

COMPONENT 3 SEWAGE FACILITIES

PLANNING MODULE

DEP CODE No. 2-39001394-3

943 W Chew St Apartments

943 W Chew Street

Allentown, PA 18102

CITY OF ALLENTOWN, LEHIGH COUNTY, PA

Prepared for

MPC Allentown, LLC

411 Eagleview Blvd., Suite 114

Exton, PA 19341

Prepared By:



LANDCORE

Landcore Engineering Consultants, P.C.

580 Virginia Drive, Suite 340

Fort Washington, PA 19034

LEC Project No: **260014**

Date: **April 13, 2026**

Revised:

Tara Bernard

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1.0 PROJECT NARRATIVE

MPC Allentown, LLC will be renovating the existing building located at 943 W Chew Street into 18-apartment units in the City of Allentown, Lehigh County. The first floor will consist of six (6) one-bedroom apartments and two (2) two-bedroom apartments. The second floor will include one (1) studio apartment, eight (8) one-bedroom apartments, and one (1) existing two-bedroom apartment that will remain as part of the development.

The selected method of sewage disposal is connection to City of Allentown Public Sewer. The wastewater generated by the apartments will connect to the existing collection system in W Chew Street. The wastewater will then be conveyed by gravity through the conveyance system to City of Allentown Kline's Island Treatment Plant for treatment and disposal under NPDES Permit No. PA0026000. Lehigh County Authority (LCA) operates and maintains the sanitary system. A Conveyance Plan can be found in Appendix A.9.

The City of Allentown defines the flow per Edu as equating to 238 gpd/edu. One edu has been assigned to each apartment totaling in 4,284 gpd, therefore 18 edus. Using PADEP flow of 400 gpd/edu, the project would generate 7,200 gpd of flow (18 units x 400 gpd/edu).

The property consists of parcel 549781940035 totaling 0.25 acres. A project location map can be found in Appendix A.1 – USGS Quad Map. There is no acreage or parcels that are adjacent to the proposed project that are owned or controlled by MPC Allentown, LLC.

2.0 ALTERNATIVE ANALYSIS

The selected method of sewage disposal for this project is the connection to City of Allentown Public Sewer which is the ultimate and long term method of sewage disposal. The City of Allentown defines the flow per EDU as equating to 238 gpd/edu. One edu has been assigned to each apartment totaling in 4,284 gpd, therefore 18 edus.

The properties to the north, east, west and south of the project are residential in nature and service by public sewer. The zoning for this area is R-MH (residential medium high density residential).

The Township Act 537 Plan identifies this area to be service by public sewer, therefore this application is consistent with the Act 537 Plan.

The City of Allentown is one of several municipalities whose wastewater flows to the Kline's Island Treatment Plant and is subject to a Connection Management Plan (CMP). Since entering the CMP in 2020, the municipalities served by the Kline's Island Treatment Plant have completed a substantial number of Inflow & Infiltration (I&I) rehabilitation projects, resulting in available system capacity. The proposed connection of 18 EDUs for this project will not create a hydraulic overload within the next five years in any portion of the existing sewer system. Capacity certifications have been obtained from the City of Allentown and Lehigh County Authority (LCA), confirming that sufficient sewer capacity is available to serve this project.

No sewer alternative were explored as there is capacity to service the project by public sewer, therefore this method was selected. Furthermore, it is consistent with the Act 537 Plan and long term method of sewage disposal for the project.

The City of Allentown owns the sewer system and LCA operates and maintains the system.

APPENDIX A: SUPPORTING DOCUMENTS

A.1 TRANSMITTAL



TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # 2-39001394-3	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
PADEP - NE Region
2 Public Square
Wilkes-Barre, PA 18701

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Tara Bernard (Name)

Planning Specialist (Title) for MPC Allentown, LLC (Name)

a subdivision, commercial ,or industrial facility located in 943 W Chew Street

City of Allentown (City, Borough, Township) County.

Check one

- ☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☒ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☒ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- ☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

- ☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- ☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- ☐ Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- | | | |
|--|--|---|
| ☒ Resolution of Adoption | ☒ 3 Sewage Collection/Treatment Facilities | ☒ 4A Municipal Planning Agency Review |
| ☒ Module Completeness Checklist | ☐ 3s Small Flow Treatment Facilities | ☐ 4B County Planning Agency Review |
| ☐ 2 Individual and Community Onlot Disposal of Sewage | | ☐ 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date

A.2 RESOLUTION



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of City of Allentown
(TOWNSHIP) (BOROUGH) (CITY), Lehigh COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS MPC Allentown, LLC has proposed the development of a parcel of land identified as
land developer

943 W Chew Street, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☐ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, City of Allentown finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of City of Allentown hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20____.

Municipal Address:

City of Allentown

435 Hamilton Street

Allentown, PA, 18103

Telephone (610) 439-5999

Seal of

Governing Body

A.3 COMPONENT 3 FORM AND CHECKLIST



Lehigh County Authority

1053 Spruce Road * P.O. Box 3348 * Allentown, PA 18106-0348
(610) 398-2503 * FAX (610) 398-8413 * Email: service@lehighcountyauthority.org

LETTER OF TRANSMITTAL

Date: April 23, 2026

To: Jennifer Gomez, AICP
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Re: 943 W Chew Street – 943 W Chew Street, City of Allentown, Lehigh County, PA

<u>No. of Copies</u>	<u>Date</u>	<u>Description</u>
1	4/23/26	Completed Sewer Planning Module
1	4/23/26	Plan Showing Path of Sewage to WWTP
1	4/23/26	Appendix A Cover Letter

☒ As Requested
☐ For Your Information
☐ For Your Comments
☐ For Action By You

☐ Approved
☐ Approved As Noted
☐ Revise And Resubmit
☐ For Your Files

Comments:

LCA has completed the Sewer Planning Module for the subject property. The hard copy will be sent to you in the mail. Please contact me if you have any questions.

From: Jacob Hunsicker
cc: Tewoldemedhin Rustu, DEP (via email)
Jeffrey Mondulick, DEP (via email)
David Petrik, COA (via email)
Jesus Sadiua, COA (via email)
Phil DePoe, LCA (via email)
Jedadiah Bortz, COA (via email)
Liesel Gross, LCA (via email)
Tara Bernard, Landcore Engineering Consultants (via email)



1053 SPRUCE ROAD * P.O. BOX 3348 * ALLENTOWN, PA 18106-0348
610-398-2503 * FAX 610-398-8413 * www.lehighcountyauthority.org
email: service@lehighcountyauthority.org

April 16, 2026

Jennifer Gomez, AICP
Planning Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

RE: 943 W Chew Street – 943 W Chew Street, City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Gomez,

This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations, payment of all necessary fees and availability of the respective allocation at that time.

In accordance with the Interim Act 537 Plan submitted by the Kline's Island Sewer System (KISS) municipalities to the Pa. Department of Environmental Protection and approved on June 25, 2021, an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development's wastewater flow need, as represented in the attached Sewage Planning Module, is 4,284 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	3,117,129
Previously allocated from prior planning module submissions (since 1/17/20)	-2,635,012
This submission	-4,284
Remaining Allocation in KISS Connection Management Plan (as of 4/16/26)	1,977,833

Please contact me if you have any questions about this information.

Sincerely,


Eresel M. Gross
Chief Executive Officer

cc: Tewoldemedhin Rustu, DEP
Jeffrey Mondulick, DEP
Brandon Jones, COA
Jesus Sadiua, COA
David Petrik, COA
Jedadiah Bortz, COA
Phil DePoe, LCA
Tara Bernard, Landcore Engineering Consultants



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
2-39001394-3				

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked ☒.

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name 943 W Chew Street
- Brief Project Description Renovating the existing building located at 943 W Chew Street into 18-apartment units

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
City Of Allentown	Lehigh	☒	☐	☐
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Gomez	Jennifer			Director of Planning & Zoning
Additional Individual Last Name	First Name	MI	Suffix	Title
Bortz	Jedariah			Assoc Engineer 2, Bureau of Engineering
Municipality Mailing Address Line 1	Mailing Address Line 2			
435 Hamilton Street				
Address Last Line -- City	State	ZIP+4		
Allentown	PA	18101		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
(610) 439-5999		jedariah.bortz@allentownpa.gov		

Form

C. SITE INFORMATION (See Section C of instructions)**Site (Land Development or Project) Name**

943 W Chew Street

Site Location Line 1

943 W Chew Street

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18102

Latitude

40°36'18.1"N

Longitude

75°28'45.3"W

Detailed Written Directions to Site From 2 Public Square, Wilkes-Barre, PA 18701; Get on PA-309 S from Wilkes-Barre Blvd 7 min (2.2 mi); Continue on PA-309 S to Plains Township. Exit from PA-309 S 2 min (1.8 mi) Get on I-476 S in Bear Creek Township 7 min (4.9 mi); Follow I-476 S to Mauch Chunk Rd in Allentown. Take the exit toward 15th St from US-22 E 48 min (52.5 mi); Take 15th St, Roth Ave, Tilghman St and N Ninth St to W Chew St 7 min (1.9 mi) and site is at 943 W Chew St, Allentown, PA 18102

Description of Site Existing building

Site Contact (Developer/Owner)

Last Name

Colfer

First Name

Jason

MI

Suffix

Phone

484-713-9899

Ext.

Site Contact Title

VP Finance

Site Contact Firm (if none, leave blank)

MPC Allentown, LLC

FAX

Email

jcolfer@elevate-cp.com

Mailing Address Line 1

411 Eagleview Blvd, Suite 114

Mailing Address Line 2

Mailing Address Last Line -- City

Exton

State

PA

ZIP+4

19341

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name

Bernard

First Name

Tara

MI

Suffix

Title

Planning Specialist

Consulting Firm Name

Landcore Engineering Consultants

Mailing Address Line 1

580 Virginia Drive, Suite 340

Mailing Address Line 2

Address Last Line -- City

Fort Washington

State

PA

ZIP+4

19034

Country

USA

Email

tbernard@landcoreconsulting.com

Area Code + Phone

215-836-2510

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

☐ Individual wells or cisterns.☐ A proposed public water supply.☒ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Lehigh County Authority

F. PROJECT NARRATIVE (See Section F of instructions)☒ A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- ☒ New collection system ☐ Pump Station ☐ Force Main
☐ Grinder pump(s) ☐ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number N/A Pipe installed 1930, Permit 1930 & see attached

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 18

Connections 1

Name of:

existing collection or conveyance system City Of Allentown

owner City of Allentown / LCA - Lessee

existing interceptor N/A Jordan Creek Interceptor

owner N/A City of Allentown / LCA - Lessee

2. WASTEWATER TREATMENT FACILITY

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- ☐ New facility ☒ Existing facility ☐ Upgrade of existing facility ☐ Expansion of existing facility

Name of existing facility Allentown Klines's Island Plant

NPDES Permit Number for existing facility 26000

Clean Streams Law Permit Number N/A 31905403

Location of discharge point for a new facility. Latitude _____ Longitude _____

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the Kline's Island WWTP
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality Lehigh County Authority - Agent, City of Allentown

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 4/16/26

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

- | | |
|---|--|
| a. Existing and proposed buildings. | j. Any designated recreational or open space area. |
| b. Lot lines and lot sizes. | k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping. |
| c. Adjacent lots. | l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping) |
| d. Remainder of tract. | m. Prime Agricultural Land. |
| e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed. | n. Any other facilities (pipelines, power lines, etc.) |
| f. Show tap-in or extension to the point of connection to existing collection system (if applicable). | o. Orientation to north. |
| g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.) | p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable). |
| h. Existing and proposed rights-of-way. | q. Soils types and boundaries when a land based system is proposed. |
| i. Existing and proposed buildings, streets, roadways, access roads, etc. | r. Topographic lines with elevations when a land based system is proposed |

4. WETLAND PROTECTION

YES NO

- a. ☐ ☒ Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. ☐ ☒ Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- ☐ ☒ Will the project involve the disturbance of prime agricultural lands?
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.
If no, prime agricultural land protection is not a factor to this project.
- ☒ ☐ Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

- ☒ Applicants shall coordinate with the State Historic and Preservation Office (SHPO) and the Pennsylvania Historic and Museum Commission (PHMC) using the PA-SHARE online consultation tool at <https://www.pa.gov/agencies/phmc/pa-share.html>. The planning submittal must include the response received by the applicant from PA-SHARE.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- ☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- ☐ A Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- ☐ A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

Applicant or Consultant Initials _____.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- ☒ An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
- The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. Waters designated for Special Protection

- ☐ The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. Pennsylvania Waters Designated As Impaired

- ☐ The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. Interstate and International Waters

- ☐ The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4. Tributaries To The Chesapeake Bay

- ☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

☒ **J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 4284 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd) ^{MBD}		b. Present Flows ^{MBD} (gpd)		c. Projected Flows in 5 years ^{MBD} (2 years for P.S.) (gpd)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.28	1.13	0.17	0.36	0.18	0.37
Conveyance	58	81	30	78	31	80
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☐ YES ☒ NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality Lehigh County Authority - Agent, City of Allentown

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 4/16/26

☒ **J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality Lehigh County Authority - Agent, City of Allentown

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 4/16/26

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☒ ~~☐~~ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality Lehigh County Authority - Agent, City of Allentown

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 4/16/26

☐ **K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- ☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- ☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- ☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- ☐ 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ **L. PERMEABILITY TESTING** (See Section L of instructions)

- ☐ The information required in Section L of the instructions is attached.

