR, ESQ., J. ADLERFER, ESQ, S. PIDCOCK,
APPLICANT, SUB. FILE 2021-102**

LOCATION AND INTENT:

An application to further develop the property located at 2050 Pope Road. The plan proposes the construction of a 21,921 square foot wastewater treatment building on the current site of Waste Disposal Facility Holding Basin 1B, as well as ancillary tanks and piping, on approximately 4 acres of the 114.6-acre tract. The subject tract is zoned IC-1 Industrial-Commercial-1 (Special Height Limitation). Nestle Purina Petcare Company is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their December 20, 2017 meeting, the Board of Commissioners, through Resolution 2017-64, approved Nestle Permit 4 Application (2018 Expansion) Major Plan 2017-103, which proposed the modification of the Employee Parking Lot previously approved under Major Subdivision #2016-103, an addition to the meat batching building and an expansion of Infiltration Basin C, an addition to the warehouse building, a new administration building, an addition to the utility building, an addition to the canning operations building, an addition to the meat unloading building, and the installation of a water line.

Additionally, improvements to the Huckleberry Road Storm Sewer with proposed concurrently with the above project, as part of Huckleberry Road Storm Sewer Improvements Project 2017-409.

Additionally, temporary offices were permitted concurrently with the above project, as part of Nestle Purina Temporary Offices Project 2017-408.

Additionally, a new employee parking lot was permitted concurrently with the above project, as part of Nestle Purina New Employee Parking Project 2017-407.

On August 3, 2016, the Board of Commissioners approved Resolution 2016-55 approving Major Subdivision #2016-103 Nestle Purina PetCare, an application proposing the construction of a warehouse addition; construction of two tractor trailer parking areas; modification of an existing employee parking lot; construction of a stormwater

management basin; modification of an existing detention basin; installation of a new well; and additional soil amendment to two areas; all to occur on approximately 16 acres of the 114.6-acre parcel.

On December 16, 2015 the Board of Commissioners conditionally waived the land development review requirement as it applied a project to construct three building additions totaling 6,590 ft² to its 500,045 ft², including: Expansion of the Can Plant process area by approximately 4,640 ft²; A “Hydroflex” addition of approximately 1,600 ft²; A 350 ft² addition to the “Ammonia Room”; and Relocation of the fuel storage tanks (Township File No. 2015-703).

On July 15, 2015 the Board of Commissioners conditionally waived the land development review requirement as it applied to a project to raze a portion of an existing utilities building and construct an addition of approximately 1,800± square feet to be used as the new Primary Waste Water Treatment Plant Facility and to re-route utility lines (Township File No. 2015-702)

On October 19, 2011 the Board of Commissioners conditionally waived the land development review requirement as it applied to additions totaling 25,245 square foot to the Dry Plant (21,511 ft² for 2011 and 3,734 ft² future addition) (Township File No. 2011-701 (Formerly 2011-901)).

On March 3, 2010 the Board of Commissioners waived the land development review requirement for two additions to the main production building and the office addition to the warehouse building as shown on the Proposed 2010 Building Projects Plan (Township File No. 2010-701 (Formerly 2010-901)).

On November 19, 2003 the Board of Commissioners approved Resolution 2003-54 waiving the land development review requirement for a 1,500 square foot building addition to the plant (Township File No. 2003-702).

On June 20, 2001 the Board of Commissioners waived the land development review requirement for building renovations to increase the building’s height and to construct a 72 square foot addition (Township File No. 2001-705).

On June 21, 2000 the Board of Commissioners waived the land development review requirement for a building addition to enclose the rail and truck receiving area. Friskies did contribute \$2,000 towards the radius improvement at the Pope Road / Route 309 intersection.

On September 1, 1999 the Board of Commissioners waived the land development review requirement to demolish a 16,815 square foot wing for the construction of a 16,000 square foot bio-filter building to address odor issues.

On April 16, 1997 the Board of Commissioners waived the land development review requirement to construct a 1,219 square foot addition and a 450 square foot canopy. No additional impervious surface was created.

On June 21, 1995 the Board of Commissioners approved Resolution No. 95-30 for a 2,142 square foot addition to the Process Building (Township File No. 1995-105).

On January 14, 1992 the Board of Commissioners approved Resolution No. 92-13 for a 4,580 square foot addition to the Pet Research Kennel Building (Township File No. 1991-111).

Zoning Appeals

In May, 2002 the Zoning Hearing Board granted a Special Exception for the creation of 19,700 square feet of additional impervious (asphalt) surfaces for a parking lot near the water tower and for above ground storage near the waste treatment plant (Appeal Docket A-18-2002).

In November, 2002 the Zoning Hearing Board granted a Special Exception for the creation of 82,000 square feet of additional impervious (asphalt) surface for truck trailer stacking (Appeal Docket A-63-2002).

On January 6, 2000 the Zoning Hearing Board granted a Special Exception for the creation of additional impervious surface for asphalt parking as a result of discussion and deliberation of Appeal Docket A-51-1999.

In 1995, the Zoning Hearing Board granted a Special Exception for the creation of 940 additional square feet of impervious surface for picnic table pads and dock entrance asphalt parking as a result of discussion and deliberation of Appeal Docket A-2-1995.

In 1991, the Zoning Hearing Board granted a temporary use approval for a construction trailer (Appeal Docket A-9-1991).

In November 1988, the Zoning Hearing Board granted a Special Exception for the creation of 750 additional square feet of impervious surface (concrete pad) for stabilizing a loading dock (Appeal Docket A-122-88).

In October 1988, the Zoning Hearing Board granted a Special Exception for the creation of 896 additional square feet of impervious surface for the construction of a salt storage facility (Appeal Docket A-106-88).

In September 1988, the Zoning Hearing Board granted a Special Exception for the creation of additional 30,600 square feet of impervious surface for additions to the warehouse building and a variance for a temporary substandard parking lot and roadways (Appeal Dockets A-96-88 and A-97-88).

In February 1983, the Zoning Hearing Board granted a variance to the parking requirements for the construction of a 23,000 square foot building addition to the wet plant facility (Appeal Docket A-7-1983).

In April 1977, the Zoning Hearing Board denied a request to replace non-conforming signage (Appeal Docket A-6-1977).

In May 1976, the Zoning Hearing Board granted a height variance for the construction of

a dry food manufacturing plant facility (Appeal Docket A-23-1976) and a setback variance to expand the wastewater treatment facility (Appeal Docket A-9-76).

In 1973, the Zoning Hearing Board granted special exception approval and a setback variance to expand the wastewater treatment facility. (Appeal Docket A-34-1973).

In March 1972, the Zoning Hearing Board granted special exception approval to construct a 300'x 175' truck warehouse with 17 loading docks, parking, and a rail spur extension. Also, the Zoning Hearing Board granted special exception approval to Alpo's then Master Plan. ***Its approval was subject to the Planning Commission's recommendation. (Appeal Docket A-6-1972).***

REVIEWING AGENCIES COMMENTS:

- A. Township Engineer** – The Township Engineer's comments are contained in Mr. Anthony Tallarida's review dated April 9, 2021. Mr. Tallarida is recommending engineering approval at this time. His comments pertain to plan detail, waivers and deferrals, stormwater management, 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** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor's review dated April 1, 2021. His comments pertain to Narrative detail and plan detail.
- D. Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender's review dated April 9, 2021. He makes no comments at this time.
- E. Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.
- F. Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- G. Pennsylvania Department of Transportation** – The comments of the Pennsylvania Department of Transportation have not been received at the time of this writing.
- H. Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for wetland disturbance, NPDES Permits, and Sewage Facilities Planning Module Exemption.
- I. Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission is scheduled to review the plan at its April 26, 2021 meeting.
- J. Public Safety Committee** – The Public Safety Commission reviewed the plan at its April 5, 2021 meeting and reported no comments.
- K. Parks and Recreation Board** –The Parks and Recreation Board reviewed the plan at its March 8, 2021 meeting and recommended that the applicant contribute money

in lieu of land dedication to meet the parks and open space requirements of the Subdivision and Land Development Ordinance.

- L. **Community Development Department** – The Department issued a submission receipt dated March 22, 2021 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated April 9, 2021 and provides comment pertaining to recreation and open space, erosion and sedimentation control, waiver and deferral commentary, plan detail, and Comprehensive Plan and Official Map 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. If deemed to be necessary, subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township be executed, that sufficient security in a form acceptable to the Township be posted, such security shall be available for draws/presentation no further than 60 miles from the Township’s office, and evidence of necessary insurance coverage be provided 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 9, 2021.
3. 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 1, 2021.
4. 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 9, 2021.
5. That the applicant obtains a review from the Lehigh Valley Planning Commission prior to the plan being presented to the South Whitehall Township Board of Commissioners.
6. That the applicant obtains a letter from the Lehigh County Conservation District approving the Soil Erosion and Sedimentation Control Plan pursuant to Section 312-39(e) of the Subdivision and Land Development Ordinance or 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, as appropriate.

7. That the applicant complies with the April 5, 2021 recommendation of the Parks and Recreation Board.
8. That the applicant complies with the forthcoming recommendation of the Landscape and Shade Tree Commission.
9. If deemed to be necessary, that a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities prepared by the Township Solicitor be executed for the maintenance of the on-site stormwater management facilities.
10. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
11. That the plans are to be revised and deemed to be “clean” prior to them being presented to the Board of Commissioners.

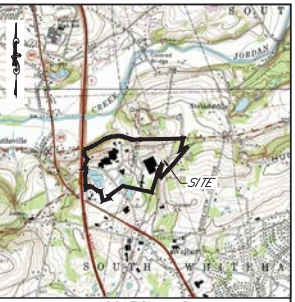
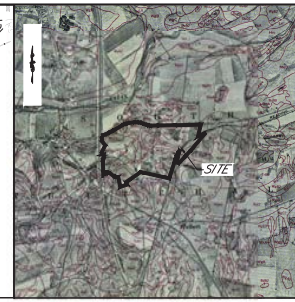
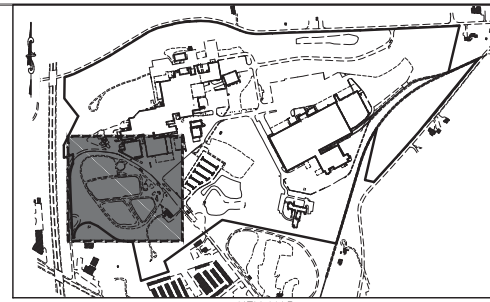
Planning Commission deadline date to act on the plan: May 17, 2021
Board of Commissioners deadline date to act on the plan: June 16, 2021

Nestle Purina Wastewater Treatment Upgrades Major Plan 2021-102

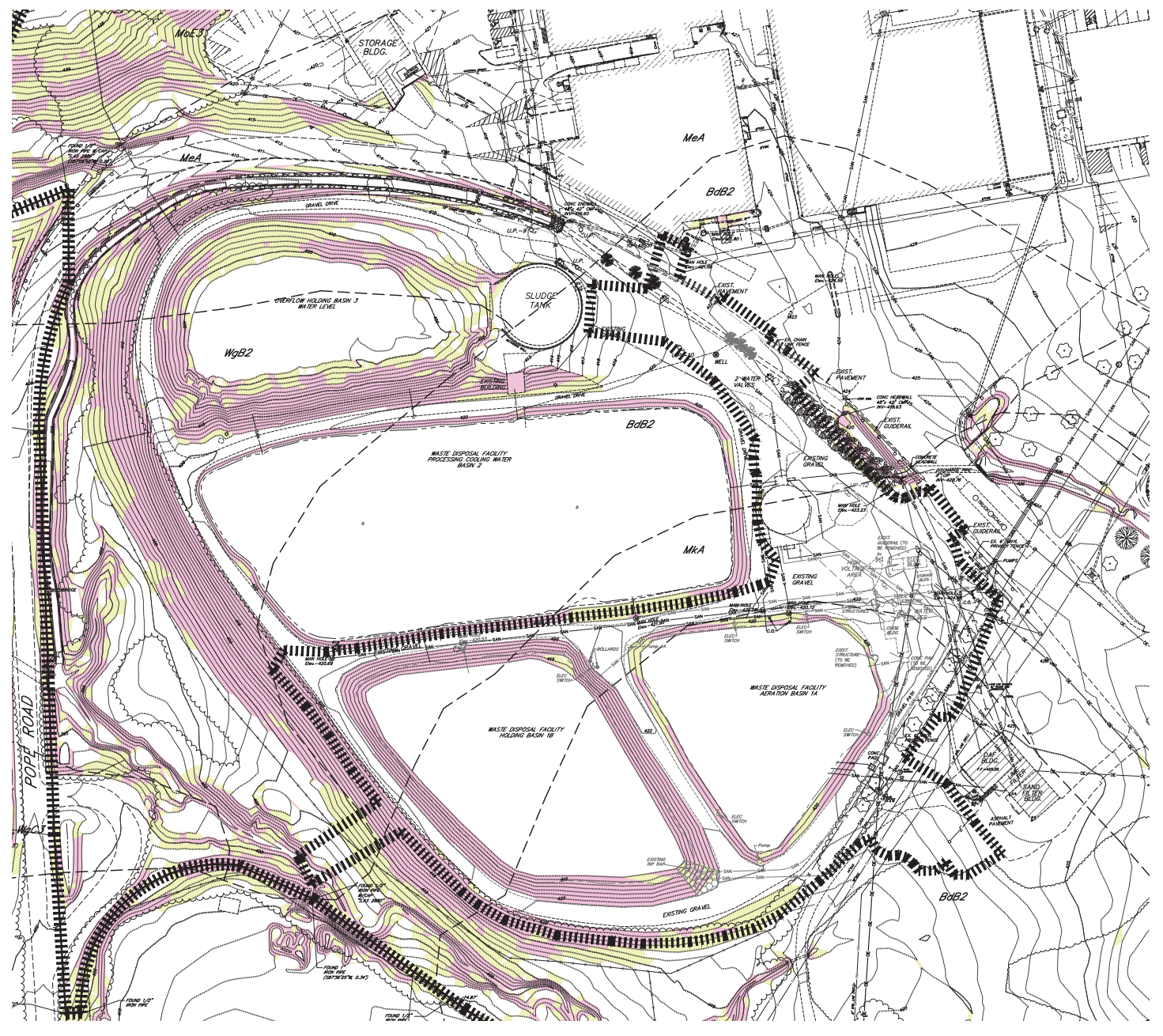


Nestle Purina Wastewater Treatment Upgrades Major Plan 2021-102





KEY MAP SCALE: 1"=500'
 SOIL MAP SCALE: 1"=2000'
 LOCATION MAP SCALE: 1"=2000'
 SOURCE: SHEET 25 OF SOIL SURVEY LEHIGH COUNTY, PA
 SOURCE: USGS ALLENTOWN, PA AND CEMENTON, PA QUAD MAPS
 LATITUDE: 40°37'4"N LONGITUDE: 75°34'20"W



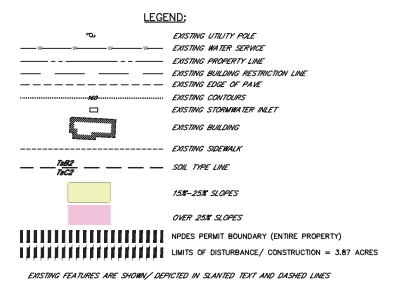
SOILS ON SITE
 ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO PA DOT PUBLICATION 408 AS AMENDED/LATEST REVISION AND/OR MUNICIPAL STANDARDS, WHOEVER IS MORE STRINGENT.
 100 YEAR FLOODPLAIN NOTE:
 A REVIEW OF THE FIRM MAP OF SOUTH WHITEHALL TOWNSHIP, MAP NUMBER 4207100227, COMMUNITY PANEL NO. 4201040227, EFFECTIVE 7/6/2004, INDICATES THAT THERE IS NO 100 YEAR FLOOD PLAIN UPON THIS PROPERTY.

CONSTRUCTION NOTE:
 ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO PA DOT PUBLICATION 408 AS AMENDED/LATEST REVISION AND/OR MUNICIPAL STANDARDS, WHOEVER IS MORE STRINGENT.
 100 YEAR FLOODPLAIN NOTE:
 A REVIEW OF THE FIRM MAP OF SOUTH WHITEHALL TOWNSHIP, MAP NUMBER 4207100227, COMMUNITY PANEL NO. 4201040227, EFFECTIVE 7/6/2004, INDICATES THAT THERE IS NO 100 YEAR FLOOD PLAIN UPON THIS PROPERTY.

BOUNDARY AND TOPOGRAPHIC SURVEY NOTES
 1. EXISTING FEATURES DEPICTED HEREON OBTAINED FROM GOMES CONSULTING, INC. PROVIDED ELECTRONICALLY TO BEI ON 06/14/2011, AND SUPPLEMENTED BY FIELD SURVEY PERFORMED BY BEI IN DECEMBER 2010.
 2. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES BEFORE EXCAVATION ARE BEGUN, THE PA ONE CALL SYSTEM SHALL BE UTILIZED BY CALLING 1-800-442-7776, IN ACCORDANCE WITH PA ACT 58.
 3. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON ADJACENT PARCELS ARE NOT NECESSARILY SHOWN HEREON.
 4. SOME SURFACE UTILITY STRUCTURE ADJACENT TO THE SUBJECT PARCEL ARE INDICATED ON THIS PLAN. THESE LOCATIONS ARE NOT INTENDED TO BE A COMPLETE REPRESENTATION OF ADJACENT SURFACE UTILITY STRUCTURES.
 5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN, UNLESS SHOWN.
 6. SUBSURFACE, ENVIRONMENTAL, GEOGRAPHICAL AND ARCHEOLOGICAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD NATURAL FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

DEMOLITION NOTES:
 1. THE INTENT OF THE RESOLUTION IS TO REMOVE FROM THE SITE, ANY AND ALL MATERIALS NOT INTENDED TO REMAIN AS PART OF THE NEW WORK, UNLESS NOTED OTHERWISE.
 2. THE DEMOLITION PLAN/REMOVE INFORMATION SHOWN HEREON IS FOR THE CONVENIENCE OF THE CONTRACTOR AND SHALL NOT BE CONSTRUED AS COMPLETE IN ALL ASPECTS. THE CONTRACTOR SHALL FIELD VERIFY EXACT CONDITIONS AND INCLUDE ALL WORK REQUIRED TO COMPLETE THE FINAL INTENT OF THE WORK INDICATED ON THE CONTRACT DOCUMENTS. VERIFY ALL DIMENSIONS WITHIN THE CONTRACT LIMITS. NOTIFY ENGINEER OF ALL DIMENSION DEVIATIONS FROM THOSE INDICATED ON THE CONTRACT DOCUMENTS.
 3. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT ADVANCEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN.
 4. VERIFY EXISTING CONDITIONS PRIOR TO START OF WORK. BEGINNING OF WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS.
 5. CONTRACTOR SHALL PROVIDE PROTECTION FOR THE PUBLIC OWNERS AND CONSTRUCTION WORKERS IN AND AROUND THE CONSTRUCTION AREA. CONTRACTOR SHALL INSTALL TEMPORARY BARRIERS AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
 6. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO DEMOLISH AND REMOVE THE ITEMS NOTED TO BE DEMOLISHED OR REMOVED AS INDICATED ON THE DRAWINGS. REMOVE ALL DEBRIS FROM THE SITE.
 7. CONTRACTOR SHALL SHUT-OFF, AND PROVIDE CUT-OFF MEASURES FOR ALL UTILITIES AS NEEDED, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SEWER AND GAS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE UTILITY SUPPLIERS.
 8. ITEMS INDICATED TO BE RELOCATED SHALL BE CAREFULLY REMOVED, SALVAGED, AND STORED IN A LOCATION APPROVED BY THE OWNER UNTIL REINSTALLATION.

SITE ANALYSIS
BACKGROUND SITE FACTORS
 a. CHAPTER 53 STREAM USE DESIGNATION = HQ-CWF, WF (WATERSHED 83), TSWAF (WATERSHEDS 83), IMPAIRED
 b. CHAPTER 303/ IMPAIRED STREAM LISTING: NOT IMPAIRED (WATERSHED 83), IMPAIRED (WATERSHEDS 83)
 c. SPECIAL ZONING/STREAM CONDITIONS: EXISTING FLOW PATTERNS, CULVERTS, AND CHANNELS TO BE MAINTAINED; MUST MAINTAIN EXISTING DISCHARGE POINTS (CULVERTS UNDER PUBLIC ROADS)
SITE FACTORS INVENTORY
 a. CONSTRAINTS/OPPORTUNITIES
 1. MAJORITY OF SITE ALREADY DEVELOPED
 2. MOST OF PROJECT AREA IMPERVIOUS (CONTAINS LINES OF SEWAGE TREATMENT LAGOONS, ACCESS, AND OTHER FACILITIES)
 3. POSSIBLE CARBONATE BEDROCK
 4. SOIL CONDITIONS VARY ACROSS SITE, WITH AREAS OF SHALLOW LIMITING ZONES AND LOW PERMEABILITY
 5. MOST UNDEVELOPED AREAS OF SITE CONTAIN STEEP SLOPES
 b. BARRIER TO DEVELOPMENT
 1. BOUND BY STREETS ON THREE SIDES
 2. MOST MAINTAIN EXISTING DISCHARGE POINTS (CULVERTS UNDER PUBLIC ROADS)
 c. EXISTING DEVELOPED FEATURES OF THE SITE
 1. EXISTING INDUSTRIAL/COMMERCIAL DEVELOPMENT
 2. EXISTING POINTS ARE COLLECTED UNDER PUBLIC ROADS, AND CANNOT BE ALTERED
 3. NO IMPORTANT NATURAL FEATURES ON-SITE
 4. SPECIAL VALUE AREAS
 1. WETLANDS & HYDRIC SOILS: ON-SITE, NOT IN PROJECT AREA
 2. FLOODPLANE AND ALLUVIAL SOILS: NONE ON-SITE
 3. NATURALLY VEGETATED SWALES AND DRAINAGE WAYS: NONE ON-SITE (ON-SITE AND ADJACENT AREAS ARE MANAGED, NOT NATURAL)
 4. REMAINING BUFFERS: NONE ON-SITE
 5. NATURALLY VEGETATED SWALES AND DRAINAGE WAYS: NONE ON-SITE (ON-SITE AND ADJACENT AREAS ARE MANAGED, NOT NATURAL)
 6. REMAINING BUFFERS: NONE ON-SITE
 7. STEEP SLOPES: DEPICED ON PLAN
 8. SPECIAL UTILITY CONDITIONS: CARBONATE BEDROCK
 9. SHALLOW BEDROCK: ON-SITE
 10. SEASONAL HIGH WATER TABLE: NONE AT PROJECT AREA
SITE FACTORS ANALYSIS
 a. CONSTRAINT ZONE: EXISTING DEVELOPMENT TO BE MAINTAINED. PORTION OF SITE CONTAIN SOILS WITH LOW PERMEABILITY OR SHALLOW LIMITING ZONES. PORTION OF THE TRACT IS HIGHLY IMPERVIOUS.
 b. OPPORTUNITY ZONES: WELL DRAINED SOILS OVER PORTIONS OF SITE.
 c. SPECIAL ZONING GUIDANCE: NO SPECIAL OPTIONS FOR WATER QUALITY IMPROVEMENTS
 d. TOWNSHIP SALID GUIDANCE: NO OPPORTUNITY FOR REDUCING SETBACKS, IMPERVIOUS, ETC.
 e. BELOW STANDARD REQUIREMENTS
 1. ACT 167 PLAN REQUIREMENTS: HAS RATE AND WATER QUALITY REQUIREMENTS. THIS PROJECT EXEMPT DUE TO NO INCREASE IN IMPERVIOUS AREA.
 2. TOWNSHIP STORMWATER MANAGEMENT ORDINANCE: HAS RATE AND WATER QUALITY REQUIREMENTS. THIS PROJECT EXEMPT DUE TO NO INCREASE IN IMPERVIOUS AREA.



SHEET INDEX		
SHEET NO.	DRAWING	DRAWING NO.
1 OF 10	LAYOUT/RECORD PLAN 1 OF 24	671-2114-SP01
2 OF 10	LAYOUT/RECORD PLAN 2 OF 24	671-2114-SP02
3 OF 10	EXISTING FEATURES & SITE ANALYSIS PLAN	671-2114-SP03
4 OF 10	DRAINAGE AND UTILITY PLAN	671-2114-SP04
5 OF 10	OVERALL WATERSHED PLAN / P/COM PLAN	671-2114-SP05
6 OF 10	ENLARGED NEW WATERSHED PLAN / P/COM PLAN	671-2114-SP06
7 OF 10	TRUCK TURNING PLAN	671-2114-SP07
8 OF 10	SOIL EROSION & SEDIMENT CONTROL PLAN	671-2114-SP08
9 OF 10	SOIL EROSION & SEDIMENT CONTROL PLAN	671-2114-SP09
10 OF 10	SOIL EROSION & SEDIMENT CONTROL DETAILS	671-2114-SP10

PRELIMINARY/FINAL PLAN
Nestlé-PURINA PetCare
 Allentown Factory
 2020 POPE ROAD, ALLENTOWN, PA 18104

EXISTING FEATURES & SITE ANALYSIS PLAN
 WASTEWATER TREATMENT UPGRADES

SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY
 PENNSYLVANIA

DWG. No. 671-2114-SP03
 BEI# 2020142-SP03
 SHEET 3 of 10

THIS PLAN PACKAGE WAS PREPARED FOR THE SPECIFIC PURPOSE OF REQUESTING MUNICIPAL/REGULATORY AGENCY APPROVAL FOR THIS PROJECT. IT IS NOT INTENDED TO BE AN OFFICIAL CONTRACT OR TO BE USED FOR ANY OTHER PURPOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES WORKING DAYS NOTICE FOR CONSTRUCTION PLEASE AND 10 WORKING DAYS IN DESIGN STAGES - STOP CALL

OWNER / APPLICANT
 NESTLE PURINA PETCARE
 2020 POPE ROAD
 ALLENTOWN, PA 18104-8308

CONTRACTOR
 BASE ENGINEERING INC.
 1010 N. QUABOC STREET
 ALLENTOWN, PA 18109
 PHONE: (610) 437-0976
 www.BaseEng.com
 email: BaseEngineering@BaseEng.com

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

BASE ENGINEERING INC.
 CONSULTING ENGINEERS & SURVEYORS
 1010 N. QUABOC STREET
 ALLENTOWN, PA 18109
 PHONE: (610) 437-0976
 www.BaseEng.com
 email: BaseEngineering@BaseEng.com

SCALE 1"=40'
 DATE 03/17/2021
 DRAWN BY CLB
 CHECKED BY

- CONSTRUCTION NOTES:**
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO PA DOT PUBLICATION 408 AS AMENDED/LATEST REVISED AND/OR MUNICIPAL STANDARDS, WHICHEVER IS MORE STRINGENT.
 - A BUILDING PERMIT IS REQUIRED FOR LIGHT POLE FOUNDATIONS PRIOR TO INSTALLATION.

