

Parks and Recreation Board

South Whitehall Township Lehigh County, Pennsylvania January 9, 2023 – 7:00pm South Whitehall Township Municipal Building 4444 Walbert Avenue, Allentown, PA 18104

AGENDA

AGENDA ITEM #1 - CALL TO ORDER

AGENDA ITEM #2 - ACCEPTANCE OF MINUTES

A. Approval of the September 12, 2022 meeting minutes.

AGENDA ITEM #3 – CORRESPONDENCE

A. N/A

AGENDA ITEM #4 - OLD BUSINESS

- A. Projects Update
 - i. Vistas
 - ii. Kohler Ridge
 - iii. Jordan Creek Greenway
 - iv. Comprehensive Park, Recreation, Open Space & Trails Plan
 - v. SW Chase Playground
 - vi. SW Chase & Jacoby Basketball Courts
 - vii. Winchester Heights
- B. Open Space Fund Report

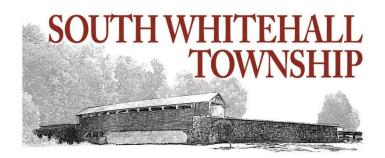
AGENDA ITEM #5 - NEW BUSINESS

- A. Subdivision Review
 - i. Ridge Farm Final Plan Phase 1C
 - ii. PSD New Operations Center
- B. Election of Officers

AGENDA ITEM #6 – COURTESY OF THE FLOOR

AGENDA ITEM #7 – ADJOURNMENT

(Next Meeting - February 13, 2023 @ 7:00pm)



Board of Parks and Recreation

South Whitehall Township Lehigh County, Pennsylvania September 12th, 2022

BOARD MEMBERS IN ATTENDANCE:

Bill Glose, Mark Ackerman, Jessica Beller, Katrina Idleman, Keisha Champagne, Terry Horn

BOARD MEMBERS ABSENT:

STAFF IN ATTENDANCE:

Mike Kukitz, Park and Recreation Manager, Gregg Adams, SWT Planner

OTHERS IN ATTENDANCE:

Tony Tallarida, The Pidcock Company, Matthew Peterson

Minutes – September 12th, 2022

AGENDA ITEM #1 - CALL TO ORDER

A. Katrina called the meeting to order at 7:00 pm.

AGENDA ITEM #2 – ACCEPTANCE OF MINUTES

- A. Acceptance of the June 13th, 2022 Meeting Minutes
 - A. Mark moves to accept the minutes and changes. Bill seconds. All in favor.

AGENDA ITEM #3 – CORRESPONDENCE

- A. Montar Group LLC Self-Storage Facility Major Plan 2022-107 Greg Adams explains that the Montar Group wants to build a 3 story self-storage facility with parking, elevators and will be climate controlled. Mark votes for fee in lieu. Katrina seconds. All in favor.
- B. PSD New Operations Center Major Plan 2022-108 Greg Adams shows a sketch plan for a 2 story operation center with a parking lot on Stadium Drive. They will be removing the blue building . 85,006 square feet of impervious space. Per Mike K. the administration at Troxell will also move to this building.
- C. 1430 Eck Road Outdoor Storage Major Plan 2022-109 Greg Adams shows a sketch plan for a fenced in tractor trailer storage area with a guard shack. 155,000 square feet of impervious space. Per Mike K. no action needed.

AGENDA ITEM #4 – OLD BUSINESS

- A. Projects Update
 - a. Parkland Area Summer Rec Camp Recap Per Mike K. we partnered with North Whitehall and Upper Macungie. A total of 625 kids. In SWT 27 staff members for all 3 sites. Registration will be split up next year.
 - b. Wayfinding Signage Everything was installed at CBP.

- c. Vistas Tony T. breaks down the plan. \$250,000.00 will be needed to get the project started. Paving costs are very high, he suggests that the Public Works Department do some of the paving. Mike K. mentions that we received a \$200,000.00 DCNR grant and roughly a \$90,000.00 DCED grant. The Township will have to contribute roughly \$115,000.00 to meet the DCNR match requirement. Tony states that everything including the pavilion is going to cost about \$550,000.00 without the pavilion it will be \$450,000.00.
- d. Kohler Ridge Sent to DCNR for final review, they had comments that were addressed. Next it will be taken to the B.O.C.
- e. Jordan Creek Greenway SWT was awarded \$1 million in TASA funding for trail construction. Details to widen a section of River Road is in the works.
- f. Comprehensive Park, Recreation, Open Space & Trails Plan Public input ended at the end of August. Barry Isett is currently analyzing and compiling all of the public input which was collected to create a draft plan.
- g. SW Chase Playground This project has been delayed.
- h. SW Chase & Jacoby Basketball Courts The work will be starting this week.
- B. Open Space Fund Report- Current balance is \$425,496.46

AGENDA ITEM #5 – NEW BUSINESS

- A. 2022 Program Revenues to Date Over \$221,000.00
- B. Fall/ Winter Programs and Events We are increasing the number of senior programs (Age 55+) such as low impact aerobics, indoor yoga, bingo, senior self-defense and senior fire safety. A senior township group will meet 1 time a month in the public meeting room.
- D. 2023 Potential Capital Improvements
 - a. Vistas Engineering and surveying will be done.
 - b. Winchester Heights Located off Walbert Ave has 2 tennis courts that are need of repairs. Possibility that we can add Pickleball courts at this location.
 - c. Covered Bridge Park Master Plan Improvements Phase C (soft cost) Per Mike K. the township was awarded a grant for \$98,300.00 last week. This will be used for the construction of a pavilion/amphitheater (by the basketball court).
 - d. Jordan Creek Greenway Trail (2023/24 Construction) Awarded \$1 million TASA Grant and working to widen a section of River Road.

AGENDA ITEM #6 – COURTESY OF THE FLOOR

- A. Keisha stated that there is a broken swing at Martha Nolan Park. Mike K. will take care of.
- B. Terry H. asked if the township owns any property behind Cetronia Ambulance Corps. Mike K. will look into this and report back.

AGENDA ITEM #7 – ADJOURNMENT

A. Jessica motioned to adjourn meeting. Keisha seconds that. The meeting was adjourned at 8:29 P.M.

OPEN SPACE ACCOUNTS

| | | | | | Prior Interest | |
|----------|--|------------|--------------|--------------|----------------|--------------------|
| | | | Total | Amount | Earned in | Current Balance in |
| | | Date Funds | Contribution | Spent on OS | separate | account as of |
| District | Project Owner, Project Name & Project Number | Received | Amount | Projects | accts. | 12/31/2022 |
| | | | | | | |
| East | KRE: Bortz Tract #2013-103 | 1/6/2017 | \$160,288.50 | \$104,786.97 | \$132.54 | \$ 55,634.07 |
| West | Posocco: Blue Barn #2002-114 | 5/24/2017 | \$118,698.63 | \$0.00 | \$48.16 | \$ 118,746.79 |
| West | Posocco: Blue Barn Estates #2017-202 | 11/6/2020 | \$10,000.00 | \$0.00 | \$4.00 | \$ 10,004.00 |
| East | Posocco: Harold Drive #2019-101 | 12/16/2020 | \$12,500.00 | \$0.00 | \$5.14 | \$ 12,505.14 |
| West | BTC II Allentown: DC Warehouse Crackersport Road #2017-107 | 6/2/2020 | \$491,520.50 | \$350,000.00 | \$491.20 | \$ 142,011.70 |
| E/W | Posocco: Chapmans Road #2019-105 | 7/1/2021 | \$62,250.00 | \$12,235.00 | \$0.00 | \$ 50,015.00 |
| E/W | John Jaindl: #2019-201 | 12/7/2020 | \$1,250.00 | \$0.00 | \$0.00 | \$ 1,250.00 |
| East | LV Health Network: Proposed Parking Lot Improvements 798 Hausman Road #2020-105 | 5/27/2021 | \$405.25 | \$0.00 | \$0.00 | \$ 405.25 |
| East | Herbert, Rowland & Grubic Inc.: Proposed Independent Living Apartments in Luther Crest #2020-104 | 7/7/2021 | \$1,571.25 | \$0.00 | \$0.00 | \$ 1,571.25 |
| East | Anthony Hanna: 3926 Lime Koln Rd. #2020-203 | 12/7/2021 | \$2,500.00 | \$0.00 | \$0.00 | \$ 2,500.00 |
| E/W | Long's Water Technology: #2021-106 | 3/9/2022 | \$3,113.50 | | | \$ 3,113.50 |
| West | Brookside Construstion: Parkland Manor Phase 4 Senior Living #2019-106 | 3/22/2022 | \$926.75 | | | \$ 926.75 |
| East | County of Lehigh: Skilled Nursing addition @ Cedarbrook #2020-108 | 3/25/2022 | \$14,483.50 | | | \$ 14,483.50 |
| | 2021 Bank Interest for Checking account | | | | | \$ 94.51 |
| | | | | | | |
| | Totals | | \$879,507.88 | \$467,021.97 | \$681.04 | \$ 413,261.46 |

^{**} In August of 2021 SWT opened a new Wells Fargo Checking account and all Open Space monies were deposited into the one account and will be tracked here spearately.

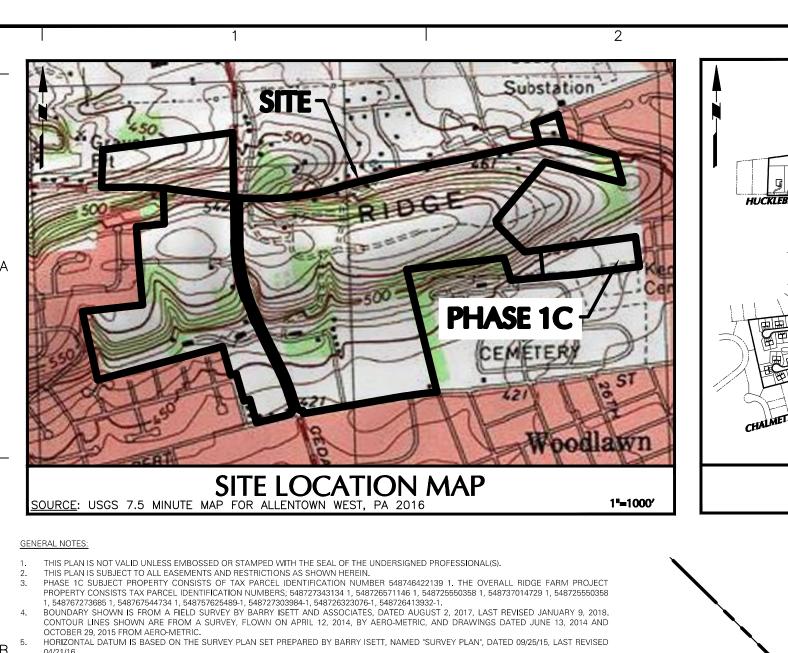
PROJECTED PROJECTS
30 West Twins #2015-103