☐ **M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

- ☐ The information required in Section M of the instructions is attached.

Form

☐ N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.**O. SEWAGE MANAGEMENT** (See Section O of instructions)**(1-3 for completion by the developer(project sponsor), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)**

Yes No

1. ☐ ☒ Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows 4284 gpd

Yes No

3. ☐ ☐ Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

6. ☐ The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. ☐ ☒ Does the project propose the construction of a sewage treatment facility ?
2. ☐ ☒ Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. ☐ ☒ Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. ☐ ☒ Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. ☐ ☒ Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. ☐ ☒ Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. ☐ ☒ Does the project involve a major change in established growth projections?
8. ☐ ☒ Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?
- ☐ Attached is a copy of:
- ☐ the public notice,
 - ☐ all comments received as a result of the notice,
 - ☐ the municipal response to these comments.
- ☐ No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Tara Bernard	
Name (Print)	Signature
Planning Specialist, Landcore Engineering Consultants	4/8/2026
Title	Date
580 Virginia Drive, Suite 340, Fort Washington, PA 19034	215-836-2510
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$_____ payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#18 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 900$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)

\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \quad \text{Lots (or EDUs)} \times \$35.00 = \$$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)

\$ 500 per submittal (municipal)

#43

PERMIT
RELATIVE TO

SEWERAGE

DIST 8424

ALLENTOWN, LEHIGH COUNTY,
PENNSYLVANIA.



OCT 18 1930

AMT. 4.00 Paid
ENTERED

9.470 M

LEHIGH COUNTY, S. S.

RECORDED in the office for the recording of Deeds &c.

in and for said County, in Miner Brook Book

Volume No. 120 Page 690

Witness my hand and seal of office, this 18th

day of Oct Anno Domini, 19 30

Max W. Morgan Recorder.

Checklist



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- ☒ Name and Address of land development project.
- ☒ U.S.G.S. 7.5 minute topographic map with development area plotted.
- ☒ Project Narrative.
- ☒ Letter from water company (if applicable).
- ☒ Alternative Analysis Narrative.
- ☐ Details of chosen financial assurance method.
- ☐ Proof of Public Notification (if applicable).
- ☒ Name of existing collection and conveyance facilities.
- ☒ Name and NPDES number of existing treatment facility to serve proposed development.
- ☐ Plot plan of project with required information.
- ☒ Total sewage flows to facilities table.
- ☒ Signature of existing collection and/or conveyance Chapter 94 report preparer.
- ☒ Signature of existing treatment facility Chapter 94 report preparer.
- ☒ Letter granting allocation to project (if applicable).
- ☒ Signature acknowledging False Swearing Statement.
- ☒ Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- ☐ Information on selected treatment and disposal option.
- ☐ Permeability information (if applicable).
- ☐ Preliminary hydrogeology (if applicable).
- ☐ Detailed hydrogeology (if applicable).

Municipal Action

- ☐ Component 3 (Sewage Collection and Treatment Facilities).
- ☐ Component 4 (Planning Agency Comments and Responses).
- ☐ Proof of Public Notification.
- ☐ Long-term operation and maintenance option selection.
- ☐ Comments, and responses to comments generated by public notification.
- ☐ Transmittal Letter

Signature of Municipal Official

Date submittal determined complete

A.4 CAPACITY CERTIFICATIONS



Lehigh County Authority

1053 Spruce Road * P.O. Box 3348 * Allentown, PA 18106-0348
(610) 398-2503 * FAX (610) 398-8413 * Email: service@lehighcountyauthority.org

LETTER OF TRANSMITTAL

Date: April 23, 2026

To: Jennifer Gomez, AICP
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Re: 943 W Chew Street – 943 W Chew Street, City of Allentown, Lehigh County, PA

<u>No. of Copies</u>	<u>Date</u>	<u>Description</u>
1	4/23/26	Completed Sewer Planning Module
1	4/23/26	Plan Showing Path of Sewage to WWTP
1	4/23/26	Appendix A Cover Letter

☒ As Requested
☐ For Your Information
☐ For Your Comments
☐ For Action By You

☐ Approved
☐ Approved As Noted
☐ Revise And Resubmit
☐ For Your Files

Comments:

LCA has completed the Sewer Planning Module for the subject property. The hard copy will be sent to you in the mail. Please contact me if you have any questions.

From: Jacob Hunsicker
cc: Tewoldemedhin Rustu, DEP (via email)
Jeffrey Mondulick, DEP (via email)
David Petrik, COA (via email)
Jesus Sadiua, COA (via email)
Phil DePoe, LCA (via email)
Jedadiah Bortz, COA (via email)
Liesel Gross, LCA (via email)
Tara Bernard, Landcore Engineering Consultants (via email)



1053 SPRUCE ROAD * P.O. BOX 3348 * ALLENTOWN, PA 18106-0348
610-398-2503 * FAX 610-398-8413 * www.lehighcountyauthority.org
email: service@lehighcountyauthority.org

April 16, 2026

Jennifer Gomez, AICP
Planning Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

RE: 943 W Chew Street – 943 W Chew Street, City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Gomez,

This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations, payment of all necessary fees and availability of the respective allocation at that time.

In accordance with the Interim Act 537 Plan submitted by the Kline's Island Sewer System (KISS) municipalities to the Pa. Department of Environmental Protection and approved on June 25, 2021, an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development's wastewater flow need, as represented in the attached Sewage Planning Module, is 4,284 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	3,117,129
Previously allocated from prior planning module submissions (since 1/17/20)	-2,635,012
This submission	-4,284
Remaining Allocation in KISS Connection Management Plan (as of 4/16/26)	1,977,833

Please contact me if you have any questions about this information.

Sincerely,


Eresel M. Gross
Chief Executive Officer

cc: Tewoldemedhin Rustu, DEP
Jeffrey Mondulick, DEP
Brandon Jones, COA
Jesus Sadiua, COA
David Petrik, COA
Jedadiah Bortz, COA
Phil DePoe, LCA
Tara Bernard, Landcore Engineering Consultants

☒ **J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 4284 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd) ^{MBD}		b. Present Flows ^{MBD} (gpd)		c. Projected Flows in 5 years ^{MBD} (2 years for P.S.) (gpd)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.28	1.13	0.17	0.36	0.18	0.37
Conveyance	58	81	30	78	31	80
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☐ YES ☒ NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

- b. Collection System

Name of Agency, Authority, Municipality Lehigh County Authority - Agent, City of Allentown

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 4/16/26

☒ **J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality Lehigh County Authority - Agent, City of Allentown

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 4/16/26

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☒ ~~☐~~ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality Lehigh County Authority - Agent, City of Allentown

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 4/16/26

☐ **K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- ☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- ☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- ☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- ☐ 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ **L. PERMEABILITY TESTING** (See Section L of instructions)

- ☐ The information required in Section L of the instructions is attached.

☐ **M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

- ☐ The information required in Section M of the instructions is attached.

#43

PERMIT
RELATIVE TO

SEWERAGE

DIST 8424

ALLENTOWN, LEHIGH COUNTY,
PENNSYLVANIA.



OCT 18 1930

AMT. 4.00 Paid
ENTERED

9.470 M

LEHIGH COUNTY, S. S.

RECORDED in the office for the recording of Deeds &c.

in and for said County, in Miner Brook Book

Volume No. 120 Page 690

Witness my hand and seal of office, this 18th

day of Oct Anno Domini, 19 30

Recorder, Max W. Neuman

A.5 WILL SERVE LETTER FOR WATER



LEHIGH COUNTY AUTHORITY 1053 SPRUCE ROAD * P.O. BOX 3348 * ALLENTOWN, PA 18106-0348
610-398-2503 * FAX 610-398-8413 * www.lehighcountyauthority.org
email: service@lehighcountyauthority.org

April 16, 2026

Mrs. Jennifer Gomez
Planning Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

SUBJECT: Renovation to 18 apartment units – 943 W Chew St
Will Serve - Water Service

Dear Mrs. Gomez:

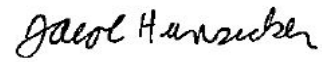
Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 4,284 GPD to the proposed 18-unit apartment buildings to the site located 943 W Chew Street. LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

Tapping fees, connection fees, and meter fees are based upon the City of Allentown's ordinances and LCA's schedule of rate fees. Any abandoned lines must be properly capped.

Water service is conditioned upon the following:

1. LCA approval of the site, plumbing and fire protection system plans.
2. Developer obtaining any road opening permits from the municipality and/or PA-DOT to construct the water mains and/or services.
3. Developer executing a Developer's Water System Agreement or a Construction Permit with LCA for construction of the water mains and/or services.
4. Developer installation of water mains and/or services in accordance with the approved plans and applicable LCA policies and regulations, including the current General Specifications for Water System Construction.
5. Developer compliance with the terms and conditions of LCA's Rules and Regulations for Water Service, including completion of an Application for Water Service and payment of all applicable fees. Tapping fees shall be paid to LCA prior to building permits being provided by the City.

Sincerely,

A handwritten signature in black ink that reads "Jacob Hunsicker". The script is cursive and fluid.

Jacob Hunsicker
Capital Works Project Specialist

cc: Tara Bernard, Landcore Engineering Consultants
Brandon Jones - COA
Jesus Sadiua – COA
Jedadiah Bortz – COA
Melissa Velez – COA
Brian Hite – COA
Paul Bogart – COA

A.6 COMPONENT 4A

SEWAGE FACILITIES PLANNING MODULE

COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

943 W Chew Street

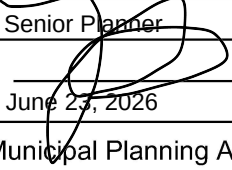
SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency June 17, 20262. Date review completed by agency June 23, 2026

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
☒	☐	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
☒	☐	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
☒	☐	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
☐	☐	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? <u>N/A</u>
☐	☒	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
☐	☒	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts <u>See PHMC Letter</u>
☐	☐	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts <u>Per PNDI Results - Further Review Required. Final PAGC review not provided.</u>
☒	☐	8. Is there a municipal zoning ordinance?
☒	☐	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☒	☐	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
☒	☐	11. Have all applicable zoning approvals been obtained?
☒	☐	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No	
☒	☐	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☒	☐	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☐	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? N/A
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Melissa Velez</u> Title: <u>Senior Planner</u> Signature:  Date: <u>June 23, 2026</u> Name of Municipal Planning Agency: <u>City of Allentown</u> Address <u>435 Hamilton St, Allentown, PA 18101</u> Telephone Number: <u>610-437-7630 ext 2860</u>		

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

A.7 COMPONENT 4B



Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

June 12, 2026

Ms. Tara Bernard, Planning Specialist
Landcore Engineering Consultants
580 Virigina Drive, Suite 340
Fort Washington, PA 19034

**Re: Act 537 Review - Sewage Facilities Planning Module
943 W Chew Street
City of Allentown, Lehigh County
DEP Code No. 2-39001394-3**

Dear Ms. Bernard:

The Lehigh Valley Planning Commission (LVPC) reviewed the above-referenced planning module according to the requirements of Act 537, the Pennsylvania Sewage Facilities Act. We offer the following comments.

This sewage facilities planning module is intended for the proposed renovation of an existing building located at 943 W. Chew Street into 18 apartment units. The first floor is proposed to consist of 6 one-bedroom apartments and 2 two-bedroom apartments. The second floor is proposed to include one studio apartment, 8 one-bedroom apartments and one existing two-bedroom apartment that will remain as part of the development. The existing building consisted of a warehouse use on the first floor and apartments units on the second floor. The new 18-unit apartment building is proposed to be served by public sewage disposal by connecting to the existing public sewer system within W. Chew Street, with ultimate treatment at the Kline's Island wastewater treatment plant.