HIGHWAY OCCUPANCY PERMIT NOTE:
 ANY ACCESS BY A HIGHWAY UNDER THE JURISDICTION OF THE DEPARTMENT OF TRANSPORTATION SHALL REQUIRE A HIGHWAY OCCUPANCY PERMIT PURSUANT TO THE "STATE HIGHWAY LAW"

SOUTH WHITEHALL TOWNSHIP STORMWATER DRAINAGE STATEMENTS
 NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORM WATER MANAGEMENT PLAN, INCLUDING EXEMPTION AND WAIVER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT STORM WATER RUNOFF CHARACTERISTICS SHALL INCLUDE SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO HEALTH, SAFETY OR OTHER PROPERTY. SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE, VOLUME, DIRECTION AND QUALITY OF RESULTING STORM WATER RUNOFF IN A MANNER WHICH OTHERWISE REGULATEDLY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.

MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN OR THE SUBSEQUENT OPERATION AND APPROVAL OF STORM WATER MANAGEMENT FACILITIES: WHENEVER CONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES OR OTHERWISE CAUSE THE MUNICIPALITY TO BE ENGAGED IN THE ALTERATION OF LAND OR SERVICES TO BE PROVIDED UNDER THE TOWNSHIP STORM WATER MANAGEMENT PLAN, THE DEVELOPER HEREBY AGREES TO INDENTIFY, NOTIFY AND Satisfy ALL CLAIMS, DAMAGES, CAUSES OF ACTION OR SUITS WHICH ARISE OUT OF OR RELATE TO THE REVIEW, APPROVAL, CONSTRUCTION OR OPERATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORM WATER MANAGEMENT FACILITIES.

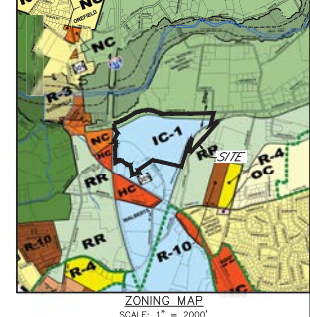
LEGEND

---○---	IRON PIN (FOUND)
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING DRIVEWAY
---	EXISTING EDGE OF PAVE
---	EXISTING CENTER LINE OF ROAD
---	EXISTING CONCRETE
---	EXISTING BUILDING
---	EXISTING GAS EXISTENT
---	PROPOSED EDGE OF PAVE
---	PROPOSED SIDE WALK
---	PROPOSED TIE LINE
---	BUILDING RESTRICTION LINE
---	PROPOSED BUILDING

EXISTING FEATURES ARE SHOWN/DEPICTED IN SLANTED TEXT AND DASHED LINES AND PROPOSED FEATURES ARE SHOWN/DEPICTED IN STRAIGHT TEXT AND SOLID LINES.

ADJACENTS

ADJACENT	OWNER	ADDRESS	DOCUMENT NO.	USE
A	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
B	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
C	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
D	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
E	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
F	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
G	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
H	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
I	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
J	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
K	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
L	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
M	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
N	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
O	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
P	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
Q	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
R	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
S	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
T	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
U	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
V	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
W	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
X	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
Y	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL
Z	NET VETS HOLDINGS LLC	10775 WILSON RD	20100000000000000000	COMMERCIAL



LOCATION MAP
 SCALE: 1"=1000'
 (SOURCE: USGS ALLENTOWN WEST, PA AND GEDENTON, PA QUAD MAPS)
 LATITUDE: 40°37'4"N LONGITUDE: 75°34'20"W
 PARCEL ID: 04773613872-1 AND 04773526505-1

OWNER CERTIFICATION
 I, the owner of the land involving the accompanying plans, being duly sworn according to law, state that I am the owner of this property in severalty, jointly or in common, and that there are no liens or other encumbrances affecting the title of same, and that I acknowledge this plan has been processed with my first and only consent and that I desire this plan to be recorded. Additionally, I acknowledge that the stormwater (SW) or future that cannot be altered or removed without approval by the Township.

Signature: Nestlé Purina Petcare Title: Date: _____
 The Applicant acknowledges that following approval of this plan, plan changes may be required to address the comments and requests of outside agencies responsible to review any aspect of the project reflected on this plan, including but not limited to post-construction stormwater management and NPDES permit requirements. In the event of changes to the plan following approval, the applicant shall be responsible for the cost of such changes. The Applicant shall submit the revised plan to the Township for review before the Applicant may proceed with construction activities pursuant to the Township's SWMP or other applicable laws and regulations.

Signature: Nestlé Purina Petcare Title: Date: _____
 Sworn and subscribed before me this _____ day of _____, 20____.
 Notary Public

DEVELOPER'S CERTIFICATION
 I, the developer of the land involving the accompanying plans, certify that the site will be graded as depicted on the drawings to provide adequate surface drainage so that no low spots or water pockets create a public nuisance and permanent concrete reference monuments will be placed to grade as noted on the plan upon completion of grading.

Signature: Nestlé Purina Petcare Title: Date: _____
 Sworn and subscribed before me this _____ day of _____, 20____.
 Notary Public

STORM DRAINAGE GENERAL COVENANT
 THE OWNER, HER HEIRS, ASSIGNEES, HEIRS OR SUCCESSORS OF THE PROPERTY SHOWN ON THIS PLAN SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, REPAIR, RECONSTRUCTION AND/OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES LIMITED TO INLETS, OUTLETS, DRAINAGE PIPES, ENERGY DISSIPATION FACILITIES, FENCING, DRAINAGE CHANNELS, INFILTRATION PRACTICE BASINS, INFILTRATION PRACTICE FACILITIES, BEST MANAGEMENT PRACTICE (BMP) FACILITIES, STORMWATER STORAGE FACILITIES, NATURAL WETLANDS AND PONDS, WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS PLAN. THIS COVENANT SHALL INCLUDE, BUT NOT BE LIMITED TO, CLEANING, REMOVAL OF POLLUTANTS AND DEBRIS, REPAIR OF EROSION CONTROL, CLOSURE OF SPILLWAYS, AND MAINTENANCE OF VEGETATION. RESIDUAL OWNERS OF SITES SHALL NOT BE DISTURBED BY OWNERS OF OTHER LOTS OR STRUCTURES REFER TO THE POST CONSTRUCTION MANAGEMENT PLANS FOR ADDITIONAL MAINTENANCE INFORMATION.

Signature: Nestlé Purina Petcare Title: Date: _____
 Sworn and subscribed before me this _____ day of _____, 20____.
 Notary Public

APPROVAL BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION
 Recommended for Approval: (month)/(day)/(year) by the South Whitehall Township Planning Commission.

(Chairman) (Secretary)
APPROVAL BY THE SOUTH WHITEHALL TOWNSHIP BOARD OF COMMISSIONERS
 Approved: (month)/(day)/(year) by the Board of Commissioners of the Township of South Whitehall.

(President) (Secretary)
 (Township Engineer)
LEHIGH VALLEY PLANNING COMMISSION REVIEW
 Reviewed by the Lehigh Valley Planning Commission.

(Signature) (Date)
PROOF OF RECORDING
 Recorded in the Office of the Recorder of Deeds of Lehigh County, Pennsylvania on _____, 20____. In Instrument number: _____
 Lehigh County Recorder of Deeds

PROFESSIONAL ENGINEER'S STATEMENT
 I HEREBY CERTIFY THE ABOVE PLAN AND SURVEY TO BE CORRECT IN ALL ITS DETAILS.

Amir Mukherjee 03/17/2021
 Amir Mukherjee, P.E.-048913-E
 Base Engineering, Inc.
 1010 N. Quebec Street
 Allentown, PA 18109
 (610) 437-0978

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

Amir Mukherjee 03/17/2021
 Amir C. Mukherjee, P.L.S.
 P.L.S. No. 22325-0-4
 Base Engineering, Inc.
 1010 N. Quebec St.
 Allentown, PA 18109
 Phone: (610) 437-0978

PRELIMINARY/FINAL PLAN
 Nestlé-PURINA PetCare
 Allentown Factory
 2050 POPE ROAD, ALLENTOWN, PA 18104

SHEET INDEX

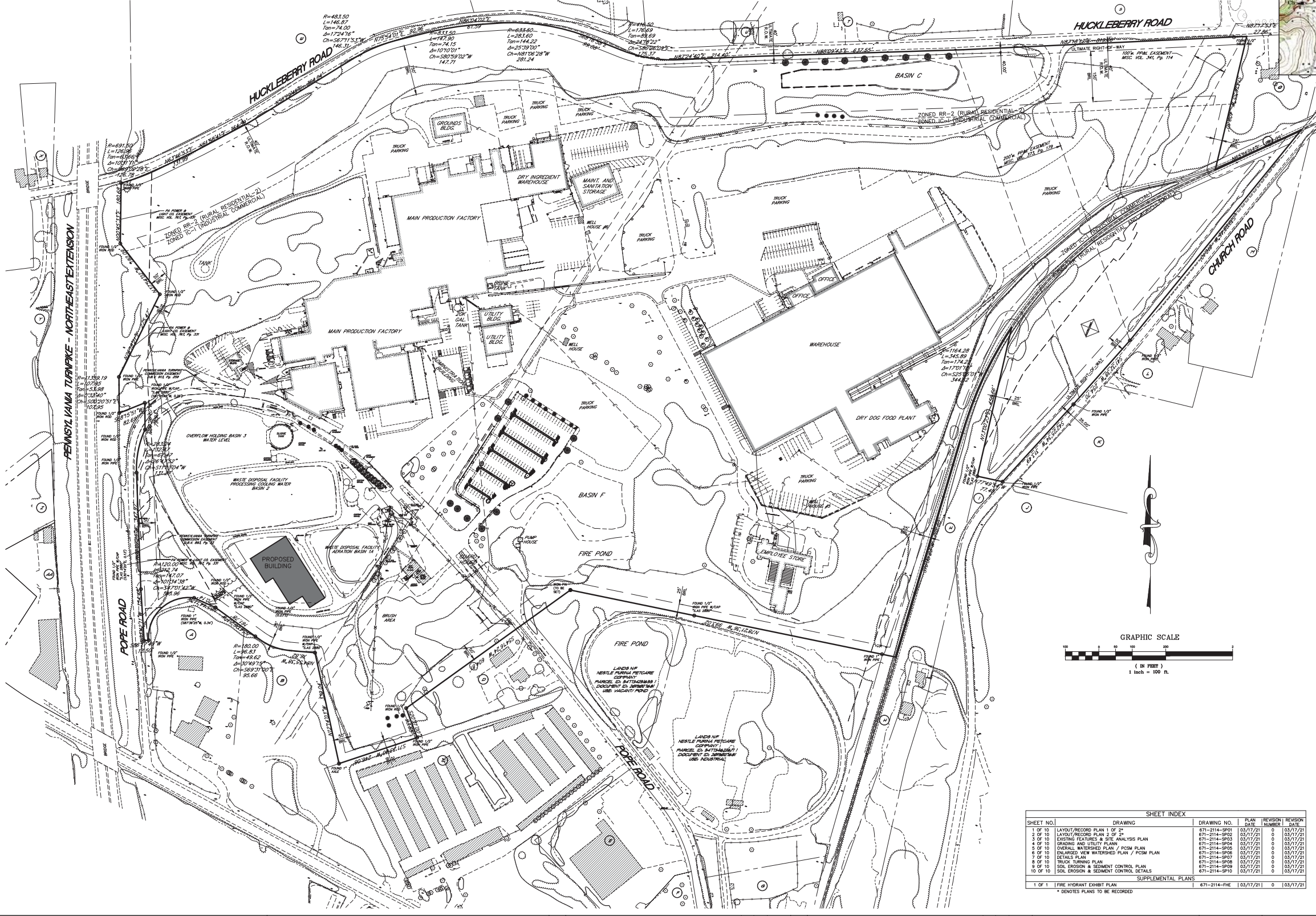
SHEET NO.	DRAWING	DRAWING NO.	PLAN DATE	REVISION NUMBER	REVISION DATE
1 OF 10	LAYOUT/RECORD PLAN 1 OF 2'	671-2114-SP01	03/17/21	0	03/17/21
2 OF 10	LAYOUT/RECORD PLAN 2 OF 2'	671-2114-SP02	03/17/21	0	03/17/21
3 OF 10	EXISTING FEATURES & SITE ANALYSIS PLAN	671-2114-SP03	03/17/21	0	03/17/21
4 OF 10	GRADING AND UTILITY PLAN	671-2114-SP04	03/17/21	0	03/17/21
5 OF 10	CHANNEL WATERSHED PLAN / PCSM PLAN	671-2114-SP05	03/17/21	0	03/17/21
6 OF 10	CHANNEL WATERSHED PLAN / PCSM PLAN	671-2114-SP06	03/17/21	0	03/17/21
7 OF 10	DETAILS PLAN	671-2114-SP07	03/17/21	0	03/17/21
8 OF 10	DETAILS PLAN	671-2114-SP08	03/17/21	0	03/17/21
9 OF 10	SOIL EROSION & SEDIMENT CONTROL PLAN	671-2114-SP09	03/17/21	0	03/17/21
10 OF 10	SOIL EROSION & SEDIMENT CONTROL PLAN	671-2114-SP10	03/17/21	0	03/17/21

1 OF 1 FIRE HYDRANT EXHIBIT PLAN | 671-2114-FHE | 03/17/21 | 0 | 03/17/21
 * DENOTES PLANS TO BE RECORDED

BASE ENGINEERING INC.
 CONSULTING ENGINEERS & SURVEYORS
 1010 N. QUEBEC STREET
 ALLENTOWN, PA 18109
 PHONE: (610) 437-0978
 www.BaseEng.com
 email: BaseEngineering@BaseEng.com

SCALE: 1"=100'
 DATE: 03/17/2021
 DRAWN BY: CLS
 CHECKED BY:

DWG. No. 671-2114-SP01
 B/E#: 2020142-SP01
 SHEET 1 of 10



THIS PLAN PACKAGE WAS PREPARED FOR THE EXCLUSIVE PURPOSE OF OBTAINING MUNICIPAL/REGULATORY AGENCY APPROVAL FOR THIS PROJECT. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 800-442-2346
 POC SERIAL NUMBER: 2021012869
 03/08/2021

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. CONSTRUCTION FABRICTION SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND INCORPORATED REVISIONS TO ALL PLANS AND OTHER DOCUMENTS FROM ALL PERMITTING AGENCIES.

2. THE LOCATION OF UTILITIES AND OTHER EXISTING FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES EXISTING PRIOR TO BEGINNING CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR CHANGES TO BE REQUIRED DUE TO DISCREPANCIES OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH DISCREPANCY HAS NOT BEEN RECORDED BY THE CONTRACTOR.

3. LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION/EXCAVATION. NOTE THAT PA ACT 187 OF 1996 REQUIRES 3 WORKING DAYS NOTICE PRIOR TO CONSTRUCTION PHASE COMMENCEMENT.

100 YEAR FLOODPLAIN NOTE:

A REVIEW OF THE FIRM MAP OF SOUTH WHITEHALL TOWNSHIP, MAP NUMBER 4207202ZT, COMMUNITY PANEL NO. 4204402ZT, EFFECTIVE 7/16/2004, INDICATES THAT THERE IS NO 100 YEAR FLOOD PLAN UPON THIS PROPERTY.

NOTES

ALL WORK TO BE PERFORMED WITHIN THE PUBLIC RIGHTS-OF-WAY WILL MEET OR EXCEED WITH THE STANDARDS IDENTIFIED IN THE SOUTH WHITEHALL TOWNSHIP STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS. THE DETAILS ARE A MINIMUM STANDARD FOR ALL CONSTRUCTION WITHIN THE TOWNSHIP. INCORPORATION OF PORTIONS OF ALL OF THE TOWNSHIP STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS ON THE PLANS CONSTITUTES AN ACCEPTANCE OF AND ENDORSEMENT OF THOSE STANDARDS BY THE DEVELOPER AND DEVELOPER'S ENGINEER.

2. RAINFALL FROM IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO PUBLIC SANITARY SEWER NOR INTO ADDITIONAL STORM.

3. TRENCHES SHALL BE LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY.

4. THE ON-SITE STORM WATER COLLECTION SYSTEM WITH ASSOCIATED DEVICES, SUCH AS TRENCHES, WATER MANAGEMENT SYSTEMS AND BMP'S, SHALL BE PERIODICALLY INSPECTED AND MAINTAINED. THE TOWNSHIP SHALL HAVE THE RIGHT TO PERIODICALLY ENTER THE PROPERTY TO INSPECT THESE DEVICES IN THE EVENT THAT THE RECORD OWNERS/ENGINEER FAILS TO MAINTAIN THE FACILITIES WHICH ARE THE RESPONSIBILITY OF THE RECORD OWNERS. AFTER NOTIFICATION TO SAID OWNERS/ENGINEER BY THE TOWNSHIP, THE TOWNSHIP IS AUTHORIZED TO PERFORM SUCH MAINTENANCE AND THEREAFTER RECOVER THE COST OF PERFORMING SUCH MAINTENANCE FROM THE RECORD OWNERS. IN ORDER TO ENFORCE THE RECEIPT OF SUCH COST OF MAINTENANCE, THE TOWNSHIP SHALL HAVE THE RIGHT TO FILE A CHARGEABLE LEIN AGAINST THE RECORD OWNERS AND THEREAFTER TO ENFORCE ITS REMEDIES IN ACCORDANCE WITH THE HOME RULE CHARTER.

5. THE DEVELOPER WILL NEED TO COMPLY WITH THE APPROVED ERM CONTROL PLAN.

6. ALL TOWNSHIP, PA DOT, PA DEP OR OTHER APPLICABLE AGENCY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

WETLANDS NOTE

EARTH RES CONDUCTED A WETLANDS PRESENCE/ABSENCE SURVEY OF ALL PROJECT AREAS OF THE SUBJECT NESTLE PURINA PETCARE COMPANY PROPERTY, FOR POTENTIAL WETLAND AREAS, A WETLANDS INVESTIGATION AND DELINEATION WAS COMPLETED IN APRIL 2016. A PRELIMINARY JURISDICTIONAL REVIEW HAS BEEN COMPLETED BY THE USACE PURSUANT TO THEIR REVIEW OF NOVEMBER 1, 2016. THE AREA DETERMINED TO BE WETLANDS BY USACE WAS DEPICTED ON THESE PLANS. THE PAPER ISSUED A CHAPTER 105 GENERAL PERMIT ON 11/17/2016, AMENDED 9/22/2017 TO INCLUDE WATERLINE INSTALLATION.

PROHIBITION FROM DISCONTINUING AND ILLEGAL DISCHARGES

STORMWATER MANAGEMENT FACILITIES, INCLUDING BUT NOT LIMITED TO INFILTRATION PRACTICES AND STORMWATER RUNOFF COLLECTION AND CONVEYANCE SYSTEMS, AS DESCRIBED HEREIN, SHALL BE CONTINUOUSLY MAINTAINED, REPAIRED, RECONSTRUCTED, AND USED BY THE PROPERTY OWNER FOR THE PURPOSE INTENDED. THE PROPERTY OWNER SHALL NOT DISCHARGE ANY SUBSTANCE INTO THESE FACILITIES OTHER THAN STORMWATER. DISCONNECTION, IMPROPER USE, IMPROPER MAINTENANCE OR ABANDONMENT AND NOISES OF THESE FACILITIES SHALL BE CONSIDERED AND IS, IN FACT, A VIOLATION.

CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO A PA DOT PUBLICATION 408 AS AMENDED/LATEST REVISED AND/OR MUNICIPAL STANDARDS, WHOEVER IS MORE STRINGENT. PERMITS FOR LIGHT POLE FOUNDATIONS, WHENEVER INSTALLATION IS REQUIRED FOR LIGHT POLE FOUNDATIONS PRIOR TO INSTALLATION.

HIGHWAY OCCUPANCY PERMIT NOTE:

ANY ACCESS TO A HIGHWAY UNDER THE JURISDICTION OF THE DEPARTMENT OF TRANSPORTATION SHALL REQUIRE A HIGHWAY OCCUPANCY PERMIT PURSUANT TO THE "STATE HIGHWAY LAW".

APPROVALS AND ASSOCIATED AFFIRMATIVE DECISIONS REGARDING THIS SITE

1. LANCY COUNTY PLANNING CONSISTENCY LETTER, ISSUED 10/13/2017 FOR PERMIT 4 APPLICATION.

2. LANCY COUNTY LAND USE CONSISTENCY LETTER, ISSUED 10/13/2017 PERMIT 4 APPLICATION.

3. SWM MUNICIPAL LAND USE CONSISTENCY LETTER, ISSUED 10/24/2017 PERMIT 4 APPLICATION.

4. LANCY COUNTY WATER CONVEYANCE PERMIT, ISSUED 10/16/2017 PERMIT 4 APPLICATION.

5. LDCD SOIL ASSESSMENT PERMIT 4 APPLICATION, APPROVED 2/22/2018 VIA ISSUANCE OF NOTES PERMIT.

6. NPDES PERMIT PA02392012, APS ID NO. 791992, ISSUED 6/10/2015 BY PA DEP.

7. NPDES PERMIT MAJOR MODIFICATION PA02392012(1), ISSUED 11/3/2016 BY PA DEP.

8. NPDES PERMIT MAJOR MODIFICATION PA02392012(2), ISSUED 3/8/2016 BY PA DEP.

9. NPDES PERMIT MAJOR MODIFICATION PA02392012(3), ISSUED 5/3/2016 BY PA DEP.

10. NPDES PERMIT MAJOR MODIFICATION PA02392012(4), ISSUED 9/23/2016 BY PA DEP.

11. NPDES PERMIT MAJOR MODIFICATION PA02392012(5), ISSUED 2/22/2018 BY PA DEP.

12. NPDES PERMIT MAJOR MODIFICATION PA02392012(6), ISSUED 2/22/2018 BY PA DEP.

13. SWM BOARD OF COMMISSIONERS WAIVER APPROVAL FOR THE PRIMARY WASTE WATER TREATMENT PLANT OF 7/15/2015 (APPLICATION 2015-703).

14. SWM BOARD OF COMMISSIONERS WAIVER APPROVAL FOR THE PROCESS BUILDING/CAN PLANT EXPANSION OF 12/16/2015 (APPLICATION 2015-703).

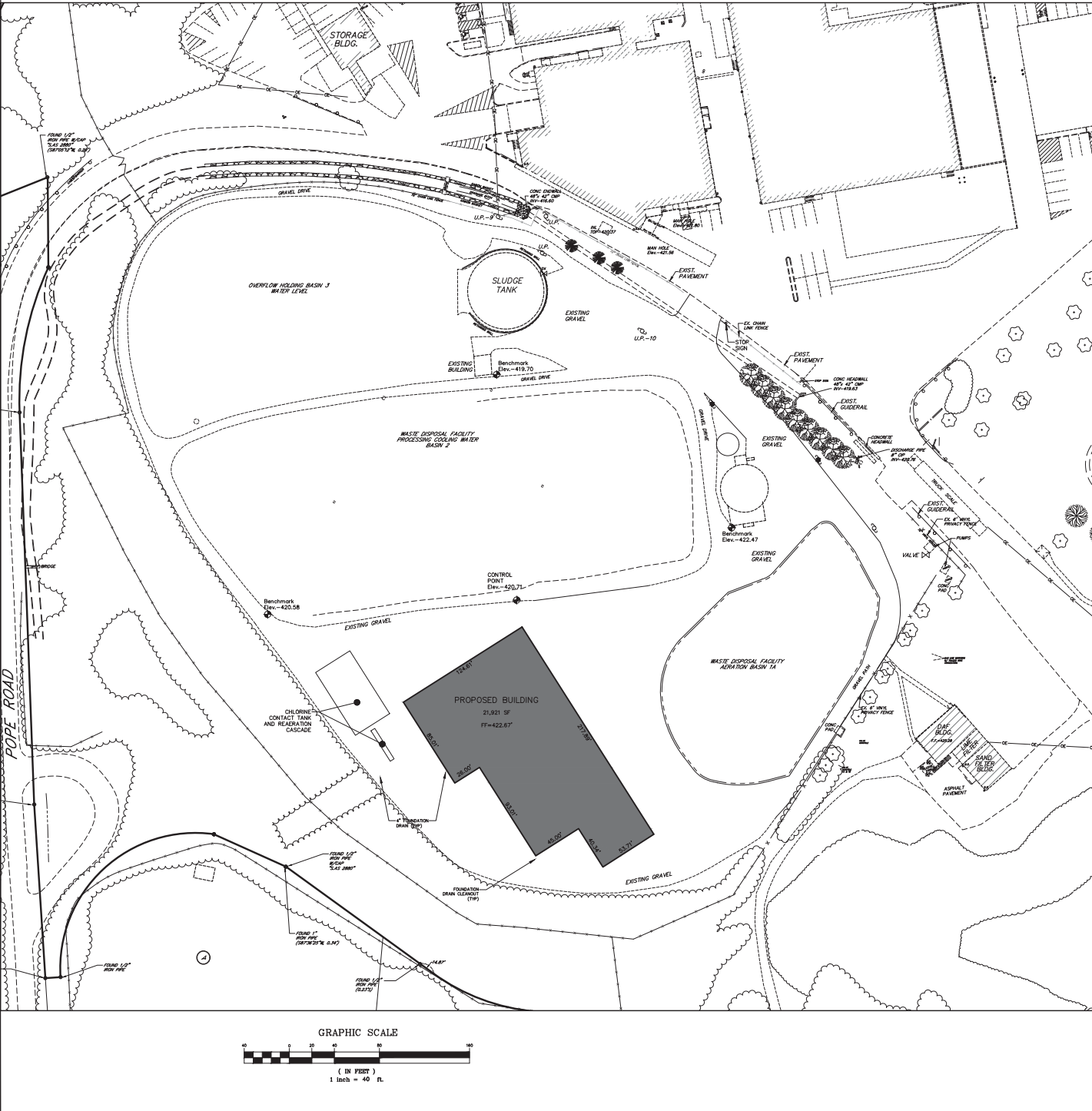
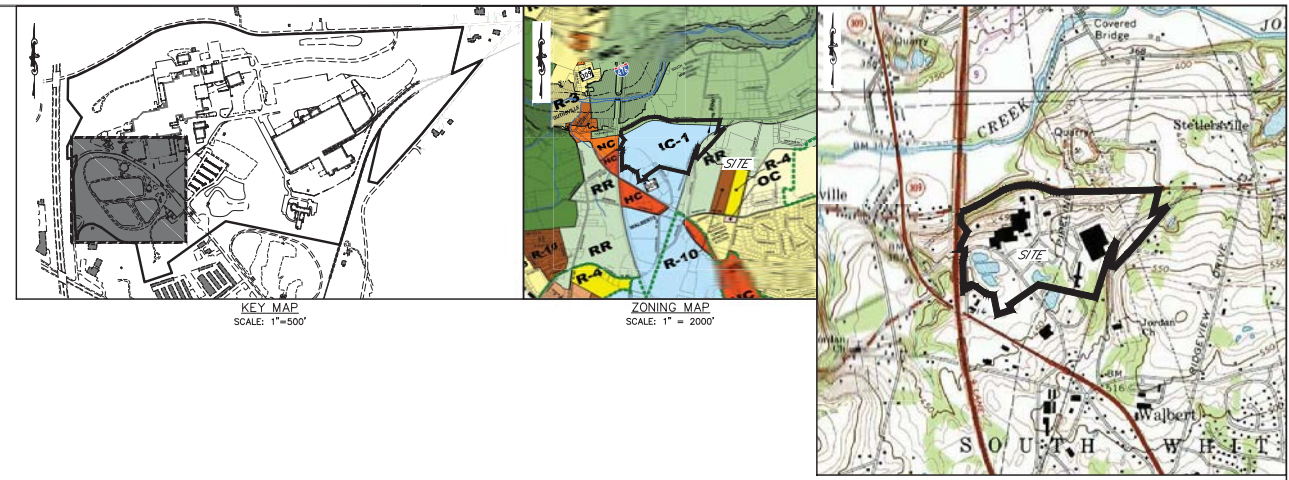
15. SWM BOARD OF COMMISSIONERS APPROVAL OF AUGUST 3, 2016 (RESOLUTION NO. 2016-26) PERMIT 3 APPLICATION.