PROJECTED AMOUNT \$22,500.00

<u>Approved Amount</u>

Expected Open Space Fees – 2022/2023

| Project | Project Number | Anticipated Amount | Anticipated Payment | Rec Zone |
|------------------------------------|-------------------|-----------------------|------------------------|-----------|
| Eck Road Outdoor Storage | 2022-109 | 29313.75 | 2023 | West |
| PSD New Operations Center | 2022-108 | 21251.50 | 2023 | West |
| Montar Group Self-Storage | 2022-107 | 8675.50 | 2023 | East/West |
| 1670 Church Road | 2022-104 | 13284.75 | 2023 | East/West |
| 1420 North 22 nd Street | 2020-202 | 2500.00 | 2023/24 | East |
| 1810 PA Route 309 Wawa | 2020-103 | 16800.00 | 2023/24 | East/West |
| KRE Spring View Commercial II | 2019-107 | 7479.25 | 2023/24 | East |
| Flex Building 1215 Hausman Road | 2018-106 | 45309.25 | 2023 | East/West |
| TOTAL | | 144614.00 | | |



KEY MAP

THE APPLICANT SHALL RESTRICT, BY DEED RESTRICTION OR SIMILAR INSTRUMENT APPROVED BY THE TOWNSHIP SOLICITOR'S OFFICE, THE PROPERTY UNDER THE REMAINING UNCONSTRUCTED PHASES (OR UNCONSTRUCTED SUB-PHASES WITHIN THE PHASE IN WHICH ACTIVE CONSTRUCTION IS APPROVED) TO REMAIN OPEN SPACE IN PERPETUITY, TO BE MAINTAINED BY THE HOA, UNTIL SUCH TIME THAT THE FINAL PLAN FOR THE PARTICULAR PHASE OR SUB-PHASE IS RECORDED. NO FINAL PLAN SHALL BE PERMITTED TO BE RECORDED IF SAID FINAL PLAN WILL CAUSE THE PORTION OF THE RIDGE FARM TRACT PROPOSED TO BE DEVELOPED UNDER THE TND RESIDENTIAL CLUSTER OVERLAY AS A WHOLE TO NO LONGER COMPLY WITH THE TND RESIDENTIAL CLUSTER

OVERLAY DISTRICT REGULATIONS. LEHIGH VALLEY PLANNING COMMISSION (LVPC) ACT 167 CONSISTENCY. APPROVED DECEMBER 3, 2021 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. APPROVED DECEMBER 8, 2021 "SOUTH WHITEHALL TOWNSHIP AUTHORITY" APPROVAL OF WATER MAIN AND SANITARY SEWER EXTENSION. **APPROVED NOVEMBER 3, 2021**

APPROVED JANUARY 27, 2022 SEWAGE PLANNING MODULE APPROVAL. APPROVED APRIL 15, 2022 PADEP WATER QUALITY MANAGEMENT GENERAL PERMIT FOR SEWER EXTENSIONS AND PUMP STATIONS (WQG-02) PERMIT FOR THE LOW PRESSURE SEWER SYSTEM LEHGH AND NORTHAMPTON TRANSPORTATION AUTHORITY (LANTA

EROSION AND SEDIMENT CONTROL PERMIT FROM LEHIGH COUNTY CONSERVATION DISTRICT

DEED RESTRICTION NOTES:

STREET ADDRESS:

12x12 DECK —

LIMIT OF 10' WIDE ASPHALT

WALKING PATH FOR FUTURE

STONEMOR PENNSYLVANIA, LLC

PIN 548755972371

PHASE CONNECTION

CEMETERY

B. HIGHWAY OCCUPANCY PERMIT FROM PennDOT

LUSTER OVERLAY DISTRICT REGULATIONS.

DEED RESTRICTION NOTES:

APPROVED BY THE TOWNSHIP SOLICITOR'S OFFICE, THE PROPERTY UNDER THE REMAINING UNCONSTRUCTED PHASES (OR UNCONSTRUCTED SUB-PHASES WITHIN THE PHASE IN WHICH ACTIVE CONSTRUCTION IS APPROVED) TO REMAIN OPEN SPACE IN PERPETUITY. TO BE MAINTAINED BY THE HOA. UNTIL SUCH TIME THAT THE FINAL PLAN FOR THE PARTICULAR PHASE OR SUB-PHASE IS RECORDED. NO FINAL PLAN SHALL BE PERMITTED TO BE RECORDED IF SAID FINAL PLAN WILL CAUSE THE PORTION OF THE RIDGE FARM TRACT PROPOSED TO BE DEVELOPED UNDER THE TND RESIDENTIAL

FLEXIBLE DELINEATOR BARRIERS -

TW-73

TW-72

TW-7

TW-69

3' WIDE CONCRETE -__SERVICE WALK

CLUSTER OVERLAY AS A WHOLE TO NO LONGER COMPLY WITH THE TND RESIDENTIAL

THE APPLICANT SHALL RESTRICT, BY DEED RESTRICTION OR SIMILAR INSTRUMENT

\$312-36(A)(1)(A): BLOCK LENGTH. THE LENGTH OF BLOCKS SHALL NOT EXCEED TWELVE HUNDRED (1,200) FEET NOR BE LESS THAN FIVE HUNDRED (500) FEET MEASURED FROM

WAS GRANTED FOR ALLEY TO STREET INTERSECTIONS OF ROUGHLY 140 FEET.

CITY OF ALLENTOWN

T.M. G8, BLK. 10, LOT 8B D.B. 1083, PG. 61

ZONING DISTRICT

BOUNDARY

APPROVED WAIVERS:

ADOPTED NOVEMBER 27, 2018

SIDEWALK (TYP.)

WITH 4' HIGH FENCE

BARRIFRS AND

STREET ADDRESS:

PAVEMENT HATCHING

DEPRESSED CURB -

AT DRIVEWAYS (TYP.)

A WAIVER WAS GRANTED TO ALLOW INCREASED BLOCKS LENGTHS AND BLOCK LENGTHS LESS THAN THE REQUIRED.

2. §312-35(B)(3)(A)(V): HORIZONTAL CURVES. THE MINIMUM CENTERLINE RADII FOR LOCAL STREETS SHALL BE ONE HUNDRED FIFTY (150) FEET, AND OF ALL OTHER STREETS SHALL BE THREE HUNDRED (300) FEET. A MINIMUM TANGENT OF ONE HUNDRED (100) FEET SHALL BE REQUIRED BETWEEN REVERSE CURVES AND BETWEEN A CURVE AND STREET

A WAIVER WAS GRANTED TO ALLOW FOR REDUCED HORIZONTAL CURVES AND TANGENTS AS SHOWN ON THE PLANS. §312-35(B)(2)(C)): PRIVATE STREETS. A CARTWAY WIDTH LESS THAN THIRTY-SIX (36) FEET MAY BE APPROVED BY THE PLANNING COMMISSION AND/OR BOARD OF COMMISSIONERS PROVIDED THAT ALL OTHER ENGINEERING REQUIREMENTS ARE COMPLIED WITH. A WAIVER WAS GRANTED FROM THIS SECTION AS THE MAJORITY OF THE LOCAL PRIVATE ROADWAYS WITHIN THE PROJECT ARE PROPOSED AS 28 FEET WIDTH WITH A

RIGHT-OF-WAY OF 50 FEET (AND ULTIMATE RIGHT-OF-WAY OF 60 FEET). 4. §312-35(A)(6)(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 A MINIMUM DISTANCE OF: 800 FEET, IF THE MAIN STREET IS AN ARTERIAL STREET. 400 FEET, IF THE MAIN STREET IS A COLLECTOR STREET. 150 FEET, IF THE MAIN STREET IS A LOCAL STREET OR AN ALLEY.

A WAIVER WAS GRANTED FROM THIS SECTION TO ALLOW A MINIMUM INTERSECTION SEPARATION ALONG A COLLECTOR ROADWAY OF APPROXIMATELY 200 FEET. A WAIVER

R-2 LOW DENSITY RESIDENTIAL

(INNOVATION OVERLAY DISTRICT)

SIDEWALK (TYP.)

SIDEWALK TRANSITION -

MAPRON DETAIL ON

SEE TWIN DRIVEWAY

AREA (TYP.)

RETAINING WALL #7

__332 L.F

WITH 4' HIGH FENCE

ACCESS EASEMENT 1 R.O.W. TIE INTO EXISTING EDGE OF PAVEMENT EDGE OF PAVEMEN (TYP.) _{ROBERT W. KRASELY} COLLAPSIBLE BOLLARDS — T.M. G8NE3, BLK. 4, LOT FOR ACCESS CONTROL - UTILITY POLE GUY WIRE EDGE OF PAVEMEN TO REMAIN COLLAPSIBLE BOLLARDS FOR ACCESS CONTROL SPEED LIMITG-STGN EMERGENCY ACCES - DEPRESSED MICHAFI R. & MAILBOX UNITS PIN 548776262796 SERVICING 34 UNITS D.B. 1499, PG. 1030 FLEXIBLE DELINEATOR -BARRIERS AND - 40' WIDE DEPRESSED CURB FOR WASHBURN ACCESS

/SPEED LIMIT SIGN—→

WALKING PATH VI

ACTIVE OPEN

SPACE #5

9,131 SF.

0.210 AC.

EXCLUDING

BASIN #8

SPEED/EDIMIT/SIGN

CEMETERY

PIN 548776185705

CURB RAMP

ROSEMARY G. WASHBURN

CROSSWALK ...

BARRIFRS AND

PAVEMENT HATCHING

<u>DWNERS CERTIFICATE:</u>

RICHARD M. KOZE, JR.

RICHARD M. KOZE, JR.

KAY WALBERT LLC; MANAGING MEMBER

(NOTARY PUBLIC OR OTHER OFFICER)

PUBLIC IMPROVEMENTS OFFER OF DEDICATION:

KAY WALBERT LLC; MANAGING MEMBER

DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE.

APPROVAL BY SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION:

APPROVAL BY SOUTH WHITEHALL BOARD OF COMMISSIONERS:

(MONTH DAY YEAR)

LEHIGH VALLEY PLANNING COMMISSION

PLANNER

BY LEHIGH VALLEY PLANNING COMMISSION

(MONTH DAY YEAR)

DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

-SIGHT DISTANCE | DIGE OF PAVEMENT

T.M. GBNES, BLK W. LOT 3
D.B. 1571, P.C. 550 TIE INTO EXISTING

PARALLEL SPACES

- PROPOSED BUCHMAN

REMOVE SECTION OF -

BETH ANN ERNE

T.M. G8NE3, BLK. 10, LOT 2

D.B. 1326, PG. 48

ON THIS, THE _____ DAY OF ______, 20___, BEFORE ME, THE UNDERSIGNED OFFICER,

WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND/

OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS AND

I, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY

THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL

ESTATE IN ACCORDANCE WITH THIS PLAT, AND THAT ALL PROPOSED STREETS SHOWN AND NOT HERETOFORE

RECOMMENDED FOR APPROVAL ______ BY THE SOUTH WHITEHALL TOWNSHIP PLANNING COMMISSION

_ MY COMMISSION EXPIRES: ____

EDGE OF PAVEMENT

PROPOSEI

PAVEMENT

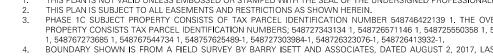
RELOCATE

UTILITY POLE

SEE SHEET CU-101

\FXISTING

T.M. G8NE3, BLK. 2, LOT



VERTICAL DATUM NAVD8 PHASE 1C PROPOSED SUBDIVISION BASED ON RIDGE FARMS LOT CONSOLIDATION PLAN, DRAWING NUMBER CB-002, DATED 1/21/21 LAST

NO CERTIFICATION IS MADE BY THE UNDERSIGNED AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS.