According to *FutureLV: The Regional Plan*, the proposed project is within an area designated for Development in the General Land Use Plan and aligns with the *FutureLV* actions to 'match development intensity with sustainable infrastructure capacity' (of Policy 1.1) and 'promote development in areas with public sewer and water capacity' (under Policy 3.2).

Enclosed please find an executed Module Component 4b. Please call me if you have any questions regarding this review.

Sincerely,

Corinne Ruggiero, SEO
Senior Environmental Planner

Enclosure

cc: Jesse Sadiua, Chief Planner, City of Allentown

Brandon Jones, Planner, City of Allentown

Jedadiah Bortz, Associate Engineer 2, City of Allentown

Jeffrey Mondulick, PA Department of Environmental Protection

Jason Colfer (Applicant)



SEWAGE FACILITIES PLANNING MODULE COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

943 W. Chew Street

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency ---
2. Date plan received by planning agency with areawide jurisdiction April 27, 2026
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency June 12, 2026

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| ☐ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <u>Area designated for development in Future General Land Use Plan.</u> |
| ☐ | ☐ | 3. Does this proposal meet the goals and objectives of the plan?
<u>Generally meets goals and objectives.</u> |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| ☐ | ☐ | 7. Will any known historical or archeological resources be impacted by this project? <u>PHMC determination</u>
If yes, describe impacts --- |
| ☐ | ☐ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>See PNDI results</u>
If yes, describe impacts _____ |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>
If no, describe inconsistencies --- |

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|--|-------------------------------------|--|
| ☐ | ☐ | 11. Have all applicable zoning approvals been obtained? <u>N/A</u> |
| ☒ | ☐ | 12. Is there a county or areawide subdivision and land development ordinance? <u>Not applicable to The City of Allentown</u> |
| ☐ | ☐ | 13. Does this proposal meet the requirements of the ordinance? <u>N/A</u>
If no, describe which requirements are not met --- |
| ☐ | ☐ | 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? <u>See municipal interpretation</u>
If no, describe inconsistency --- |
| ☐ | ☒ | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe --- |
| ☐ | ☐ | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <u>N/A</u> |
| ☐ | ☐ | If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies --- |
| ☒ | ☐ | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? |
| ☐ | ☒ | If yes, will this project plan require the implementation of storm water management measures? |
| 18. Name, Title and signature of person completing this section: | | |
| Name: <u>Corinne Ruggiero</u> | | |
| Title: <u>Senior Environmental Planner</u> | | |
| Signature: <u>Corinne Ruggiero</u> | | |
| Date: <u>June 12, 2026</u> | | |
| Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u> | | |
| Address: <u>615 Waterfront Drive, Suite 201, Allentown, PA 18102</u> | | |
| Telephone Number: <u>610-264-4544</u> | | |

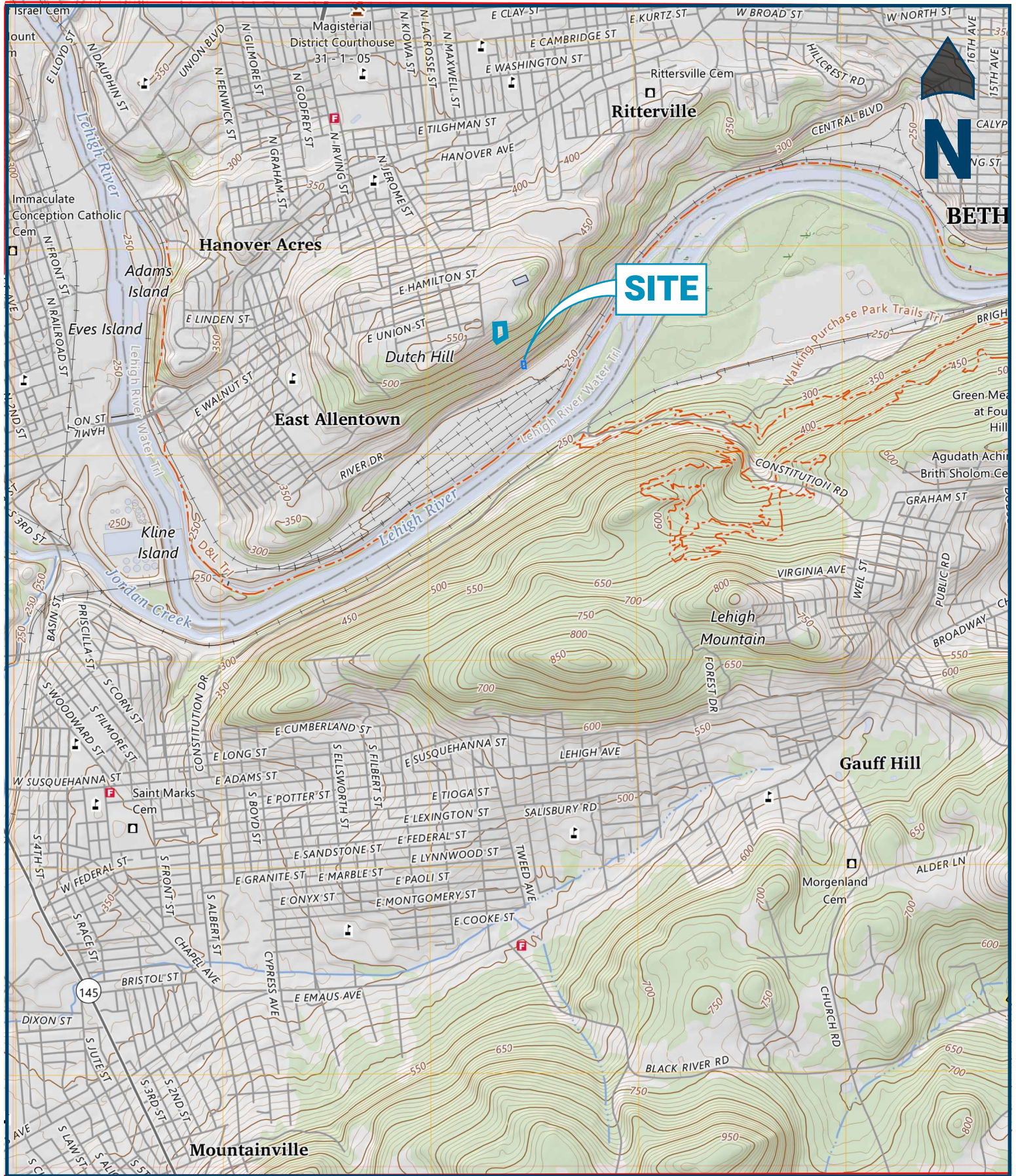
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

A.8 USGS



USGS QUAD MAP - Allentown East

943 W CHEW APARTMENTS

943 W CHEW STREET, ALLENTOWN

CITY OF ALLENTOWN, LEHIGH COUNTY, PA

2026-04-13 | LEC PROJ 260014



LANDCORE

LANDCORE ENGINEERING CONSULTANTS, P.C.

580 VIRGINIA DRIVE | SUITE 340

FORT WASHINGTON, PENNSYLVANIA 19034

PHONE | 215-836-2510

LANDCORECONSULTING.COM

A.9 PNDI

1. PROJECT INFORMATION

Project Name: **943 W Chew Street (LEC 260014)**

Date of Review: **4/10/2026 01:39:59 PM**

Project Category: **Waste Transfer, Treatment, and Disposal, Liquid waste/Effluent, Sewage module/Act 537 plan**

Project Area: **0.25 acres**

County(s): **Lehigh**

Township/Municipality(s): **Allentown City**

ZIP Code:

Quadrangle Name(s): **ALLENTOWN EAST**

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lower Jordan Creek**

Decimal Degrees: **40.605131, -75.479342**

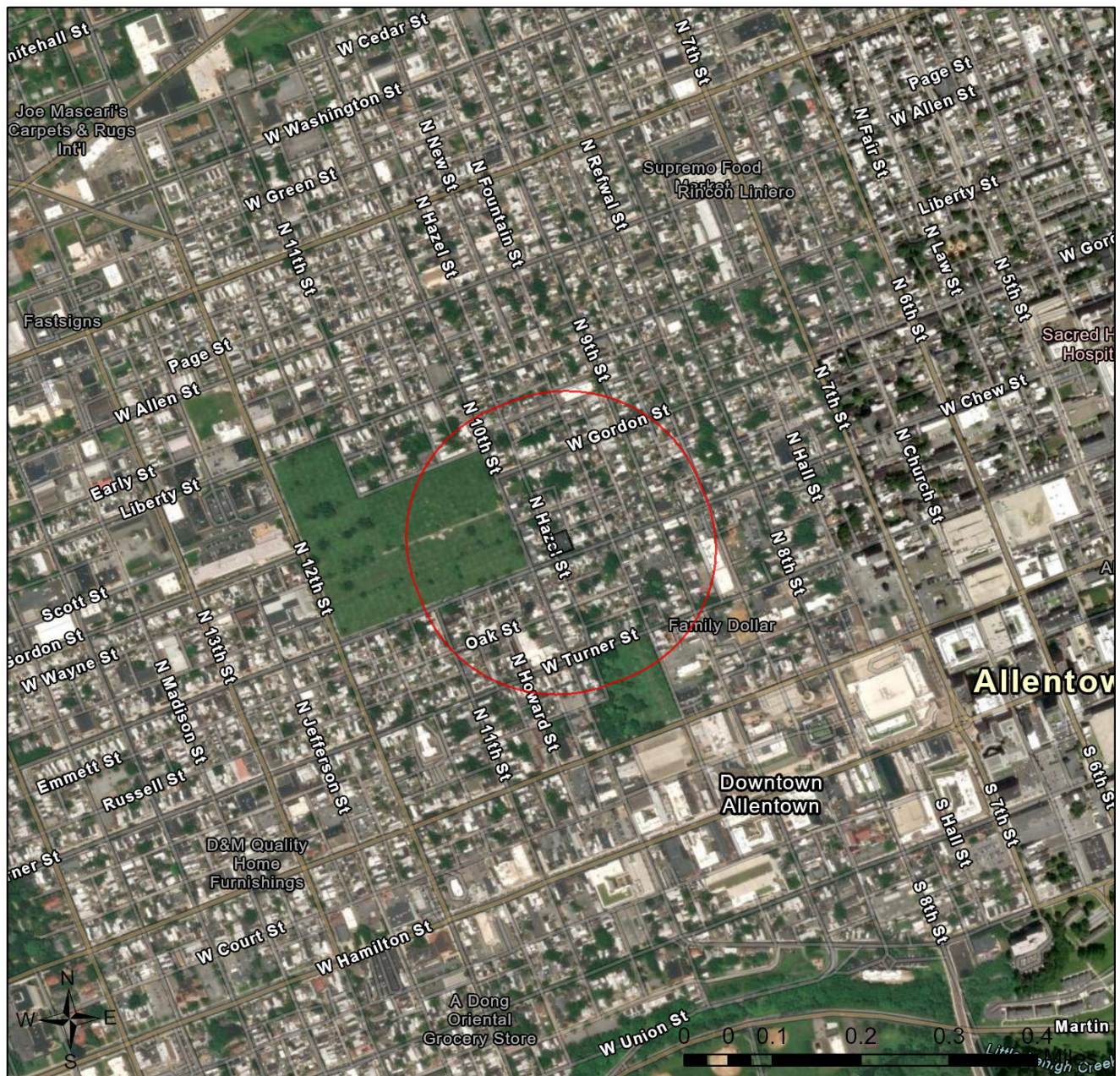
Degrees Minutes Seconds: **40° 36' 18.4722" N, 75° 28' 45.6315" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

943 W Chew Street (LEC 260014)



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

RESPONSE TO QUESTION(S) ASKED

Q1: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: No

Q2: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: No

Q3: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: No

Q4: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

PGC Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Falco peregrinus	Peregrine Falcon	Special Concern Species*

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

*If information was requested by USFWS, applicants must submit their project using [IPaC](#), following the [USFWS Project Submission](#) Instructions. USFWS will not accept or review project materials uploaded via the Conservation Explorer.