16. SWM BOARD OF COMMISSIONERS APPROVAL OF AUGUST 3, 2016 (RESOLUTION NO. 2016-26) PERMIT 4 APPLICATION.

17. SWM BOARD OF COMMISSIONERS APPROVAL OF AUGUST 3, 2016 (RESOLUTION NO. 2016-26) PERMIT 4 APPLICATION.

18. CHAPTER 105 GENERAL PERMIT # 2003394646 (APS IS #2003394646, AUTH ID #148270) ISSUED 11/17/2016, AMENDED 11/22/2017 TO INCLUDE WATERLINE INSTALLATION.

19. SWM BOARD OF COMMISSIONERS APPROVAL OF DECEMBER 20, 2017 (RESOLUTION NO. 2017-064) FOR PERMIT 4 APPLICATION.



TRAFFIC NOTE

THIS PROJECT IS TO UPDATE THE SECONDARY WASTE-WATER TREATMENT SYSTEM FOR THE SITE. THESE CHANGES WILL NOT ALTER THE NUMBER OF EMPLOYEES ON THE SITE. THEREFORE, WILL NOT IMPACT EMPLOYEE TRAFFIC. THE CHANGES TO THE WASTE-WATER SYSTEM WILL RESULT IN A REDUCTION IN THE NUMBER OF TRUCKS UTILIZED FOR SLUDGE REMOVAL, BUT AN INCREASE IN TRUCK TRAFFIC FOR REMOVAL OF SPILT IRON. IT IS ANTICIPATED THAT THESE WILL BE EQUAL AND THERE WILL BE NO NET CHANGE IN TRUCK TRAFFIC.

CONSTRUCTION TIMEFRAME

CONSTRUCTION IS ANTICIPATED TO BEGIN IMMEDIATELY UPON ISSUANCE OF ALL REQUIRED PERMITS AND APPROVALS (FALL 2021 ANTICIPATED) AND IT IS ESTIMATED THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED BY OCTOBER 2023.

SALE/WAIVER/DEFERRAL NOTE:

Waivers and deferrals requested are listed below. These same waivers/deferrals were previously granted - SWP's previous development application to 2016 (recommenaded for granting - by SWP PC on 6/16/2016, and granted by SWP BCC on 8/23/2016), based upon support of these requests by the SWT engineers and geotechnical consultants.

- Waiver to the requirement of §312-120(1)(5) of the Subdivision and Land Development Ordinance pertaining to the installation of concrete curb along the internal drives.
- Waiver to the requirement of §312-120(2)(2) of the Subdivision and Land Development Ordinance pertaining to the installation of concrete curb along the internal drives and alternate parking areas.
- Waiver to the requirement of §312-35(3)(A)(V)(i) of the Subdivision and Land Development Ordinance pertaining to the installation of concrete sidewalks along access drives.
- Waiver to the requirement of §312-35(3)(A)(V)(i) of the Subdivision and Land Development Ordinance pertaining to the installation of concrete sidewalks along public streets along the perimeter of the property.
- Waiver to the requirement of §312-300(3)(3) of the Subdivision and Land Development Ordinance pertaining to the right-of-way dedication along perimeter roadways.
- Waiver to the requirement of §312-40 of the Subdivision and Land Development Ordinance pertaining to the planting of street trees/shade trees along perimeter roadways.
- Waiver to the requirement of §312-12(1)(3) of the Subdivision and Land Development Ordinance pertaining to the issuance of building permits prior to completion of the subdivision plan recording.

OWNER CERTIFICATION

I, the owner of the land including the accompanying plans, being duly sworn according to law, state that I am the owner of this property in severalty possession of it, and that there are no liens or suits pending affecting the title of same, and that I acknowledge this plan has been processed with my free consent and that I desire this plan to be recorded. Additionally, I acknowledge that the stormwater BMP's are features that cannot be altered or removed without approval by the Township.

DEVELOPER'S CERTIFICATION

I, the developer of the land including the accompanying plans, certify that the site will be graded as depicted on the drawings to provide adequate surface drainage so that no low spots or water pockets create a public nuisance and permanent concrete reference monuments are to be placed to grade on the job upon completion of grading.

TRAFFIC NOTE

THIS PROJECT IS TO UPDATE THE SECONDARY WASTE-WATER TREATMENT SYSTEM FOR THE SITE. THESE CHANGES WILL NOT ALTER THE NUMBER OF EMPLOYEES ON THE SITE. THEREFORE, WILL NOT IMPACT EMPLOYEE TRAFFIC. THE CHANGES TO THE WASTE-WATER SYSTEM WILL RESULT IN A REDUCTION IN THE NUMBER OF TRUCKS UTILIZED FOR SLUDGE REMOVAL, BUT AN INCREASE IN TRUCK TRAFFIC FOR REMOVAL OF SPILT IRON. IT IS ANTICIPATED THAT THESE WILL BE EQUAL AND THERE WILL BE NO NET CHANGE IN TRUCK TRAFFIC.

CONSTRUCTION TIMEFRAME

CONSTRUCTION IS ANTICIPATED TO BEGIN IMMEDIATELY UPON ISSUANCE OF ALL REQUIRED PERMITS AND APPROVALS (FALL 2021 ANTICIPATED) AND IT IS ESTIMATED THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED BY OCTOBER 2023.

SOUTH WHITEHALL TOWNSHIP REVIEW NOTE

THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USE 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 ARCHAEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LANDS, HAS NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND THE TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE DEVELOPER AND/OR LAND OWNERS, AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE. DIMENSIONS AND LOCATIONS OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERLAIN WITH RESPECT TO APPLICABLE ZONING STANDARDS FOR MATHEMATICAL COMPLEXITY, CLARITY OF DEFINITION, CONSISTENCY, CLARITY, AND AREA (ONLY). THE RESEARCHER HAS DETERMINED AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER DIMENSIONS, SHALL BE LIMITED TO THE INFORMATION PROVIDED BY RECORD WHICSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY COMPILED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SOLLITOR.

SOUTH WHITEHALL TOWNSHIP STORMWATER DRAINAGE STATEMENTS

NOTWITHSTANDING ANY PROVISIONS OF THE TOWNSHIP STORM WATER MANAGEMENT PLAN INCLUDING DETENTION AND WATER PROVISIONS, ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT OTHER WATER RUNOFF CHARACTERISTICS SHALL IMPLEMENT SUCH MEASURES AS ARE REASONABLY NECESSARY TO PREVENT INJURY TO THE PUBLIC OR OTHER PROPERTY. SUCH MEASURES SHOULD INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE VOLUME, DIRECTION AND QUALITY OF RESULTING STORM WATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND PROPERTY FROM INJURY AND DAMAGE.

MANIPULATION REVIEW AND APPROVAL OF THE DRAINAGE PLAN OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORM WATER MANAGEMENT FACILITIES, SHALL NOT CONSTITUTE LAND DEVELOPMENT OR BEUVAL OF OR BY THE MUNICIPALITY OR OTHERWISE CAUSE THE MUNICIPALITY TO BE ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LANDS. BY SUBMITTING AN APPLICATION TO THE TOWNSHIP ENGINEER FOR REVIEW, THE DEVELOPER AND/OR OWNER HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE MUNICIPALITY AND ALL REPRESENTATIVES, SERVANTS, EMPLOYEES, OFFICIALS AND CONSULTANTS TO AND FROM ANY AND ALL CLAIMS, DAMAGES, CAUSES OF ACTION OR SUITS WHICH MAY BE BROUGHT OR ASSERTED IN CONNECTION WITH THE CONSTRUCTION OR OBSERVATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORM WATER MANAGEMENT FACILITIES.

APPROVAL BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION

Recommended for Approval, (month)/(day)/(year), by the South Whitehall Township Planning Commission.

(Chairman) _____ (Secretary) _____

APPROVAL BY THE SOUTH WHITEHALL TOWNSHIP BOARD OF COMMISSIONERS

Approved, (month)/(day)/(year), by the Board of Commissioners of the Township of South Whitehall.

(President) _____ (Secretary) _____

(Township Engineer) _____

LEHIGH VALLEY PLANNING COMMISSION REVIEW

Reviewed by the Lehigh Valley Planning Commission.

(Signature) _____ (Date) _____

PROOF OF RECORDING

Recorded In the Office of the Recorder of Deeds of Lehigh County, Pennsylvania on _____, 20____ at recorder number: _____

Lehigh County Recorder of Deeds _____

PROFESSIONAL ENGINEER'S STATEMENT

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

Amit Mukherjee 03/17/2021 Date
P.L.S. NO.22352-E
Amit Mukherjee
1010 N. Quebec St.
Allentown, PA 18109
Phone: (610) 437-0978

CALL BEFORE YOU DIG!

1-800-486-1779
or 811

OWNER / APPLICANT
NESTLE PURINA PETCARE
2050 POPE ROAD
ALLENTOWN, PA 18104-3308

CORPORATE ADDRESS
CHECKERBOARD SQUARE
ST. LOUIS, MO 63164-0001

OWNER / APPLICANT
NESTLE PURINA PETCARE
2050 POPE ROAD
ALLENTOWN, PA 18104-3308

CORPORATE ADDRESS
CHECKERBOARD SQUARE
ST. LOUIS, MO 63164-0001

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

BASE ENGINEERING INC.
CONSULTING ENGINEERS & SURVEYORS
1010 N. QUEBEC STREET
ALLENTOWN, PA 18109
PHONE: (610) 437-0978
www.BaseEng.com
email: BaseEngineering@BaseEng.com

SCALE: 1"=40'
DATE: 03/17/2021
DRAWN BY: CLB
CHECKED BY:

LAYOUT/RECORD PLAN 2 OF 2
WASTEWATER TREATMENT UPGRADES
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY
PENNSYLVANIA

DWG. No.: 671-2114-SP02
REV: 2020142-SP02
SHEET: 2 of 10

SOUTH WHITEHALL TOWNSHIP

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

March 22, 2021

Nestle Purina PetCare Company
Attn: Mike Nohara-LeClair
Checkerboard Square – 5T
St. Louis, MO 63164

**Re: Nestle Wastewater Treatment Upgrade
Major Plan 2021-102
Request for Preliminary/Final Plan Review**

Dear Mr. Nohara-LeClair:

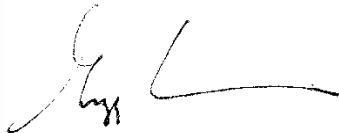
A determination has been made that your application of March 12, 2021, for review of the above-referenced Major Subdivision Plan – Preliminary/Final Plan Review substantially meets the submission and drawings requirements, as specified in the South Whitehall Township Subdivision and Land Development Ordinance (SALDO). This letter constitutes the “Submission Receipt”, as specified in the SALDO.

Plan review comments from the Community Development Department, Public Works Department, and Township Engineer will be made separately.

The Planning Commission will consider the plan and the review comments at its regular meeting to be held electronically via GoToMeeting on Thursday, April 15, 2021, at 7:30 p.m.

If you have any questions, please call.

Sincerely,



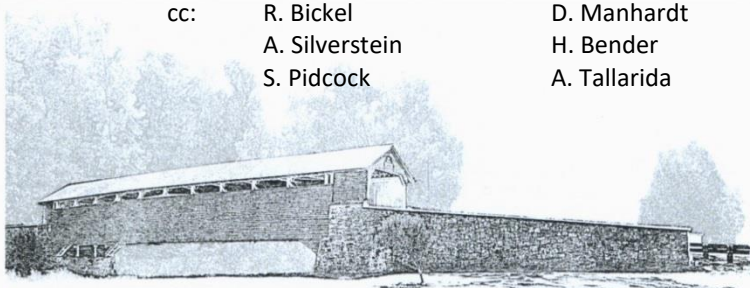
Gregg R. Adams, Planner
Community Development Department

cc: R. Bickel
A. Silverstein
S. Pidcock

D. Manhardt
H. Bender
A. Tallarida

R. Cope
J. Frantz
A. Mukherjee, BASE

L. Harrier
J. Alderfer, Esq.
File #2021-102



Ms. Tracy J. Fehnel
Executive Assistant
South Whitehall Township

Mr. Aaron Silverstein
Zoning Officer
South Whitehall Township

Ms. Laura M. Harrier
Building Code Official/Zoning Officer
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. Amit Mukherjee, MS, P.E.
President
BASE Engineering Inc.

Mr. Mike Nohara-LeClair
Nestle Purina Petcare Company

(all via e-mail)

Mr. J. Scott Pidcock, P.E., R.A.

REPORT:

We reviewed for general conformance with the requirements contained in the Subdivision and Land Development Ordinance (SALDO), the Stormwater Management Plan (SMP), and the dimensional requirements of the Zoning Ordinance (ZO), the documents prepared by BASE Engineering Inc. as identified on the attached List of Plans and Supplemental Information.

The Plans propose upgrades to the secondary wastewater treatment system including a 21,900± square foot building with a detached chlorine contact tank and reaeration cascade. The site is located in the Industrial Commercial-1 (IC-1) and the Rural Residential-2 (RR-2) Zoning Districts. The project is served by on lot water and sewer systems.

In conclusion, we will recommend engineering approval of the Nestle Wastewater Treatment Upgrades Preliminary/Final Land Development Plan when the following comments have been satisfactorily addressed.

jfw/acc

Enclosures

April 9, 2021

REVIEW COMMENTS

A. Planning

1. The following waivers/deferrals were requested in the Design Engineer's letter dated March 17, 2021:
 - a. SALDO §312-12(b)(15) and §312-12(b)(21) – a waiver requested for the requirement of contours on adjacent land and the location of sidewalks, trails, driveways, streets, easements, and Right-of-Way within 400 feet of the site. We have no engineering objection to this request;
 - b. SALDO §312-35(b)(3)(A)(i)(1) – waiver requested for the installation of concrete curb along the internal streets;
 - c. SALDO §312-35(b)(3)(A)(i)(1) – deferral requested for the installation of concrete curb along public streets;
 - d. SALDO §312-35(b)(3)(A)(i)(2) – waiver requested for the installation of concrete curb along the internal driveways and off-street parking areas;
 - e. SALDO §312-35(b)(3)(A)(ii)(1)(A) – waiver requested for installation of concrete sidewalks along access drives;
 - f. SALDO §312-35(b)(3)(A)(ii)(1)(A) – deferral requested for the installation of concrete sidewalks along public streets along the perimeter of the property;
 - g. SALDO §312-35(b)(3) – deferral requested pertaining to the Right-of-Way dedication along perimeter roadways;
 - h. SALDO §312-40 – deferral requested pertaining to the planting of street/shade trees along perimeter roadways; and
 - i. SALDO §312-12(f)(3) – waiver requested pertaining to the issuance of building permits prior to completion of the subdivision plan recording. We note the section should be revised to §312-13(f)(3).

In the event waivers are granted, the Waiver Requests Note should include the date of Board of Commissioners' approval.

B. General

1. Revise the Waiver/Deferral Note on the Plans and the Request Letter to reference the correct SALDO section for issuance of building permits prior to completion of plan recording. We note §312-12(f)(3) should be §312-13(f)(3);
2. The location map should show zoning district boundaries and all applicable information per SALDO §312-12(b)(9); and
3. The Professional Engineer's Statement and Surveyor's Certification should be appropriately signed.

C. Stormwater Management

The proposed building is located over an existing lagoon, which we would not consider an increase in impervious cover. To maintain the current discharge, it was reported that the building's roof leaders will be discharged to the existing (separate), remaining lagoon. The specifics of this proposal should be shown on the Plan.

D. Traffic

It was reported that no increase in traffic is expected from this development.

E. Policy and Information

1. The South Whitehall Township Review Note on Sheet 2 should be on all plans to be recorded, SALDO §312-12(b)(7);
2. 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);
3. We defer to the Township Geotechnical Consultant to review all geotechnical aspects of the design;
4. All required outside agency permits, reviews, and approvals should be obtained, and their dates of approval ultimately noted on the Plans. These may include, but not necessarily be limited to:
 - a. Lehigh Valley Planning Commission, SALDO §312-12(a)(10);
 - b. Pennsylvania Department of Environmental Protection (PADEP), SALDO §312-12(a)(12); and
 - c. Lehigh County Conservation District, §312-12(a)(13).

Copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, should be provided to the Township and our office;

5. The process for building construction on an existing waste disposal holding basin should be confirmed with the PADEP;
6. Certification of on-lot sewer and water system extensions to the new building should be provided as applicable per SALDO §312-12(a)(7); and
7. Any concerns of the Township Fire Inspector and Public Safety Commission regarding emergency access, including but not limited to the maneuverability of fire trucks over the existing and proposed gravel paved areas and fire protection requirements should be addressed;

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
Nestle Wastewater Treatment Upgrade
Major Subdivision #2021-102
Preliminary/Final Plan Review

List of Plans and Supplemental Information
Prepared by BASE Engineering Inc. and
dated or last revised March 17, 2021 (except as noted)

1. Layout/Record Plan, Sheets 1 and 2 of 10;
2. Existing Features & Site Analysis Plan, Sheet 3 of 10;
3. Grading and Utility Plan, Sheet 4 of 10;
4. Overall Watershed Plan/PCSM Plan, Sheet 5 of 10;
5. Enlarged View Watershed Plan/PCSM Plan, Sheet 6 of 10;
6. Details Plan, Sheet 7 of 10;
7. Truck Turning Plan, Sheet 8 of 10;
8. Soil Erosion & Sediment Control Plan. Sheet 9 of 10;
9. Soil Erosion & Sediment Control Details, Sheet 10 of 10;
10. Fire Hydrant Exhibit Plan, Sheet 1 of 1; and
11. Soil Erosion and Sediment Pollution Control Narrative.

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

1. Deed to Property, dated December 20, 1994;
2. Waiver Request Letter;
3. Project Narrative;
4. Subdivision & Land Development Review Application, dated March 12, 2021; and
5. Transmittal Letter.

50 YEARS **Hanover** Engineering

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

April 1, 2021

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

RE: Geotechnical Engineering Review of
Provided Documents
Nestle Wastewater Treatment System Upgrade
Major Sketch Plan 2021-102
South Whitehall Township, Lehigh County
Hanover Project SWT21-11(004)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on March 22, 2021 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following as prepared by Base Engineering:

1. Document entitled "Project Narrative: Nestle WWTS Upgrade Land Development", dated March 17, 2021.
2. Report entitled "Soil Erosion and Sediment Pollution Control Narrative", dated March 17, 2021.
3. Engineering plan set entitled "Preliminary/Final Plan Wastewater Treatment Upgrades", Sheets 1 of 10 through 10 of 10 inclusive, dated March 17, 2021, unrevised.

Based on our review, it is our understanding that the subject property located at 2050 Pope Road contains an existing pet food manufacturing plant and appurtenant improvements. The applicant is proposing to construct a 21,921 square foot building as part of an upgrade to the existing Wastewater Treatment System. The applicant has stated in the project documents that no new impervious coverage is being created and that the project is therefore exempt from Act 167 Plan requirements and from South Whitehall Township Stormwater Management Ordinance requirements. We offer the following comments:

1. In several locations the Narrative contains directives to be followed if sinkholes occur. All such notes shall be standardized to read the same and shall at a minimum require notification to the project geologic/geotechnical consultant, to the Township, and to the Lehigh County Conservation District. On Plan Sheet 10 of 10, Standard Soil Erosion and Sediment Pollution Control Note 34 shall be revised to be consistent with the above.

2. On Page 27 the Narrative states "...onsite soil testing did not reveal any evidence of karst features on the site ...". A copy of soil test results and locations shall be provided to the Township for review.
3. On Page 27 the Narrative states "Refer to the Sinkhole Repair detail on Drawing 671-ES3.0. This drawing number is not found in the plan set. Clarify if this refers to the "Sinkhole Repair Conditions" detail found on Sheets 7 and 10 of 10.
4. On Page 32, Note 20, the Narrative states "Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes". Any such specifications of a geotechnical nature shall be provided in a geotechnical report completed for this project.
5. The Narrative shall be signed and sealed by the licensed professional responsible for preparing it.
6. On Plan Sheet 3 of 10, Site Analysis Note Block, Site Factors Inventory Note a.3 states "possible carbonate bedrock". This conflicts with other project information which states that the site is underlain by carbonate bedrock. This note shall be revised to reflect this.
7. On Plan Sheet 3 of 10, Site Analysis Note Block, Site Factors Analysis Notes 'e' and 'f' state that this project is exempt from Act 167 Plan requirements and from Township Stormwater Management Ordinance requirements "due to no increase in impervious area". The plans indicate that the ground cover at the location of the proposed building is "existing gravel". The consultant shall provide clarification regarding the impervious nature of this cover. Stormwater Ordinance Chapter 296-5.E provides for an exemption for projects that create 10,000 square feet or less of additional impervious cover. However, development plans qualifying for this waiver would still be required to manage the quantity, velocity, and direction of resulting stormwater runoff as is reasonably necessary to prevent injury to health, safety, or other property.
8. Section 312.12(b)(18) of the Subdivision and Land Development Ordinance: Provide and label the location of all significant features listed, or provide a note stating which features do not exist on the site.
9. On Plan Sheets 1 of 10 and 2 of 10, it appears that the signatures and seals of the engineer and surveyor are reversed in the signature blocks.

Mr. Gregg Adams,
Planner

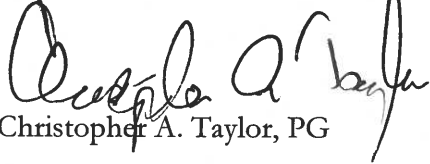
3

April 1, 2021

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

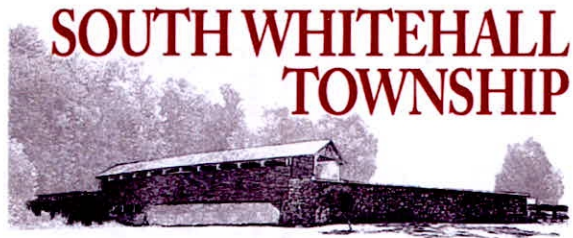


Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swt21-11(004)-NestlePurinaWastewaterTreatmentUpgradeMajorPlan2021-102\Docs\20210401-SWTGeotech, NestlePurinaWastewaterUpgrade geotech cmt ltr.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. Brian Blank, Plant Manager, Nestle Purina Petcare Company
Mr. Amit Mukherjee, PE, Base Engineering Inc.



INTEROFFICE MEMORANDUM

TO: Dave Manhardt, Director of Community Development
FROM: Herb Bender, Public Works Manager *HB*
DATE: April 9, 2021
SUBJECT: Nestle Purina Wastewater Treatment Upgrades – 2021-102

The Public Works Department reviewed the above project and has no comments at this time.

SOUTH WHITEHALL TOWNSHIP

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

April 9, 2021

Nestle Purina PetCare Company
Attn: Mike Nohara-LeClair
Checkerboard Square – 5T
St. Louis, MO 63164

**Re: Nestle Wastewater Treatment Upgrade
Major Plan 2021-102
Request for Preliminary/Final Plan Review**

Dear Mr. Nohara-LeClair:

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

Zoning

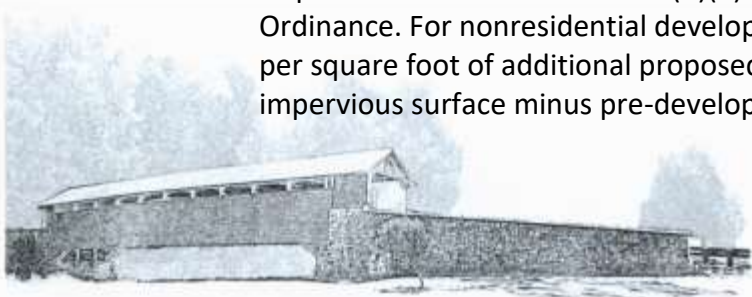
1. The proposal is to upgrade the existing secondary waste water system on site by adding a structure over the existing lagoon.
2. There is no increase to impervious coverage. The building setbacks and height are all in compliance. There are no changes to the parking, and the enclosed structure will not add to the number of employees.
3. There are no zoning comments to add to the plan at this time, but reserve the right to comment on any future submissions.

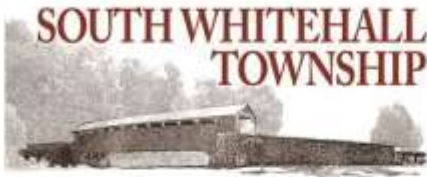
Fire Inspector

1. The Fire Inspector reported no comments. The Fire Inspector reports that the Public Safety Commission in conjunction with the Fire Chief reported no comments.

Open Space and Recreation

1. The Parks and Recreation Board recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. 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 Data Block on Sheet 2, no net increase in impervious coverage is proposed. Therefore, the fee to be charged is \$0.00.

Water & Sewer

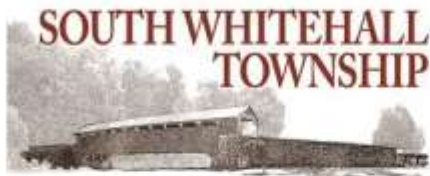
1. An Erosion and Sediment Control Plan is required for any earth disturbance activity of more than 5,000 square feet pursuant to Section 296-11(B) of the South Whitehall Township Codified Ordinance (Stormwater Management Plan).