9. IT IS IMPERATIVE THAT UTILITY COMPANIES BE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION CALL 1-800-242-1776 TO ORDER 10. CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL NFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF THE SUBJECT PROPERTIES LIE WITHIN A ZONE X - OTHER AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS EFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; ON THE FLOOD INSURANCE RATE MAPS IDENTIFIED AS COMMUNITY PAN

NO. 231 OF 340, EFFECTIVE REVISION DATE JULY 16, 2004 AND MAP NUMBER 42077C0231 F AND COMMUNITY PANEL NO. 232 OF 340, EFFECTIVE REVISION DATE JULY 16, 2004 AND MAP NUMBER 42077C0232 F.

THESE PLANS ARE IN CONFORMANCE WITH THE SOUTH WHITEHALL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, STORM WATER MANAGEMENT ORDINANCE AND ZONING ORDINANCE, UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED AS NOTED HERON. MONUMENTS SHALL BE PLACED AT PROPOSED LOCATIONS ON THE PLANS. LOT PINS SHALL BE PLACED AT BEGINNING AND ENDING OF ALL CURVES, INTERSECTIONS, CHANGES IN DIRECTION OF ALL LOT LINES AND AT ALL LOT CORNERS. WHERE CONCRETE MONUMENTS ARE REQUIRED AT SUCH LOCATIONS, NO LOT PINS SHALL BE SET. 15. PLEASE REFER TO OPEN SPACE PLAN SHEET CS-300 FOR OWNERSHIP INFORMATION (RIDGE FARMS OVERALL PROJECT LAND DEVELOPMENT

16. ALL STORMWATER MANAGEMENT FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION EXCEPT FOR FACILITIES TEBASE WITHIN PUBLIC RIGHT-OF-WAYS WHICH WILL BE OWNED AND MAINTAINED BY SOUTH WHITEHALL TOWNSHIP. 7. ALL STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED WITHOUT PRIOR APPROVAL FROM SOUTH WHITEHALL TOWNSHIP. NO REGULATED EARTH DISTURBANCE ACTIVITY WITHIN THE TOWNSHIP SHALL COMMENCE UNTIL APPROVAL OF THE BMP OPERATIONS AND MAINTENANCE PLAN WHICH DESCRIBES HOW THE PERMANENT STORMWATER BMPS WILL BE PROPERLY OPERATED AND MAINTAINED. THIS PLAN NEEDS TO BE RECORDED BY THE OWNER OF THE LAND UPON WHICH THE BMP IS LOCATED. LOTS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER. WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP AUTHORITY'S STANDAF

22. ALL SANITARY SEWERS NOT TO BE DEDICATED TO THE TOWNSHIP, INCLUDING BUT NOT LIMITED TO LATERAL CONNECTIONS, SHALL CONFORM TO THE PLUMBING CODE CURRENTLY IN EFFECT IN THE TOWNSHIP AT THE TIME OF CONSTRUCTION.

STORMWATER INTERCONNECTIONS WITH THE SANITARY SEWER SYSTEM SHALL NOT BE PERMITTED. ALL SANITARY SEWER EASEMENTS ARE TO BE PROVIDED IN THE NAME OF SOUTH WHITEHALL TOWNSHIP AND SHALL REMAIN LEVEL AND FREE OF FENCES, TREES, SHRUBS, AND OTHER OBSTRUCTIONS. 25. ALL SANITARY SEWERS TO BE DEDICATED TO SWTA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP STANDARDS FOR IMPROVEMENTS CONSTRUCTION AND D.E.P. REQUIREMENTS. 26. WITH RESPECT TO ANY LAND OF A SUBDIVISION OR LAND DEVELOPMENT TO BE CONVEYED OR GRANTED BY DEED OF DEDICATION OR DEED OF EASEMENT TO SOUTH WHITEHALL TOWNSHIP FOR ANY DETENTION POND, OR FOR ANY RECREATION OR OPEN SPACE AREAS, NO EASEMENTS OR RIGHTS OF WAY OF ANY KIND, INCLUDING THOSE REQUIRED BY PUBLIC OR PRIVATE UTILITIES, SHALL BE GRANTED BY THE LAND OWNER OR APPLICANT TO ANY PERSON OR ENTITY OTHER THAN SOUTH WHITEHALL TOWNSHIP. ANY GRANTS OF EASEMENTS OR OTHER RIGHTS OF LAND OR ANY MODIFICATIONS TO THE QUALITY OF TITLE OF THE LAND MADE SUBSEQUENT TO THE BOARD COMMISSIONERS' APPROVAL OF SUCH

WATER DISTRIBUTION SYSTEM SPECIFICATIONS AND DETAILS, CURRENT EDITION, AS WELL AS THE PA DEP REGULATIONS AND AWWA

THE TOWNSHIP ENGINEER MAY REQUIRE INDIVIDUAL ON-LOT GRADING PLANS AT BUILDING PERMIT STAGE. ACTUAL UNIT WILL BE INCLUDED ON PLOT PLAN FOR BUILDING PERMIT.

A BLANKET EASEMENT FOR MUNICIPAL STORMWATER INSPECTION AND MAINTENANCE SHALL BE PROVIDED ACROSS THE ENTIRE OPEN SPACE ALL CURB RAMPS SHALL MEET CURRENT PENNDOT STANDARDS.

ALL CURB RAMPS REQUIRE BRICK RED DETECTABLE WARNING SURFACE WHEN INSTALLED.
PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM SOUTH WHITEHALL TOWNSHIP OR PENNDOT BY SUBMISSION OF THESE PLANS THE ENGINEER ON RECORD CERTIFIES THAT THESE PLANS ARE IN CONFORMANCE WITH SOUTH WHITEHALL 35. PLEASE REFER TO THE RIDGE FARMS DEVELOPMENT ROAD/ALLEY OWNERSHIP TABLE ON SHEET CS-100 FOR ROADWAY OWNERSHIP INFORMATION. (RIDGE FARMS OVERALL PROJECT LAND DEVELOPMENT PLAN SET, LAST REVISED 9/23/21). THE BUILDING FOOTPRINTS SHOWN ON THESE PLANS ARE FOR PLANNING PURPOSES AND WILL BE MODIFIED IN THE PLOT PLAN PHASE PRIOR 37 A RIANKET STORMWATER CONVEYANCE EASEMENT IS PROPOSED OVER THE SUBJECT PROPERTY TO BENEFIT THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES. THIS BLANKET EASEMENT IS ALSO IN PLACE TO PROVIDE SOUTH WHITEHALL TOWNSHIP RIGHT TO INSPECT AND MAINTAIN THE STORMWATER CONVEYANCE SYSTEM IF THE HOMEOWNERS ASSOCIATION FAILS TO PROPERLY

39. SEE SHEET CS-100 FOR ROADWAY OWNERSHIP/DEDICATION TABLE. (RIDGE FARMS OVERALL PROJECT LAND DEVELOPMENT PLAN SET, LAST

41. THE DESIGN AND DETAILS (INCLUDING CALCULATIONS AND WALL PROFILES) OF THE RETAINING WALLS, CERTIFIED BY AN ENGINEER XPERIENCED IN THE DESIGN OF RETAINING WALLS AND LICENSED IN THE STATE OF PENNSYLVANIA, SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL. BUILDING PERMITS, AS APPLICABLE, SHALL BE OBTAINED PRIOR TO WALL CONSTRUCTION. THE LOCATION OF THE EXISTING UTILITIES HAVE NOT BEEN REVIEWED BY THE PIDCOCK COMPANY, THE TOWNSHIP, OR THE SPOTTS, STEVENS AND MCCOY COMPANY, IT IS ACKNOWLEDGED THAT SIGNIFICANT EFFORTS TO RESOLVE UTILITY CONFLICTS, INCLUDING BUT NOT NECESSARILY

BB - RETAINING WALL FENCING TYPE AND MATERIAL SHALL BE COORDINATED WITH BETAINING WALL MANUFACTURER

LIMITED TO REDESIGN, CONSTRUCTION DELAYS, UTILITY RELOCATIONS, ETC., MAY RESULT IF CONFLICTS WITH EXISTING UTILITIES ARE WITHIN THE TIND PORTION OF THE SITE, SIDEWALKS WILL BE OWNED AND MAINTAINED BY THE ASSOCIATION. A BLANKET EASEMENT SHALL BE PROPOSED OVER THE SIDEWALKS ALLOWING THE ASSOCIATION RIGHTS TO MAINTAIN SIDEWALKS AS NECESSARY. 44. BUILDING PERMITS ARE REQUIRED BY THE PAUCC, SECTION 403.21.IIIM FOR WALLS GREATER THAN 4 FEET IN HEIGHT. THE DETAILS OF THE PROPOSED VEHICLE GUIDE RAIL AND SUPPORTING FOUNDATION SHOULD COMPLY WITH THE DESIGN, DIMENSIONAL, AND LOADING REQUIREMENTS OF 2009 INTERNATIONAL BUILDING CODE (2009 IBC) SECTION 1607.7.3.

CALCULATIONS AND SHOP DRAWINGS PREPARED BY THE RETAINING WALL MANUFACTURER'S ENGINEER TO SHOW COMPLIANCE WITH REQUIRED DESIGN STANDARDS. THE CALCULATIONS AND SHOP DRAWINGS SUBMITTED MUST BE SIGNED AND SEALED BY THE ENGINEER RESPONSIBLE FOR THEIR PREPARATION AND MUST BE ANNOTATED BY THE DEVELOPER'S ENGINEER TO INDICATE THAT THEY HA' "APPROVED" THE CALCULATIONS AND SHOP DRAWINGS AS BEING IN COMPLIANCE WITH THE PROJECT DESIGN INTENT AND THE TOWNSHIP NDARDS. THE CALCULATIONS SHOULD INCLUDE CONSIDERATION OF SURCHARGE PRESSURE RESULTING FROM VEHICLES, FOUNDATIONS OF RETAINING WALLS ABOVE THE WALL IN QUESTION. AND FROM BUILDING FOUNDATIONS (AS APPLICABLE) A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 508.6 OF THE PA MUNICIPALITIES PLANNING CODE, KNOWN AS THE "STATE HIGHWAY LAW." BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED 47. A BUILDING PERMIT IS REQUIRED FOR LIGHT POLE FOUNDATIONS PRIOR TO INSTALLATION

48. 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.