Check-list of Minimum Materials to be submitted:

____ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

____ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

____ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

____ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

____ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Tara Bernard
Company/Business Name: Landcore Engineering Consulting
Address: 580 Virginia Drive, Suite 340
City, State, Zip: Fort Washington, PA 19034
Phone: (215) 836-2510 Fax: ()
Email: tbernard@landcoreconsulting.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Tara Bernard

applicant/project proponent signature

4/13/26

date



PENNSYLVANIA GAME COMMISSION

BUREAU OF WILDLIFE MANAGEMENT

2001 ELMERTON AVENUE HARRISBURG, PA 17110-9797 | (717) 787-5529

June 22, 2026

Tara Bernard
Landcore Engineering Consulting
580 Virginia Drive
Suite 340
Fort Washington, Pennsylvania 19034
Applications@landcoreconsulting.com

Re: 943 W Chew Street (LEC 260014)
PNDI Receipt File: *project_receipt_943_w_chew_street_lec_260_861319_FINAL_1.pdf*
Allentown City, Lehigh County, Pennsylvania

Dear Tara Bernard,

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt File *project_receipt_943_w_chew_street_lec_260_861319_FINAL_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated – PNDI Species

PNDI records indicate species or resources of concern are located within the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, the PGC has determined that no impact is likely. Therefore, no further PNDI coordination with the PGC will be necessary for this project at this time.

This response represents the most up-to-date summary of the PNDI data files and is valid for two (2) years from the date of this letter. An absence of recorded information does not necessarily imply actual conditions on site. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered.

Should the proposed work continue beyond the period covered by this letter, please resubmit the project to this agency as an “Update” (including an updated PNDI receipt, project narrative and accurate map). If the proposed work has not changed and no additional information concerning listed species is found, the project will be cleared for PNDI requirements under this agency for two additional years.

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural Resources, and/or the PA Fish and Boat

Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at <https://conservationexplorer.dcnr.pa.gov/>.

Sincerely,



Amber Nolder
Wildlife Biologist
Bureau of Wildlife Management
Phone: 717-787-4250, Extension 73410
Fax: 717-787-6957
E-mail: anolder@pa.gov

A PNHP Partner



ADN/adn

A.10 PHMC



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

April 14, 2026

Sent Via PA-SHARE

RE: ER Project # 2026PR01642.001, 943 W Chew Street , Department of Environmental Protection, Allentown City, Lehigh County

Dear Submitter,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources

No Above Ground Concerns - Environmental Review - No Adverse Effect - Above Ground

Based on the information received and available within our files, in our opinion, the proposed project will have No Adverse Effect on the following historic properties: Old Allentown Historic District (Resource # 1982RE00424) and Allentown City Historic District (Resource # 2004RE01929). Should the scope of the project change and/or should you be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning above ground resources, please contact Elizabeth Williams at elizabethw@pa.gov.

Archaeological Resources

No Archaeological Concerns - Environmental Review - No Effect - Archaeological - No Ground Disturbance

Based on the information received and available within our files, the proposed project will have No Effect on archaeological resources. If project plans should change to include ground-disturbing activities and/or you should be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact Blair Horton at blahorton@pa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Frederick". The signature is fluid and cursive, with a large initial "B" and a stylized "F".

Barbara Frederick

Environmental Review Division Manager

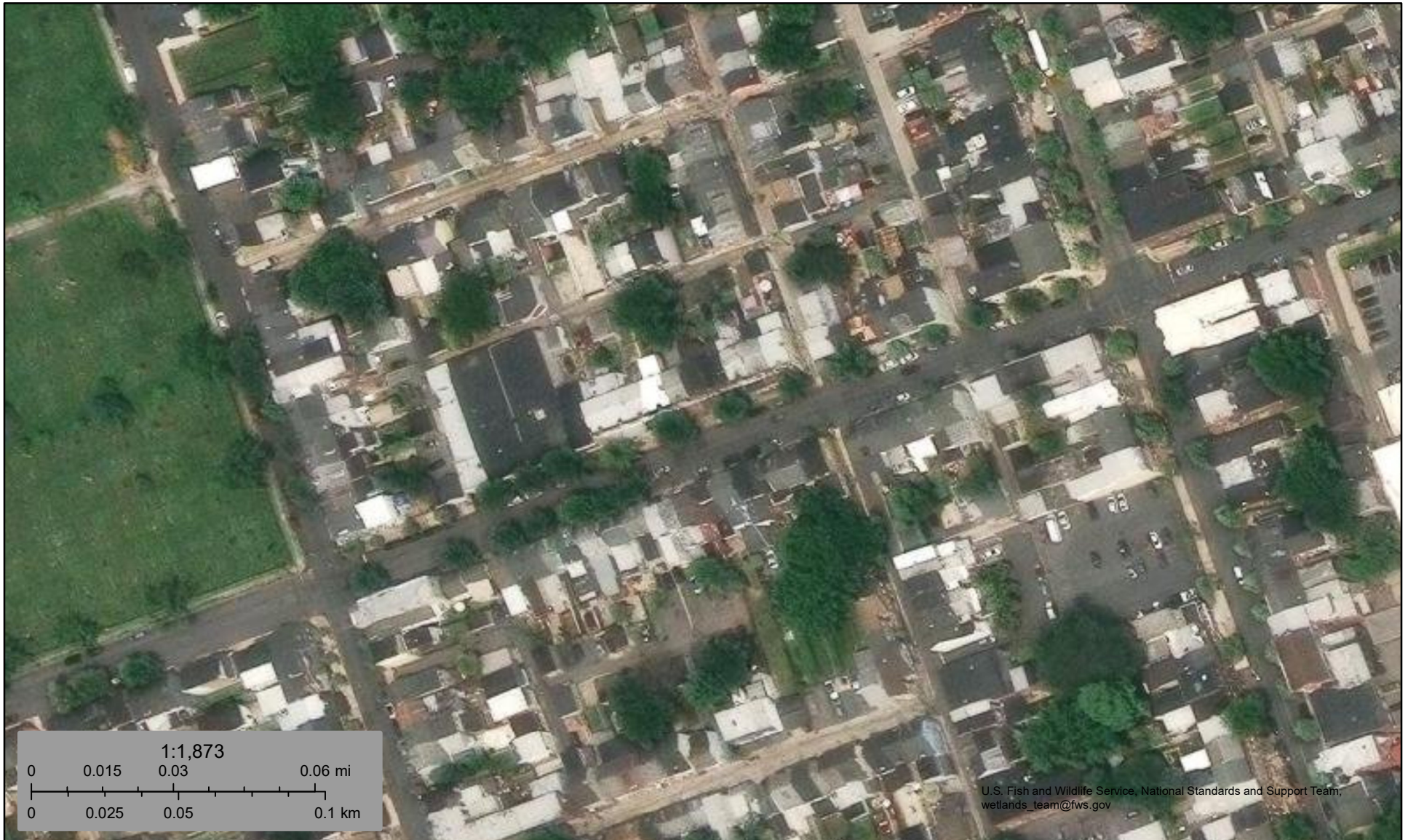
A.11 USDA SOIL MAPPING / NATION WETLAND INVENTORY



U.S. Fish and Wildlife Service

National Wetlands Inventory

943 W Chew Street Apartments



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

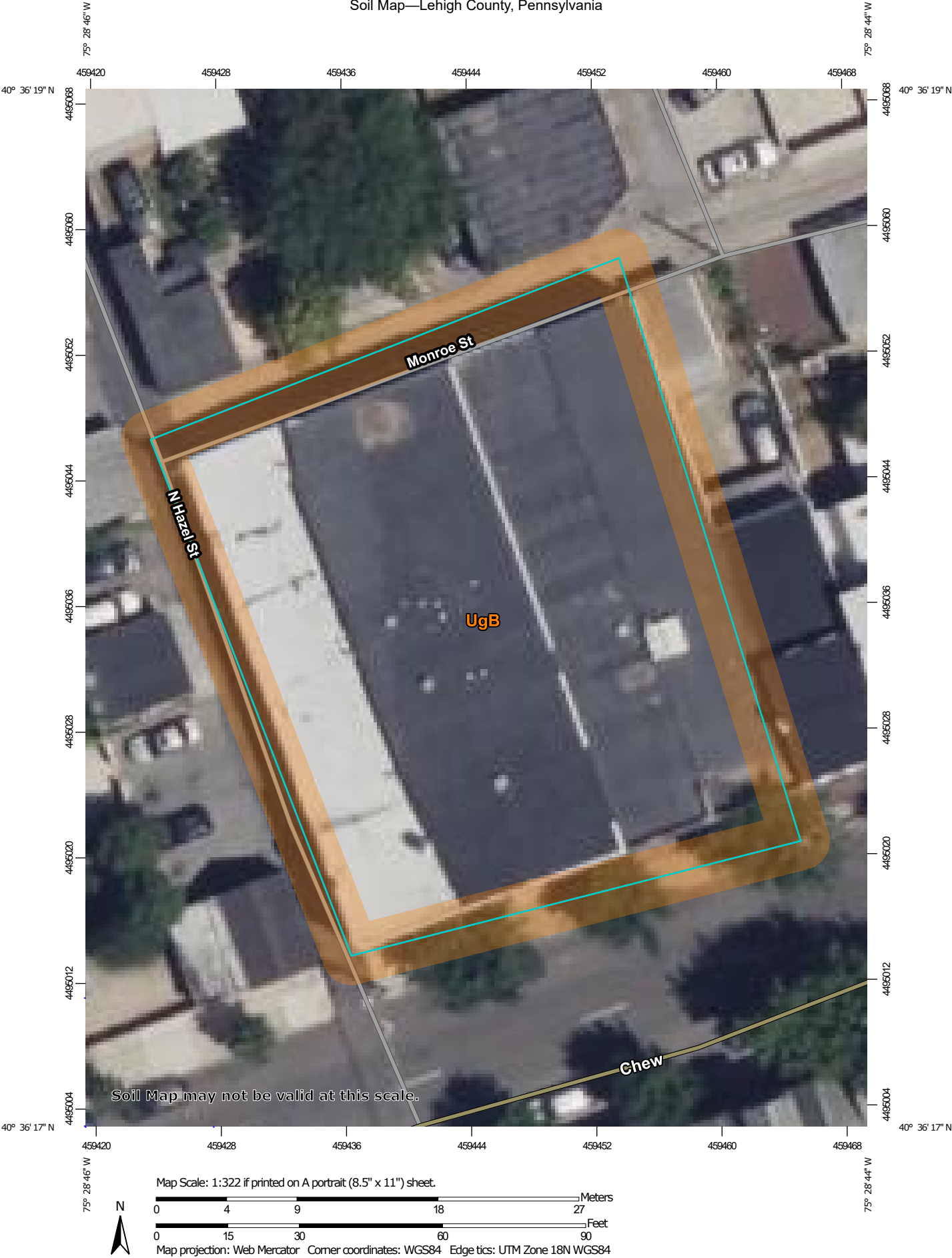
April 13, 2026

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Lehigh County, Pennsylvania



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lehigh County, Pennsylvania

Survey Area Data: Version 24, Sep 3, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2022—Jul 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UgB	Urban land, 0 to 8 percent slopes	0.3	100.0%
Totals for Area of Interest		0.3	100.0%



Prime and other Important Farmlands

This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be *farmland of local importance* for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Report—Prime and other Important Farmlands

Prime and other Important Farmlands—Lehigh County, Pennsylvania		
Map Symbol	Map Unit Name	Farmland Classification
UgB	Urban land, 0 to 8 percent slopes	Not prime farmland

Data Source Information

Soil Survey Area: Lehigh County, Pennsylvania
Survey Area Data: Version 24, Sep 3, 2025

A.12 CONVEYANCE PLAN

REFERENCE PLANS

943 W CHEW ST APARTMENTS

943-951 W CHEW ST ALLENTOWN, PENNSYLVANIA 18102

OWNER REQUESTED CHANGES - 01/27/2026



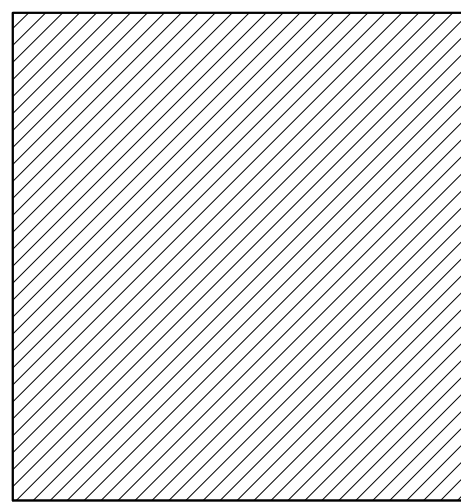
farrell partnership

NAME: JAMES T. FARRELL
LICENSE NO: RA404718

DATE:
01/27/26

C	BZ	01/27/26	OWNER REQUESTED CHANGES
B	BZ	11/19/25	ISSUED FOR DEMOLITION PERMIT
A	BZ	10/13/25	ISSUED FOR FINAL REVIEW

REV.	BY	DATE	DESCRIPTION
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AREA OF WORK