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. 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.
3. If a dumpster is to be used, the location shall be identified on the plan and screened and buffered in accordance with Section 350-42(b) of the Zoning Ordinance and Section 288-4(c) of the Codified Ordinances.
4. 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.
5. A note shall be added to the plan (in the Construction Notes section) stating that a building permit is required for light pole foundations prior to installation.
6. That a note be added to the site plan stating that the applicant is responsible for joining the PA One Call system and is responsible for the marking of all underground utilities prior to the utilities being formally accepted by and dedicated to the Township.
7. Confirmation of a plan submittal to PennDOT and LANTA shall be provided.
8. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Waiver and Deferral Request Commentary

1. Staff defers to the Township Engineer with regard to waiver requests for plan detail.
2. Staff has no objection to the waiver of curbing and sidewalks internal to the site, so long as internal pedestrian safety is maintained.



3. The applicant should be prepared to discuss curbing, sidewalk and street trees (or alternate options) along Huckleberry Road and Church Road with the Planning Commission.
4. Staff has no objections to waiving the requirement for plan recording prior to the issuance of a building permit, provided that required legal agreements, evidence of insurance and security are provided prior to building permit issuance.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel as including steep (15% to 25% and 25% or greater) slopes and containing areas within the approximate limits of the corridor for the Jordan Creek Greenway Route.
2. The Comprehensive Plan envisions a D4 Industrial Character Area which is included in the higher density districts which are intended to be compact, mixed-use areas that are pedestrian-friendly and will support alternative public transportation in the long-term.

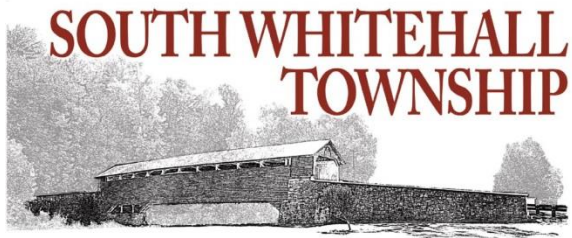
Your plan is scheduled to be reviewed by the Planning Commission on Thursday, April 15, 2021 at 7:30 p.m. Due to the COVID-19 outbreak, the meeting will be held electronically via GoToMeeting. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>.

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:	R. Bickel	R. Cope	D. Manhardt	L. Harrier	A. Silverstein
	H. Bender	M. Elias	S. Pidcock	A. Tallarida	J. Zator, Esq
	J. Alderfer, Esq		A. Mukherjee, BASE	Sub. File #2021-102	



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: April 9, 2021
SUBJECT: Nestle Purina Waste Water Treatment Plant Upgrades
Major Plan
Plan Dated March 17, 2021
COPIES: D. Manhardt, G. Adams, J. Alderfer, S. Pidcock, Applicant

PROJECT INTENT

The proposal is to upgrade the existing secondary waste water system on site by adding a structure over the existing lagoon.

There is no increase to impervious coverage. The building setbacks and height are all in compliance. There are no changes to the parking, and the enclosed structure will not add to the number of employees.

There are no zoning comments to add to the plan at this time, but reserve the right to comment on any future submissions.

Laura Harrier, Zoning Officer
Community Development

Gregg R. Adams

From: John G. Frantz
Sent: Monday, April 12, 2021 9:41 AM
To: Gregg R. Adams
Subject: P{SC - Nestle Pruina Wastewater Treatment Upgrades - 2021-102

Gregg,

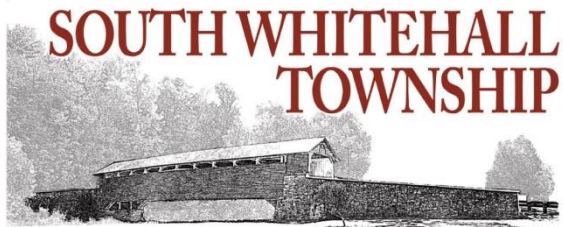
The PSC made no recommendations to the plan.

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



This email message, including any attachments, is intended for the sole use of the individual(s) and entity(ies) to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone this email message including any attachments, or any information contained in this email message. If you have received this email message in error, please immediately notify the sender by reply email and delete the message. Thank you.



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: April 5, 2021
SUBJECT: Subdivision Plan Review
Nestle Purina Wastewater Treatment Upgrades
Major Plan 2021-102
Plan Dated February 5, 2021
COPIES: Parks and Recreation Board, R. Bickel, R. Cope, M. Kukitz,
D. Manhardt, J. Alderfer, S. Pidcock, Applicant

At their March 8, 2021 meeting, the Parks and Recreation Board tentatively recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. The amount of fees to be paid in lieu of common open space land dedication in non-residential subdivision or land development shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface). The Parks and Recreation Board requested that the plan be returned for further review after a Final Plan submission.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg Adams", with a long horizontal flourish extending to the right.

Gregg Adams, Planner
Community Development Department

(610) 437-0978
(610) 437-0979

BASE ENGINEERING INC.
CONSULTING ENGINEERS & SURVEYORS
1010 N. QUEBEC STREET, ALLENTOWN, PA 18109-1607



FAX (610) 432-3800

www.BaseEng.com

BaseEngineering@BaseEng.com

CIVIL • STRUCTURAL • MUNICIPAL • ELECTRICAL • MATERIAL HANDLING • MECHANICAL • SUPERVISION

PROJECT NARRATIVE: NESTLE WWTS UPGRADE
LAND DEVELOPMENT
2050 Pope Road, Allentown
South Whitehall Twp., Lehigh County
BASE Project #2020-142

March 17, 2021

This current proposal is for upgrade to the secondary wastewater treatment system. The applicant is under a settlement agreement with the DRBC to upgrade the system to improve treatment efficiency. These improvements will also address odor issues. The applicant has started the review process with the DRBC and PaDEP for the changes to the sewage treatment system. These changes will not increase the impervious area of the site. Actual LOD for the project is approximately 4.0 acres.

Site Reference

- Street Address = 2050 Pope Road, Allentown, PA 18104
- Approx. Center of Site = Latitude: 40°37'04"N, Longitude: 75°34'20"W (per USGS Quad Map)
- Subarea 118 of Jordan Creek Act 167 Watershed (Watershed B) (30/100 Release Rate Criteria)
- Subarea 120 of Jordan Creek Act 167 Watershed (Watersheds A and C) (30/Provisional No Detention Release Rate Criteria)
- Allentown West, PA USGS Quad.
- Sheet 25 of Soil Survey of Lehigh County, PA
- D.B.V. 1538, Page 0661
- Pin Number 547735265505-1, and 547736133872-1
- Region 4 of PDT-IDF study areas/regions
- Zoning District: IC-1 and RR-2

Watersheds A and C

- Chapter 93 Watersheds = Jordan Creek
- Chapter 93 Clarification = TSF, MF

Watershed B

- Chapter 93 Watersheds = Unnamed Tributary to Jordan Creek
- Chapter 93 Clarification = HQ-CWF, MF

Note: the current proposal is contained entirely within Watershed B.

Site area = 114.6 acres total

LOD area (this project) = 4.0± acres

As in the past, several SWT SALDO waivers/deferrals are being requested as part of this land development application. Said waivers/deferrals were granted with the previous land development applications. It is hoped that said waivers/deferrals will be granted as part of this land development application approval as well.

While this submission is being made to comply with the deadline for this project to be included in the 4/15/2021 SWT PC meeting agenda; we recognize – from recent past experience with the previous NPPC (expansion) land development projects – that it would be more efficient to continue to work/coordinate plan design issues/matters with SWT staff and consultants until such time these are deemed satisfactory (and ready for Board action) at which time the application can be included in back-to-back SWT PC and BOC (public meeting) agendas – for granting approvals by the Boards.

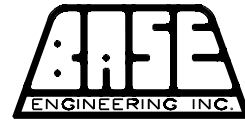
This WWTS upgrade will not increase:

- Truck traffic to/from the property
- Number of employees or vehicular traffic
- Water consumption/sewage disposal
- The impervious area coverage at the property/site

A formal Sketch Plan application was submitted to SWT on 2-05-2021. The application – pertaining to the WWTS Upgrade was discussed with SWT Staff and Consultants at a 2-26-2021 virtual/zoom meeting.

(610) 437-0978
(610) 437-0979

BASE ENGINEERING INC.
CONSULTING ENGINEERS & SURVEYORS
1010 N. QUEBEC STREET, ALLENTOWN, PA 18109-1607



FAX (610) 432-3800

www.BaseEng.com

BaseEngineering@BaseEng.com

CIVIL • STRUCTURAL • MUNICIPAL • ELECTRICAL • MATERIAL HANDLING • MECHANICAL • SUPERVISION

LIST OF WAIVERS/DEFERRALS REQUESTED

NPPC WWTS UPGRADE (Land Development)

2050 Pope Road, South Whitehall Township, Lehigh County, PA

Base Job # 2020-142

March 17, 2021

Note:

Refer to the land development plans that have been submitted to graphically depict the Applicant's WWTS Upgrade P/F land development application.

Waivers/Deferrals:

The SALDO/SMO waiver/deferral request sections are listed below. These same waivers/deferrals were previously granted – for NPPC's previous land development application – in 2016 (recommended for granting – by SWT PC on 6/16/2016; and granted by SWT BOC on 8/3/2016); based upon support of these requests by the SWT engineering and geotechnical consultants.

1. Waiver to 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 adjacent land within 400 feet of the tract.
2. Waiver to the requirement of Section 312-12(b)(21) of the Subdivision and Land Development Ordinance pertaining to the platting of streets, easements, and rights-of-way within 400 feet of the tract.
3. Waiver to the requirement of Section 312-35(b)(3)(A)(i)(1) of the Subdivision and Land Development Ordinance pertaining to the installation of concrete curb along the internal drives.
4. Deferral to the requirement of Section 312-35(b)(3)(A)(i)(1) of the Subdivision and Land Development Ordinance pertaining to the installation of concrete curb along public streets.
5. Waiver to the requirement of Section 312-35(b)(3)(A)(i)(2) of the Subdivision and Land Development Ordinance pertaining to the installation of concrete curb along the internal drives and off-street parking areas.
6. Waiver to the requirement of Section 312-35(b)(3)(A)(ii)(1)(A) of the Subdivision and Land Development Ordinance pertaining to the installation of concrete sidewalks along access drives.

7. Deferral to the requirement of Section 312-35(b)(3)(A)(ii)(1)(A) of the Subdivision and Land Development Ordinance pertaining to the installation of concrete sidewalks along public streets along the perimeter of the property.
8. Deferral to the requirement of Section 312-35(b)(3) of the Subdivision and Land Development Ordinance pertaining to the right-of-way dedication along perimeter roadways.
9. Deferral to the requirement of Section 312-40 of the Subdivision and Land Development Ordinance pertaining to the planting of street trees/ shade trees along perimeter roadways.
10. Waiver to the requirement of Section 312-12(f)(3) of the Subdivision and Land Development Ordinance pertaining to the issuance of building permits prior to completion of the subdivision plan recording.

RUHE SUBDIVISION
MAJOR SUBDIVISION #2013-201
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Township Engineer Review dated April 9, 2021**
- 4. Township Water and Sewer Engineer Reviews dated April 9, 2020 and October 8, 2019**
- 5. Township Geotechnical Consultant Reviews dated April 7, 2021 and April 1, 2020**
- 6. Township Solicitor Letter dated February 18, 2014**
- 7. Public Works Department Review dated April 9, 2021**
- 8. Community Development Department Review dated April 9, 2021**
- 9. Fire Marshall Reviews dated April 12, 2021 and September 9, 2019**
- 10. Landscape and Shade Tree Commission Reviews dated October 10, 2019 and October 7, 2015**
- 11. Parks and Recreation Board Memo dated May 12, 2020**
- 12. Planning Commission Minutes to date**
- 13. Applicant's Correspondence:**
 - A. Waiver Request Letter dated March 5, 2021**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
SUBJECT: RUHE SUBDIVISION
MAJOR SUBDIVISION #2013-201
REQUEST FOR MAJOR SUBDIVISION REVIEW

DATE: APRIL 12, 2021

COPIES: BOARD OF COMMISSIONERS, R. BICKEL, D. MANHARDT, L. HARRIER,
A. SILVERSTEIN, J. ZATOR, ESQ., J. ADLERFER, ESQ, A. TALLARIDA,
S. PIDCOCK, APPLICANT, SUB. FILE #2013-201

LOCATION AND INTENT:

An application to subdivide the property located at 2442 Huckleberry Road. The plan proposes to subdivide the 4.596-acre parcel into: Lot 1, containing 1.2016; Lot 2, containing the existing 2-story dwelling, barn and outbuilding on 0.8833 acres; Lot 3, containing 1.1417 acres; and Lot 4, containing 0.8629 acres. All lots are proposed to be served by public water and sewer. The property is zoned R-4 Medium Density Residential. Robert H. Ruhe is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their July 21, 2016, November 19, 2015, February 20, 2014 and March 28, 2013 meetings, the Planning Commission reviewed Minor Subdivision #2013-201 Ruhe Subdivision and took the plan under advisement.

REVIEWING AGENCIES COMMENTS:

- A. Township Engineer** – The Township Engineer’s comments are contained in Mr. Anthony Tallarida’s review dated April 9, 2021. Mr. Tallarida is not recommending engineering approval at this time. His comments pertain to waiver and deferral requests, plan detail, stormwater management, MS4 requirements, traffic, outside agency review, street addresses, and legal considerations.
- B. Township Water and Sewer Engineer** – The Township Water and Sewer Engineer’s comments are contained in Mr. Jason Newhard’s review dated April 9, 2020. His comments pertain to water and sanitary sewer service.
- C. Township Geotechnical Engineer** – The Township’s Geotechnical Consultant’s comments are contained in Mr. Chris Taylor’s review dated April 7, 2021. His comments pertain to plan detail, infiltration testing, stormwater hydrology analysis, sinkhole mitigation, test borings, and stormwater management report detail.

- D. **Township Solicitor** – Assistant Solicitor McLean’s comments are contained in his memorandum dated February 18, 2014. His comments pertain to the involvement of adjoining property and utility extension.
- E. **Public Works Department** – The comments from the Public Works Department are contained in Manager Herb Bender’s review dated April 9, 2021. The Department’s comments pertain to the water and sanitary sewer system layout.
- F. **Lehigh Valley Planning Commission** – The comments of the Lehigh Valley Planning Commission have not been received at the time of this writing.
- G. **Lehigh County Conservation District** –The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- H. **Pennsylvania Department of Environmental Protection** - The applicant is to obtain approvals from the PA Department of Environmental Protection for NPDES Permits and Sewage Facilities Planning Module Exemption.
- I. **Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission reviewed the plan at its September 28, 2015 meeting. The Commission recommended that the installation of shade trees be deferred until after the installation of sidewalk and that the deferral be noted on the plan. The Shade Tree Commission reviewed the plan at their September 23, 2019 meeting and requested that a Landscaping Plan be submitted for their review.

Public Safety Committee – The Public Safety Commission reviewed the plan at their May 4, 2020 meeting. Their comments are as follows:
 - A. The proposed fire hydrant should be relocated to a location near the intersection of the cul-de-sac and Huckleberry Road.
 - B. The width of the driveway to Lot 1 should be increased to twenty feet.
 The Public Safety Commission reviewed the plan at their April 5, 2021 meeting and offered no additional comments.
- J. **Parks and Recreation Board** –The Parks and Recreation Board reviewed the plan at its May 12, 2020 meeting and recommended that the developer contribute money in lieu of land dedication to meet the parks and open space requirements of the Subdivision and Land Development Ordinance.
- K. **Community Development Department** –The Community Development Department’s technical review letter is dated April 9, 2021 and provides comment pertaining to zoning, public safety comments, landscape and shade trees, recreation and open space dedication, water and sewer matters, legal and policy matters, and Official Map and Comprehensive Plan consistency.

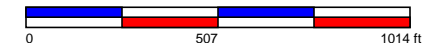
COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

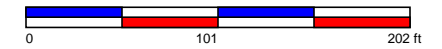
The Department recommends that the Planning Commission take the plan under advisement to afford the applicant the time necessary to address the reviewing agencies' comments, contingent upon the applicant submitting a Waiver from the Time Limitation to Review the Plan.

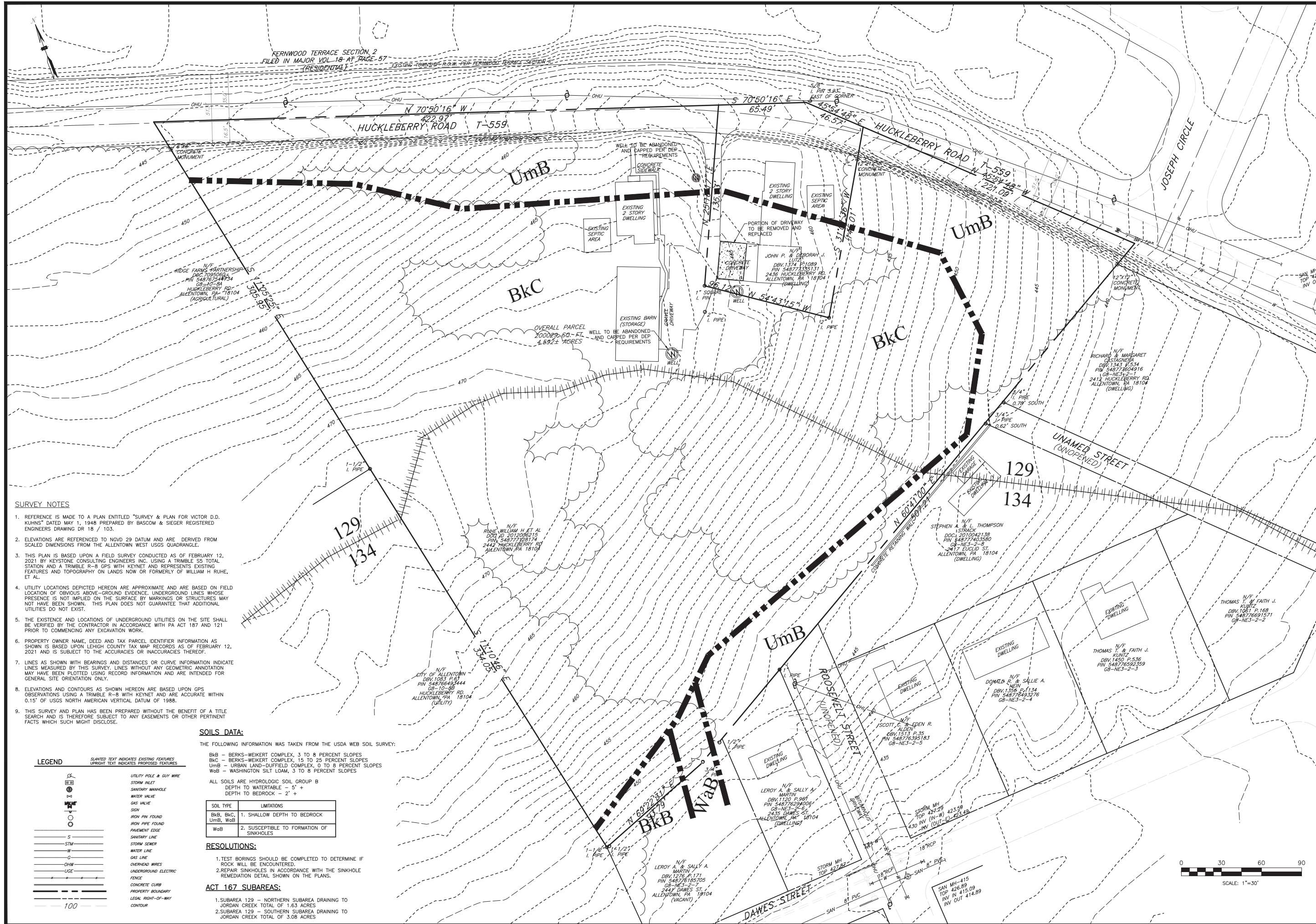
Planning Commission deadline date to act on the plan: May 17, 2021
Board of Commissioners deadline date to act on the plan: June 16, 2021



Ruhe Subdivision Location Map Minor Subdivision #2013-201







KERNWOOD TERRACE SECTION 2
FILED IN MAJOR VOL. 18 AT PAGE 57
(RESIDENTIAL)

SURVEY NOTES

- REFERENCE IS MADE TO A PLAN ENTITLED "SURVEY & PLAN FOR VICTOR D.D. KUHN'S" DATED MAY 1, 1948 PREPARED BY BASCOM & SIEGER REGISTERED ENGINEERS DRAWING DR 18 / 103.
- ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM AND ARE DERIVED FROM SCALED DIMENSIONS FROM THE ALLENTOWN WEST USGS QUADRANGLE.
- THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF FEBRUARY 12, 2021 BY KEYSTONE CONSULTING ENGINEERS INC. USING A TRIMBLE S5 TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS EXISTING FEATURES AND TOPOGRAPHY ON LANDS NOW OR FORMERLY OF WILLIAM H. RUHE, ET AL.
- UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.
- THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.
- PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED UPON LEHIGH COUNTY TAX MAP RECORDS AS OF FEBRUARY 12, 2021 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- LINE AS SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION INDICATE LINES MEASURED BY THIS SURVEY. LINES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.
- ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-8 WITH KEYNET AND ARE ACCURATE WITHIN 0.15' OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.

SOILS DATA:

THE FOLLOWING INFORMATION WAS TAKEN FROM THE USDA WEB SOIL SURVEY:

BkB - BERKS-WEIKERT COMPLEX, 3 TO 8 PERCENT SLOPES
 BkC - BERKS-WEIKERT COMPLEX, 15 TO 25 PERCENT SLOPES
 UmB - URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES
 WdB - WASHINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES

ALL SOILS ARE HYDROLOGIC SOIL GROUP B
 DEPTH TO WATERTABLE - 5' +
 DEPTH TO BEDROCK - 2' +

SOIL TYPE	LIMITATIONS
BkB, BkC, UmB, WdB	1. SHALLOW DEPTH TO BEDROCK
WdB	2. SUSCEPTIBLE TO FORMATION OF SINKHOLES

RESOLUTIONS:

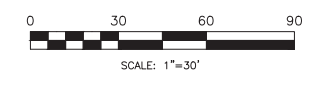
- TEST BORINGS SHOULD BE COMPLETED TO DETERMINE IF ROCK WILL BE ENCOUNTERED.
- REPAIR SINKHOLES IN ACCORDANCE WITH THE SINKHOLE REMEDIATION DETAIL SHOWN ON THE PLANS.

ACT 167 SUBAREAS:

- SUBAREA 129 - NORTHERN SUBAREA DRAINING TO JORDAN CREEK TOTAL OF 1.63 ACRES
- SUBAREA 129 - SOUTHERN SUBAREA DRAINING TO JORDAN CREEK TOTAL OF 3.08 ACRES

LEGEND

	SLANTED TEXT INDICATES EXISTING FEATURES
	UPRIGHT TEXT INDICATES PROPOSED FEATURES
	UTILITY POLE & GUY WIRE
	STORM INLET
	SANITARY MANHOLE
	WATER VALVE
	GAS VALVE
	SIGN
	IRON PIN FOUND
	IRON PIPE FOUND
	PAVEMENT EDGE
	SANITARY LINE
	STORM SEWER
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC FENCE
	CONCRETE CURB
	PROPERTY BOUNDARY
	LEGAL RIGHT-OF-WAY
	CONTOUR



KEYSTONE CONSULTING ENGINEERS, INC.
 Engineering firm of choice since 1972
 5012 MEDICAL CENTER CIRCLE, WESCOSVILLE, PA 18106 610-395-0971
 East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville
 www.KeystoneConsultingEngineers.com

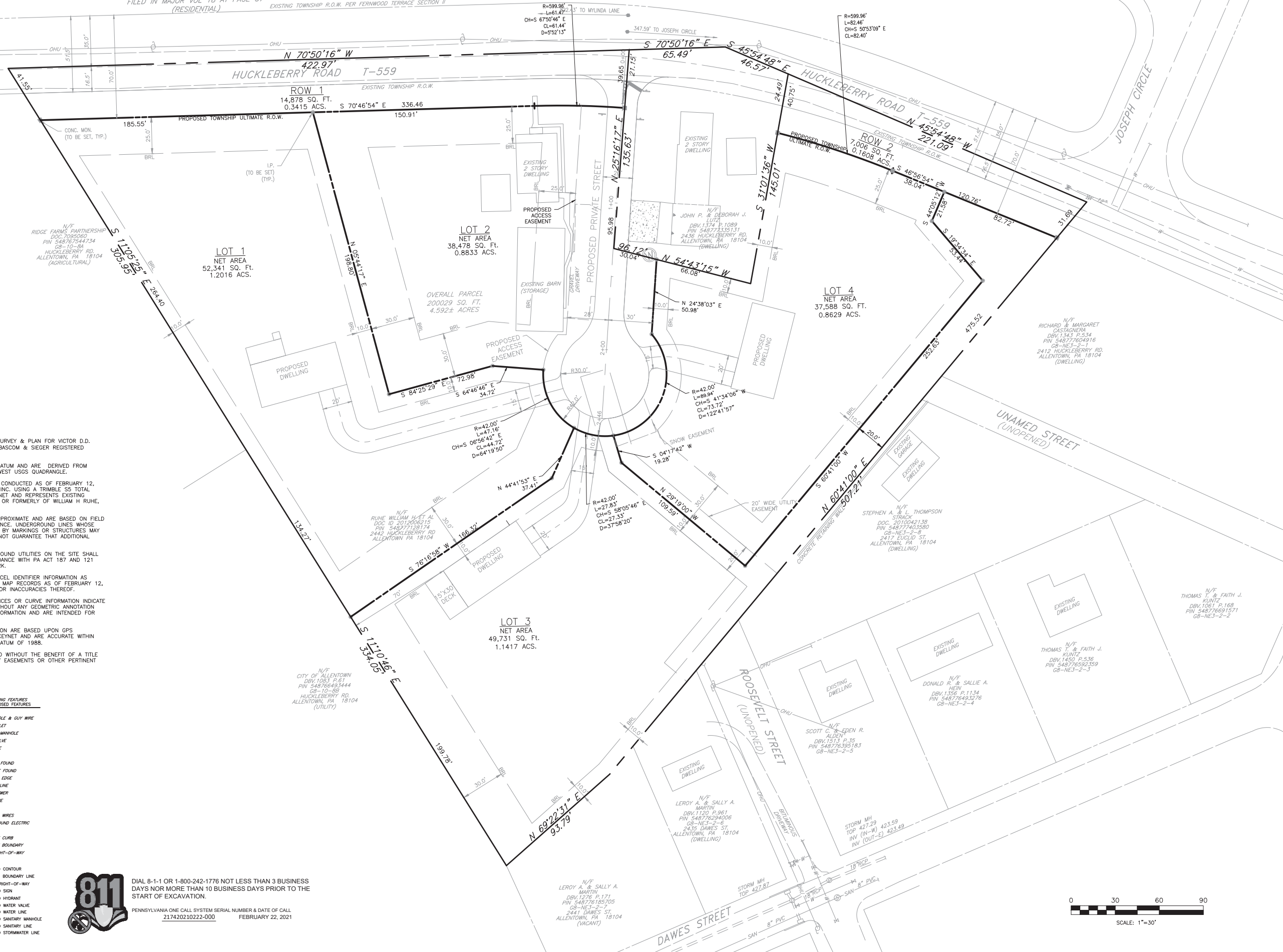


EXISTING FEATURES & DEMOLITION PLAN
 RUHE MAJOR SUBDIVISION
 PRELIMINARY/FINAL PLAN
 2442 HUCKLEBERRY ROAD
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	REVISIONS:
KCE	BY: DATE
DRAWN BY: MFC	
CHECKED BY: MFC/ARF	
DATE: March 05, 2021	
SCALE: 1" = 30'	
JOB NUMBER: CW-20-128	
SHEET: 2 OF 18	



FERNWOOD TERRACE SECTION 2
FILED IN MAJOR VOL 18 AT PAGE 57
(RESIDENTIAL) EXISTING TOWNSHIP R.O.W. PER FERNWOOD TERRACE SECTION II



- SURVEY NOTES**
- REFERENCE IS MADE TO A PLAN ENTITLED "SURVEY & PLAN FOR VICTOR D.D. KUHN'S" DATED MAY 1, 1948 PREPARED BY BASCOM & SIEGER REGISTERED ENGINEERS DRAWING DR 18 / 103.
 - ELEVATIONS ARE REFERENCED TO NVD 29 DATUM AND ARE DERIVED FROM SCALED DIMENSIONS FROM THE ALLENTOWN WEST USGS QUADRANGLE.
 - THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF FEBRUARY 12, 2021 BY KEYSTONE CONSULTING ENGINEERS INC. USING A TRIMBLE S5 TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS EXISTING FEATURES AND TOPOGRAPHY ON LANDS NOW OR FORMERLY OF WILLIAM H RUHE, ET AL.
 - UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.
 - THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.
 - PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED UPON LEHIGH COUNTY TAX MAP RECORDS AS OF FEBRUARY 12, 2021 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
 - LINE AS SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION INDICATE LINES MEASURED BY THIS SURVEY. LINES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.
 - ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-8 WITH KEYNET AND ARE ACCURATE WITHIN 0.15' OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
 - THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.