49. REFER TO THE FOLLOWING GEOLOGIC AND SOILS REPORTS ASSOCIATED WITH THE PROJECT THAT EVALUATE THE PRESENCE/ABSENCE O GROUND FEATURES. REPORT TITLED "INFILTRATION TEST & SITE INVESTIGATION REPORT FOR: KAY RIDGE, LLC. RIDGE FARMS" BY J. ROCKWOOD & ASSOCIATES, INC. DATED MARCH 13, 2020. "SUPPLEMENTAL INFILTRATION & SITE INVESTIGATION REPORT FOR: KAY RIDGE, LLC. RIDGE FARMS' BY J. ROCKWOOD & ASSOCIATES, INC. DATED JANUARY 15, 2021.
SIGHT DISTANCE EASEMENTS SHALL BE PLACED OVER LOTS WHERE SIGHT DISTANCE TRIANGLES EXTEND OVER PRIVATE LOTS. THERE SHALL BE NO OBSTRUCTION OF VISION BETWEEN A HEIGHT OF TWO FEET AND 10 FEET ABOVE THE CENTER LINE GRADE OF THE STREET WITHIN THE SIGHT DISTANCE EASEMENTS. AREAS WITHIN THESE EASEMENTS SHALL BE GRADED AS NECESSARY AND KEPT CLEAR OF ANY BUILDINGS, PLANTINGS, OR OTHER OBSTRUCTIONS, WITH THE EXCEPTION OF ITEMS REQUIRED BY A GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTIT OR PUBLIC UTILITY, SUCH AS, BUT NOT LIMITED TO, TRAFFIC SIGNAGE, UTILITY POLES, ET THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND RDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AN PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS. SUCH AS CLARITY OF TITLE. SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO, SOIL AND WATER QUALITY, KARST GEOLOGICAL ACTIVITY, AND HISTORIC AND ARCHEOLOGICAL ISSUES, OR SUCH OTHI ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND. HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE APPLICANT AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE. DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DEPICTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC., ARE THE RESPONSIBILITY OF THE SURVEYOR OF

RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SOLICITOR. (A) TOTAL ACREAGE OF TRACT = 123.0143 AC. (CONSOLIDATED LOT CONTAINING PHASE 1C)

61. ALL PUBLIC IMPROVEMENTS ARE ANTICIPATED TO BE COMPLETED BY 12/2028

TOTAL ACREAGE OF PHASE 1C = 6.860 AC.
(B) NUMBER OF LOTS PROPOSED = 38 LOTS (FOR LOT AREAS SEE SHEETS CB-101) C) LINEAR FEET OF NEW STREETS = 2,370 LF (INCLUDES 135 LF OF EMERGENCY ACCESS AND 191 LF OF BUCHMAN STREET) (E) TYPE OF SEWAGE DISPOSAL SYSTEM = PUBLIC SEWER F) ZONING DISTRICT AND DIMENSIONAL REQUIREMENTS COMPARED TO PROPOSED = SEE SUPPLEMENTAL PLAN SHEET GI-003 (G) NONRESIDENTIAL LOT TW-EX-1W AND PARCEL INTENDED USE = TO BE DETERMINED

(H) PARCEL IDENTIFICATION NUMBER FROM COUNTY RECORDS = 548746422139 1 (PARCEL CONTAINING PHASE 1C) (G) ALL SITE INFORMATION THAT IS REQUIRED UNDER ZONING ORDINANCE = SEE SUPPLEMENTAL PLAN SHEET GI-003 53. A BLANKET EASEMENT WILL BE PROVIDED FOR ALL STREET TREES. STREET TREES WILL BE MAINTAINED BY THE HOA. THE TOWNSHIP WILL HAVE THE RIGHT BUT NOT THE RESPONSIBILITY TO ACCESS & MAINTAIN THE STREET TREES IF THE HOA FAILS TO DO SO. 54. THE TOWNSHIP HAS THE RIGHT TO ENFORCE THE SPEED LIMIT ON ALL PRIVATE ROADS WHICH ARE TO BE MAINTAINED BY THE HOA.
55. REFER TO THE FOLLOWING GEOLOGIC AND SOILS REPORTS ASSOCIATED WITH THE PROJECT THAT EVALUATE THE PRESENCE/ABSENCE OF GROUND FEATURES. REPORT TITLED "INFILTRATION TEST & SITE INVESTIGATION REPORT FOR: KAY RIDGE, LLC. RIDGE FARMS" BY J. ROCKWOOD & ASSOCIATES, INC. DATED MARCH 13, 2020. "SUPPLEMENTAL INFILTRATION & SITE INVESTIGATION REPORT FOR: KAY RIDGE, LLC. RIDGE FARMS' BY J. ROCKWOOD & ASSOCIATES, INC. DATED JANUARY 15, 2021.
ALL ONSITE STORMWATER MANAGEMENT FACILITIES, STORM DRAINAGE FACILITIES, STORMWATER BMP'S AND BASINS ARE TO BE OWNED

AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE LIMITS OF PUBLIC/PRIVATE OWNERSHIP ARE THE TOWNSHIP AND/OR PENNDOT RIGHT OF WAY ALONG NORTH CEDAR CREST BOULEVARD AND WALBERT AVENUE (S.R. 1006). THE HOMEOWNER'S ASSOCIATION OWNS AND MAINTAINS THE PIPE FROM THE SITE UP TO THE FIRST STRUCTURE IN THE PENNDOT RIGHT-OF-WAY PROVISIONS. ANY LANDOWNER AND ANY PERSON ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND WHICH MAY AFFECT HEALTH, SAFETY OR OTHER PROPERTY, SUCH MEASURES SHALL INCLUDE SUCH ACTIONS AS ARE REQUIRED TO MANAGE THE RATE VOLUMI DIRECTION AND QUALITY OF RESULTING STORMWATER RUNOFF IN A MANNER WHICH OTHERWISE ADEQUATELY PROTECTS HEALTH AND

58. MUNICIPALITY REVIEW AND APPROVAL OF THE DRAINAGE PLAN, OR THE SUBSEQUENT OBSERVATION AND APPROVAL OF STORMWATER MANAGEMENT FACILITIES, SHALL NOT CONSTITUTE LAND DEVELOPMENT ON BEHALF OF OR BY THE MUNICIPALITY OR OTHERWISE CAUSE THE MUNICIPALITY TO BE ENGAGED IN THE ALTERATION OR DEVELOPMENT OF LAND. BY SUBMITTING AN APPLICATION UNDER THE TOWNSHIP STORMWATER MANAGEMENT PLAN. THE DEVELOPER HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE MUNICIPALITY AND ALL ITS REPRESENTATIVES, SERVANTS, EMPLOYEES, OFFICIALS AND CONSULTANTS OF AND FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION OR SUITS WHICH ARISE OUT OF OR RELATE TO THE REVIEW, APPROVAL, CONSTRUCTION OR OBSERVATION OF THE DEVELOPER'S DRAINAGE PLAN AND STORMWATER MANAGEMENT FACILITIES.
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF, TOWNSHIP ENGINEER, AND TOWNSHIP SOLICITOR FOR CONSISTENCY ONLY WITH TOWNSHIP REGULATIONS AND ORDINANCES RELATING TO DESIGN REQUIREMENTS FOR ON-SITE STORMWATER MANAGEMENT FACILITIES (SPECIFICALLY STORMWATER BEST MANAGEMENT PRACTICES AND ON-SITE STORMWATER COLLECTION AND CONVEYANCE FACILITIES). ANY CHANGES TO OFF-SITE RUNDER RESULTING FROM THIS DEVELOPMENT INCLUDING. BUT NOT LIMITED TO CHANGES IN ACT 167 WATERSHEL AND SUBAREA BOUNDARIES, POST-DEVELOPMENT RATES AND/OR VOLUMES OF RUNOFF, AND ON-SITE OR OFF-SITE IMPROVEMENTS WHICH MAY AFFECT FLOW RATES AND VOLLIMES WITHIN THE WATERSHED, ARE REGIONAL MATTERS NOT REVIEWED BY THE TOWNSHIP STAFF AN ONSULTANTS AND ARE FOR REVIEW AND APPROVAL BY THE LVPC. SIMILARLY, THE TOWNSHIP STAFF AND CONSULTANTS HAVE NO REVIEWED FACILITIES WITHIN AND RELATED TO THE STATE HIGHWAYS AND PROPERTY AND WILL RELY ON PENNDOT'S REVIEW OF THE STORMWATER MANAGEMENT FACILITIES PROPOSED IN THE STATE HIGHWAY RIGHTS-OF-WAY AND PROPERTY FOR DETERMININ CONFORMANCE WITH REQUIREMENTS AND ADEQUACY OF THOSE FACILITIES. THE TOWNSHIP STAFF, TOWNSHIP ENGINEER, AND TOWNSHIP SOLICITOR HAVE NOT INDEPENDENTLY REVIEWED, AND MAKE NO REPRESENTATION AS TO THE REQUIREMENTS FOR, OR ADEQUACY OF, ANY FACILITY TO BE REVIEWED BY LVPC AND/OR PENNDOT, NOR OF ANY OFF-SITE PROJECT STORMWATER IMPACT.

WAIVERS GRANTED BY THE BOARD OF COMMISSIONERS OF SOUTH WHITEHALL TOWNSHIP ON NOVEMBER 3, 2021; THE REQUIREMENT OF SECTION 312-35(A)(6)(E)(I) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO REQUIRE THE CENTERLINE OF AN INTERSECTING STREET BE OFFSET A MINIMUM DISTANCE OF EIGHT-HUNDRED (800) FEET IF THE STREET BEING INTERSECTED (STREET "B" IN THE DIAGRAM) IS AN ARTERIAL STREET, WITH REGARD TO THE

CEMETERY

APPROXIMATE

111.8177 ACRES (GROSS)

LOCATION OF ZONING **DISTRICT BOUNDARY**

RIGHT-IN/RIGHT-OUT DRIVEWAY ONTO WALBERT AVENUE, *IS HEREBY WAIVED*. THE REQUIREMENT OF SECTION 312-35(b)(3)(A)(viii)(1)(B)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PERTAINING TO THE REQUIREMENT THAT GRADING BE DONE TO A MAXIMUM SLOPE OF ONE (1) FOOT VERTICAL TO THREE (3) FEET HORIZONTAL IN AREAS OF EARTH EXCAVATION OR EARTH FILL *IS HEREBY WAIVED* ON THE CONDITION THAT THE TOWNSHIP GEOTECHNICAL CONSULTANT REVIEW AND APPROVE THE PLAN AND THAT ADDITIONAL PLANTINGS BE PLACED ON THE SLOPED AREA FOR THE PURPOSES OF SAFETY.