KEY PLAN

PROJECT TITLE:

943 W CHEW ST APARTMENTS

943 W CHEW ST
ALLENTOWN, PA 18102

BLOCK: LOT:

DRAWING TITLE:
**COVER SHEET,
NOTES & LEGENDS**

BLDG. NO.: DRAWN BY: JL

SCALE: AS NOTED DATE: 08-12-2025 CHECKED BY: AV

PROJ. NO: FP-25096 REV. NO: A

DRAWING NUMBER:

G0.00

SHEET INDEX

GENERAL NOTES

ABBREVIATIONS

VICINITY MAP

CODE REVIEW SUMMATION

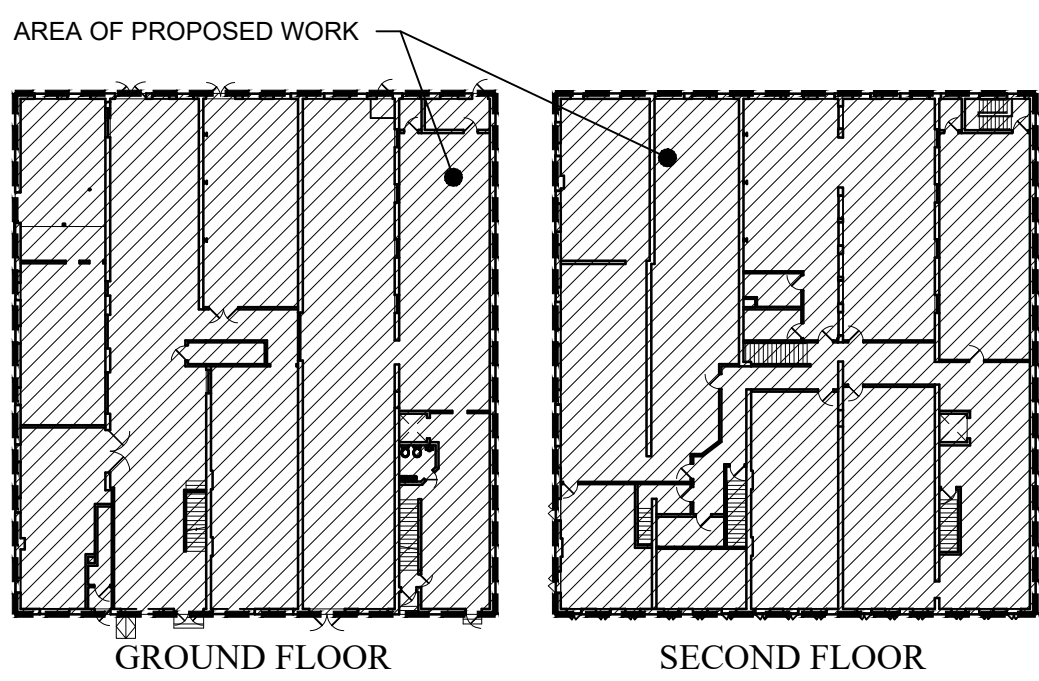
SHEET #	SHEET TITLE	REV	DATE
GENERAL			
G0.00	COVER SHEET, NOTES & LEGENDS	C	1/27/2026
G0.10	PROJECT SPECIFICATIONS	C	1/27/2026
G0.20	ACCESSIBILITY DETAILS & NOTES	C	1/27/2026
G1.10	GROUND FLOOR EGRESS & LIFE SAFETY PLAN	C	1/27/2026
G1.20	SECOND FLOOR EGRESS & LIFE SAFETY PLAN	C	1/27/2026
DEMOLITION			
D1.10	GROUND FLOOR REMOVAL PLAN	B	11/19/2026
D1.20	SECOND FLOOR REMOVAL PLAN	B	11/19/2026
D1.30	ROOF REMOVAL PLAN	B	11/19/2026
GENERAL ARRANGEMENT			
GA1.10	GENERAL ARRANGEMENT PLANS	C	1/27/2026
ARCHITECTURAL			
A0.10	SITE PLAN	C	1/27/2026
A1.10	GROUND FLOOR CONSTRUCTION PLAN	C	1/27/2026
A1.11	GROUND FLOOR REFLECTED CEILING PLAN	C	1/27/2026
A1.12	GROUND FLOOR FINISH & FF&E PLAN	C	1/27/2026
A1.20	SECOND FLOOR CONSTRUCTION PLAN	C	1/27/2026
A1.21	SECOND FLOOR REFLECTED CEILING PLAN	C	1/27/2026
A1.22	SECOND FLOOR FINISH & FF&E PLAN	C	1/27/2026
A1.30	ROOF CONSTRUCTION PLAN	C	1/27/2026
A2.10	BUILDING ELEVATIONS	C	1/27/2026
A5.10	PARTITION & CEILING TYPES	C	1/27/2026
A5.11	CONSTRUCTION DETAILS	C	1/27/2026
A6.10	DOOR SCHEDULE & TYPES	C	1/27/2026
A6.11	DOOR SCHEDULE & DETAILS	C	1/27/2026
A7.01	RESCHECK	C	1/27/2026
A7.02	RESCHECK	C	1/27/2026
MECHANICAL			
M0.01	MECHANICAL LEAD SHEET	C	1/27/2026
M1.10	GROUND FLOOR MECHANICAL PLAN	C	1/27/2026
M1.20	SECOND FLOOR MECHANICAL PLAN	C	1/27/2026
M1.30	ROOF MECHANICAL PLAN	C	1/27/2026
M5.00	MECHANICAL DETAILS	C	1/27/2026
M5.01	MECHANICAL DETAILS	C	1/27/2026
M6.00	MECHANICAL SCHEDULES	C	1/27/2026
M6.01	MECHANICAL SCHEDULES	C	1/27/2026
M6.00	MECHANICAL SPECIFICATIONS	C	1/27/2026
M6.01	MECHANICAL SPECIFICATIONS	C	1/27/2026
PLUMBING			
P0.10	PLUMBING SPECIFICATION SHEET	C	1/27/2026
P0.11	PLUMBING SPECIFICATION SHEET	C	1/27/2026
PD1.10	GROUND FLOOR PLUMBING DEMO PLAN	C	1/27/2026
PD1.20	SECOND FLOOR PLUMBING DEMO PLAN	C	1/27/2026
P1.10	GROUND FLOOR SANITARY & VENT PLUMBING PLAN	C	1/27/2026
P1.11	GROUND FLOOR DOMESTIC WATER PLUMBING PLAN	C	1/27/2026
P1.20	SECOND FLOOR SANITARY & VENT PLUMBING PLAN	C	1/27/2026
P1.21	SECOND FLOOR DOMESTIC WATER PLUMBING PLAN	C	1/27/2026
P5.00	PLUMBING DETAILS	C	1/27/2026
P6.00	PLUMBING SCHEDULES	C	1/27/2026
ELECTRICAL			
E0.00	ELECTRICAL COVERSHEET, LEGENDS	C	1/27/2026
E0.01	ELECTRICAL GENERAL NOTES	C	1/27/2026
E1.10	ELECTRICAL GROUND FLOOR POWER PLAN	C	1/27/2026
E1.11	ELECTRICAL GROUND FLOOR LIGHTING PLAN	C	1/27/2026
E1.20	ELECTRICAL SECOND FLOOR POWER PLAN	C	1/27/2026
E1.21	ELECTRICAL SECOND FLOOR LIGHTING PLAN	C	1/27/2026
E1.31	ELECTRICAL ROOF POWER PLAN	C	1/27/2026
E5.00	ELECTRICAL SINGLE LINE DIAGRAM	C	1/27/2026
E8.10	ELECTRICAL SPECIFICATIONS	C	1/27/2026
E8.11	ELECTRICAL SPECIFICATIONS	C	1/27/2026

- THE FOLLOWING GENERAL NOTES APPLY TO ALL CONTRACTORS INVOLVED IN THE PROJECT:
1. THE WORK OF THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE LATEST VERSION OF THE INTERNATIONAL BUILDING CODE (IBC) IN EFFECT AT THE TIME. ALL WORK IS TO CONFORM TO SAME AS WELL AS ALL APPLICABLE CODES AND STANDARDS GOVERNING MECHANICAL, ELECTRICAL AND PLUMBING TRADES.
 2. GENERAL CONTRACTOR SHALL PROVIDE SIGNAGE STATING THAT WORK IS BEING DONE IN THE BUILDING. SIGNAGE SHALL BE POSTED AT THE FRONT DOOR AND NEAR WORK SITE PRIOR TO BEGINNING OF CONSTRUCTION.
 3. THE WORK AREA IS TO BE SECURED BY CAUTION TAPE, BARRICADES CONES, ETC. TO PREVENT UNAUTHORIZED ACCESS TO WORK ZONES.
 4. ALL WORK TO BE EXECUTED IN A NEAT, WORKMANLIKE MANNER AND IN KEEPING WITH INDUSTRY AND TRADE STANDARDS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED TRADE PRACTICE AND ALL MATERIALS SHALL BE OF PROPER GRADE FOR THEIR PURPOSE. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR NON-CONFORMITIES IN THE DOCUMENTS AND TO BEAR ALL COSTS ARISING FROM RECTIFYING WORK PERFORMED CONTRARY TO LAW OR BEST PRACTICE.
 6. CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, MATERIALS, TOOLS, TRANSPORTATION, UTILITIES AND OTHER SERVICES NECESSARY FOR PROPER EXECUTION OF THE WORK.
 7. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR PROCEDURES, OR FOR SAFETY PROCEDURES IN CONNECTION WITH THE WORK OF THIS PROJECT.
 8. CONTRACTOR SHALL ENSURE THAT ALL FINISHED MATERIALS AND SURFACES ARE FLUSH, ALIGNED WITH ADJACENT SURFACES, PLUMB, CENTERED, SQUARE, LEVEL AND TRUE.
 9. CONTRACTOR TO SECURE ALL REQUIRED PERMITS PRIOR TO START OF WORK.
 10. CONTRACTORS SHALL BE RESPONSIBLE FOR PROPERLY LAYING OUT THE LINES, LEVELS AND MEASUREMENTS FOR FIGURES AND ALIGNMENTS SHOWN ON THE DRAWINGS.
 11. NO CHANGES ARE TO BE MADE TO THE WORK OF THESE PLANS WITHOUT FIRST OBTAINING THE CONSENT OF THE ARCHITECT.
 12. THIS DRAWING PACKAGE IS DIAGRAMMATIC IN NATURE AND INDICATES THE GENERAL ARRANGEMENT OF THE WORK.
 13. CONTRACTOR(S) TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS. IF THERE IS A DISCREPANCY IN, OR LACK OF, DIMENSION, THE ARCHITECT SHALL BE NOTIFIED OF SUCH CONDITION.
 14. CONTRACTORS SHALL NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. IF THERE IS A DISCREPANCY IN, OR LACK OF, DIMENSION, THE ARCHITECT SHALL BE NOTIFIED AND THE INFORMATION WILL BE PROVIDED.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND THE DRAWING SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT.
 16. OMISSIONS FROM PLANS, NOTES AND/OR SPECIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO FURNISH AND INSTALL ALL ITEMS REQUIRED BY CODE AND/OR TO MAKE FOR A COMPLETE AND FUNCTIONING INSTALLATION OR SYSTEM SUITABLE FOR ITS INTENDED PURPOSE.
 17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH OWNER AND BETWEEN TRADES, INCLUDING WORK OR ITEMS SUPPLIED UNDER SEPARATE CONTRACT(S) OR BY THE OWNER.
 18. CONTRACTORS SHALL BE RESPONSIBLE FOR THE WORK OF ALL EMPLOYEES, WHETHER HIS OWN, HIS SUBCONTRACTORS, OR THEIR EMPLOYEES.
 19. CONTRACTORS SHALL COMPLY WITH ALL LAWS, CODES AND ORDINANCES NECESSARY TO ADEQUATELY PROTECT PERSONS AND PROPERTY ASSOCIATED WITH THE CONTRACT FROM INJURY, DAMAGE OR LOSS. HE SHALL INSTALL AND MAINTAIN ALL REASONABLE SAFEGUARDS, NOTICES, BARRIERS, SCAFFOLDING, LADDERS AND PRECAUTIONS REQUIRED TO PROVIDE THIS PROTECTION.
 20. CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN ON THIS PROJECT AND SHALL FURNISH PROOF THAT HE IS COVERED BY CONTRACTOR'S LIABILITY INSURANCE AND THE AMOUNTS OF INSURANCE COVERAGE SHALL BE ENTERED INTO THE OWNER/CONTRACTOR AGREEMENT.
 21. THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION. REMOVE ACCUMULATED TRASH, WASTE AND REFUSE RESULTING FROM EACH DAY'S WORK. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AND APPROPRIATELY SIZED "DUMPSTER" TYPE OF CONTAINER ON THE JOB SITE FOR THE COLLECTION OF CONSTRUCTION DEBRIS.
 22. CONTRACTORS SHALL LEAVE THE BUILDING COMPLETELY DUST FREE AND FREE OF ANY AND ALL CONSTRUCTION DEBRIS. PRIOR TO OWNER ACCEPTANCE, CLEAN OR RE-CLEAN THE WORK IN ORDER TO PROVIDE A "BROOM CLEAN" CONDITION. REMOVE STAINS, DIRT AND FINGER PRINTS FROM WINDOWS, DOORS, FLOORS, WALLS, CEILINGS, FIXTURES AND EQUIPMENT. POLISH HARDWARE AND REMOVE LABELS AND PROTECTIVE COVERINGS AS REQUIRED.
 23. CONTRACTOR(S) IS CAUTIONED TO MAKE CONTINUED OBSERVATIONS OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF HIS WORK. SHOULD HE BECOME AWARE OF ANY SITUATION THAT REQUIRES FURTHER INVESTIGATION OR STUDY - SUCH AS ABNORMAL DEFLECTION OR ANY OTHER DEleterious CONDITIONS - HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
 24. CONTRACTORS SHALL BE HELD RESPONSIBLE FOR AND BE REQUIRED TO MAKE GOOD AT HIS OWN EXPENSE ANY AND ALL DAMAGE DONE TO THE OWNER'S PROPERTY AND/OR TO ANY WORK OR MATERIAL IN PLACE ON THE PREMISES, OR INCLUDED IN HIS CONTRACT, WHICH IS CAUSED BY HIS WORK OR WORKMEN, DURING THE EXECUTION OF THE CONTRACT.
 25. CONTRACTOR SHALL FILE THE GUARANTEES, RELEASE OR WAIVER OF LIENS, CERTIFICATES OF OCCUPANCY AND OPERATION AND MAINTENANCE MANUALS WITH THE OWNER PRIOR TO FINAL PAYMENT. THE MANUALS SHALL CONTAIN ALL MANUFACTURERS' INSTRUCTIONS FOR MAINTENANCE AND OPERATION OF EACH ITEM OF EQUIPMENT FURNISHED UNDER THE CONTRACT.
 26. CONTRACTORS SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, RULES, ORDINANCE AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR(S) SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS, AGENCY FEES, LICENSES, CERTIFICATES OF INSPECTION AND APPROVAL NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
 27. CONTRACTORS WORKING ON THIS PROJECT SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ALL CLAIMS, DEMANDS AND LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THEIR PERFORMANCE OF WORK ON THIS PROJECT.