LEGEND

SLANTED TEXT INDICATES EXISTING FEATURES	UPRIGHT TEXT INDICATES PROPOSED FEATURES
	UTILITY POLE & GUY WIRE
	STORM INLET
	SANITARY MANHOLE
	WATER VALVE
	GAS VALVE
	SIGN
	IRON PIN FOUND
	IRON PIPE FOUND
	PAVEMENT EDGE
	SANITARY LINE
	STORM SEWER
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC FENCE
	CONCRETE CURB
	PROPERTY BOUNDARY
	LEGAL RIGHT-OF-WAY
	CONTOUR
	PROPOSED CONTOUR
	PROPOSED BOUNDARY LINE
	ULTIMATE RIGHT-OF-WAY
	PROPOSED SIGN
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY LINE
	PROPOSED STORMWATER LINE



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER & DATE OF CALL
217420210222-000 FEBRUARY 22, 2021

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
5012 MEDICAL CENTER CIRCLE, WESCOSVILLE, PA 18106 610-395-0971
East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville
www.KeystoneConsultingEngineers.com



SUBDIVISION PLAN
RUHE MAJOR SUBDIVISION
PRELIMINARY/FINAL PLAN
2442 HUCKLEBERRY ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	REVISIONS
KCE	BY: DATE
DRAWN BY: MSN	
CHECKED BY: MFC/ARF	
DATE: MARCH 5, 2021	
SCALE: 1" = 30'	
JOB NUMBER: CW-20-128	
SHEET: 4 OF 18	



EXISTING TOWNSHIP R.O.W. PER FERNWOOD TERRACE SECTION II

822.43' TO MYLINDA LANE

347.59' TO JOSEPH CIRCLE

HUCKLEBERRY ROAD T-559

HUCKLEBERRY ROAD T-559

JOSEPH CIRCLE

ROW 1
14,878 SQ. FT.
0.3415 ACS.

ROW 2
7,006 SQ. FT.
0.1608 ACS.

LOT 1
NET AREA
52,341 SQ. FT.
1.2016 ACS.

LOT 2
NET AREA
38,478 SQ. FT.
0.8833 ACS.

LOT 4
NET AREA
37,588 SQ. FT.
0.8629 ACS.

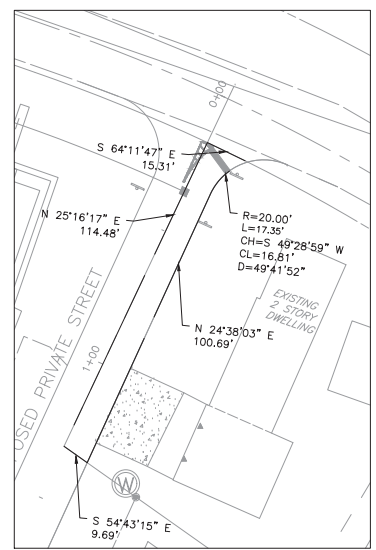
LOT 3
NET AREA
49,731 SQ. FT.
1.1417 ACS.

PROPOSED LOT 2 ACCESS EASEMENT AREA: 10,982 SQ. FT. 0.252 ACRES

OVERALL PARCEL 200029 SQ. FT. 4.592± ACRES

SNOW EASEMENT
AREA: 573 SQ. FT. OR 0.013 ACRES

UTILITY EASEMENT
AREA: 5,387 SQ. FT. OR 0.124 ACRES

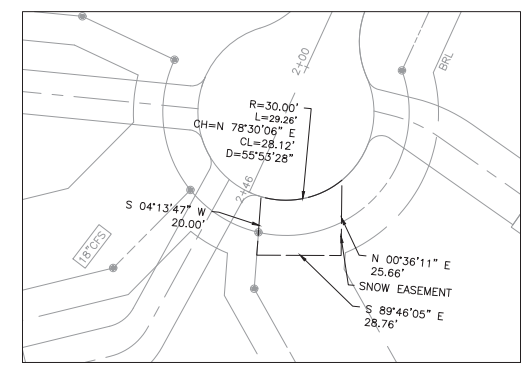


LUTZ PROPERTY ACCESS EASEMENT
AREA: 1,059 SQ. FT. OR 0.024 ACRES
1"=30'

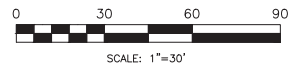
- SURVEY NOTES**
- THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF FEBRUARY 12, 2021 BY KEYSTONE CONSULTING ENGINEERS INC. USING A TRIMBLE S5 TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET AND REPRESENTS EXISTING FEATURES AND TOPOGRAPHY ON LANDS NOW OR FORMERLY OF WILLIAM H RUHE, ET AL.
 - UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.
 - THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.
 - PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED UPON LEHIGH COUNTY TAX MAP RECORDS AS OF FEBRUARY 12, 2021 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
 - LINE AS SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION INDICATE LINES MEASURED BY THIS SURVEY. LINES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.
 - ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-8 WITH KEYNET AND ARE ACCURATE WITHIN 0.15' OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
 - THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.

LEGEND

	SLANTED TEXT INDICATES EXISTING FEATURES
	UPRIGHT TEXT INDICATES PROPOSED FEATURES
	UTILITY POLE & GUY WIRE
	STORM INLET
	SANITARY MANHOLE
	WATER VALVE
	GAS VALVE
	SIGN
	IRON PIN FOUND
	IRON PIPE FOUND
	PAVEMENT EDGE
	SANITARY LINE
	STORM SEWER
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC FENCE
	CONCRETE CURB
	PROPERTY BOUNDARY
	LEGAL RIGHT-OF-WAY
	CONTOUR
	PROPOSED CONTOUR
	PROPOSED BOUNDARY LINE
	ULTIMATE RIGHT-OF-WAY
	PROPOSED SIGN
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY LINE
	PROPOSED STORMWATER LINE



811
DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.
PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER & DATE OF CALL
217420210222-000 FEBRUARY 22, 2021



SCALE: 1"=30'

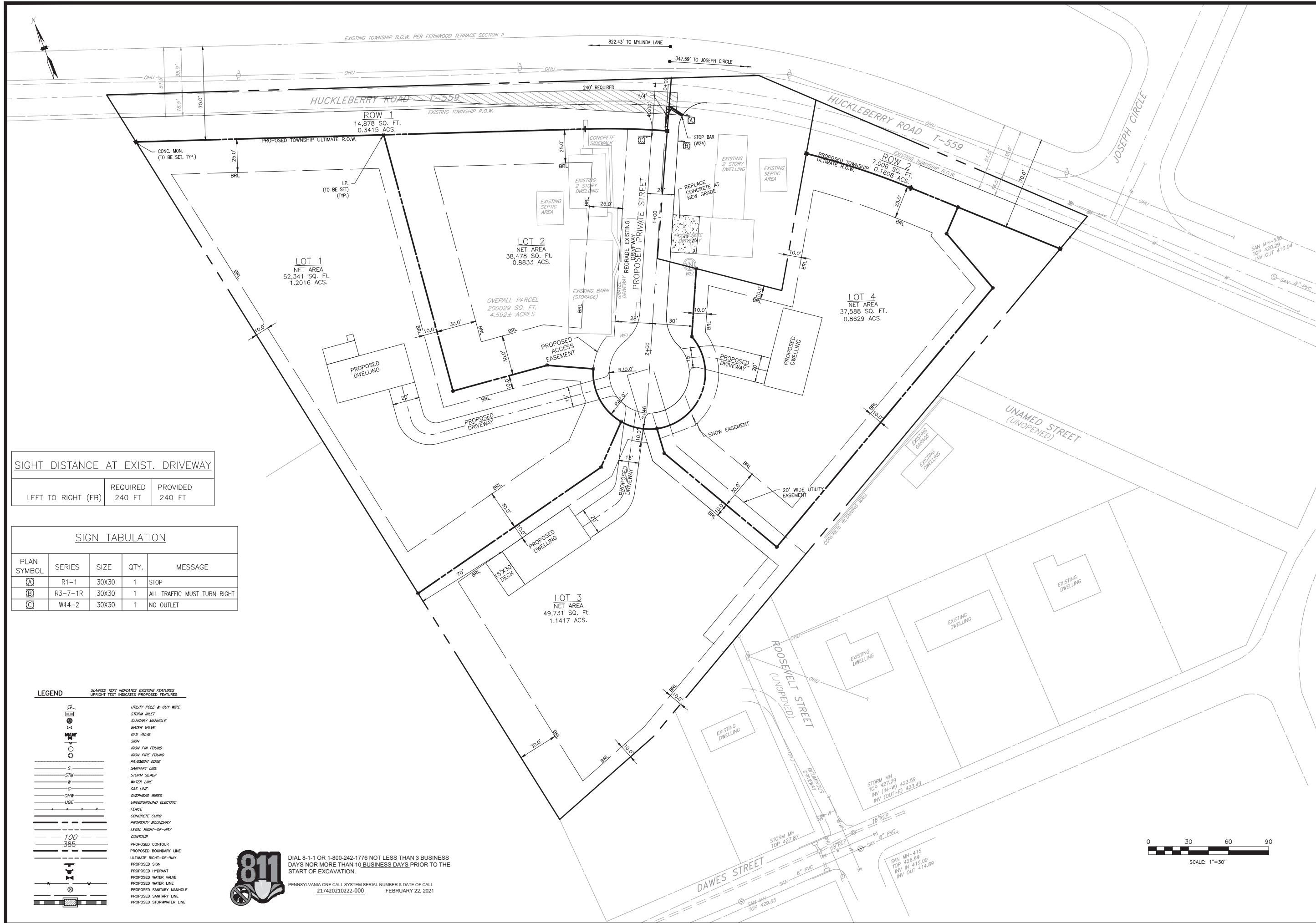
KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
5012 MEDICAL CENTER CIRCLE, WESCOSVILLE, PA 18106 610-395-0971
East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville
www.KeystoneConsultingEngineers.com



EASEMENT PLAN

**RUHE MAJOR SUBDIVISION
PRELIMINARY/FINAL PLAN**
2442 HUCKLEBERRY ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	KCE
DRAWN BY:	MSN
CHECKED BY:	MFC/ARF
DATE:	MARCH 5, 2021
SCALE:	1" = 30'
JOB NUMBER:	CW-20-128
SHEET:	5 OF 18



SIGHT DISTANCE AT EXIST. DRIVEWAY

LEFT TO RIGHT (EB)	REQUIRED	PROVIDED
	240 FT	240 FT

SIGN TABULATION

PLAN SYMBOL	SERIES	SIZE	QTY.	MESSAGE
A	R1-1	30X30	1	STOP
B	R3-7-1R	30X30	1	ALL TRAFFIC MUST TURN RIGHT
C	W14-2	30X30	1	NO OUTLET

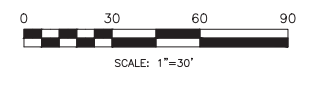
LEGEND

SLANTED TEXT INDICATES EXISTING FEATURES
UPRIGHT TEXT INDICATES PROPOSED FEATURES

- UTILITY POLE & GUY WIRE
- STORM INLET
- SANITARY MANHOLE
- WATER VALVE
- GAS VALVE
- SIGN
- IRON PIN FOUND
- IRON PIPE FOUND
- PAVEMENT EDGE
- SANITARY LINE
- STORM SEWER
- WATER LINE
- GAS LINE
- OHW
- UGE
- FENCE
- CONCRETE CURB
- PROPERTY BOUNDARY
- LEGAL RIGHT-OF-WAY
- CONTOUR
- PROPOSED CONTOUR
- PROPOSED BOUNDARY LINE
- ULTIMATE RIGHT-OF-WAY
- PROPOSED SIGN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY LINE
- PROPOSED STORMWATER LINE

811 DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER & DATE OF CALL
21742021022-000 FEBRUARY 22, 2021



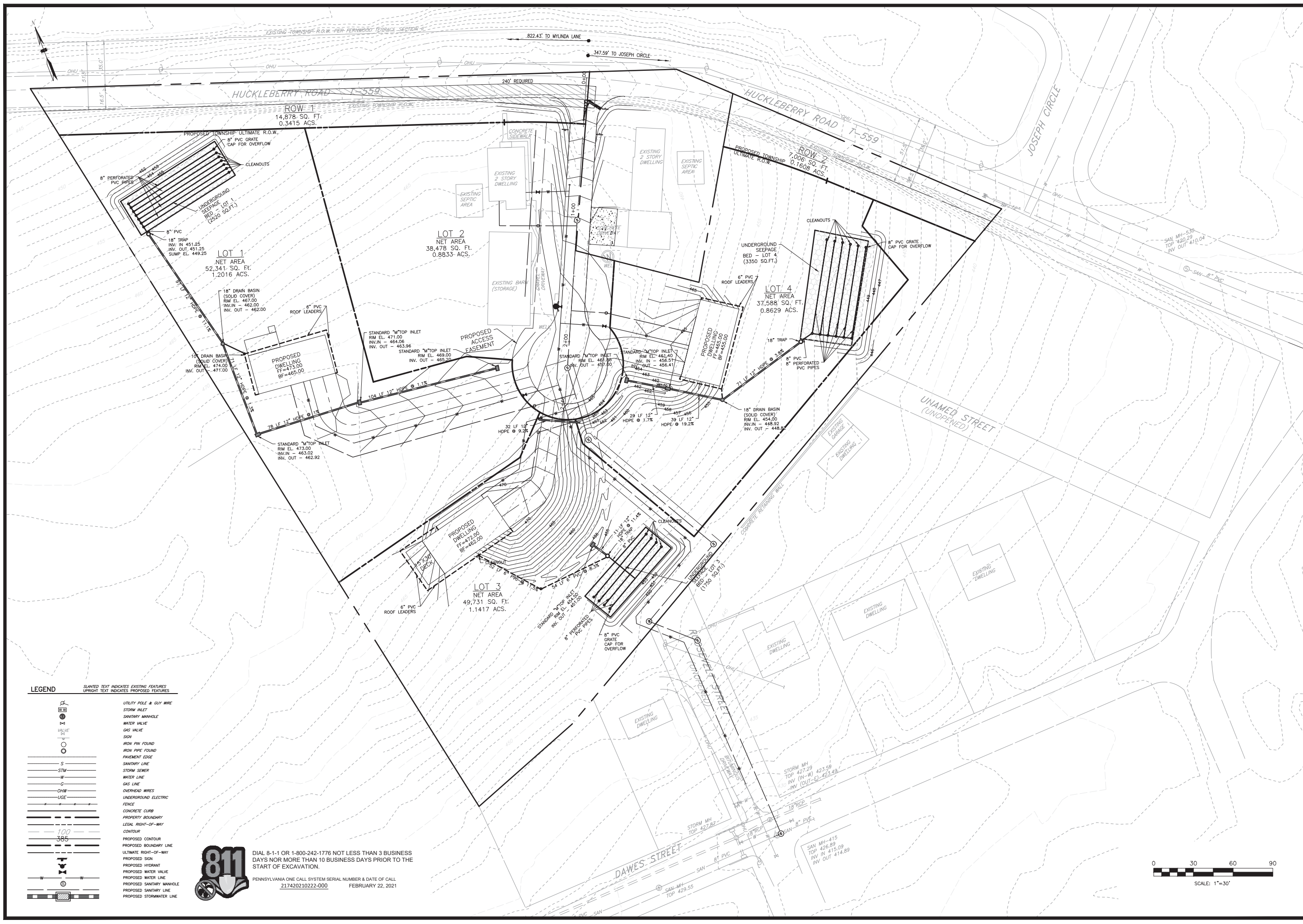
KEYSTONE CONSULTING ENGINEERS, INC.
 Engineering firm of choice since 1972
 5012 MEDICAL CENTER CIRCLE, WESCOSVILLE, PA 18106 610-395-0971
 East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville
 www.KeystoneConsultingEngineers.com



SITE PLAN

RUHE MAJOR SUBDIVISION
PRELIMINARY/FINAL PLAN
 2442 HUCKLEBERRY ROAD
 SOUTH WHITEHALL TOWNSHIP
 LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	KCE
DRAWN BY:	MSN
CHECKED BY:	MFC/ARF
DATE:	MARCH 5, 2021
SCALE:	1" = 30'
JOB NUMBER:	CW-20-128
SHEET:	6 OF 18



LEGEND

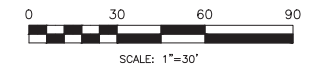
SLANTED TEXT INDICATES EXISTING FEATURES
UPRIGHT TEXT INDICATES PROPOSED FEATURES

	UTILITY POLE & OUT WIRE
	STORM INLET
	SANITARY MANHOLE
	WATER VALVE
	GAS VALVE
	SIGN
	IRON PIN FOUND
	IRON PIPE FOUND
	PAVEMENT EDGE
	SANITARY LINE
	STORM SEWER
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC
	FENCE
	CONCRETE CURB
	PROPERTY BOUNDARY
	LEGAL RIGHT-OF-WAY
	CONTOUR
	PROPOSED CONTOUR
	PROPOSED BOUNDARY LINE
	ULTIMATE RIGHT-OF-WAY
	PROPOSED SIGN
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY LINE
	PROPOSED STORMWATER LINE



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER & DATE OF CALL
217420210222-000 FEBRUARY 22, 2021



KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972

5012 MEDICAL CENTER CIRCLE, WESCOSVILLE, PA 18106 610-395-0971
East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville
www.KeystoneConsultingEngineers.com

KEYSTONE CONSULTING ENGINEERS

GRADING AND DRAINAGE PLAN

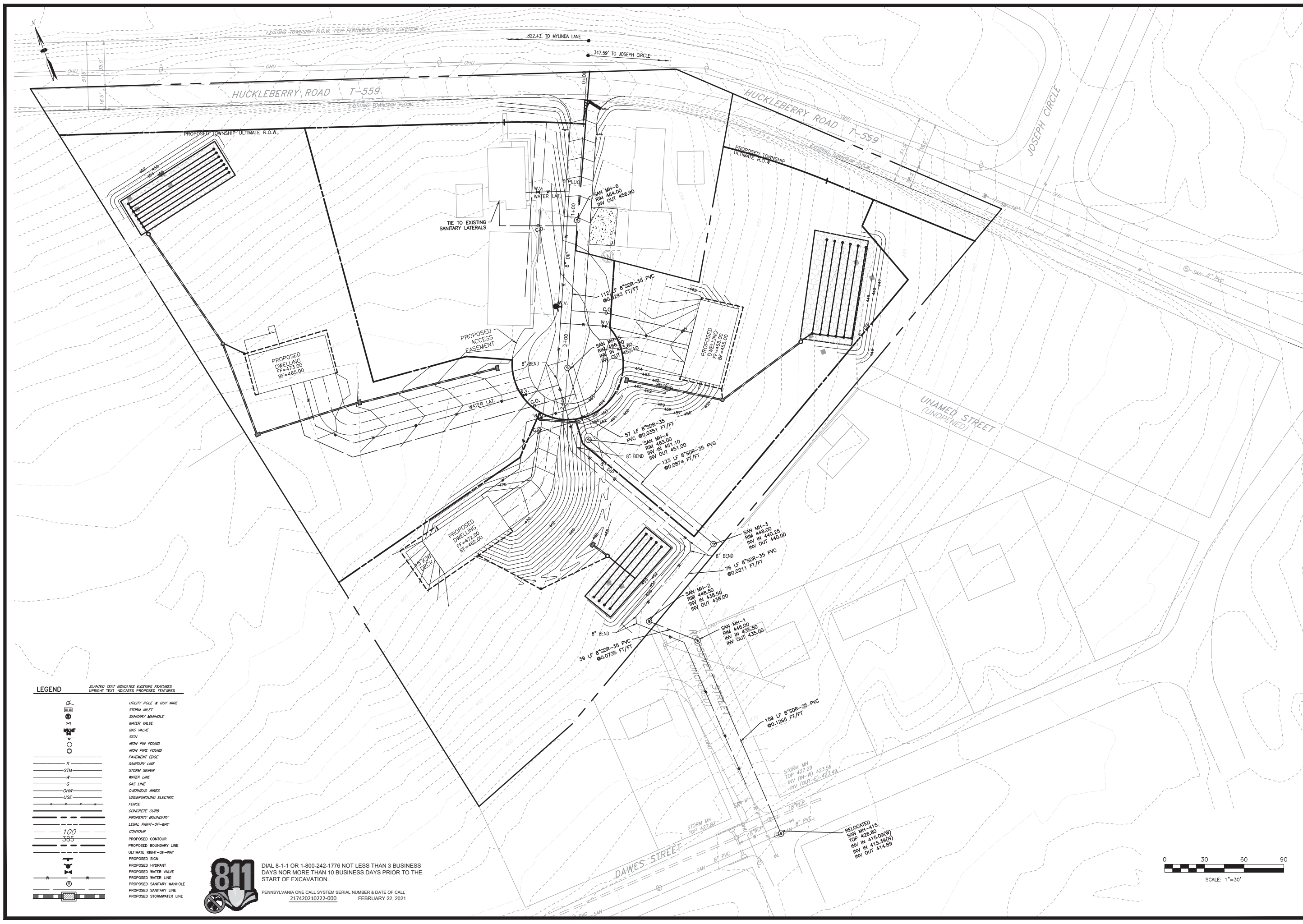
RUHE MAJOR SUBDIVISION

PRELIMINARY/FINAL PLAN

2442 HUCKLEBERRY ROAD

SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	REVISIONS
KCE	BY: DATE
MSN	
MFC/ARF	
March 05, 2021	
1" = 30'	
CW-20-128	
7 OF 18	



LEGEND

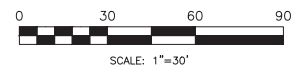
SLANTED TEXT INDICATES EXISTING FEATURES
UPRIGHT TEXT INDICATES PROPOSED FEATURES

	UTILITY POLE & GUY WIRE
	STORM INLET
	SANITARY MANHOLE
	WATER VALVE
	GAS VALVE
	SIGN
	IRON PIN FOUND
	IRON PIPE FOUND
	PAVEMENT EDGE
	SANITARY LINE
	STORM SEWER
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC
	FENCE
	CONCRETE CURB
	PROPERTY BOUNDARY
	LEGAL RIGHT-OF-WAY
	CONTOUR
	PROPOSED CONTOUR
	PROPOSED BOUNDARY LINE
	ULTIMATE RIGHT-OF-WAY
	PROPOSED SIGN
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY LINE
	PROPOSED STORMWATER LINE



DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER & DATE OF CALL
217420210222-000 FEBRUARY 22, 2021



KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
5012 MEDICAL CENTER CIRCLE, WESCOSVILLE, PA 18106 610-395-0971
East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville
www.KeystoneConsultingEngineers.com

KCE
KEYSTONE CONSULTING ENGINEERS

UTILITY PLAN
RUHE MAJOR SUBDIVISION
PRELIMINARY/FINAL PLAN
2442 HUCKLEBERRY ROAD
SOUTH WHITEHALL TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	REVISIONS
KCE	BY: DATE
MSN	
MFC/ARF	
March 05, 2021	
1" = 30'	
CW-20-128	
8 OF 18	

SOUTH WHITEHALL TOWNSHIP

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

MEMORANDUM

TO: Mr. Gregg R. Adams via e-mail
Planner
South Whitehall Township

FROM: Mr. Anthony F. Tallarida, P.E. *AFT*
Manager, Municipal Division – Planning

SUBJECT: South Whitehall Township
Robert Ruhe
Major Subdivision #2013-201
Revised Preliminary/Final Plan Review

DATE: April 9, 2021

COPIES: Ms. Renee C. Bickel SHRM-SCP SPHR
Township Manager
South Whitehall Township

Mr. Randy Cope
Director of Township Operations
South Whitehall Township

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

Mr. Herb Bender
Public Works Superintendent
South Whitehall Township

Mr. Mike Elias
MS4 Program Coordinator
South Whitehall Township

TOWNSHIP ENGINEER

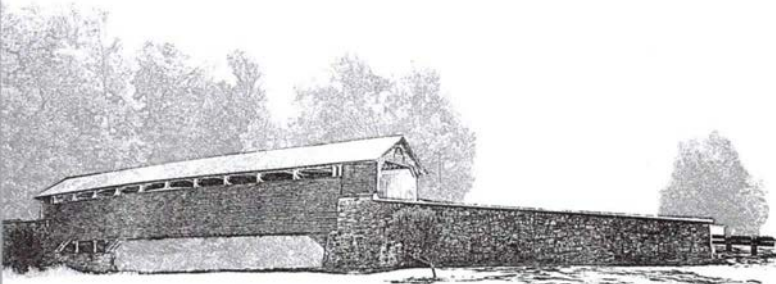
J. Scott Pidcock, P.E., R.A.