THE REQUIREMENT OF SECTION 312-35(B)(3)(B)(I) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PERTAINING TO THE REQUIREMENT FOR ARTERIAL STREETS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ARTERIAL STREET CROSS SECTION WITHIN THE TOWNSHIP STANDARD CONSTRUCTION DOCUMENTS (LATEST REVISION) WITH REGARD TO HUCKLEBERRY ROAD WEST OF CEDAR CREST BOULEVARD IS HEREBY DEFERRED IN FAVOR OF THE IMPROVEMENTS SHOWN ON THE LANGAN ENGINEERING PLAN SET ENTITLED "RIDGE FARM" DATED AND LAST REVISED MARCH 18, 2020, SUBJECT TO THE APPLICANT: DEDICATING A FORTY (40) FOOT HALF- WIDTH RIGHT-OF-WAY ALONG THE FRONTAGE OF THEIR PROPERTIES FRONTING HUCKLEBERRY ROAD AS PRESENTED, CONSTRUCTING A FORTY (40) FOOT CARTWAY AS PRESENTED, INSTALLING CURBING AS PRESENTED. INSTALLING SIDEWALK AND STREET TREES ALONG THE NORTHERN RIGHT-OF-WAY OF HUCKLEBERRY ROAD AS PRESENTED (THE SIDEWALK TO BE INSTALLED PER THE ARTERIAL STREET CROSS SECTION), INSTALLING STREET TREES ALONG THE SOUTHERN RIGHT-OF-WAY OF HUCKLEBERRY ROAD AS PRESENTED. AND INSTALLING SIDEWALK ALONG THE SOUTHERN RIGHT-OF-WAY OF HUCKLEBERRY ROAD BETWEEN CEDAR CREST BOULEVARD AND ROAD I

THE REQUIREMENT OF SECTION 312-39(D)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS IT PERTAINS TO THE REQUIREMENT TO PROVIDE A MINIMUM 2 PERCENT SLOPE ACROSS THE BASIN FLOOR BE WAIVED FOR ALL BASINS PROPOSED WITHIN THE PROJECT TO ALLOW A ZERO PERCENT SLOPE ACROSS THE BASIN FLOOR *IS HEREBY WAIVED* ON THE CONDITION THAT THE TOWNSHIP GEOTECHNICAL ENGINEER REVIEW AND APPROVE THE PLAN. THE REQUIREMENT OF SECTION 312-39(D)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS IT PERTAINS TO THE REQUIREMENT TO PROVIDE A MAXIMUM 4-FOOT HORIZONTAL TO 1-FOOT VERTICAL SLOPE SIDE WALL **IS HEREBY** WAIVED FOR ALL BASINS PROPOSED WITHIN THE PROJECT. EXCEPT FOR BASINS #4 AND #6. TO ALLOW A 3-FOOT HORIZONTAL TO 1-FOOT VERTICAL SLOPE SIDE WALL, ON THE CONDITION THAT THE BASIN DESIGNS BE REVIEWED AND

PER THE ARTERIAL STREET CROSS SECTION.

APPROVED BY THE TOWNSHIP GEOTECHNICAL CONSULTANT. THE REQUIREMENT OF SECTION 312-39(D)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS IT PERTAINS TO THE REQUIREMENT FOR SHALLOW WATER DEPTHS (LESS THAN 30") FOR BASINS 1A, 1B, 2, 3, 4, 5, 6, 7A, 8, 9, AND 10, IS HEREBY WAIVED ON THE CONDITION THAT THE ABOVE-NOTED PONDS DEWATER TO A DEPTH NOT EXCEEDING 30" WITHIN 24 HOURS AFTER THE END OF THE RAIN EVENT FOR A 100-YEAR STORM, AND THAT SIX-FOOT ANTI-CLIMB FENCING BE PROVIDED. THE REQUIREMENT OF SECTION 312-35(A)(6)(E)(I) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO REQUIRE THE CENTERLINE OF AN INTERSECTING STREET BE OFFSET A MINIMUM DISTANCE OF EIGHT-HUNDRED (800) FEET IF THE STREET BEING INTERSECTED (STREET "B" IN THE DIAGRAM) IS AN ARTERIAL STREET, WITH REGARD THE ROAD I/HUCKLEBERRY ROAD INTERSECTION, IS HEREBY WAIVED.

THE REQUIREMENT OF SECTION 312-35(B)(2)(B)(III) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PERTAINING TO

RECOMMENDATION TO QUALIFY FOR LIQUID FUELS REIMBURSEMENT) WITH REGARD TO THE EASTERN ROAD J CUL-DE-SAC AND THE EASTERN ROAD H CUL-DE-SAC *IS HEREBY WAIVED*. THE REQUIREMENT OF SECTION 312-35(B)(3)(A)(V) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PERTAINING TO THE REQUIREMENT FOR HORIZONTAL CURVES TO MAINTAIN A MINIMUM CENTERLINE RADIUS OF ONE HUNDRED FIFTY (150) FEET AND A MINIMUM TANGENT OF ONE HUNDRED (100) FEET BETWEEN REVERSE CURVES AND BETWEEN A CURVE AND A STREET INTERSECTION, WITH REGARD TO THE TWO CURVES ON ROAD I, *IS HEREBY WAIVED* TO PERMIT A MINIMUM CENTERLINE RADIUS OF A LOCAL STREET OF 100 FEET AND A MINIMUM TANGENT BETWEEN A CURVE AND STREET INTERSECTION OF 77 FEET (AS SHOWN ON THE PLAN) ON THE CONDITION THAT THE SPEED LIMIT IN THE AREA OF THE CURVES BE LOWERED TO 15 M.P.H.

SIGN LEGEND

THE REQUIREMENT FOR CUL-DE-SAC STREETS HAVE A MINIMUM LENGTH OF 250 FEET (SUBJECT TO PENNDOT'S

THE REQUIREMENT OF SECTION 312-36(C)(4)(B)(III) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIRING THAT A 150-FOOT SEPARATION DISTANCE BETWEEN A NON-RESIDENTIAL DRIVEWAY AND A STREET INTERSECTION CONTAINING ONLY LOCAL STREETS, WITH REGARD TO THE JERAS OFFICE/BARN BUILDING DRIVEWAY, *IS HEREBY WAIVED* ON HE CONDITION THAT THE PLAN BE REVISED TO SHOW THE DRIVEWAY ENTERING ONTO ROAD H NO LESS THAN 105 FEET FROM THE INTERSECTION OF ROAD H AND YELLOWSTONE ROAD.

THE REQUIREMENT OF SECTION 312-35(B)(3)(A)(I) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PERTAINING TO THE REQUIREMENT TO INSTALL CURBING (SPECIFICALLY ALONG WALBERT AVENUE AND CEDAR CREST BOULEVARD) IS HEREBY DEFERRED IN FAVOR OF THE IMPROVEMENTS SHOWN ON THE LANGAN ENGINEERING PLAN SET ENTITLED "RIDGE M" DATED AND LAST REVISED MARCH 18, 2020, ON THE CONDITION THAT CURBING BE ADDED TO THE EAST SIDE OF CEDAR CREST BOULEVARD TO ENSURE A CONTINUOUS CURBLINE BETWEEN WALBERT AVENUE AND HUCKLEBERRY ROAD AND THAT CURBING BE REQUIRED ALONG THE FRONTAGES OF HUCKLEBERRY ROAD AND FOCHT AVENUE AT 2523 HUCKLEBERRY ROAD. IF THE SCHOOL BUS STOP PROPOSED ALONG HUCKLEBERRY ROAD SHOULD BE LOCATED IN AN AREA FOR WHICH CURB AND/OR SIDEWALK HAS BEEN DEFERRED BY THE BOARD, THE APPLICANT MUST COME BACK TO THE BOARD OF COMMISSIONERS FOR RECONSIDERATION AS TO WHETHER THAT DEFERRAL IS STILL APPROPRIATE; THE BOARD SHALL, AT THAT TIME HAVE THE RIGHT TO REVOKE THE DEFERRAL AND REQUIRE INSTALLATION OF SUCH IMPROVEMENTS THE REQUIREMENT OF SECTION 312-35(B)(3)(A)(II) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PERTAINING TO THE REQUIREMENT TO INSTALL SIDEWALKS (SPECIFICALLY ALONG WALBERT AVENUE AND CEDAR CREST BOULEVARD) IS HEREBY WAIVED IN FAVOR OF THE IMPROVEMENTS SHOWN ON THE LANGAN ENGINEERING PLAN SET ENTITLED "RIDGE FARM" DATED AND LAST REVISED MARCH 18, 2020, ON THE CONDITION THAT THE BIKE PATH ALONG WALBERT AVENUE (BOTH EAST AND WEST OF CEDAR CREST BOULEVARD) BE CONSTRUCTED IN CONCRETE RATHER THAN ASPHALT, THAT SIDEWALK BE REQUIRED ALONG THE FRONTAGES OF HUCKLEBERRY ROAD AND FOCHT AVENUE AT 2523 HUCKLEBERRY ROAD, AND THAT THE BIKE/PEDESTRIAN PATHS ALONG WALBERT AVENUE AND CEDAR CREST BOULEVARD LOCATED ON PRIVATE PROPERTY BE PLACED WITHIN A BIKE/PEDESTRIAN EASEMENT THAT ENSURES PUBLIC ACCESS, PLACES THE MAINTENANCE RESPONSIBILITIES ON THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION, AND GUARANTEES THE TOWNSHIP THE RIGHT, BUT NOT OBLIGATION, TO MAINTAIN THE PATH AT THE EXPENSE OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION. IF THE SCHOOL BUS STOP PROPOSED ALONG HUCKLEBERRY ROAD SHOULD BE LOCATED IN AN AREA FOR WHICH CURB AND/OR SIDEWALK HAS BEEN DEFERRED BY THE BOARD, THE APPLICANT MUST COME BACK TO THE BOARD OF COMMISSIONERS FOR RECONSIDERATION AS TO WHETHER THAT DEFERRAL IS STILL APPROPRIATE THE BOARD SHALL, AT THAT TIME HAVE THE RIGHT TO REVOKE THE DEFERRAL AND REQUIRE INSTALLATION OF SUCH

THE REQUIREMENT OF SECTION 312-35(B)(3)(A)(VIII) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PERTAINING TO THE REQUIREMENT TO CONSTRUCT THE STREET IN ACCORDANCE WITH SOUTH WHITEHALL TOWNSHIP STREET CONSTRUCTION STANDARDS (SPECIFICALLY WALBERT AVENUE AND CEDAR CREST BOULEVARD) IS HEREBY DEFERRED IN FAVOR OF THE IMPROVEMENTS SHOWN ON THE LANGAN ENGINEERING PLAN SET ENTITLED "RIDGE FARM" DATED AND LAST REVISED MARCH 18, 2020.

THE REQUIREMENT OF SECTION 312-40(C) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PERTAINING TO THE REQUIREMENT TO INSTALL STREET TREES (SPECIFICALLY ALONG WALBERT AVENUE AND CEDAR CREST BOULEVARD) IS HEREBY WAIVED IN FAVOR OF THE IMPROVEMENTS SHOWN ON THE LANGAN ENGINEERING PLAN SET ENTITLED "RIDGE FARM" DATED AND LAST REVISED MARCH 18, 2020, ON THE CONDITION THAT THE STREET TREES ALONG WALBERT AVENUE AND CEDAR CREST BOULEVARD LOCATED ON PRIVATE PROPERTY BE PLACED WITHIN A BIKE/PEDESTRIAN EASEMENT THAT PLACES THE MAINTENANCE RESPONSIBILITIES ON THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION AND GUARANTEES THE TOWNSHIP THE RIGHT, BUT NOT OBLIGATION, TO MAINTAIN THE TREES AT THE EXPENSE OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION. IN ADDITION, THE ORDINANCE AND/OR PLAN APPROVAL OBLIGATION FOR MAINTAINING AND REPLACING STREET TREES ALSO SHALL APPLY TO THE TREES BEING PLACED WITHIN THE BIKE/PEDESTRIAN EASEMENT.

Description

REVISIONS

BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE RIGHT-OF-WAY AREAS SHOWN ARE EXCLUDED FROM THIS CERTIFICATION.

KENESETH ISRAEL

CEMETERY ASSOCIATION PIN 548766819241

D.B. 467, PG. 2

SURVEYOR CERTIFICATION:

SIDEWALK (TYP.)

R-4 MEDIUM DENSITY RESIDENTIAL

APPLICANTS CERTIFICATION:

SIDEWALK TRANSITION

SEE TWIN DRIVEWAY

APRON DETAIL ON

SHEET CS-501

AREA (TYP.)