A.B. A.C. A.A. A.F.F. ALT. ALUM. & < APPROX. ARCH. @ ATT. A.T. B.D. BLDG. BLK. BLKG. BM. BOT. BRG. BRK. BSMT. CAB. C.A.S.B.A. CEM. C.I. CL. CLG. CLST. CLR. CMU C.O. C.O. C.O. CONC. CONSTR. CORR. CONT. C.T. DBL. DET. D.F. DIA. DIM. DIA. DWG(S) EA. E.I.S. E.J. ELEC. ELEV. E.P. F.O.L. EQ. EQUIP. E.W.C. EXHAUST EXIST. EXP. EXTR. FIN. FIN. FIT. FL. FLUOR. FT. FT. F.T. F.A. GALV. G.A. G.B. GYP. H. OR HT. H.A. H.DWE. H.I. HORIZ. HR. HTR. I.D.	ANCHOR BOLT AIR CONDITIONING ACOUS. AREA DRAIN ABOVE FINISHED FLOOR ALTERNATE ALUMINUM AND ANGLE APPROXIMATELY ARCHITECTURAL OR ARCHITECT AT ATTACHED ACOUSTICAL TILE BOARD BUILDING BLOCK BLOCKING MOD. MTD MTG. BEARING N.I.A. NO. N.T.S. O.C. O.D. OFF. OH. OPPHD. PART. PL. PLAS. PLYWD. PNL. PAIR PREFAB. POL. P.T. PARTITION TYPE PAINTED QUARRY TILE R. RISER or RADIUS RETURN AIR R.D. REINFORC.(or -ING) REQD. RAIL. ROOM RND. R.O. S.A. SAN. S.C. S.D. SCH. SEALANT SECT. SHT. SIM. S.M. SPECS. SQ. S/S STD. STOR. STRUCT. SUSP. TEL. TEMP. T&G THK. THRES. TR. or T. T.O. TYP. U.N.O. VERT. V.C.T. V.I.F. WIDTH W/ W/O W.C. WD. W.P. W.W.M. YD.	IN. INT. INCAND. INSUL. INTR. INV. MAX. MATERIAL MATL. MECH. MEMB. METAL MEZZ. MFG(R) MH. MIN. MISC. M.O. M.O. MOD. MOUNTED MOUNTING NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER O.D. OFFICE OVERHEAD OPPOSITE HAND PARTITION PLATE PLASTIC or PLASTER PLYWOOD PANEL PREFAB. POLISHED PARTITION TYPE PAINTED QUARRY TILE R. RISER or RADIUS RETURN AIR R.D. REINFORC.(or -ING) REQD. RAIL. ROOM RND. R.O. S.A. SAN. S.C. S.D. SCH. SEALANT SECT. SHT. SIM. S.M. SPECS. SQ. S/S STD. STOR. STRUCT. SUSP. TEL. TEMP. T&G THK. THRES. TR. or T. T.O. TYP. U.N.O. VERT. V.C.T. V.I.F. WIDTH W/ W/O W.C. WD. W.P. W.W.M. YD.	INCH INTERIOR or INTERMEDIATE INCANDESCENT INSULATION INTERIOR INVERT MAXIMUM MATERIAL MANUFACTURE(R) MANHOLE MINIMUM MISCELLANEOUS MASONRY OPENING MODEL MOUNTED MOUNTING NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER OUTSIDE DIAMETER OFFICE OVERHEAD OPPOSITE HAND PARTITION PLATE PLASTIC or PLASTER PLYWOOD PANEL PREFABRICATE POLISHED PARTITION TYPE PAINTED QUARRY TILE RISER or RADIUS RETURN AIR ROOF DRAIN REINFORCEMENT(or -ING) REQUIRED RAILING ROOM ROUND ROUGH OPENING SUPPLY AIR SANITARY SOLID CORE SOAP DISPENSER SCHEDULE SEALANT SECTION SHEET SIMILAR SHEET METAL SPECIFICATIONS SQUARED STAINLESS STEEL STANDARD STORAGE STRUCTURE / STRUCTURAL SUSPENDED / SUSPENSION TELEPHONE TEMPORARY or TEMPERATURE TONGUE & GROOVE THICK THRESHOLD TREAD TYPICAL UNLESS NOTED OTHERWISE VERTICAL VINYL COMPOSITION TILE VERIFY IN FIELD WIDTH WITH WITHOUT WATER CLOSET WOOD WEATHERWATER-PROOF WELDED WIRE MESH YARD
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AREA OF WORK



EXISTING PLANS

SYMBOLS

	DRAWING LABEL		ROOM TITLE/ROOM NUMBER
	SECTION LABEL		KEYED NOTE
	ELEVATION LABEL		PARTITION TYPE
	DETAIL		DEMOLITION
			EXISTING TO REMAIN
			NEW PARTITIONS
			CENTER LINE

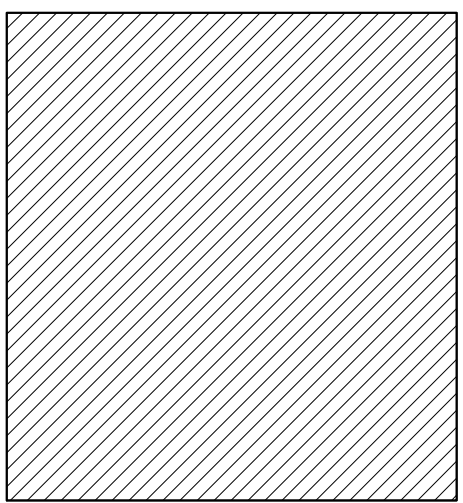
SITE LOCATION: 943-951 W CHEW ST ALLENTOWN, PENNSYLVANIA 18102			
CODE REVIEW INFORMATION: APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS, & CONSTRUCTION CRITERIA OF THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES HAVING JURISDICTION. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE OWNER'S CONTRACTOR. ALL PERMIT AND LICENSES NECESSARY FOR EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE OWNER'S CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:			
BUILDING: PENNSYLVANIA UNIFORM CONSTRUCTION CODE (ADOPTION OF IBC CODES); 2018 INTERNATIONAL BUILDING CODE, PA EDITION EXISTING BUILDING: 2018 INTERNATIONAL EXISTING BUILDING CODE, PA EDITION STRUCTURAL: 2018 INTERNATIONAL BUILDING CODE, PA EDITION PLUMBING: 2018 INTERNATIONAL PLUMBING CODE, PA EDITION MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE, PA EDITION ELECTRICAL: 2017 NATIONAL ELECTRIC CODE FIRE: 2018 INTERNATIONAL FIRE CODE, PA EDITION ACCESSIBILITY CODE: 2018 INTERNATIONAL BUILDING CODE, CHAPTER 11 & APPENDIX E 2009 ANSI A117.1 ENERGY: 2018 INTERNATIONAL ENERGY CONSERVATION CODE FUEL GAS: 2018 INTERNATIONAL FUEL GAS CODE			
1. BUILDING DEPARTMENT: OFFICE OF BUILDING & CONSTRUCTION CITY HALL - 435 HAMILTON ST - 4TH FLOOR ALLENTOWN, PENNSYLVANIA 18101			
2. ZONING DATA: ZONE: R-MH - MEDIUM HIGH DENSITY RESIDENTIAL HISTORIC DISTRICT: OLD ALLENTOWN HISTORIC DISTRICT OVERLAY DISTRICT: TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY DISTRICT PROPOSED USE: RESIDENTIAL CONVERSION OF AN EXISTING BUILDING TO RESULT IN AN INCREASED NUMBER OF DWELLING UNITS ALLOWED PER APPEAL #A-2024-00724 LOT SIZE: EXISTING: 10,850 S.F. (0.25 ACRES) PROPOSED: UNCHANGED SETBACKS: EXISTING FRONT: 0' PROPOSED FRONT: UNCHANGED EXISTING REAR: 0' PROPOSED REAR: UNCHANGED EXISTING SIDE: 0' PROPOSED SIDE: UNCHANGED HEIGHT: EXISTING: 2 STORIES PROPOSED: UNCHANGED DENSITY: PROPOSED: 18 DWELLING UNITS ALLOWED PER APPEAL #A-2024-00724 FLOOR AREA: 1-BEDROOM UNIT: 500 S.F. MIN; +670 S.F. PROPOSED 2-BEDROOM UNIT: 700 S.F. MIN; +1,040 S.F. PROPOSED PARKING: MINIMUM: 27 SPACES PROPOSED: 0 SPACES PER APPEAL #A-2024-00724 3. BUILDING DATA: USE GROUP: R-2 CONSTRUCTION CLASS: VB TYPE OF WORK: EXISTING BUILDING ALTERATION AUTOMATIC SPRINKLER SYSTEM: YES - NFPA 13 MAX BUILDING AREA: 42,000 S.F. (SEE SHEET G1.10) HEIGHT (2018 IBC TABLE 604.4): ALLOWABLE - 3 STORIES EXISTING - 2 STORIES PROPOSED - UNCHANGED AREA OF PROPOSED WORK: 21,700 S.F. VOLUME OF PROPOSED WORK: 434,000 C.F. AREA OF DISTURBED SOIL: 0 S.F. AREA OF NEW CONSTRUCTION: 0 S.F. VOLUME OF NEW CONSTRUCTION: 0 C.F. FIRE-RESISTANCE (2018 IBC TABLE 601): SEE SHEET G1.10 MAX. TRAVEL DISTANCE TO AN EXIT: SEE SHEETS G1.10 & G1.20 MAX. DEAD END CORRIDOR: 50'			