The Pidcock Company

2451 Parkwood Drive, Allentown, PA 18103-9608

Phone: (610) 791-2252 • Fax: (610) 791-1256

E-mail: info@pidcockcompany.com



Ms. Tracy J. Fehnel
Executive Assistant
South Whitehall Township

Mr. Aaron Silverstein
Zoning Officer
South Whitehall Township

Ms. Laura M. Harrier
Building Code Official/Zoning Officer
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. Christopher A. Taylor, PG
Senior Geologist
Hanover Engineering Associates, Inc.

Mr. Alan R. Fornwalt, P.E.
Keystone Consulting Engineers, Inc.

Mr. Robert H. Ruhe via Sandra Ruhe

(all via e-mail)

Mr. J. Scott Pidcock, P.E., R.A., Township Engineer

REPORT:

We reviewed, for general conformance with plan requirements contained in the Subdivision and Land Development Regulations (SALDR), in the Stormwater Management Plan (SMP), and for general conformance with the dimension requirements of Chapter 350 – the Zoning Ordinance (ZO), the documents identified on the attached List of Plans and Supplemental Information.

The Plans propose the subdivision of a 4.5± acre tract located south of Huckleberry Road between Mylinda Lane and Joseph Circle into four lots (identified as Lots 1 through 4). Lot 2 is proposed to contain an existing dwelling and barn. All lots are proposed to take access via a proposed private cul-de-sac on Lot 2 and the Lutz property in the location of the existing shared driveway for the two properties. The cul-de-sac is proposed to restrict exiting motorists to right turns only. Public water and sewer are proposed to extend from Dawes Street through the unopened Roosevelt Street to serve each lot. Three stormwater management seepage beds are proposed to control runoff. The site is located in the Medium Density Residential (R-4) Zoning District.

In comparison to the previous plan, revisions in this submission include the removal of the Lot 1 direct driveway connection to Huckleberry Road, lot lines revised to match the boundaries of the proposed cul-de-sac access easement, replacing on-lot sewage disposal with public sewer connection, change in waterline connection, changing stormwater rain gardens to seepage beds, a request for this Preliminary Plan to also be considered a Final Plan, and a change of Design Engineer.

In conclusion, due to the extent of the comments, we do not recommend engineering approval of the Ruhe Subdivision Preliminary/Final Plans until the following comments have been satisfactorily addressed.

aft/acc

Enclosures

South Whitehall Township
Robert Ruhe
Major Subdivision #2013-201
Revised Preliminary/Final Plan Review

April 9, 2021

REVIEW COMMENTS

A. Planning

1. In a letter dated March 5, 2021, the Applicant has requested waivers/deferrals from the requirements of the following sections of the SALDR:
 - a. §11.14 – waiver requested – A waiver from providing a separate Preliminary Plan submission is requested. We have no engineering objection to this request;
 - b. §11.32(a)(2)(C) – waiver requested – Permanent cul-de-sacs to have 52-foot Right-of-Way radius (42-foot proposed) and 40-foot curb radius (30-foot proposed), citing construction of a private driveway rather than a local road. The Design Engineer should document the adequacy of the proposed street to permit large vehicles (garbage trucks, fire trucks, etc.) to complete turns;
 - c. §11.32(a)(3)(E)(ii) – waiver requested – Streets intersecting a collector street to have a minimum 400' separation. The private street is proposed in the same location as the existing private driveway, which is 347.59' from Joseph Circle;
 - d. §11.33(b)(1) – waiver requested – Widening of Huckleberry Road to Typical Collector Street standards. The request should be further discussed with the Township;
 - e. §11.33(c)(1) – waiver requested – Cartway and Right-of-Way widths and the paving structure for the proposed private cul-de-sac. A 36-foot cartway is required for local roads; a 20-foot cartway is proposed for the private driveway. The Design Engineer should document the adequacy of the proposed street to permit large vehicles (garbage trucks, fire trucks, etc.) to complete turns;
 - f. §11.33(d)(1)(A) – waiver requested – Grading of Huckleberry Road. Grading is proposed only to the west to the extent necessary to accommodate the sight distance for right turn only exiting traffic. Where grading is proposed, it is proposed at a slope of 33% from the edge of pavement, rather than the required 3% from edge of pavement to the Right-of-Way and 25% from edge of Right-of-Way to existing grade;

SOUTH WHITEHALL TOWNSHIP

www.southwhitehall.com • (610) 398-0401

- g. §11.32(b)(1) – deferral requested – Installation of curbing along the proposed private cul-de-sac and Huckleberry Road; and
- h. §11.32 c(1)(A) – deferral requested – Installation of sidewalk along the proposed private cul-de-sac and Huckleberry Road.

In the event waivers/deferrals are granted, the Plan notes must be revised to identify the dates of approval and the Board which took the action;

- 2. A Landscape Plan is required by SALDR §11.15(a)(10); these Plans must address the shade tree requirements of SALDR §11.38. Additional information should be provided on the Plans as it pertains to areas of tree preservation. We defer to the Township Landscape and Shade Tree Commission which has requested a Landscaping Plan for review;
- 3. An access easement that ends at the edge of the proposed cul-de-sac has been noted on the Lutz property. Easements must also address the water and sewer construction on and near the Lutz property. Temporary grading or construction easements must also be provided to allow construction of the cul-de-sac. The Township Solicitor may wish to comment on any required easement/agreements; and
- 4. It would appear to be necessary to include signature blocks for the Lutz's as development is proposed on their property.

B. General

- 1. The majority of the infrastructure improvements to serve the four lots is proposed to be privately owned and maintained. This would include a 200±-foot cul-de-sac, considerable private stormwater seepage bed (infiltration trench) areas including discharge systems, and over 500 feet of both water main and sewer main extensions. Given the considerable extent of contemplated private infrastructure, the Township may wish to discuss the Ownership and Maintenance with the Developer;
- 2. The Roadway Cross Section Details must be consistent with the construction proposed by the Plan;
- 3. We have the following survey-related comments, per SALDR §11.17(b)(4) and (5):
 - a. Access easements/agreements for the private street should be provided to the satisfaction of the Township Solicitor. We note that a portion of the private street and sanitary sewer is proposed to be located on the Lutz property to the east. As noted above, plan execution by the Lutz's appears necessary;
 - b. All applicable utility easements (e.g., water, sewer, storm management areas, etc.) should be provided for Township consideration;

- c. The Plan must state that the Right-of-Way along Huckleberry Road is proposed to be dedicated to South Whitehall Township, SALDR §11.33(b); the Owner must sign their offer of dedication;
 - d. The benchmark location and elevation of the Plan should be identified;
 - e. The Plan must clarify the Right-of-Way boundary labels shown on the Lutz property;
 - f. Existing property corner monumentation must be shown on a plan to be recorded;
 - g. The Plan must note the length of the northwestern Lot 4 boundary;
 - h. The survey metes and bounds for Access Easement Boundary on Lot 2 must match the boundary of Lot 2;
 - i. The access easement dimensions are not consistent with those required for local street (60' width required, 58' width proposed; 52' cul-de-sac radius required, 42' radius proposed; a notch is proposed around the cul-de-sac to accommodate the existing barn), SALDR §11.32(a)(2)(C) and §11.33(c);
 - j. Tie-ins must be provided from the Snow Easement to survey monuments. Also, the western Snow Easement Boundary differs from the Lot 4 property boundary;
 - k. Tie-ins must be provided from the utility easement to survey monuments; and
 - l. Proof of rights for the construction and maintenance of utility improvements in the unopened Roosevelt Street must be provided.
4. General Note 4 must eliminate the reference to well and septic systems to be constructed, as none are proposed;
 5. The Township Solicitor should review the proposed Owner's Certification, Engineer's Certification, and Township Waiver Acknowledgement provided on the Plans;
 6. The Sheet Index should use the Plan names used on the referenced sheets;
 7. Details must be provided for curbs and sidewalk;
 8. If the Plan is to be accepted as a Final Plan:
 - a. The Owner's Statement shall be notarized, SALDR §11.17(b)(2);
 - b. The Developer's Statement shall be notarized, SALDR §11.17(b)(3);

- c. Street addresses shall be provided, to be coordinated with the Township Staff and the Design Engineer, SALDR §11.17(b)(5);
- d. All required Agreements shall be provided as a condition of Final Plan approval, SALDR §11.17(a)(3), SMP §13.29-33; and
- e. Descriptions for the proposed Right-of-Way and easements must be provided for review.

C. Stormwater Management

The project site is located in the Jordan Creek Watershed Act 167 Subareas 129 and 134, which are 30/Provisional No Detention and 30/100 Percent Release Rate Districts, respectively. There have been significant revisions to the site Stormwater Management Plan compared to the previous submission. The project now proposes three underground seepage beds on private lots to control stormwater runoff. We offer the following observations:

- 1. The stormwater management design must consider all improvements required, including those proposed to be deferred, unless they are waived (specifically widening and sidewalk along Huckleberry Road);
- 2. The on-lot seepage beds are designed for tributary areas once all proposed dwellings are constructed. It should be confirmed that all houses will be built concurrently, or additional analysis should be provided for additional area tributary to the beds if upstream units are not constructed;
- 3. The conveyance pipe to the infiltration trenches is reduced in size prior to entering the proposed trench. The design must confirm adequate conveyance capacity into the trench and to the distribution pipes, SALDR §11.37(b)(10);
- 4. Confirm that there is no additional runoff entering Huckleberry Road from the proposed driveway;
- 5. The analysis considers all of the Lot 3 driveway to be tributary to the infiltration trench on Lot 4 whereas the contours appear to show it being tributary to the infiltration trench on Lot 3;
- 6. Existing gravel must be analyzed separately from impervious cover;
- 7. The proposed rim elevations for the inlets on Lot 1 must correlate with the proposed contours;
- 8. The minimum ground surface elevation for each seepage bed should be identified on the Plans or on the details. The proposed grading should be consistent with the ground elevation;

9. The analysis uses a single weighted CN for the pervious and impervious portions of the studied subareas. As recommended in the PADEP BMP Manual Section 8.1.1 and TR-55, runoff hydrographs for the pervious and impervious portions of each subarea should be developed separately and then combined;
10. Label the cleanout in the bend in the Lot 2 roof drainpipe;
11. Inverts must be provided for the Lot 3 stormwater conveyance pipe;
12. Additional detailed grading should be provided at the intersection of the private driveway and Huckleberry Road to confirm ponding will not occur on the uphill side of the driveway;
13. The 465 Contour label north of the dwelling proposed on Lot 4 must be corrected;
14. The Plan must identify invert elevations, adequate cover, and any end treatments for the Lot 3 driveway culvert;
15. Overflow from the Lot 3 seepage bed appears to be directed at the downstream dwelling. Provide additional information to confirm any overflow will not affect the downstream property owner;
16. Additional overflow relief should be investigated for the infiltration trenches;
17. Lot 4 seepage bed dimensions should be consistent between the HYDROCAD analysis and the APPENDIX D Calculations;
18. Storm sewer profiles should be provided to confirm cover over the storm sewers will meet the pipe manufacturer's specifications;
19. The Plan should detail the proposed 18" stormwater yard traps and provide proposed rim, invert and sump or bottom elevations. The Design Engineer should confirm that the proposed 18" traps can properly fit the inflow pipes at the proposed angles;
20. The slope on the Lot 1-78 LF and Lot 4-71 LF culverts must be confirmed. The pipe into the Lot 4 Seepage Bed is proposed to enter below the proposed trench;
21. Complete storm sewerage system calculations, including pipe capacity, inlet grate capacity, hydraulic grade line (HGL) analysis considering the 100-year water surface elevation in the seepage beds and should be provided in the Report, SALDR §11.37(a)(8)(B);
22. The Plans and Report have been forwarded to the Township Geotechnical Consultant for review of geotechnical aspects of this proposal, including but not limited to infiltration studies, carbonate geologic studies, exfiltration rates, setback distances from infiltration BMPs, sinkhole repair details, etc. Any concerns of the Township Geotechnical Consultant must be addressed;

23. The Drainage Plan shall be submitted to the Lehigh Valley Planning Commission for review, SMP §13.20.(c);
24. The Post-Construction Stormwater Management (PCSM) Plan should include a statement signed by the property owner acknowledging that stormwater BMPs are fixtures that cannot be altered or removed without approval by the municipality;
25. The stormwater design Plans and Report must be signed and sealed by the Design Engineer per SALDR §11.37(a)(8)(A); and
26. The stormwater management system must be designed to convey and control the runoff from the site for the maximum impervious coverage allowed per the Zoning Ordinance, or a note must be included on a recorded sheet that restricts the impervious cover for each lot to the design assumptions.

D. Township MS4 Permit

1. In consultation with Township Staff and the Lehigh County Conservation District (LCCD) regarding requirements related to BMP monitoring and the Township's MS4 Permit, we request the following BMP Maintenance Responsibility statements be provided on the Plans to be recorded above a comprehensive list of all BMPs by location required as part of the project's NPDES Permit:
 - a. An annual report shall be submitted by the NPDES Permittee to the Township Public Works Department each March 1st stating that the operation and maintenance have been performed for each BMP listed below upon its installation;
 - b. The PCSM Plan, BMP inspection reports, and BMP monitoring records shall be made available by the NPDES Permittee for review by PADEP, LCCD, and the Township upon Request;
 - c. The NPDES Permittee is responsible for the operation and maintenance, annual report to the Township, and record keeping of monitoring the listed BMPs until NPDES Permit termination; and
 - d. Access to the site via Agreement and/or Easements satisfactory to the Township shall be provided for municipal stormwater inspection and maintenance.

E. Traffic

1. A Clear Sight Triangle must be provided on a Record Plan at the proposed Huckleberry Road and private street intersection depicting a 100-foot Clear Sight Triangle and noting its requirements in accordance with SALDR §11.32(a)(3)(F) (Ordinance in effect at the time of original Plan submission);

2. Stopping Sight Distance must be provided for left turns onto the private street; and
3. A detail should be provided for the striping at the proposed intersection to identify the proposed size and spacing of the crosshatch lines within the proposed painted island. A right turn arrow and ONLY legend should be provided on the private street to reinforce the right turn only restriction.

F. Policy and Information

1. The Applicant should coordinate with the Township regarding any required open space or fees necessary SALDR §11.34(e)(4)(G)(iii);
2. As discussed with the Township Staff, Applicant Statements prepared in accordance with current SALDR §312-14(B)(2)(c) and Stormwater Statements prepared in accordance with SALDR §312-39(H) should be added to the sheets to be recorded;
3. Street addresses should ultimately be provided for each lot and will be coordinated with the Township Staff and the Design Engineer, SALDR §11.32(a)(7);
4. Per SMP §13.12(a), no Regulated Earth Disturbance Activities within the municipality shall commence until review by the municipality of an Erosion and Sediment Control Plan and NPDES Permit Documents for construction activities. Written approval by PADEP or LCCD may satisfy this requirement. The PCSM Plans and associated BMPs have been reviewed in accordance with the requirements of the municipal Stormwater Management Ordinance (only). The PCSM design standards for the required project NPDES Permit may be more restrictive than those required by the municipal Ordinance. PCSM compliance with the municipal Ordinances shall not be deemed as an acceptable alternative PCSM design standard as defined by 25 Pa. Code Chapter 102. The project PCSM Plan shall be in full compliance with Chapter 102 as required for issuance of the project NPDES Permit. Any revisions to the PCSM BMPs required during the NPDES permitting process shall be submitted to the Township for review;
5. Once obtained, copies of all required permits, reviews, and approvals should be provided to the Township and our office;
6. A note should be added to the Plan indicating the location of existing utilities is the responsibility of the Developer/Design Engineer and the locations of such facilities have not been reviewed by The Pidcock Company or the Township. The Developer/Design Engineer is responsible for confirming the location of all utilities and to avoid conflicts of the same with proposed improvements. Significant efforts to resolve such conflicts, including but not necessarily limited to redesign, construction delays, utility relocations, etc., may result if conflicts with existing utilities are encountered during construction;
7. We have not reviewed and defer to the Township Fire Inspector and emergency response personnel regarding the acceptability of emergency access and fire

protection requirements. Similarly, any concerns of the Public Safety Committee, and of the Landscape and Shade Tree Commission should be addressed;

8. Copies of any proposed deed restrictions and protective and restrictive covenants should be provided, SALDR §11.15(a)(9);
9. For clarity, the beneficiaries of any easements should be identified on the Record Plan, SALDR §11.15(b)(20);
10. The Plans have been forwarded to the Township Geotechnical Consultant for review. His comments will be forwarded when available;
11. Matters pertaining to the design of the water distribution and sewerage systems should be directed to the Township Public Works Department. We have not reviewed these designs. The comments contained in the Public Works Department Comment Letter, dated March 30, 2020, should be satisfactorily addressed; and
12. As required in SMP §13.19(d), §13.30, §13.31, §13.32, and §13.33, applicable BMP Operations and Maintenance Plans, Notes, Agreements, and Easements should be provided.

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

South Whitehall Township
Robert Ruhe
Major Subdivision #2013-201
Revised Preliminary Plan Review

List of Plans and Supplemental Information
Prepared by Keystone Consulting Engineers, Inc. and
Dated March 5, 2021, except as noted

1. Title Sheet (Preliminary/Final), Sheet 1 of 18;
2. Existing Features and Demolition Plan (Preliminary/Final), Sheet 2 of 18;
3. Existing Features (Expanded Site Area) (Preliminary/Final), Sheet 3 of 18;
4. Subdivision Plan (Preliminary/Final), Sheet 4 of 18;
5. Easement Plan (Preliminary/Final), Sheet 5 of 18;
6. Site Plan (Preliminary/Final), Sheet 6 of 18;
7. Grading and Drainage Plan (Preliminary/Final), Sheet 7 of 18;
8. Utility Plan (Preliminary/Final), Sheet 8 of 18;
9. Private Street and Driveway Profiles (Preliminary/Final), Sheet 9 of 18;
10. Construction Details (Preliminary/Final), Sheet 13 of 18;
11. Water System Details (Preliminary/Final), Sheet 14 of 18;
12. Erosion and Sedimentation Control Plan (Preliminary/Final), Sheet 15 of 18;
13. Erosion and Sedimentation Control Details (Preliminary/Final), Sheet 16 of 18;
14. Post Construction Stormwater Management Plan (Preliminary/Final), Sheet 17 of 18;
15. Post Construction Stormwater Management Details (Preliminary/Final), Sheet 18 of 18; and
16. Stormwater Management Report, dated February 22, 2021.

The following information was submitted in support of the Application:

1. Waiver Request Letter from the Applicant; and
2. Letter of Transmittal, dated March 16, 2021.



April 9, 2020

Mr. Herbert Bender
Public Works Superintendent
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

Re: Robert Ruhe Subdivision
Land Development #2013-201
Review of Preliminary Subdivision Plan
SSM File 103400.0036

Dear Mr. Bender:

This correspondence is provided as a review of the Preliminary Subdivision Plan submitted for the above referenced project revised on March 25, 2020. The project is the addition of three single detached dwellings with a cul-de-sac road and one existing home to remain at 2242 Huckleberry Rd. We have the following comments regarding the utility plans:

1. The developer is proposing an 8-inch water connection to Huckleberry Rd. At this time, the Twp. is not interested in owning and operating the line along the eastern property boundary and the private driveway. We recommend the developer re-evaluate the need for fire protection and the possible reduction of the water main sizing to serve the 4 lots. The Twp. will require a single metering point near the Huckleberry Rd. Right of Way. We also recommend consider the installation along Huckleberry Rd to the proposed private shared driveway to a single meter connection point.
2. The water main as shown along the eastern boundary conflicts with the location of the storm basin on Lot 4 as well as a tree preservation area. The water main should be relocated out these areas.
3. Sanitary sewer is proposed to be on-lot and no new sanitary sewer allocations would be required. The proposed septic areas should be shown on the plans.

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, CMIT
Construction Services Administrator
Water and Wastewater Engineering
jason.newhard@ssmgroup.com

cc: Gregg Adams – SWT
Michael Elias - SWT



October 8, 2019

Mr. Gerald Charvala
Assistant Public Works Manager
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

Re: Robert Ruhe Subdivision
Land Development #2013-201
Review of Preliminary Subdivision Plan
SSM File 103400.0036

Dear Mr. Charvala:

This correspondence is provided as a review of the Preliminary Subdivision Plan submitted for the above referenced project dated August 21, 2019. The project is the addition of three single detached dwellings with a cul-de-sac road and one existing home to remain at 2242 Huckleberry Rd. We have the following comments regarding the utility plans:

1. Based upon a meeting held at the S. Whitehall Twp. Building with the developer and the developer's engineer held on 10/4/19, the developer was considering supplying water from either Huckleberry Rd. or an Easement from the unopened portion of Roosevelt Street.
2. Should the proposed water main extension not be dedicated to S. Whitehall Twp., the Twp. will require a single meter pit capable of reading both fire flow and domestic flow in accordance with Twp. Standards. The meter pit should be located as close to the water main and a public ROW as possible.
3. Sanitary sewer is proposed to be on-lot and no new allocations would be required.
4. Additional comments on the water system may occur pending the review of an updated design by the developer.

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, CMIT
Construction Services Administrator
Water and Wastewater Engineering
jason.newhard@ssmgroup.com

cc: Gregg Adams

Hanover Engineering

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

April 7, 2021

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

RE: Geotechnical Review of Provided Documents
Ruhe Subdivision
Minor Subdivision #2013-201
South Whitehall Township, Lehigh County
Hanover Project SWT20-11(003)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on March 29, 2021 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following:

1. Report entitled “Ruhe Subdivision Stormwater Management Report”, prepared by Keystone Consulting Engineers, Inc. (KCE), dated February 22, 2021.
2. Report referenced as “Stormwater Infiltration Report, Ruhe Subdivision”, prepared by Brand Environmental Consulting Services, Inc., dated May 25, 2014. This report is contained in the Stormwater Management Report referenced in Item 1 above.
3. Engineering Plans entitled “Ruhe Major Subdivision Preliminary/Final Plan”, Sheets 1 of 18 through 18 of 18 excluding Sheets 10, 11, and 12, dated March 5, 2021, unrevised.

It is noted that the Engineering Consultant for the project has changed since the last submission.

Based on our review, it is our understanding that the subject property currently exists as a 4.59-acre single tax parcel containing existing improvements, including a single-family residence, barn, gravel driveway, and concrete sidewalk. The residence is currently served by an individual well and onlot sewage disposal system. We further understand that the property is proposed to be subdivided into a total of four (4) lots. Three (3) of the lots are proposed to serve new single-family residential structures. The fourth lot is proposed to contain the existing residence and barn. All lots are proposed to be served by a paved common driveway, public water, and public sewer.

We offer the following review of comments issued in our letter of April 1, 2020, repeated below in italics, and any new comments generated by this submission:

A. Subdivision and Land Development Ordinance

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

This comment has not been addressed. The requesting information is not found on the plans.

2. *Section 312.12(b)(22): Provide soil types and mapped limits on the plans.*

This comment has been adequately addressed.

B. *Stormwater Management Ordinance:*

1. *Section 296-12.H: For each proposed regulated activity in the watershed where an Applicant intends to use infiltration BMPs, the Applicant shall conduct a preliminary site investigation.*

In our opinion, the Stormwater Infiltration Report serves to satisfy this requirement, subject to the following issues being addressed:

- a. *The locations of all fourteen (14) test pits conducted on the site shall be depicted on the Engineering Plan sheets along with the proposed infiltration facilities.*

This comment has not been adequately addressed. Test pits are not clearly depicted and labeled.

- b. *The report indicates that the single standpipe permeameter test was utilized. The Ordinance stipulates the use of percolation tests. The Consultant shall acknowledge this and provide a justification for the test method used.*

This comment has not been addressed.

- c. *The test results listed in Table 1 for Test Pit 5A and 5B do not match with those reported on the Soil Data Form. Please clarify.*

This comment has not been addressed.

2. *Section 296-12.I.(1), (2), and (3): We cannot confirm that the criteria in these sections for vertical isolation distances, soil permeability, and horizontal isolation distances are being met by this proposal. However, we do note the following:*

- a. *All test pits were terminated at depths between forty-eight inches (48") and fifty-six inches (56"). Rain Garden 3 is proposed to be constructed on cuts of up to about six feet (6').*

This comment has not been addressed. It is noted that this facility is now proposed to be a shallower infiltration bed two and one-half feet (2.5') deep. However, without test pit locations and surface elevations, we still cannot confirm that the minimum required vertical isolation distances are being provided.

- b. All infiltration tests were conducted at a depth of twelve inches (12"). This does not correlate with all proposed depths across all rain garden areas.*

This comment has not been addressed. It is noted that all facilities are now proposed to be infiltration beds. However, without test pit locations and surface elevations, we still cannot confirm the correlation between test depths and proposed bottom of infiltration bed depths.

- c. Test locations are not shown and cannot be correlated with the proposed facilities.*

This comment has not been addressed. Symbols are shown on Utility Plan Sheet 8 but are not identified in a legend or labeled.

Based on the above, additional testing would be required to demonstrate that the requirements of this section are being met.

- 3. *Section 296-12.I.(4): The following requirements of this section shall be addressed:*
 - a. Paragraph (c): Requires a setback distance of twenty-five feet (25') from infiltration BMPs to septic system drainfields for residential development. The proposed sewage absorption areas (primary, and alternate if required) shall be depicted on the plans to demonstrate compliance with this requirement.*

This comment is no longer applicable since sanitary sewer service is now proposed for all four (4) lots.

- b. Paragraphs (e): Requires a setback of forty feet (40') (for one (1) and two (2) family residential dwellings) from property lines unless documentation is provided to show that all setbacks from existing or potential future wells, foundations, and drainfields on neighboring properties will be met. The listed features, or an appropriate note addressing their presence/absence, shall be provided on the plans to demonstrate compliance with this requirement.*

This comment has not been addressed.

- 4. *Section 296-12.J: For entirely noncarbonate sites, the recharge volume shall be infiltrated unless the applicant demonstrates that it is infeasible.*

The Stormwater Hydrology Analysis report states that all runoff rates will be reduced below pre-development and that bio-retention areas will capture the entire area draining to them in the 100-year storm. The consultant shall provide data and calculations to substantiate this.