TYPICAL PARALLEL

PARKING SPACE

I HEREBY CERTIFY THAT; A. THE APPLICANT IS THE OWNER, EQUITABLE OWNER OR HAS AN OPTION OF CONDITIONAL CONTRACT OF SALE ON THE LAND PROPOSED TO BE SUBDIVIDED OR DEVELOPED, THAT NO LITIGATION OR LIENS EXIST ON OR ARE PENDING AGAINST THE SITE, THAT THE PLAN HAS BEEN PROCESSED WITH THE APPLICANT'S FREE CONSENT.

B. THE APPLICANT CERTIFIES THAT HE WILL PROPERLY GRADE ALL LOTS TO PROVIDE ADEQUATE SURFACE DRAINAGE SO THAT NO LOW SPOTS OF WATER POCKETS CREATE A NUISANCE AND THAT BE WILL PLACE PERMANENT CONCRETE REFERENCE MONUMENTS TO GRADE AS NOTED ON THE PLAN UPON COMPLETION OF GRADING.

C. THE APPLICANT ALSO ACKNOWLEDGES THAT FOLLOWING APPROVAL OF THIS PLAN, PLAN CHANGES MAY BE REQUIRED TO ADDRESS THE COMMENTS AND REGULATIONS 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 REGULATIONS. IN THE EVENT OF CHANGES TO THE PLAN FOLLOWING APPROVAL (WHETHER OR NOT THE PLAN HAS BEEN RECORDED), THE APPLICANT SHALL SUBMIT THE REVISED PLAN TO THE TOWNSHIP FOR REVIEW BEFORE THE APPLICANT MAY MOVE FORWARD WITH CONSTRUCTION ACTIVITIES PURSUANT TO THE REVISED PLAN (WHETHER OR NOT THE PLAN HAS BEEN RECORDED).

RICHARD M. KOZE, JR. KAY WALBERT LLC; MANAGING MEMBER

___ MY COMMISSION EXPIRES: ______ (NOTARY PUBLIC OR OTHER OFFICER)

I, TIMOTHY J. SHERIDAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA (P.L.S. NO. SU-043961-E), HEREBY CERTIFY THAT THE OUTBOUND BOUNDARY INFORMATION AND SURVEY TO BE CORRECT IN ALL ITS DETAILS AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR

6' HIGH ANTI-CLIMB FENCE -

BIKE RACK-

12,740 SF.

0.292 AC.

*\AND BENCHES (TYP.)

SEE DETAIL SHEET

- DEPRESSED CURB

AT DRIVEWAYS (TYP.)

TW-41

(SEE DETAIL ON SHEET GAZEBD

PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON NOVEMBER 19, 2021, THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT ALL MONUMENTS EXIST AS SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT. THE REQUIRED AND PROPOSED

TIMOTHY J. SHERIDAN PROFESSIONAL LAND SURVEYOR PA LIC. NO. SU-043961-E

SURVEYOR CERTIFICATION:

I, SHAUN F. HIGGINS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA (P.L.S. NO. SU-051088-E), HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION TO BE CORRECT IN ALL ITS DETAILS.

SHAUN F. HIGGINS PROFESSIONAL LAND SURVEYOR PA LIC. NO. SU-051088-E

TRUE AND ACCURATE PLAN COMPLETED BY ME ON _____

ENGINEER'S CERTIFICATION: I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS IS A

I HEREBY CERTIFY THE PLAN TO BE CORRECT IN ALL ITS DETAILS AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ZONING ORDINANCE.

JASON S. ENGELHARDT PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

RECORDING INFORMATION RECORDED IN THE OFFICE OF THE RECORDER TO DEEDS, LEHIGH COUNTY, PENNSYLVANIA IN

VOL NO. _____, PAGE NO.____ ON ____, 20___.

SITE PLAN

(RECORD PLAN)

240043301 IDM^{*}

Filename: c:\bms\langan-pw-01\d0282625\240043301-0508-CS101-0101.DWG Date: 11/16/2022 Time: 16:23 User: dmoyer Style Table: Langan.stb Layout: CS-10

CS-101 Sheet 10 of 22

Drawing No.

LEGEND GRADING SYMBOLS EXISTING CURB L XISTING CONTOUR EXISTING MONUMENT PROPOSED CONTOUR _____360 EXISTING PROPERTY LINE EXISTING SPOT ELEVATION \times 360.3 × 360.3 PROPOSED SPOT ELEVATION PROPOSED BUILDING LINE PROPERTY LINE SOILS BOUNDARY UudB (WITH CONCRETE REFERENCE N BUILDING SETBACK LINE PROPOSED UTILITY EASEMENT _____ STORMWATER BMP AREA CONCRETE SIDEWALK • RETAINING WALL BASIN LIMITS ACCESSIBLE ROUTE •••••• EXISTING SANITARY SEWER MANHOLE EXISTING STORM SEWER EXISTING WATER MAIN EXISTING FIRE HYDRAN1 PROPOSED STORM SEWER EXISTING CATCH BASIN PROPOSED SANITARY SEWER EXISTING WATER VALVE PROPOSED SANITARY SEWER FORCE MAIN _____UFM _____ PROPOSED WATER MAIN EXISTING MANHOLE ----UW-----PROPOSED GAS MAIN ———G ——— EXISTING ELECTRIC POLE _____T&F____ PROPOSED TELEPHONE AND ELECTRIC PROPOSED FIRE HYDRANT

RESERVED PARKING (CUSTOM, 12"X18") • 3 STREET SIGN (D3-1, VAR. X 8")

4 SPEED LIMIT (R2-1, 24"X30") PEDESTRIAN CROSSING (W11−2, 30"X30")

ARROW PLAQUE (W16-7P, 24"X12") 8 NO PARKING (R7-1, 12"X18")

5930 HAMILTON BLVD., SUITE 10

OWNER/APPLICANT

ALLENTOWN, PA 18106

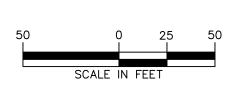
KAY WALBERT LLC.

ATTN: RICK KOZE

610-395-6857

■ (18) MAIL PICK-UP ONLY (CUSTOM, 12"X18")

THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ONLY THE LOCATION OF VISIBLE UTILITIES ON OR ABOVE THE SURFACE OF THE EARTH THAT CAN BE REASONABL' LOCATED USING STANDARD SURVEY PROCEDURES SHALL BE CERTIFIED TO. NO CERTIFICATION IS MADE BY LANGAN AS TO THE ACCURACY OR COMPLETENESS OF THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. IT IS IMPERATIVE THAT PRIOR TO ANY CONSTRUCTION IN THE AREA THAT A UTILITY MARK-OUT IS ORDERED. CALL 1-800-242-1776



GNATURE PROFESSIONAL ENGINEER PA Lic. No. PE-057145-E

ANGAN **RIDGE FARMS** T: 610.984.8500 F: 610.984.8501 www.langan.com PHASE 1C ngan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

Langan Engineering and Environmental Services, Inc.

Langan CT, Inc.

Langan International LLC

Collectively known as Langan

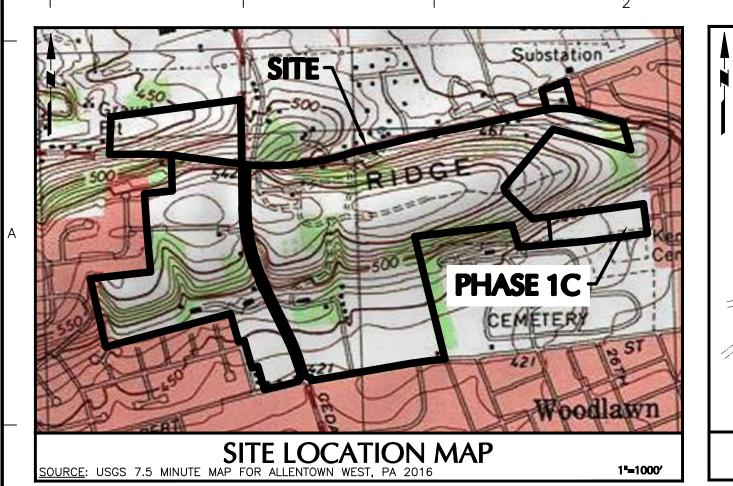
FINAL PLANS SOUTH WHITEHALL TOWNSHIP LEHIGH COUNTY **PENNSYLVANIA**

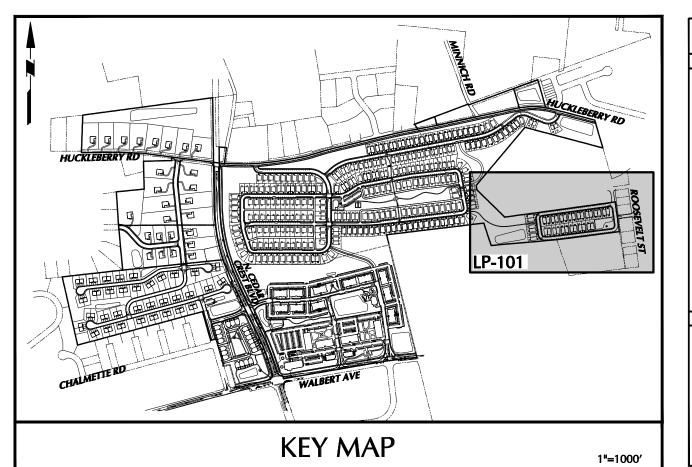
1'' = 50'awn By | Checked By JSE ubmission Date

____ BY THE BOARD OF COMMISSIONERS OF SOUTH WHITEHALL TOWNSHIP

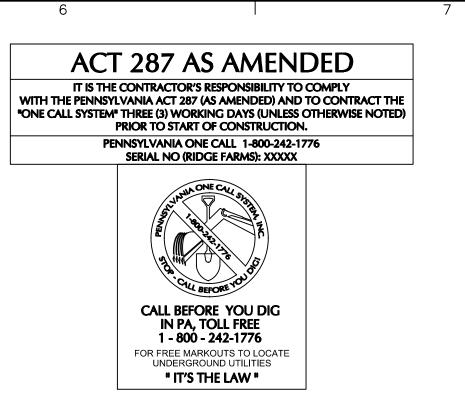
____ (SECRETARY)

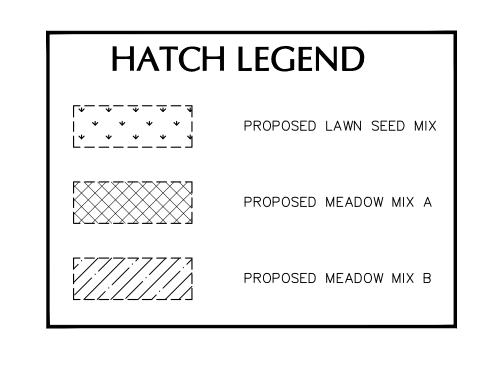
._____ (TOWNSHIP ENGINEER)