[illegible]

C:\USERS\LOSH\ON\BOX\PROJECTS\FP-25096 943 CHEW STREET ALLENTOWN PA\CD\ARCH\FP-25096_G020 ACCESSIBILITY DETAILS & NOTES

NAME: JAMES T. FARRELL DATE: 01/27/26
LICENSE NO: RA404718

C	BZ	01/27/26	OWNER REQUESTED CHANGES
B	BZ	11/19/25	ISSUED FOR DEMOLITION PERMIT
A	BZ	10/13/25	ISSUED FOR FINAL REVIEW
REV.	BY	DATE	DESCRIPTION



AREA OF WORK



KEY PLAN

PROJECT TITLE:

943 W CHEW ST APARTMENTS

943 W CHEW ST
ALLENTOWN, PA 18102

BLOCK: LOT:

DRAWING TITLE:

ACCESSIBILITY
DETAILS & NOTES

BLDG. NO.:

DRAWN BY:

SCALE:

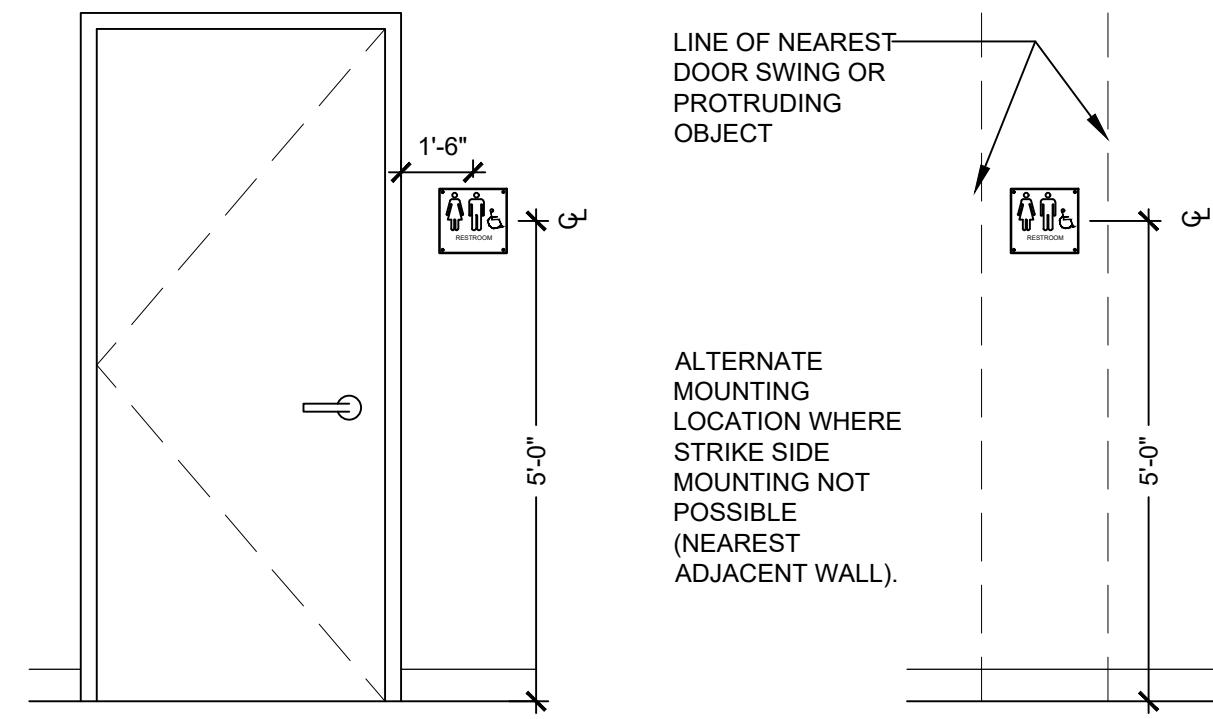
DATE:

CHECKED BY:

PROJ. NO: FP-25096 REV. NO: A

DRAWING NUMBER:

G0.20

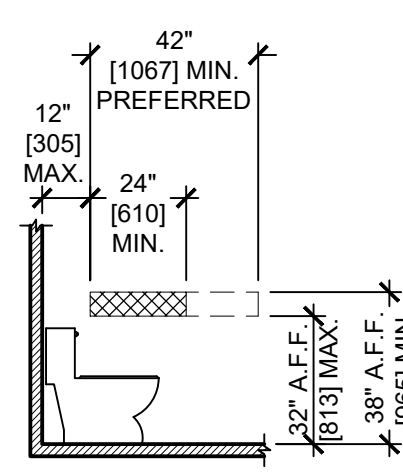


NOTE:
MOUNTING LOCATION REQ'D
AT STRIKE SIDE WHERE
POSSIBLE.

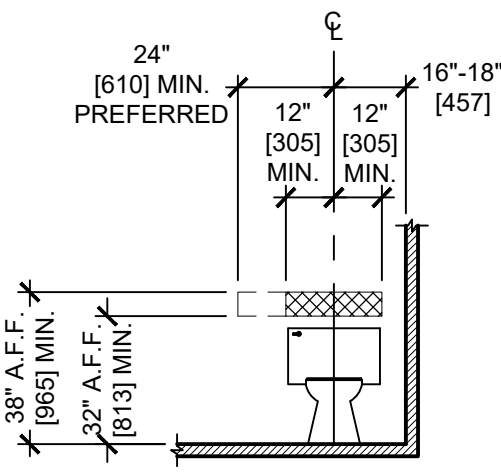
NOTE:
A PERSON MUST BE ABLE TO APPROACH
WITHIN 2" OF SIGN WITHOUT
ENCOUNTERING ANY DOOR SWING OR
PROTRUDING OBJECT.

6 ACCESSIBILITY DETAILS - SIGNAGE

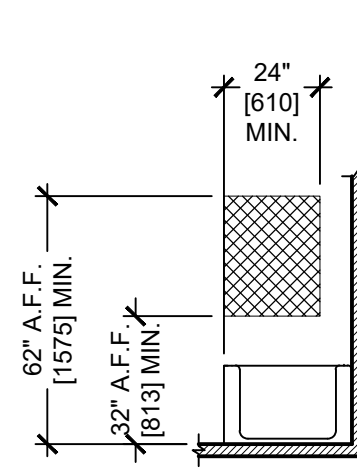
1/4" = 1'-0"



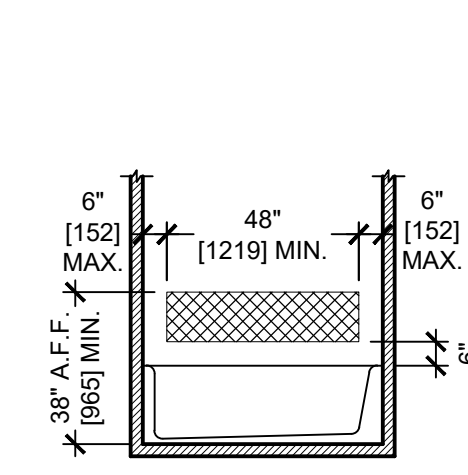
WATER CLOSET - SIDE WALL
SECTION 1004.11.1
EXCEPTIONS 2 & 4
FIGURE 604.5.1



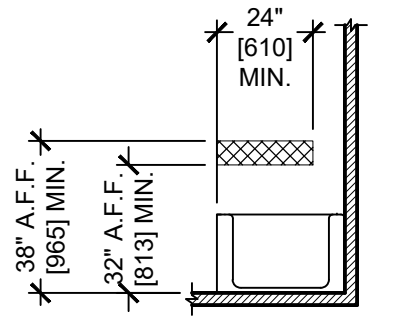
WATER CLOSET - REAR WALL
SECTION 1004.11.1
EXCEPTION 3
FIGURE 604.5.2



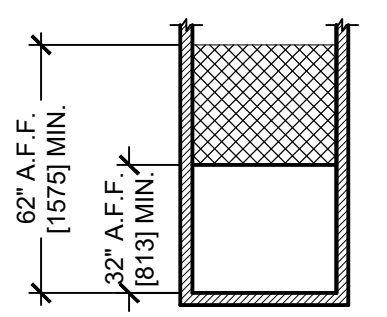
TUB - CONTROL END WALL
SECTION 1004.11.1
FIGURE 607.4.2



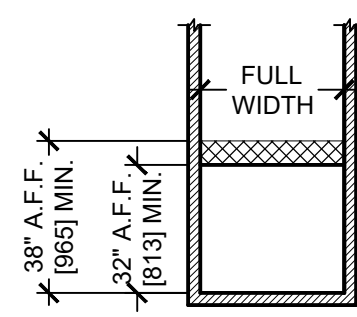
TUB - BACK WALL
SECTION 1004.11.1
FIGURE 607.4.2



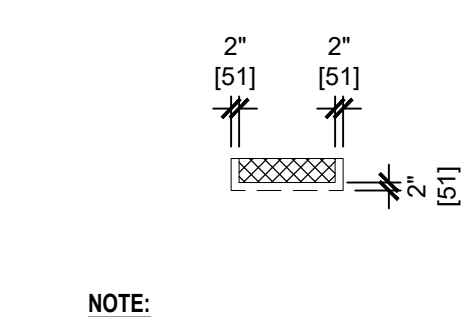
TUB - HEAD END WALL
SECTION 1004.11.1
FIGURE 607.4.2



SHOWER - CONTROL WALL
SECTION 1004.11.1
FIGURE 608.3.1



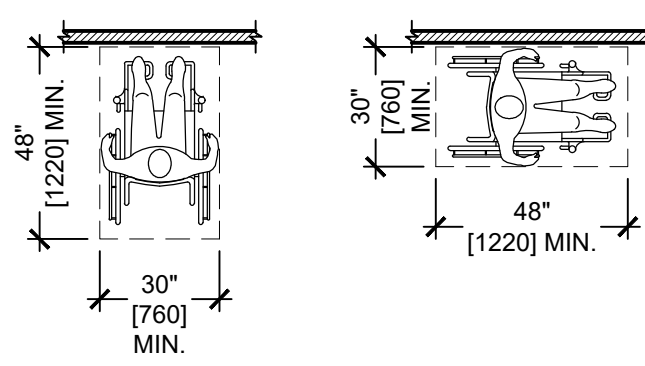
SHOWER - BACK & SEAT WALL
SECTION 1004.11.1
FIGURE 608.3.1



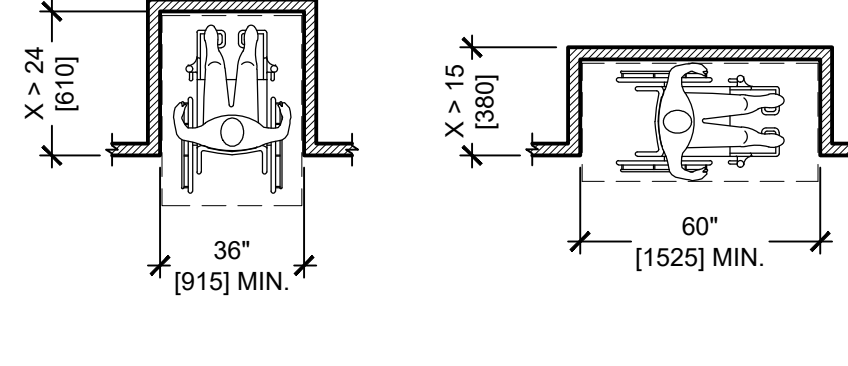
NOTE:
AN ADDITIONAL 2' TO 4' OF REINFORCING AT
SIDES AND BOTTOM RECOMMENDED TO
PROVIDE FULL SUPPORT FOR THE
MOUNTING PLATES OF A GRAB BAR. TYPICAL

5 ACCESSIBILITY DETAILS - REINFORCEMENT BLOCKING REQUIREMENTS (TYPE B UNITS)

1/4" = 1'-0"