This comment has been adequately addressed. The Consultant states that, with the addition of underground seepage beds, both runoff rate and volume is controlled for the site at the two (2) study points.

5. *Section 296-12.J.(2): For infiltration areas that appear feasible based on the preliminary site investigation, the additional site investigation and testing as outlined in Appendix G shall be completed.*

Additional testing shall be conducted at the exact location and depth of each proposed infiltration facility in order to satisfy the requirements of this section. The number and type of tests shall be in accordance with the density table in Appendix G. This office shall be notified of the soil testing in order to observe the testing per Paragraph H. All items listed under Required Data and Site Information shall be provided in the report of this investigation.

This comment has not been addressed.

C. General

1. *The response letter states that "Five rain gardens are proposed on private lots to control stormwater runoff". It is noted that the plans show three (3) rain gardens. Please clarify.*

This comment is no longer applicable.

2. *The following issues in the Project Narrative shall be addressed:*
 - a. *Inconsistencies between the Narrative and other documents related to number of lots and method of sewage service shall be corrected.*
 - b. *The Narrative states that the adjoining property to the southwest, owned by the City of Allentown, contains a "quarry/reservoir". The presence of a quarry is not readily apparent on aerial photographs. However, a large structure is visible. This statement shall be clarified/expanded.*

These comments are no longer applicable. The Project Narrative has been eliminated.

3. *The following issues in the Stormwater Hydrology Analysis shall be addressed:*
 - a. *On Page 6, under Post-Development Conditions, the report states "Additionally, the utility service will be by on-site well and septic system". Other portions of the submission indicate that public water service will be provided to all lots resulting from this subdivision. Please clarify this in the report.*
 - b. *In the same section, the number of "new" lots is listed as four (4), whereas the plans propose three (3) in addition to the lot proposed to contain the existing dwelling.*
 - c. *The references to "Pond Areas" versus the proposed bio-retention areas (i.e. – rain gardens) shall be clarified. No Pond Areas are found on the plans.*

- d. *All missing appendix documents and calculations shall be provided.*

These comments are no longer applicable. The Stormwater Hydrology Analysis has been replaced by the Stormwater Management Report.

4. The following issues on the Engineering Plans shall be addressed:

- a. *The issue of proposed water service to the development lots shall be clarified on the plans. On Sheet 1, proposed water service is listed as “on-lot”, whereas other portions of the submission indicate that public water service is to be provided. General Note 6 states in part: “Existing wells and on-lot sewage disposal systems shall be abandoned in accordance with PADEP regulations and procedures”.*

These comments have been adequately addressed.

Any wells to be abandoned, including the well on the adjoining Lutz property, shall be clearly labeled as such. The timing of this work shall be provided in a construction sequence with other project milestones. For any wells to remain, demonstrate that the required setback distance to proposed sewage absorption areas will be provided.

These comments have not been adequately addressed. Wells to be abandoned have been labeled as requested. For the well to remain, there are no proposed sewage absorption areas, so this comment is no longer applicable. However, the timing of the well abandonment work has not been provided in a construction sequence as requested.

The abandonment of on-lot sewage disposal systems shall be clarified. Other portions of the submission indicate that sewage service to the development lots will be on-lot systems. Clarify if the existing sewage disposal area for the existing dwelling is to be abandoned and replaced by a new on-lot system or maintained. Provide labelling of the fate of this system as appropriate.

These comments have been adequately addressed.

- b. *Label and provide data for the structure(s) depicted in Rain Garden 1.*

This comment is no longer applicable.

- c. *For Rain Garden 3, provide values for the proposed contours and confirm the bottom elevation of the facility.*

This comment is no longer applicable.

- d. *Provide the location and identification of all existing and future soil testing conducted to demonstrate the feasibility of the stormwater infiltration facilities as designed.*

This comment has not been addressed.

- e. *A sinkhole mitigation detail is provided on Sheet 8. Clarify the need for this given that the project geological consultant has reported that the bedrock type is non-carbonate.*

This comment has not been addressed.

- f. *Provide specifications for the proposed Modified Soil Planting Mix shown on the Rain Garden/Bioretenention Construction Detail.*

This comment is no longer applicable.

5. *It has been documented that the adjoining property to the southwest is owned by the City of Allentown and contains a "quarry/reservoir". It appears that this property may be used for public water supply. The City of Allentown shall be made aware of this project and given an opportunity to provide comments relative to the potential impact of the project on their operations at this property.*

This comment has not been addressed.

D. New Comments

1. On Sheet 3, Resolution 1 states "Test borings should be completed to determine if rock will be encountered". Clarify if test borings were completed and provide any data obtained.
2. On the Seepage Bed detail table on Sheets 13 and 18, the infiltration bed bottom elevation for Lot 3 appears incorrect.
3. For the plan set as provided, Sheets 10, 11, and 12 have been omitted.
4. In the Stormwater Management Report and on the plans, it is unclear how the design rate for BMP Number 2 (Lot 3) was arrived at. The raw field measured rate is reported as 3.3 inches per hour (in/hr). The design infiltration rate is listed as 0.49 in/hr.
5. In the Stormwater Management Report, for Infiltration Bed 4, the rate used on the Volume Credit Table is 1.05 in/hr, which is exactly half of the raw field measured rate of 2.10 in/hr (allowing for a factor of safety of (two) 2). However, all Summary Reports utilize a figure of 1.15 in/hr. Please clarify.

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

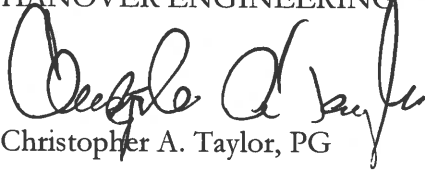
Mr. Gregg Adams
Planner

7

April 7, 2021

Respectfully,

HANOVER ENGINEERING



Christopher A. Taylor, PG

cat:hmc/jfm

S:\Projects\Municipal\WhitehallTownship\Swt20-11(003)-RuheMinorSubdivision_2013-201\Docs\SWT Geotech, Ruhe Subdivision #2013-201 geotech review cmt memo 2.doc

cc: Mr. Dave Manhardt, Director of Community Development (via e-mail)
Mr. Herb Bender, Public Works Department Superintendent (via e-mail)
Mr. Anthony Tallarida, PE, The Pidcock Company (via e-mail)
Mr. Mark Gnall, PE, The Pidcock Company (via e-mail)
Mr. Robert H Ruhe
Mr. Alan R. Fornwalt, PE, Keystone Consulting Engineers, Inc.

Hanover Engineering

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

April 1, 2020

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

RE: Geotechnical Review of
Provided Documents
Ruhe Subdivision
Minor Subdivision #2013-201
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT20-11(003)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on March 20, 2020 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following, as prepared by Benchmark Civil Engineering Services, Inc.:

1. Response letter referenced as “Ruhe Subdivision”, dated March 19, 2020.
2. Project Narrative, dated August 2015, updated March 2020.
3. Pennsylvania Natural Diversity Index (PNDI) Report
4. Report entitled “Stormwater Hydrology Analysis”, dated March 2020.
5. Report referenced as “Stormwater Infiltration Report, Ruhe Subdivision”, prepared by Brand Environmental Consulting Services, Inc., dated May 25, 2014. This report is contained as Appendix D in the Stormwater Hydrology Analysis report referenced above.
6. Engineering Plans entitled “Ruhe Subdivision”, Sheets 1 of 12 through 12 of 12 inclusive, Survey Date March 28, 2012, revision date March 21, 2015, plan date August 21, 2019.

Based on our review, it is our understanding that the subject property currently exists as a 4.59-acre single tax parcel containing existing improvements, including a single-family residence, barn, gravel driveway, and concrete sidewalk. The residence is currently served by an individual well and onlot sewage disposal system. We further understand that the property is proposed to be subdivided into a total of four (4) lots. Three (3) of the lots are proposed to serve new single-family residential structures. The fourth lot is proposed to contain the existing residence and barn. All lots are

proposed to be served by a paved common driveway, public water, and onlot sewage disposal systems.

We offer the following comments:

A. Subdivision and Land Development Ordinance:

1. Section 312.12(b)(18): Provide and label the location of all significant features listed, or provide a note stating which features do not exist on the site.
2. Section 312.12(b)(22): Provide soil types and mapped limits on the plans.

B. Stormwater Management Ordinance:

1. Section 296-12.H: For each proposed regulated activity in the watershed where an applicant intends to use infiltration BMP's, the applicant shall conduct a preliminary site investigation.

In our opinion, the Stormwater Infiltration Report serves to satisfy this requirement, subject to the following issues being addressed:

- a. The locations of all fourteen (14) test pits conducted on the site shall be depicted on the engineering plan sheets along with the proposed infiltration facilities.
 - b. The report indicates that the single standpipe permeameter test was utilized. The Ordinance stipulates the use of percolation tests. The consultant shall acknowledge this and provide a justification for the test method used.
 - c. The test results listed in Table 1 for Test Pit 5A and 5B do not match with those reported on the Soil Data Form. Please clarify.
2. Section 296-12.I.(1), (2), and (3): We cannot confirm that the criteria in these sections for vertical isolation distances, soil permeability, and horizontal isolation distances are being met by this proposal. However, we do note the following:
 - a. All test pits were terminated at depths between forty-eight inches (48") and fifty-six inches (56"). Rain Garden 3 is proposed to be constructed on cuts of up to about six feet (6').
 - b. All infiltration tests were conducted at a depth of twelve inches (12"). This does not correlate with all proposed depths across all rain garden areas.
 - c. Test locations are not shown and cannot be correlated with the proposed facilities.

Based on the above, additional testing would be required to demonstrate that the requirements of this section are being met.

3. Section 296-12.I.(4): The following requirements of this section shall be addressed:
 - a. Paragraph (c): Requires a setback distance of twenty-five feet (25') from infiltration BMPs to septic system drainfields for residential development. The proposed sewage absorption areas (primary, and alternate if required) shall be depicted on the plans to demonstrate compliance with this requirement.
 - b. Paragraphs (e): Requires a setback of forty feet (40') (for one (1) and two (2) family residential dwellings) from property lines unless documentation is provided to show that all setbacks from existing or potential future wells, foundations, and drainfields on neighboring properties will be met. The listed features, or an appropriate note addressing their presence/absence, shall be provided on the plans to demonstrate compliance with this requirement.
4. Section 296-12.J: For entirely noncarbonate sites, the recharge volume shall be infiltrated unless the applicant demonstrates that it is infeasible.

The Stormwater Hydrology Analysis report states that all runoff rates will be reduced below pre-development and that bio-retention areas will capture the entire area draining to them in the 100-year storm. The consultant shall provide data and calculations to substantiate this.

5. Section 296-12.J.(2): For infiltration areas that appear feasible based on the preliminary site investigation, the additional site investigation and testing as outlined in Appendix G shall be completed.

Additional testing shall be conducted at the exact location and depth of each proposed infiltration facility in order to satisfy the requirements of this section. The number and type of tests shall be in accordance with the density table in Appendix G. This office shall be notified of the soil testing in order to observe the testing per Paragraph H. All items listed under Required Data and Site Information shall be provided in the report of this investigation.

C. General

1. The response letter states that "Five rain gardens are proposed on private lots to control stormwater runoff". It is noted that the plans show three (3) rain gardens. Please clarify.
2. The following issues in the Project Narrative shall be addressed:
 - a. Inconsistencies between the Narrative and other documents related to number of lots and method of sewage service shall be corrected.

- b. The Narrative states that the adjoining property to the southwest, owned by the City of Allentown, contains a “quarry/reservoir”. The presence of a quarry is not readily apparent on aerial photographs. However, a large structure is visible. This statement shall be clarified/expanded.
3. The following issues in the Stormwater Hydrology Analysis shall be addressed:
 - a. On Page 6, under Post-Development Conditions, the report states “Additionally, the utility service will be by on-site well and septic system”. Other portions of the submission indicate that public water service will be provided to all lots resulting from this subdivision. Please clarify this in the report.
 - b. In the same section, the number of “new” lots is listed as four (4), whereas the plans propose three (3) in addition to the lot proposed to contain the existing dwelling.
 - c. The references to “Pond Areas” versus the proposed bio-retention areas (i.e. – rain gardens) shall be clarified. No Pond Areas are found on the plans.
 - d. All missing appendix documents and calculations shall be provided.
 4. The following issues on the engineering plans shall be addressed:
 - a. The issue of proposed water service to the development lots shall be clarified on the plans. On Sheet 1, proposed water service is listed as “on-lot”, whereas other portions of the submission indicate that public water service is to be provided. General Note 6 states in part: “Existing wells and on-lot sewage disposal systems shall be abandoned in accordance with PADEP regulations and procedures”.

Any wells to be abandoned, including the well on the adjoining Lutz property, shall be clearly labeled as such. The timing of this work shall be provided in a construction sequence with other project milestones. For any wells to remain, demonstrate that the required setback distance to proposed sewage absorption areas will be provided.

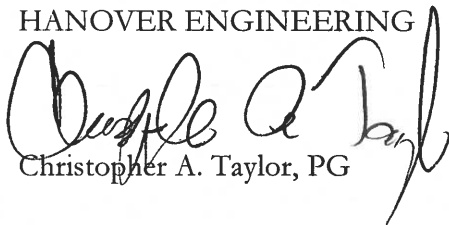
The abandonment of on-lot sewage disposal systems shall be clarified. Other portions of the submission indicate that sewage service to the development lots will be by on-lot systems. Clarify if the existing sewage disposal area for the existing dwelling is to be abandoned and replaced by a new on-lot system or maintained. Provide labelling of the fate of this system as appropriate.
 - b. Label and provide data for the structure(s) depicted in Rain Garden 1.

- c. For Rain Garden 3, provide values for the proposed contours and confirm the bottom elevation of the facility.
 - d. Provide the location and identification of all existing and future soil testing conducted to demonstrate the feasibility of the stormwater infiltration facilities as designed.
 - e. A sinkhole mitigation detail is provided on Sheet 8. Clarify the need for this given that the project geological consultant has reported that the bedrock type is non-carbonate.
 - f. Provide specifications for the proposed Modified Soil Planting Mix shown on the Rain Garden/Bioretenction Construction Detail.
5. It has been documented that the adjoining property to the southwest is owned by the City of Allentown and contains a "quarry/reservoir". It appears that this property may be used for public water supply. The City of Allentown shall be made aware of this project and given an opportunity to provide comments relative to the potential impact of the project on their operations at this property.

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:jle

S:\Projects\Municipal\WhitehallTownship\SWT20-11(003)-RuheMinorSubdivision_2013-201\Docs\SWT Geotech Ruhe Subdivision #2013-201 geotech review cmt memo 1.doc

cc: Mr. George Kinney, Director of Community Development (via email)
Mr. Herb Bender, Public Works Department Superintendent (via email)
Mr. Ralph Russek, The Pidcock Company (via email)
Mr. Mark Gnall, The Pidcock Company (via email)
Mr. Robert H Ruhe
Mr. Bernard M. Telatovitch, PE, Benchmark Civil Engineering Services, Inc.



cmclean@zatorlaw.com

February 18, 2014

TRANSMITTED VIA EMAIL ONLY

harbisong@southwhitehall.com

Gerald Haribson, AICP

Manager of Community Development

South Whitehall Township

4444 Walbert Avenue

Allentown, PA 18104-1699

AMERICAN HERITAGE BUILDING

4400 Walbert Avenue at Ridgeview Drive

Allentown, Pennsylvania 18104

P:610.432.1900 F:610.432.1707

www.zatorlaw.com

**ATTORNEYS AND
COUNSELORS AT LAW**

Joseph A. Zator II

Andrew D. Hoffman

Christopher M. McLean

Jennifer R. Alderfer

Sarah M. Jolly

Trisha M. Majumdar

Michael J. Shafer

**RE: South Whitehall File #2013-201
Ruhe Subdivision – Revised Plan Submission
Solicitor’s Commentary**

Dear Jerry:

I have reviewed the above-referenced subdivision plan in order to provide you with commentary relative to two legal aspects of the proposal, as identified in the Pidcock’s February 11, 2014 review letter. My comments are as follows.

- 1. Work Involving Lutzs’ Property** – There are two aspects involved with the Lutzs’ property. First, the plan shows connection to public water and public sewer services. Second, the proposed cul-de-sac is located, in part, on the Lutz property.

As the Pidcock notes, the proposed cul-de-sac must be designed to Township road standards, whether public or private. As a result, work will clearly be needed on the Lutzs’ property. The applicant should provide evidence of its rights to enter the Lutzs’ property to perform work for both the utility instillation and the cul-de-sac. While the plan contains the label of “access easement” for the proposed cul-de-sac, without further detail, this label is insufficient. My recommendation is that a cross easement be provided in recordable form for my office to review. After the easement is approved, it should be recorded immediately after the plan itself and proof of the recording should be provided to the Township. To ensure compliance with this requirement, I would suggest a condition be added to the resolution of approval (when the plan is ultimately presented to the Board) noting that no building permit may be pulled for any lot until the easement is recorded and proof thereof is provided to the Township.

Though purely a private issue, the easement document should include maintenance obligations, snowplowing obligations, etc., for the cul-de-sac to avoid future conflicts in

addition to simply outlining the easement rights provided.

Given the work that will be undertaken on the Lutzs' property, it is my recommendation that Mr. & Mrs. Lutzs' sign the plan itself, as well as the acceptance of conditions form to the resolution. By doing so, they will have affirmatively acknowledged all of the aspects of the plan involving their property.

- 2. Utility Installation – Roosevelt Street** – The applicant is proposing to extend the water and sanitary sewer lines through the unopened portion of Roosevelt Street which is bounded by the lands n/f Steven A. & L. Thompson Streck and Leroy A. and Sally A. Martin. As it appears that Roosevelt Street was originally laid out in 1925, the applicant must provide evidence of its authority to install the utilities within the unopened portion of Roosevelt Street and dedicate the necessary utility easements to the Township and/or Authority, as applicable. If acceptable evidence of the applicant's rights cannot be provided, alternate arrangements will be required for these utilities.

Should you have any questions prior to Thursday's Planning Commission meeting, please feel free to contact me. Thank you.

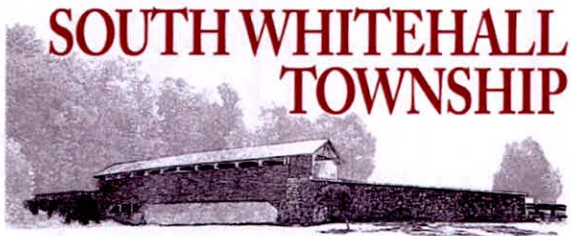
Very truly yours,



Christopher M. McLean

CMM:rmc

cc: Jon Hammer (via email hammerj@southwhitehall.com)
Howard Kutzler AICP (via email kutzlerh@southwhitehall.com)
J. Scott Pidcock, P.E., R.A. (via email spidcock@pidcockcompany.com)
John R. Russek, Jr. P.E. (via email russek@pidcockcompany.com)
Robert Ibach, Jr. (via email ibachr@southwhitehall.com)
Gregg Adams (via email adamsg@southwhitehall.com)
Tony Ganguzza, P.E. (via email ganguzzat@southwhitehall.com)
Joseph A. Gruver, PLS (via email joe.gruver@bencivil.com)
Robert H. Ruhe (via First Class Mail) - 1558 North Muhlenberg St.
Allentown, PA 18104



INTEROFFICE MEMORANDUM

TO: Dave Manhardt, Director of Community Development
FROM: Herb Bender, Public Works Manager *H-B*
DATE: April 9, 2021
SUBJECT: Ruhe Subdivision – 2013-201

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

1. MH-2 should not have an angle less than 90 degrees.
2. Blow off and sample station needed at dead end of water line.

SOUTH WHITEHALL TOWNSHIP

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

April 9, 2021

Mr. Robert H. Ruhe
1558 North Muhlenberg Street
Allentown, PA 18104

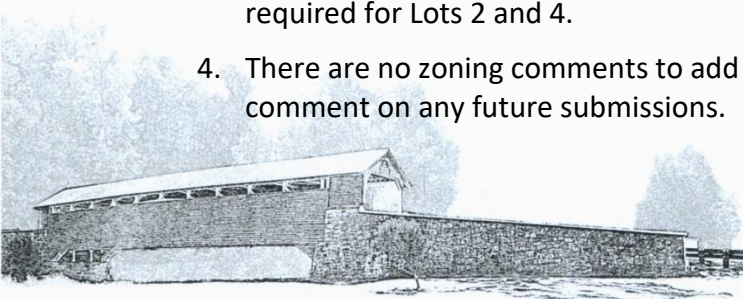
RE: *ROBERT RUHE***
 MINOR SUBDIVISION #2013-201
 REQUEST FOR MINOR PLAN REVIEW**

Dear Mr. Ruhe:

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

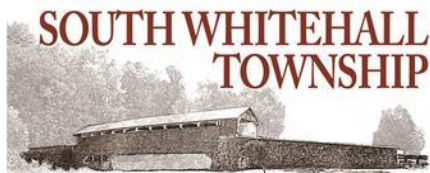
Zoning

1. This project is being reviewed under the June 1, 2013 Zoning Ordinance.
2. This project proposes a 4 lot subdivision. Lot 2 consists of an existing dwelling and storage barn. Lots 1, 3, and 4 are proposed lots for dwellings. Public water is proposed along with on-lot septic systems. Lot 1 no longer is proposing access onto Huckleberry Road, but rather from the “bulb” which will derive from an extension of the existing private drive. Lot 2 has an existing dwelling with access from Huckleberry Road. Although Lot 3 has the required road frontage on Huckleberry Road, the driveway access is proposed via a proposed driveway extension of the private drive between the 2 existing dwellings on Huckleberry Road and will utilize an easement agreement from Lots 2, 4, and John and Deborah Lutz (who are not part of the subdivision). Lot 4 is proposing access via the extending the existing private driveway to include a “bulb” imitating a cul-de-sac.
3. The access that the Applicant is showing on the plan, although looking like a Cul-de-Sac, is a proposed “Driveway”, and not a Township Road or Private Drive; therefore reducing the requirement for Zoning and SALDO road compliance. With this being said, in addition to Lots 1 and 3 requiring access easements, crossover easements will also be required for Lots 2 and 4.
4. There are no zoning comments to add to the plan at this time, but reserve the right to comment on any future submissions.



BOARD OF COMMISSIONERS

Christina (Tori) Morgan, *President*; Glenn Block, *Vice President*;
David L. Bond, *Assistant Secretary*; Matthew J. Mulqueen; Mark Pinsley



Fire Marshal/Public Safety Commission

1. The Public Safety Commission reviewed the plan at their May 4, 2020 meeting. Their comments are as follows:
 - A. The proposed fire hydrant should be relocated to a location near the intersection of the cul-de-sac and Huckleberry Road.
 - B. The width of the driveway to Lot 1 should be increased to twenty feet.
2. The Public Safety Commission reviewed the plan at their April 5, 2021 meeting and offered no additional comments.

Landscape and Shade Tree Commission

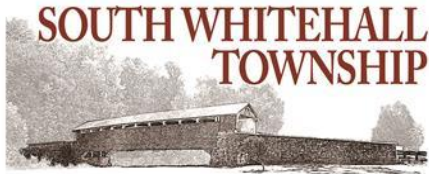
1. The Landscape and Shade Tree Commission reviewed the plan at its September 28, 2015 meeting. The Commission recommended that the installation of shade trees be deferred until after the installation of sidewalk and that the deferral be noted on the plan.
2. The Shade Tree Commission reviewed the plan at their September 23, 2019 meeting and requested that a Landscaping Plan be submitted for their review.

Open Space and Recreation

1. The Parks and Recreation Board recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 11.34(e)(4) of the Subdivision and Land Development Ordinance. For residential developments, the amount of fees to be paid in lieu of common open space land dedication in residential subdivision or land development shall be \$2,500.00 per dwelling unit, based upon the maximum number of new dwelling units that would be permitted to be constructed on the lots of the subdivision or land development after the plan is approved. As the maximum number of new dwelling units that would be permitted is 3, the fee to be charged is \$7,500.00 (3 x \$2,500.00).

Water & Sewer

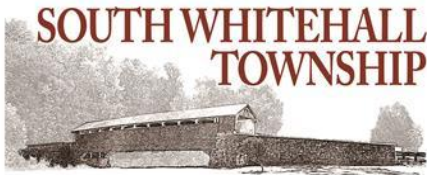
1. The applicant is to request allocations for water and sewer from the South Whitehall Township Board of Commissioners. Please be aware that the Board of Commissioners now charges both allocation fees and tapping (connection) fees. The applicant must address all water and sewer service issues, and obtain all approvals deemed necessary by the South Whitehall Township Board of Commissioners. You are advised to contact the Township Water and Sewer Manager, as soon as practicable, to learn of, or confirm any or all of:



- a. The amount of any water **allocation fees**. The application is available on the Township website. The fee for the allocation(s) will be due with the submission of the application;
 - b. The amount of any water **connection fees**. The fees are due at or before the building permit is to be issued. Application is also available on the Township website;
 - c. The amount of any **contributions** that would cover the cost of extending the water and/or sewer system so that it can serve your development.
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.
 3. All fire flows for minor subdivisions shall be determined by the Board of Commissioners based on a recommendation by the Public Safety Commission, in accordance with Section 11.35(b) of the Subdivision and Land Development Ordinance.

Legal and Policy

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 11.32(c)(2)(A).
2. 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.
3. The developer shall contact the United States Postal Service to review the accepted method of mail delivery within the proposed development. Any proposed community mail collection and/or delivery structures shall be shown on the plan, with an identifying note describing the structure and number of postal customers to be served by the structure.
4. The developer shall contact the Parkland School District to review the pick-up and drop off of school-aged children, including bus stop location(s), bus shelter(s), and bus access and egress.
5. Please consider the following in placement locations for street trees:
 1. Placement over inlets should be avoided;
 2. Provide ample clearance from street lights and hydrants.



6. That a note be added to the site plan stating that the applicant is responsible for joining the PA One Call system and is responsible for the marking of all underground utilities prior to the utilities being formally accepted by and dedicated to the Township.
7. Confirmation of a plan submittal to LANTA shall be provided.
8. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Due to concerns with the scope of utilities proposed to be under the private control of a small number of property owners, staff recommends a dialogue between the developer and the Planning Commission with regard to the scope of the improvements to be proposed. Should the developer and Planning Commission reach an understanding with regard to those improvements, the developer is encouraged to present their proposal to the Board of Commissioners to get a better understanding of the level of support for the proposal by the Board.