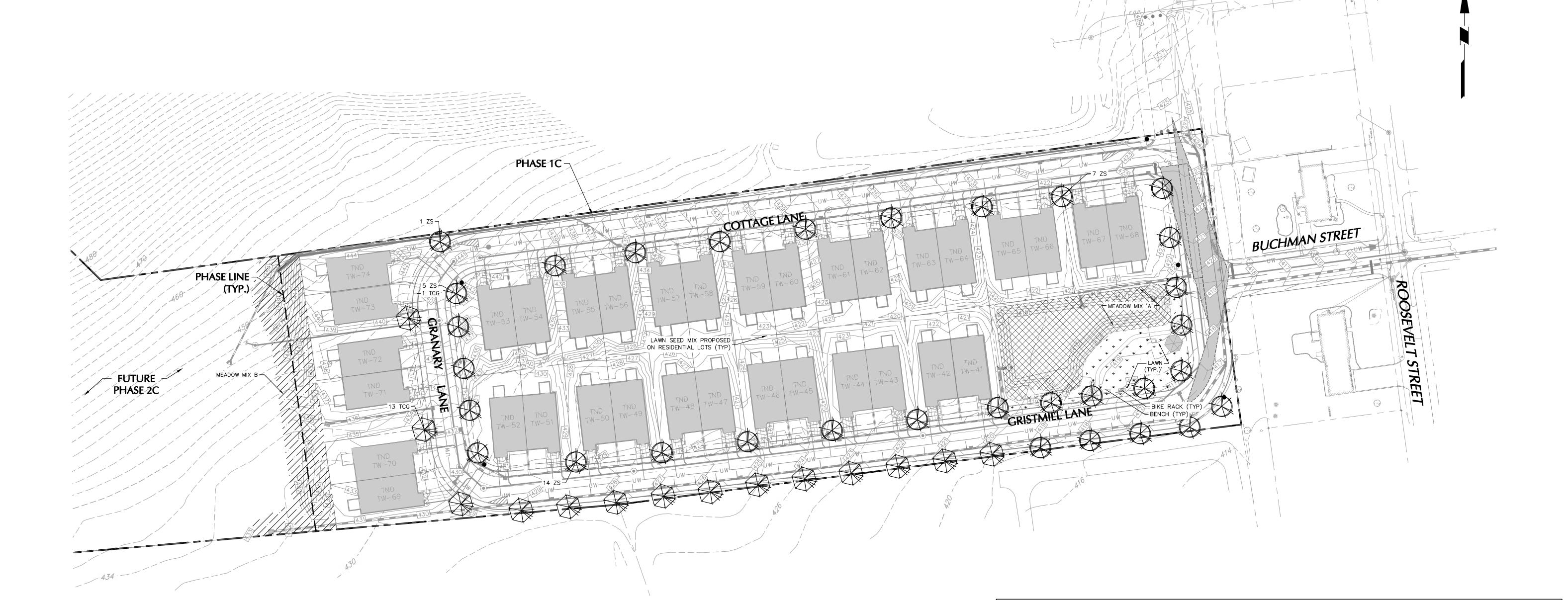




| | LEGEN | 1D | |
|---|--|---|---------|
| SITE SYMBOL | S | GRADING | SYMBOLS |
| EXISTING CURB LINE EXISTING MONUMENT EXISTING PROPERTY LINE PROPOSED BUILDING LINE | | EXISTING CONTOUR PROPOSED CONTOUR EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION | 358 |
| PROPERTY LINE PROPOSED LOT LINE (WITH PIN MARKER) PROPOSED LOT LINE (WITH CONCRETE REFERENCE MONUMENTS) BUILDING SETBACK LINE PROPOSED UTILITY EASEMENT STORMWATER BMP AREA CONCRETE SIDEWALK SIGN RETAINING WALL BASIN LIMITS ACCESSIBLE ROUTE | UTILITY SYM | SOILS SY SOILS BOUNDARY SOIL TYPE TREELINE | MBOLS |
| EXISTING STORM SEWER EXISTING WATER MAIN PROPOSED STORM SEWER PROPOSED SANITARY SEWER PROPOSED SANITARY SEWER FORCE MAIN PROPOSED WATER MAIN PROPOSED GAS MAIN PROPOSED TELEPHONE AND ELECTRIC PROPOSED FIRE HYDRANT | —————————————————————————————————————— | EXISTING SANITARY SE' EXISTING FIRE HYDRAN EXISTING CATCH BASIN EXISTING WATER VALVE EXISTING MANHOLE EXISTING ELECTRIC POL | T |







| | ORDINANCE COMPLIANCE TABLE ZONING DISTRICT (SOUTH WHITEHALL TOWNSHIP): TND - RESIDENTIAL CLUSTER OVERLAY DISTRICT DISTRICT | | | | | |
|---------------------|--|---|----------------------------|------------------|----------------------------|--|
| | | | | | | |
| ITEM Shade Trees | REQUIRED | PROPOSED | PROVIDED | COMPLIES | ORDINANCE SECTIO (PAGE) | |
| Street Trees | Uniformly spaced at every 30' - 40' | 2,024 LF roadway / 40' = 51 street trees | 46 street trees provided*1 | YES ¹ | SALDO §312-40 | |

COMMON NAME

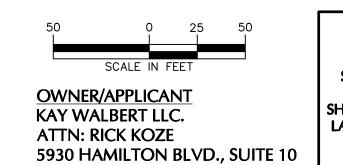
GREENSPIRE LINDEN

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

GREEN VASE ZELKOVA

NOTES:

1. REFER TO SHEET LP-501 FOR LANDSCAPE NOTES AND DETAILS.

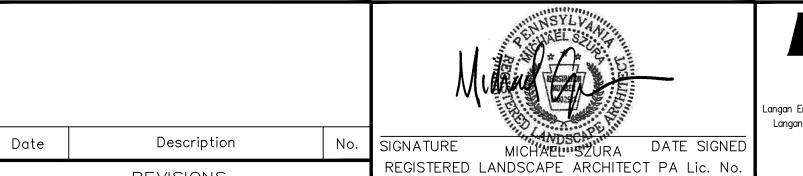


ALLENTOWN, PA 18106

610-395-6857

THE CONTRACTOR IS RESPO LOCATIONS OF ALL EXISTIN LOCATION OF VISIBLE UTILI SURFACE OF THE EARTH TH LOCATED USING STANDAR
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LANGAN AS TO THE ACCURA THE ACTUAL LOCATION O
UTILITIES OR STRUCTURES.
PRIOR TO ANY CONSTRUCT
UTILITY MARK-OUT IS ORDER

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| G UTILITIES. ONLY THE |
| ITIES ON OR ABOVE THE |
| AT CAN BE REASONABLY |
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| CERTIFICATION IS MADE BY |
| ACY OR COMPLETENESS OF |
| OF ANY UNDERGROUND |
| S. IT IS IMPERATIVE THAT |
| TION IN THE AREA THAT A |
| RED. CALL 1-800-242-1776 |
| |



LA-002533

LANGAN T: 610.984.8500 F: 610.984.8501 www.langan.com angan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC

Collectively known as Langan

PLANT SCHEDULE

BOTANICAL NAME

TILIA CORDATA 'GREENSPIRE'

ZELKOVA SERRATA 'GREEN VASE'

KEY QTY.

RIDGE FARMS PHASE 1C
FINAL PLANS SOUTH WHITEHALL TOWNSHIP

PENNSYLVANIA

LEHIGH COUNTY

LANDSCAPE PLAN

Submission Date

2 1/2-3" CAL.

2 1/2-3" CAL.

Drawing No. 240043301 LP-101 1" = 50' Drawn By Checked By RP

ROOT REMARKS

Filename: c:\bms\langan-pw-01\d0282625\240043301-0508-LP101-0101.DWG Date: 11/16/2022 Time: 16:31 User: dmoyer Style Table: Langan.stb Layout: LP-101

Sheet 19 of 22

¹ - Since the required number of street trees in Phase 1C will not fit due to site limitations, an additional 5 street trees will be provided in future Phase 2C to meet the requirement.

PREPARED BY TRAFFIC PLANNING AND DESIGN, INC.

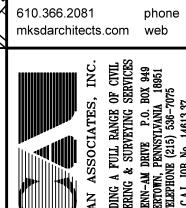
SOUTH WHITEHALL TOWNSHIP NOTE

THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE 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 LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND TOWNSHIP ENGINEER MAKE NO REPRESENTATIONS OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE DEVELOPER AND/OR LAND OWNER(S) AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD PRACTICE. DIMENSIONS AND GEOMETRY OF THE PROPERTY BOUNDARY AND ANY INTERNAL LOTS AND STREETS HAVE BEEN OVERVIEWED WITH RESPECT TO APPLICABLE ORDINANCE STANDARDS FOR MATHEMATICAL COMPLETENESS, CLARITY OF DEPICTION, CONSISTENCY, CLOSURE, AND AREA (ONLY). THE RESEARCH FOR AND DETERMINATION AND LOCATION OF PROPERTY LINES, STREET, RIGHTS-OF-WAY, AND OTHER EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE SURVEYOR OF RECORD WHOSE SEAL APPEARS ON THIS PLAN, AND HAVE NOT BEEN INDEPENDENTLY CONFIRMED OR VERIFIED BY THE TOWNSHIP, THE TOWNSHIP ENGINEER, OR THE TOWNSHIP SOLICITOR.

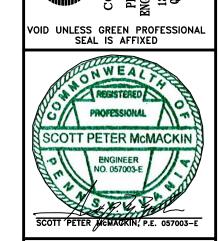
DEVELOPER'S AGREEMENT

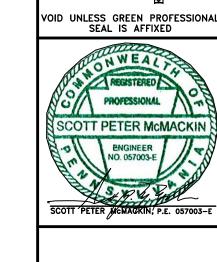
¹NORTH WHITEHAL TOWNSHIP

Todd O. Chambers, AIA Jill P. Hewes, AIA Jessica E. Klocek, AIA MKSD, LLC 1209 Hausman Road, Suite A Allentown, PA 18104









C I

REVISIONS XX.XX.XX - Issued for Perm

DRAWING TITLE RECORD SITE

PROJECT NUMBER 22.149 DRAWN BY

SWW 1"=50'

DRAWING NUMBER

www.mksdarchitects.com

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

STREET TREES PROVIDED: 46 PARKING LOT LANDSCAPING REQUIREMENTS:

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

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

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

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

TOTAL SHRUBS PROVIDED: 134 SHRUBS (62% EVERGREEN SHURBS) GENERAL BUFFER YARD SCREENING REQUIREMENTS:

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

MINIMUM PLANT MATERIAL PER 100 LINEAR FEET OF BASIN PERIMETER:

THREE (3) EVERGREEN TREES (MIN. HEIGHT 4 FEET) TWO (2) DECIDUOUS TREES (MIN. CAL. 22 INCHES)

FIVE SHRUBS (MIN. HEIGHT 3 FEET) 620 LIN. FEET OF BASIN PERIMITER

REFER TO SP-11 FOR BASIN BOTTOM PLANTINGS

N/F PARKLAND SCHOOL DISTRICT PARCEL ID 547800509889 (INSTITUTIONAL/VACANT))