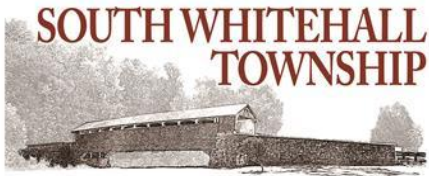
Waiver and Deferral Commentary

1. Staff has no objection waiving the Preliminary Plan requirement.
2. Staff defers to the Public Safety Commission with regard to the cul-de-sac standards waiver request.
3. Staff defers to the Township Engineer and Public Safety Commission with regard to the offset of street intersections standards waiver request.
4. With the road widening of Huckleberry Road being proposed by the Ridge Farm subdivision on the adjoining tract to the west, staff opines that it would be reasonable to require the right-of-way improvements along the frontage of the subject tract.

Official Map & Comprehensive Plan

1. The Official Map shows the subject parcel underlain with karst geology.
2. The Comprehensive Plan envisions a T4 Character Area, which includes 5,000 to 10,000 square foot lots, residential development with neighborhood services, Traditional Neighborhood Development, existing villages, a mix of lot and house sizes, small-scale commercial (less than 40,000 square feet in residential mixed-use), and live/work units.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, April 15, 2021 at 7:30 p.m. Due to the COVID-19 outbreak, the meeting will be held electronically via GoToMeeting. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting. To access the meeting through your computer, go to <https://global.gotomeeting.com/join/757430189>.



If you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregg R. Adams", with a long horizontal flourish extending to the right.

Gregg R. Adams
Planner, Community Development Department

cc: R. Bickel R.Cope D. Manhardt L. Harrier S. Pidcock A. Tallarida
J. Zator, Esq. J. Alderfer, Esq. A. Fornwalt, KCE . Sub. File #2013-201

Gregg R. Adams

From: John G. Frantz
Sent: Monday, April 12, 2021 9:40 AM
To: Gregg R. Adams
Subject: PSC Robert Rhue - 2013-201

Gregg,

The PSC made no recommendations to the plan.

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



This email message, including any attachments, is intended for the sole use of the individual(s) and entity(ies) to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone this email message including any attachments, or any information contained in this email message. If you have received this email message in error, please immediately notify the sender by reply email and delete the message. Thank you.

Gregg R. Adams

From: John G. Frantz
Sent: Tuesday, September 10, 2019 7:50 AM
To: Gregg R. Adams
Subject: Robert Ruhe – Minor Subdivision 2013-201

Gregg,

The Commission made the following recommendations to the plan;

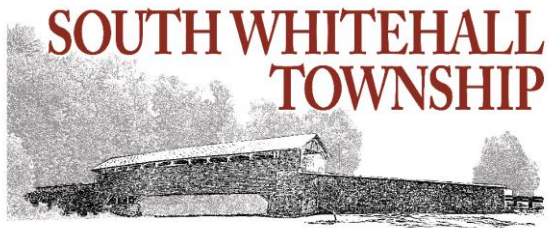
1. Connections of the subdivision to the Township water system, which was previously proposed, should be reestablished. This includes providing a fire hydrant for the subdivision.
2. Compliance of the clear-sight triangle requirements for the cul-de-sac driveway exit onto Huckleberry Road should be delineated.
3. The width of the driveway to Lot 1 should be increased to twenty feet.

John G. Frantz, CFEI

Building Code Official
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104-1699
610-398-0401 (office)
610-398-1068 (fax)
www.southwhitehall.com



This email message, including any attachments, is intended for the sole use of the individual(s) and entity(ies) to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone this email message including any attachments, or any information contained in this email message. If you have received this email message in error, please immediately notify the sender by reply email and delete the message. Thank you.



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: October 10, 2019
SUBJECT: Landscaping Plan Review
Robert Ruhe
Minor Plan 2013-201
Plan dated August 21, 2019

COPIES: Landscape and Shade Tree Commission, G. Kinney, J. Alderfer,
S. Pidcock, Applicant

At their September 23, 2019 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

The Commission recommended that the applicant submit a Landscaping Plan for review.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gregg Adams", with a long horizontal flourish extending to the right.

Gregg Adams, Planner
Community Development Department

South Whitehall Township

BOARD OF COMMISSIONERS
Christina Tori Morgan, President
Dale W. Daubert, Vice President
Thomas J. Johns
Glenn Block
David L. Bond

Inter-Office Memorandum

To: Planning Commission

From: Landscape and Shade Tree Commission

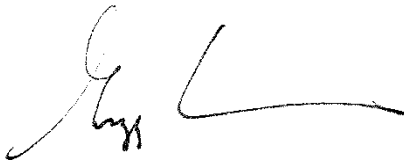
Subject: Landscaping Plan Review
Robert Ruhe
Minor Subdivision #2013-201
Plan Dated March 21, 2015

Date: October 7, 2015

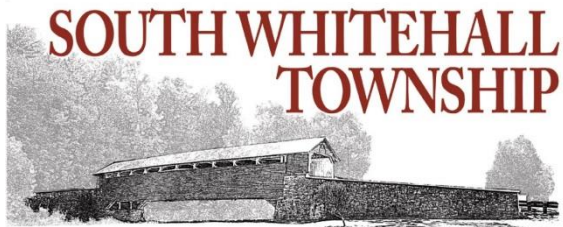
At their September 28, 2015 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and made the following comments:

The plan is acceptable. Until such time as right-of-way improvements of Huckleberry Road are required, the Landscape and Shade Tree Commission recommends that the installation of shade trees be deferred. Should the existing foliage within the right-of-way of Huckleberry Road is disturbed to the point of the loss of the existing trees, replacement shade trees shall be required in accordance with SALDO Section 11.38.

Respectfully submitted,



Gregg Adams
Planner, Community Development Department



MEMORANDUM

To: Planning Commission
FROM: Gregg Adams, Planner
DATE: May 12, 2020
SUBJECT: Subdivision Plan Review
Ruhe Subdivision
Minor Plan 2013-201
Plan Dated March 21, 2015 (last revised March 19, 2020)
COPIES: Parks and Recreation Board, R. Bickel, R. Cope, M. Kukitz, G. Kinney,
J. Alderfer, S. Pidcock, Applicant

At their May 11, 2020 meeting, the Parks and Recreation Board recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 11.34(e)(4)(G) of the Subdivision and Land Development Ordinance (effective date December 15, 2010). For residential developments, the amount of fees to be paid in lieu of common open space land dedication shall be \$2,500.00 per dwelling unit, based upon the maximum number of new dwelling units that would be permitted to be constructed on the lots of the subdivision or land development after the plan is approved. As the maximum number of new dwelling units that would be permitted is 3, the fee to be charged is \$7,500.00 (3 x \$2,500.00).

Respectfully submitted,

Gregg Adams, Planner
Community Development Department

The Regular Session of the South Whitehall Township Planning Commission was held on the above date in a virtual meeting held on GoToMeeting.com.

Members in attendance:

William H. MacNair, Chairman
Brian Hite, Vice-Chairman
Alan Tope, Secretary
David Dunbar
Diane E. Kelly
Matthew Mulqueen
David Wilson

Staff members in attendance:

Gregg Adams, Planner
Dave Manhardt, Long Range Planner
Anthony Tallarida, Assistant Township Engineer
Jennifer Alderfer, Assistant Township Solicitor
David Tettermer, Alternate Township Engineer (for 2020-105)

A. RUHE SUBDIVISION
MINOR PLAN 2013-201
WAIVER FROM TIME LIMITATION TO REVIEW THE PLAN

Chairman MacNair polled the audience for interested parties other than the developer regarding the application to subdivide the property located at 2442 Huckleberry Road. There was no response.

At the request of Chairman MacNair, Mr. Adams read the Community Development Department's memorandum.

Engineer Alan Fornwalt of Keystone Consulting Engineers accompanied Robert Ruhe to review the status of the project. Mr. Ruhe stated that the latest Waiver from the Time Limitation to Review the Plan will expire in January. He stated that he has hired Keystone Consulting Engineers to complete the plan and is planning on submitting a revised plan for the February 2021 Planning Commission meeting.

The consensus of the Planning Commission was to accept the latest Waiver and that no further action was warranted at this time.

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:

- Alan Tope, Chairman
- William H. MacNair, Vice-Chairman
- Brian Hite, Secretary
- Robert H. Bielecki
- David Dunbar
- Vincent Quinn

Staff members in attendance:

- Gregg Adams, Planner
- Keith Zehner, Zoning Officer
- Brian Harman, Assistant Township Engineer
- Chris McLean, Assistant Township Solicitor

A. Robert Ruhe
Minor Subdivision #2013-201
Request For Major Subdivision Preliminary/Final Plan review

Chairman Tope polled the audience for interested parties other than the developer regarding the application to subdivide the property located at 2442 Huckleberry Road. The following individual indicated interest:

Leslie Strack	2417 Euclid Street
---------------	--------------------

At the request of Chairman Tope, Mr. Adams read the Community Development Department’s recommendation into the record. The Department recommended that the Planning Commission take the plan under advisement to afford the developer time to address the reviewing agencies’ comments.

Engineer Bernard Telatovich and Surveyor Joseph Gruver were present to present the plan. Engineer Telatovich stated that there were a number of issues to be resolved, including the driveway, water and sewer utilities and stormwater management. He stated that he wanted direction on the driveway configuration, as all other issues would be irrelevant if the driveway design was not acceptable. He stated that the applicant had met with the Public Safety Commission since the last Planning Commission review and presented a 20-foot wide paved right-out only driveway. He requested that the Planning Commission offer a decision on the acceptability of the driveway design.

Mr. Adams stated that the applicant met with the Public Safety Commission in 2015 and received their comments. He stated that the applicant revised the plan and resubmitted it to the Public Safety Commission in 2016, at which time the Public Safety Commission found it acceptable.

Mr. MacNair stated his concern with the future disposition of the driveway and suggested that it should be designed to meet Township standards should the Township have to take it over.

Engineer Telatovich stated that the applicant needs to know what standard the Township will accept in order to move the plan forward.

Chairman Tope inquired as to the next hurdle the plan faces should the driveway issue be favorably resolved.

Engineer Telatovich replied that the utilities would be the next hurdle. He inquired as to other reduced size cul-de-sacs in the Township.

Mr. Adams stated that he was unsure of any existing cul-de-sacs of reduced size, but mentioned the private roads in the Hills at Winchester plan that are proposed with 28-foot cartways and 40-foot rights-of-way, some with cul-de-sacs. Mr. Harmon stated that 20-foot cartways are at the low end of acceptability for public streets and mentioned his concern with stormwater containment.

Engineer Telatovich mentioned the proposed rolled macadam curbs.

Mr. Harmon stated that such curbs would work to contain stormwater.

Chairman Tope inquired as to where the stormwater would go.

Engineer Telatovich stated that the stormwater would flow to Huckleberry Road and then to the south.

Mr. MacNair inquired as to whether the development would generate more stormwater.

Engineer Telatovich stated that the State required significantly reduced discharge rates.

Chairman Tope inquired as to who would maintain the driveway.

Engineer Telatovich stated that the Ruhes would be responsible.

Chairman Tope inquired as to the Township standards.

Mr. Adams stated that a Local Street requires a 36-foot cartway and 60-foot right-of-way.

Chairman Tope inquired as to the proposed length of the shared driveway.

Surveyor Gruver stated 220 feet.

Mr. MacNair stated his concerns for the private driveway and the potential to become a public street in the future.

Mr. Harmon stated that it should be posted "No Parking" along both sides of the driveway.

Mr. MacNair stated that the length of the proposed driveway would not qualify for Liquid Fuels tax reimbursement.

Mr. Adams inquired as to the impact if the SWT Authority required the utilities be placed within a public street.

Engineer Telatovich stated that such a requirement would change the concept of the entire plan and would be a challenge to overcome.

Solicitor McLean inquired as to how the proposed infrastructure will be maintained in the future.

Engineer Telatovich stated that the property owners would be responsible and all required legal agreements will have to be executed.

Solicitor McLean stated that the applicant should be prepared to show the Board of Commissioners a plan to pay for the future maintenance of the infrastructure.

Mr. Dunbar inquired as to whether a 36-foot cartway is achievable.

Engineer Telatovich stated that the proposed 20-foot cartway is as wide as can be designed.

Mr. MacNair suggested that the driveway be moved west.

Surveyor Gruver stated that such a move would complicate the plan. He stated that the proposed plan is the best of all options.

Mr. Bielecki opined that if the applicant cannot achieve the Township standards and the Public Safety Commission considers the driveway adequate, the Planning Commission should recommend approval for the driveway.

Mrs. Leslie Strack of 2417 Euclid Street inquired as to whether Euclid Street would be used during construction.

Engineer Telatovich stated that there is no intention to do so and that all proposed improvements could be accessed via Huckleberry Road.

Solicitor McLean opined that an official recommendation would not be appropriate and that an informal poll of the Planning Commission members may be the best option.

Mr. Bielecki stated that he is in general agreement with the plan for the driveway layout as presented and, if no other Planning Commission member objects, then the matter should be closed.

There was no further comment.

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:

Alan Tope, Chairman
William H. MacNair, Vice-Chairman
Brian Hite, Secretary
Robert H. Bielecki
David Dunbar
Vincent Quinn

Staff members in attendance:

Gregg Adams, Planner
Brian Harman, Assistant Township Engineer
Chris McLean, Assistant Township Solicitor

A. ROBERT RUHE
MINOR SUBDIVISION #2013-201
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW

Chairman Tope polled the audience for interested parties other than the developer regarding the application to subdivide the property located at 2442 Huckleberry Road. The following individuals indicated interest:

Steve and Leslie Strack 2417 Euclid Street

At the request of Chairman Tope, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended that the Planning Commission take the plan under advisement to afford the developer time to address the reviewing agencies' comments.

Engineer Bernie Teletovich and Surveyor Joe Gruber accompanied Robert, William and Sandy Ruhe to present the plan and answer questions. Engineer Teletovich stated that the applicant needs a number of questions answered before he would be able to move forward with the final design of the project. He noted that the Township Engineer's list of anticipated waiver requests would be acceptable. He stated that the plan proposes expanding the existing driveway width to twenty feet, with the first forty feet of the driveway to be asphalt and the remainder to be gravel. He opined that emergency equipment could back into the driveway or use the interior driveways to turn around.

Chairman Tope inquired as to the distance from Huckleberry Road to the center of the proposed bulb.

Engineer Teletovich stated that it was approximately 240 feet.

Mr. Bielecki suggested that the 9% grade should be cut down and paved.

Engineer Teletovich stated that the existing grade is to remain so as not to disturb the existing structures nearby. He noted that the driveway is to be maintained as a "Right-Out" only driveway.

Surveyor Gruver stated that Mr. Lutz maintains an existing concrete driveway which would have to be removed to cut down the grade.

Mr. Dunbar noted a concern for emergency services vehicles bottoming out when transitioning from Huckleberry Road to the driveway.

Mr. Gruver stated that the driveway is to be designed at a 1 or 2% slope, and then rounded to a vertical curve to deal with the transition issue. He stated that the last fifty feet of the driveway is to be at 0% grade, but will incorporate a 2-3% cross slope for drainage. He stated that he will review and modify the driveway as appropriate.

Engineer Teletovich pointed out that the driveway is intended to be a private driveway that will provide access for the residents and emergency vehicles only.

Mr. MacNair and Chairman Tope opined that if emergency vehicles are to access the driveway, it should be constructed to Township standards.

Mr. Bielecki inquired as to the reason for paving only the first forty feet of the driveway.

Surveyor Gruver stated that the forty feet would avoid washout conditions.

Mr. Adams noted that the Zoning Ordinance specified fifty feet.

Chairman Tope opined that the driveway should be paved along its entire length.

Engineer Teletovich inquired as to whether the twenty-foot width was acceptable. He inquired as to curbing and sidewalk.

Mr. MacNair opined that curbing should be required only if needed for stormwater management.

Mr. Harmon stated that the twenty-foot driveway does not require standard curbing. He stated that rolled asphalt curbing would be acceptable only if necessary. He noted that curbing is not generally required if there are no stormwater issues.

Engineer Teletovich inquired as to whether the forty-foot radius on the bulb was acceptable. He noted that no Township plowing or garbage collection was anticipated. He stated that he would get input from the Township Engineer and will return with a revised plan.

Mr. Bielecki made a motion to take the plan under advisement.

Mr. Quinn seconded and the motion passed unanimously.

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:

Alan Tope, Chairman
 William H. MacNair, Vice-Chairman
 Steven Seyer, Secretary
 Robert H. Bielecki
 David Dunbar
 Brian Hite
 Donald Werley

Staff members in attendance:

Gregg Adams, Planner
 J. Ralph Russek, Assistant Township Engineer
 Chris McLean, Assistant Township Solicitor

A. RUHE SUBDIVISION
MINOR SUBDIVISION #2013-201
REQUEST FOR MINOR SUBDIVISION PLAN REVIEW

Chairman Tope polled the audience for interested parties other than the developer regarding the application to subdivide the property located at 2442 Huckleberry Road. The following individuals indicated interest:

Leroy Martin 2435 Dawes Street

At the request of Chairman Tope, Mr. Adams read the Community Development Department's recommendation into the record. The Department recommended that the Planning Commission take the plan under advisement to afford the developer time to address the reviewing agencies' comments.

Engineer Joe Gruver accompanied Robert Ruhe to present the plan and answer questions. Engineer Gruver noted that the Planning Commission had discussed lot access last year and had suggested a cul-de-sac. He stated that the cul-de-sac is now proposed and can be paved. He stated that he will perform infiltration testing once the weather allows. He stated that he believes that stormwater infiltration is feasible. He stated that water and sewer connections are proposed through unopened Roosevelt Street. He stated that extending lines along Huckleberry is cost-prohibitive. He stated that the width of the utility easements can be widened from twenty to thirty feet. He stated that the drafting comments can be addressed. He stated that the proposed driveway overlays the current driveway and that he will approach the adjoining property owner for cross easements. He stated that he will need to approach the property owners along unopened Roosevelt Street for utility easements and that he has no intention of opening Roosevelt Street and will restore it to its existing condition.

Mr. MacNair inquired as to whether the applicant has been to the South Whitehall Township Authority.

Engineer Gruver stated that he wanted Planning Commission comments to determine options.

Mr. Russek suggested that the applicant approach the Board of Authority. He stated that the Township Engineer would review interim stormwater plans if submitted.

Leroy Martin of 2435 Dawes Street inquired as to where the utility connections would be located.

Engineer Gruver stated that they would be emplaced in the grassy area of unopened Roosevelt Street.

Mr. Hite made a motion to take the plan under advisement.

Mr. Werley seconded and the motion passed unanimously.

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:

Alan Tope, Chairman
Steven Seyer, Vice-Chairman
William H. MacNair, Secretary
David Dunbar
Brian Hite
Donald Werley

Staff members in attendance:

Gregg Adams, Planner
J. Ralph Russek, Assistant Township Engineer
Chris McLean, Assistant Township Solicitor

B. RUHE SUBDIVISION
MINOR SUBDIVISION #2013-201
REQUEST FOR PRELIMINARY/FINAL REVIEW

Chairman Tope polled the audience for interested parties other than the developer regarding the application to subdivide the property located at 2442 Huckleberry Road. The following individuals indicated interest:

Scott Alden	2425 Dawes Street
Stephen and Leslie Strack	2417 Euclid Street

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

Engineer Bernard Telatovich accompanied Robert and Cindy Ruhe to present the plan and answer questions.

Mr. Robert Ruhe explained that the intent of the subdivision is to provide the four Ruhe children with retirement homes, all served by the existing driveway.

Engineer Telatovich stated that the plan would create a substandard lot. He noted that there are issues with septic fields but could locate them on adjoining lots with easements. He noted that public water and sewer are nearby under Roosevelt Street and near the northwest corner of the original lot.

Chairman Tope pointed out that the Allentown Reservoir is nearby. He inquired as to whether that creates any issues.

Engineer Telatovich stated that he was unaware of any issues but will check.

Mr. Werley inquired as to whether the two existing dwellings use the same driveway.

Engineer Telatovich stated that the plan shows the existing driveway in use by both dwellings. He stated that some of the proposed lots might be able to use Roosevelt Street but was not sure. He stated that proposed Lot 5 could access Huckleberry Road, as there are good sight lines in the area where the driveway could be located.

Mr. MacNair inquired as to whether the existing shared driveway is legally documented.

Engineer Telatovich stated that there may be a legal agreement in place, but was confident that one could be negotiated should one not exist.

Mr. Ruhe stated that he has been in negotiations with the neighbors and they are amenable to a shared driveway.

Mr. Hite stated that the shared driveway should be shown on the plan.

Mr. Dunbar stated that building envelopes should be shown on the plan to ensure that acceptable houses could be built on the lots. He stated that lot lines shall be perpendicular at their intersection with street rights-of-way.

Engineer Telatovich stated that the lot lines can be turned to be perpendicular.

Mr. Russek pointed out that the Planning Commission could recommend a waiver from that requirement.

Mr. MacNair inquired as to the distance from the lot to Roosevelt Street.

A resident stated that Roosevelt Street is unimproved in the area and approximately 300 feet from the Ruhe property.

Engineer Telatovich inquired as to required right-of-way improvements.

Mr. Dunbar noted that there are a number of trees along Huckleberry Road.

Chairman Tope stated that the sentiment of the Planning Commission has been to require that the right-of-way improvements be shown on the plan, regardless of deferrals or waivers.

Engineer Telatovich stated that he would show the improvements on the plan.

Mr. Stephen Strack of 2417 Euclid Street stated that the north wall of his house is twenty feet from the Ruhe property line and that he would support the shared driveway and oppose a separate driveway to the southern lot, as it would be located along the property line and very near his house.

Engineer Telatovich stated that there are no plans to develop the area along the southern property line and that the flag-lot design was done to meet acreage and frontage requirements. He stated that a deed restriction could be placed on that portion of the lot to prevent such development.

Mr. Strack inquired as to the possible use of the unopened streets in the area.

Engineer Telatovich stated that he had not researched the issue but will be doing so.

Mr. Strack inquired as to the availability of public water in the area.

Engineer Telatovich stated that he must research the issue but believes that a line could be brought up unopened Roosevelt Street.

Mr. MacNair inquired as to whether Mr. Strack had any concerns with bringing a water or sewer line up Roosevelt Street.

Mr. Strack stated that he was not knowledgeable of all the potential issues but that he did not want to have to pay for such an improvement.

Mr. Werley inquired as to whether Mr. Strack's property was on a well.

Mr. Strack stated that it had been on a well until 1972, when public water and sewer were constructed.

Mr. MacNair inquired as to whether Mr. Strack would have an issue with public water and sewer if there were no cost to him.

Mr. Strack stated that he would have to know the impact the construction would have on his property.

Mr. Scott Alden of 2425 Dawes Street inquired as to who would be responsible to mitigate any construction disturbances should water or sewer lines be run up unopened Roosevelt Street.

Engineer Telatovich stated that the applicant would be responsible.

Mr. Russek pointed out that a shared driveway is essentially a cul-de-sac and the Township Engineer would look to have it improved as much as possible to Township standards. He stated that he would be in favor of a single connection and the existing driveway would be grandfathered. He stated that the applicant may have to widen and install curbing along Huckleberry Road in the area of the connection. He noted that such improvements may trigger stormwater mitigation and there would have to be agreements for shared access. He recommended outlining the stormwater management on the plan. He recommended that the applicant's engineer send sketches to the Township Engineer's office for interim comments.

Engineer Telatovich stated that he was prepared to do just that.

Mr. Werley made a motion to take the plan under advisement to afford the developer the time necessary to address the reviewing agencies' comments.

Mr. Seyer seconded and the motion passed unanimously.

March 05, 2021

South Whitehall Township
Board of Commissioners
444 Walbert Avenue
Allentown, PA 18104-1699

Re: Ruhe Subdivision & Land Development
2442 Huckelberry Road
Preliminary/Final Land Development

Members:

The following waivers and deferrals are hereby requested from South Whitehall Township's Subdivision and Land Development Ordinance:

Waivers:

- §11-14.: SUBMISSION OF A PRELIMINARY PLAN SUBMISSION.

A waiver of the preliminary plan submission is requested as this plan has been thoroughly vetted by the Township previously.

- §11-32(a)(2)(C): CUL-DE-SAC SHALL HAVE A RIGHT-OF-WAY OF 52-FOOT RADIUS AND A CURB RADIUS OF 40 FEET.

A waiver of this requirement is requested as the proposed shared driveway cul-de-sac provides a 30 foot edge of pave radius and a 42 foot right-of-way/access easement radius. This is a cul-de-sac on a shared private driveway and not a local road, we therefore request a smaller radius for the proposed cul-de-sac.

- §11-32(a)(3)(E)(ii): CENTERLINES OF INTERSECTING STREETS. TWO STREETS INTERSECTING A THIRD STREET FROM OPPOSITE SIDES SHALL EITHER

INTERSECT WITH A COMMON CENTERLINE, OR THEIR CENTERLINES SHALL BE OFFSET (SEE DIAGRAM) A MINIMUM DISTANCE OF FOUR HUNDRED (400) FEET, IF THE INTERSECTING STREET IS A COLLECTOR STREET.

A waiver from this requirement is requested as the proposed private street is to remain at its current location which is 347.59 feet from Joseph Circle.

- §11-33(b)(1): CARTWAY WIDTH REQUIREMENTS.

A waiver from this requirement is requested for width of cartway along Huckleberry Road. The ordinance requires a 40-foot cartway for collector streets. There is no proposed widening to the existing 24-foot cartway.

- §11-33(c)(1): PRIVATE STREET WIDTH.

A waiver from this requirement is requested as dimensional requirements between the existing residential structures prohibits a private street width of 36 feet. A 20-foot cartway is proposed for this private street.

- §11-33(d)(1)(A): GRADING WITHIN THE ROAD RIGHT-OF-WAY SHALL BE DONE TO A MAXIMUM SLOPE OF 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.

A waiver from this requirement is requested for grading within rights-of-way along Huckleberry Road as there is no proposed change to the existing grading of the roadside embankment beyond the extents of the clear sight triangle.

Deferrals:

- §11-32(b)(1): CURBS ARE REQUIRED ON ALL PUBLIC AND PRIVATE STREETS.

A deferral from this requirement is requested for installation of curbs along both Huckleberry Road and proposed private driveway. This deferral is requested until the Township Board of Commissioners deems installation is appropriate.

- §11-32(c)(1)(A): SIDEWALKS SHALL BE REQUIRED WITHIN ALL SUBDIVISIONS.

A deferral from this requirement is requested for installation of sidewalks along both Huckleberry Road and proposed private driveway. This deferral is requested until the Township Board of Commissioners deems installation is appropriate.

Sincerely,

William H. Ruhe,

William H. Ruhe

Robert R. Ruhe,

Rob R. Ruhe

Cynthia L. Smith,

Cynthia L. Smith

Jason W. Ruhe,

Jason W. Ruhe

Property Owners