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

| | | PROPOSED LANDSCAPE | SCHEDULE | |
|--------|----------|--------------------------|---------------------|-----------|
| | | PROPOSED STREET | | |
| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE |
| AC | 11 | ACER CAMPESTR | HEDGE MAPLE | 2 1/2" CA |
| AH | 12 | CARPINUS CAROLINIANA | AMERICAN HORNBEAM | 2 1/2" CA |
| СС | 11 | CERCIS CANADENSIS | EASTERN REDBUD | 2 1/2" CA |
| KP | 12 | KOELREUTERIA PANICULATA | GOLDENRAINTREE | 2 1/2" CA |
| | | PROPOSED PARKING LOT | SHADE TREES | |
| AR | 4 | ACER RUBRUM | RED MAPLE | 2 1/2" CA |
| QA | 5 | QUERCUS ALBA | WHITE OAK | 2 1/2" CA |
| | <u> </u> | PROPOSED PARKING LOT SCF | REENING SHRUBS | |
| AA | 25 | ARONIA ARBUTIFOLIA | RED CHOKEBERRY | MIN HGT. |
| IG | 26 | ILEX VERTICALLATA | WINTERBERRY | MIN. HGT. |
| TC | 43 | TAXUS CUSPIDATA | UPRIGHT YEW | MIN. HGT. |
| ТО | 40 | THUJA OCCIDENTALIS | AMERICAN ARBORVITAE | MIN. HGT. |
| | | PROPOSED BASIN LANDSO | CAPING TREES | • |
| AR | 6 | ACER RUBRUM | RED MAPLE | 2 1/2" CA |
| PP | 9 | PICEA PUNGENS | COLORADO SPRUCE | MIN. HGT. |
| PS | 9 | PINUS STROBUS | WHITE PINE | MIN. HGT. |
| QA | 6 | QUERCUS ALBA | WHITE OAK | 2 1/2" CA |
| | | PROPOSED BASIN LANDSCA | APING SHRUBS | |
| AA | 6 | ARONIA ARBUTIFOLIA | RED CHOKEBERRY | MIN HGT. |
| HV | 8 | HAMAMELIS VIRGINIANA | COMMON WITCH HAZEL | MIN. HGT. |
| MP | 7 | MYRICA PENSYLVANICA | NORTHERN BAYBERRY | MIN. HGT. |
| VD | 9 | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM | MIN. HGT. |
| | | PROPOSED BUFFER YA | RD TREES | |
| AR | 5 | ACER RUBRUM | RED MAPLE | 2 1/2" CA |
| PP | 7 | PICEA PUNGENS | COLORADO SPRUCE | MIN. HGT. |

WHITE PINE

WHITE OAK

PPL 60230/S47940

71.544

CC WAR AR CC

MIN. HGT. 5

2 1/2" CAL,

INV. 406.09 (10" CMP)

6 PINUS STROBUS

5 QUERCUS ALBA

EXIST. ENDWALL TW 396.33

INV. 394.24 (12" CMP)_

EX. SAN. MH RIM 394.92 INV. 391.42

QA

LIGHT POLE PPL 60225/S47922

DOC. ID 7472352

3" WATER LATERAL 3"W

| TREE PLANTING NOTES: | |
|--|-----------------------------|
| 1. TREES SHALL BE OF NURSERY STOCK QUALITY, GROWN UNDER THE SAME CL | LIMATE CONDITIONS AS AT THE |
| LOCATION OF THE DEVELOPMENT. | PLAN SYMB |
| 2. ALL PLANTING SHALL BE DONE IN CONFORMANCE WITH GOOD NURSERY PRAC | CTICE AND TO THE STANDARDS |
| ESTABLISHED BY SOUTH WHITEHALL TOWNSHIP LANDSCAPE AND SHADE TREE COMPLANTED AT INTERVALS OF BETWEEN 30 FEET AND 40 FEET. | MMISSION. TREES SHALL BE |
| FLANTED AT INTERVALS OF BETWEEN SO FEET AND 40 FEET. | |

BUSES ONLY DO NOT ENTER SIGN

3. TREES PERMITTED SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECT PESTS AND DISEASE. 4. THE TRUNK DIAMETER MEASURES AT A HEIGHT OF SIX (6) INCHES ABOVE GROUND LEVEL SHALL ME A

MINIMUM OF 2 TO 2 1/2 INCHES. TREES SHALL HAVE A MINIMUM OF FOUR (4) FOOT SINGLE STRAIGHT STEM TO THE FIRST LATERAL BRANCHES, ABOVE GROUND LEVEL. 5. PRIOR TO PLANTING, THE DEVELOPER IS TO CONTACT THE PUBLIC WORKS DEPARTMENT TO ARRANGE A PHYSICAL INSPECTION OF THE TREES TO BE PLANTED AND THE MARKING OF THE PLANTING LOCATIONS OF THE SHADE TREES BY A REPRESENTATIVE OF THE PUBLIC WORKS DEPARTMENT. THE DEVELOPER SHALL NOT PLANT ANY SHADE TREES UNTIL THE APPROVAL OF THE INSPECTING PUBLIC WORKS DEPARTMENT REPRESENTATIVE HAS

6. AN AGREEMENT BETWEEN THE DEVELOPER AND THE BOARD OF COMMISSIONERS AND APPROVED BY THE LANDSCAPE AND SHADE TREE COMMISSION SHALL BE REQUIRED FOR THE MAINTENANCE OF ALL SHADE TREES PLANTED. THE TERMS OF THE MAINTENANCE AGREEMENT SHALL BE TWENTY-FOUR (24) MONTHS FROM THE DAY THE TOWNSHIP ENGINEER GIVES THE DEVELOPER THE FINAL APPROVAL OF ALL REQUIRED IMPROVEMENTS

BEEN OBTAINED.

N .. 21.88.91 S

E. WITHIN ONE MONTH PRIOR TO THE END OF THE MAINTENANCE AGREEMENT, THE SHADE TREES SHALL BE PRUNED BY THE DEVELOPER, IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP SHADE TREE POLICY, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE AND SHADE TREE COMMISSION.

> N/F PARKLAND SCHOOL DISTRICT PARCEL ID 547800509889

D.B.V. 1341, PG. 774 (PUBLIC SCHOOL/SECONDARY)

F.F. 429\50 (SECOND FLOOR)

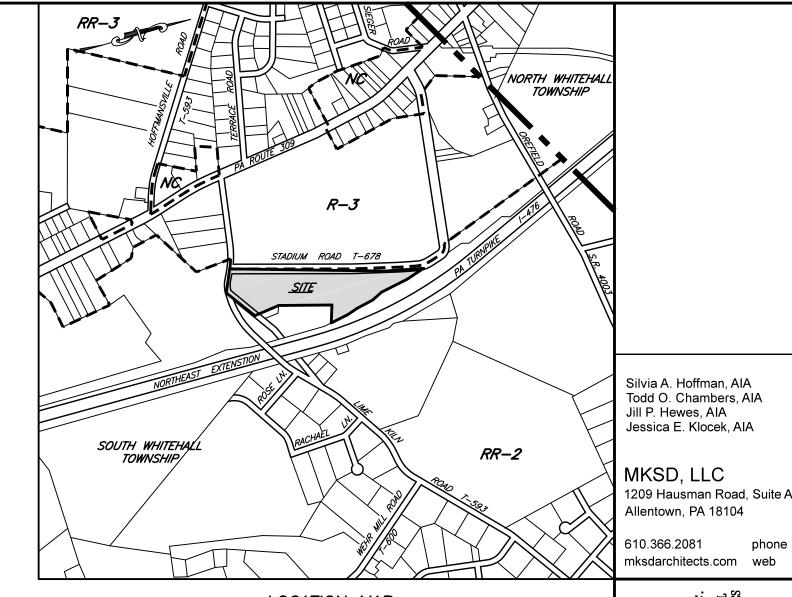
F.F. 429\50 (SECOND FLOOR)

F.F. 413.50 (FIRST\FLOOR)

PROPOSED BUILDING F.F. 413.50 (FIRST FLOOR) 29,731 SQ. FT.

| SIGN TABULATION | | | | | | |
|--|-------|---------|---------------------------|---|--|--|
| PLAN SYMBOL SERIES SIZE DESCRIPTION QUANTITY | | | | | | |
| (À) | R1-1 | 30"x30" | STOP SIGN | 2 | | |
| ⑥ | R7-8 | 12"x18" | RESERVED PARKING SIGN | 3 | | |
| © | R7-8P | 12"x6" | VAN ACCESSIBLE PLAQUE | 3 | | |
| ⑥ | R2-1 | 24"X30" | SPEED LIMIT SIGN (25 MPH) | 3 | | |

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



Silvia A. Hoffman, AIA Todd O. Chambers, AIA Jill P. Hewes, AIA Jessica E. Klocek, AIA MKSD, LLC

Allentown, PA 18104

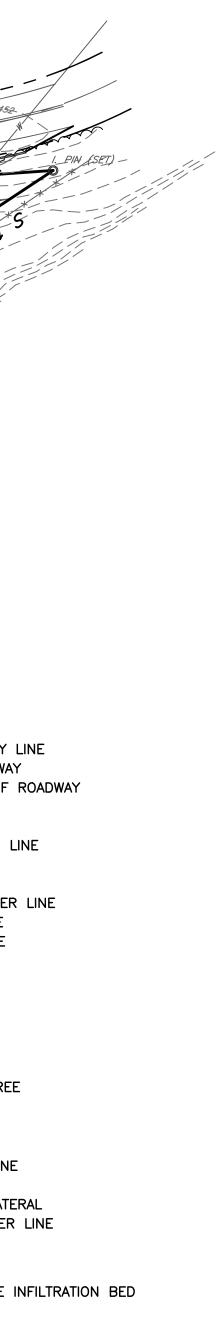
VOID UNLESS GREEN PROFESSION SEAL IS AFFIXED

ONWEAL

PROFESSIONAL

SCOTT PETER McMACKIN

610.366.2081



PROJECT NUMBER SCALE 11-01-2022

GRAPHIC SCALE (IN FEET) 1 inch = 50 ft.

<u>LEGEND</u> EXISTING RIGHT-OF-WAY LINE EXISTING INLET EXISTING STORM SEWER LINE -----EXISTING FENCE EXISTING SIGN EXISTING UTILITY POLE EXISTING LIGHT POLE EXISTING FIRE HYDRANT EXISTING DECIDUOUS TREE EXISTING PINE TREE

PPL 60255/S48029

PPL MONO ROLE

PENNSYLVANIA ONE CALL SYSTEM, INC. 925 IRWIN RUN ROAD WEST MIFFLIN, PENNSYLVANIA 15122-1078

Know what's below Call before you dig BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY PA LAW REQURES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. SERIAL NUMBER 20222250251

IDENTIFIED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT. 7. DURING THE TERM OF THE MAINTENANCE AGREEMENT, THE DEVELOPER SHALL: A. REPLACE DEAD TREES, OR TREES OF SUFFICIENTLY POOR HEALTH SO AS TO BE DEEMED UNACCEPTABLE BY THE LANDSCAPE AND SHADE TREE COMMISSION. B. CONTROL INSECTS AND DISEASES. C. REPAIR MECHANICAL INJURY. D. REMOVE ALL DEAD BRANCHES.

1 inch = 800 ft.

EXISTING SHRUB PROPOSED CONTOUR LINE PROPOSED FENCE PROPOSED SANITARY LATERAL PROPOSED STORM SEWER LINE

PROPOSED SUBSURFACE INFILTRATION BED PROPOSED TREE

PROPOSED SHRUB PROPOSED SIGN

PROPOSED LIGHT

DRAWING TITLE LANDSCAPE AND SIGNAGE PLAN

> 22.149 DRAWN BY SWW 1"=50'

arkland Jew Ope

REVISIONS

XX.XX.XX - Issued for Permi

DRAWING NUMBER

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