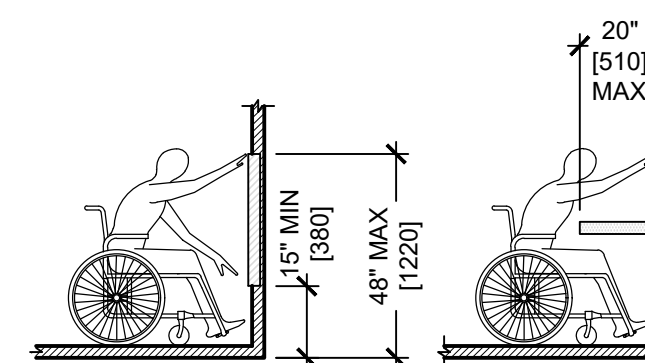
(A) FORWARD
POSITION OF CLEAR FLOOR OR GROUND SPACE
FIGURE 305.5



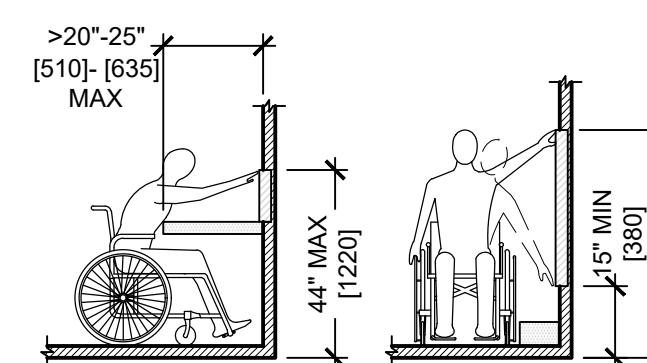
(B) PARALLEL
MANEUVERING CLEARANCE IN AN ALCOVE
FIGURE 305.7

3 ACCESSIBILITY DETAILS - WHEELCHAIR SPACE

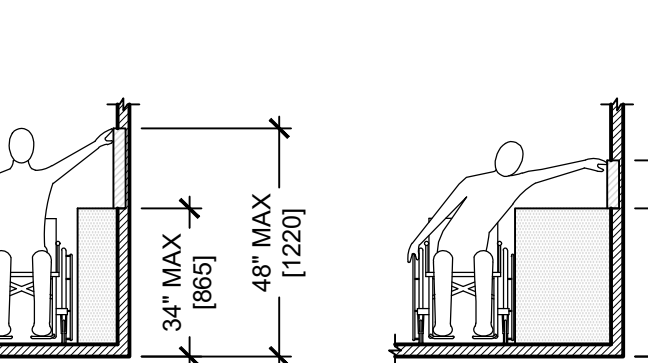
1/4" = 1'-0"



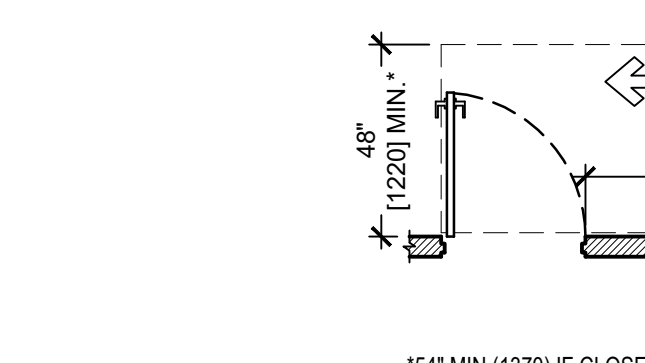
UNOBSTRUCTED
FORWARD REACH
FIGURE 308.2.1



OBSTRUCTED HIGH FORWARD REACH
FIGURE 308.2.2



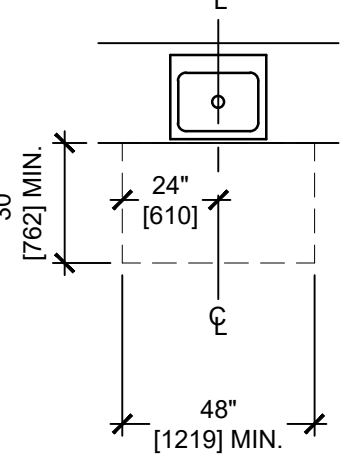
UNOBSTRUCTED
SIDE REACH
FIGURE 308.3.1



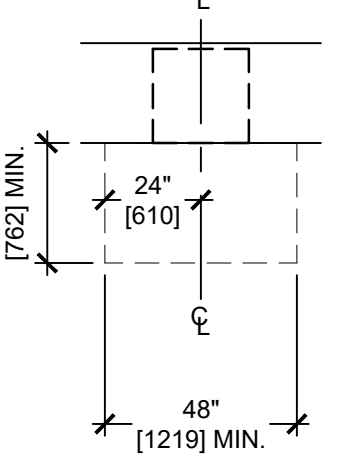
OBSTRUCTED HIGH SIDE REACH
FIGURE 308.3.2

2 ACCESSIBILITY DETAILS - REACH LIMITS

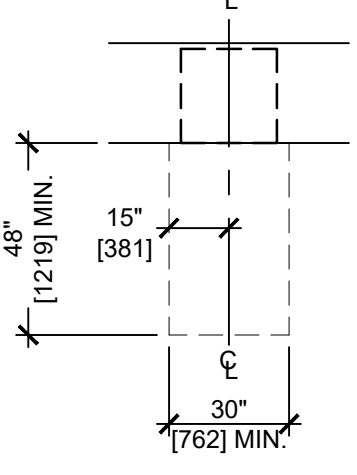
1/4" = 1'-0"



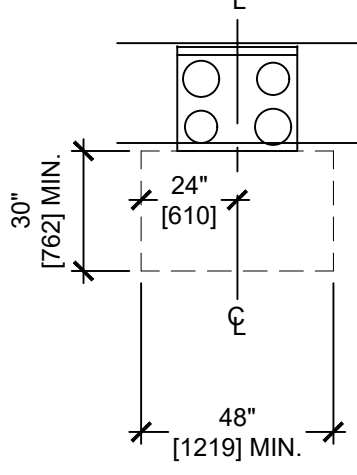
KITCHEN SINK
SECTION 1004.12.2.1



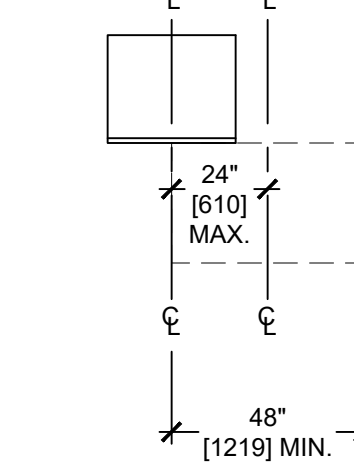
DISHWASHER - PARALLEL
SECTION 1004.12.2.2



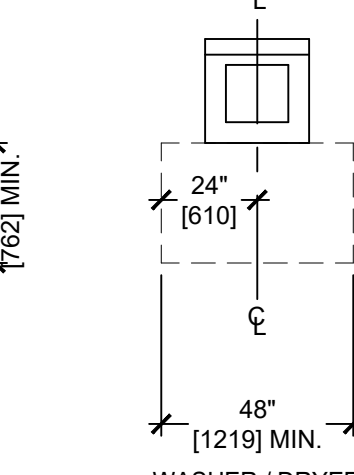
DISHWASHER - FORWARD
SECTION 1004.12.2.2



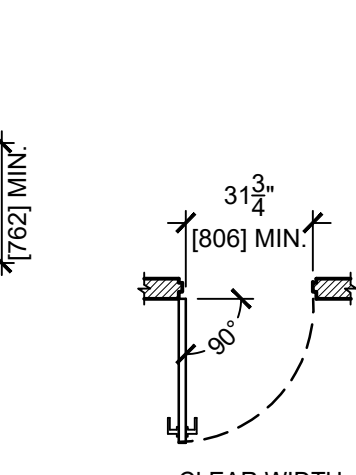
RANGE
SECTION 1004.12.2.3.3
SECTION 1004.12.2.4



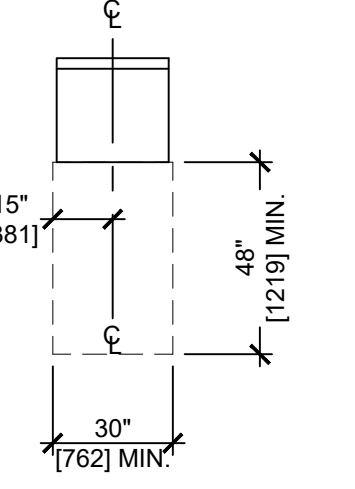
REFRIGERATOR / FREEZER
SECTION 1004.12.2.5



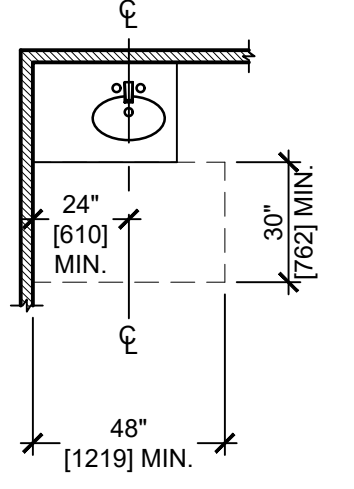
WASHER / DRYER
TOP & FRONT LOADING
SECTION 1004.10.1



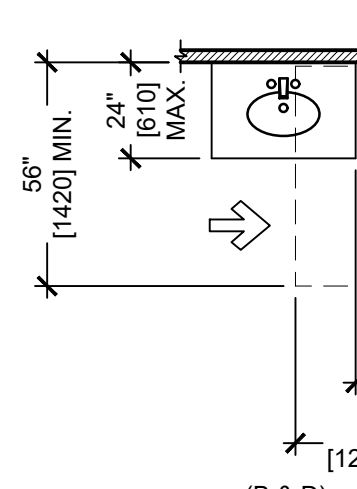
CLEAR WIDTH
USER PASSAGE DOORWAYS
SECTION 1004.5.2.1



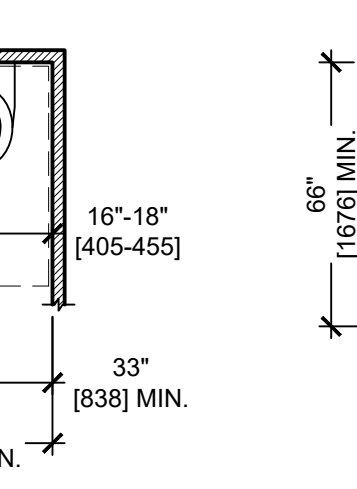
WASHER / DRYER
FRONT LOADING
SECTION 1004.10.1



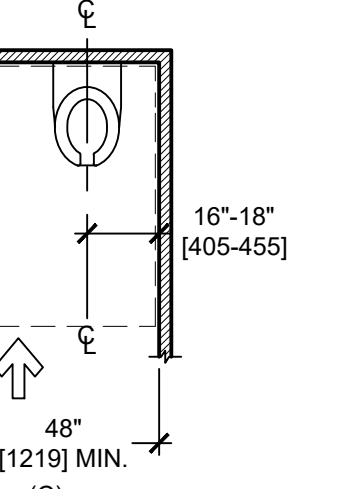
LAVATORY (OPTION B)
SECTION 1004.11.3.2.1
FIGURE 1004.11.3.1.1



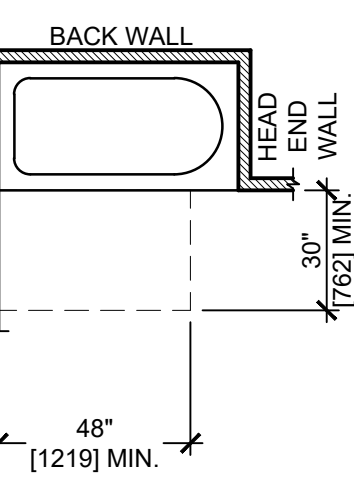
(B & D)
WATER CLOSET (OPTION B)
SECTION 1004.11.3.2.2
FIGURE 1004.11.3.1.2



(C)
WATER CLOSET (OPTION B)
SECTION 1004.11.3.2.2
FIGURE 1004.11.3.1.2



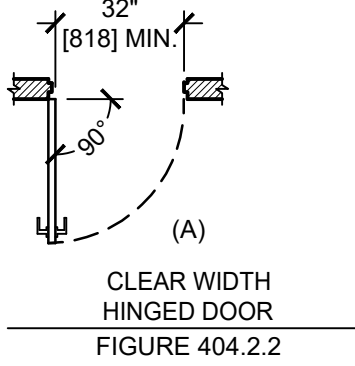
BATHTUB (OPTION B)
FIGURE 1004.11.3.2.3.1



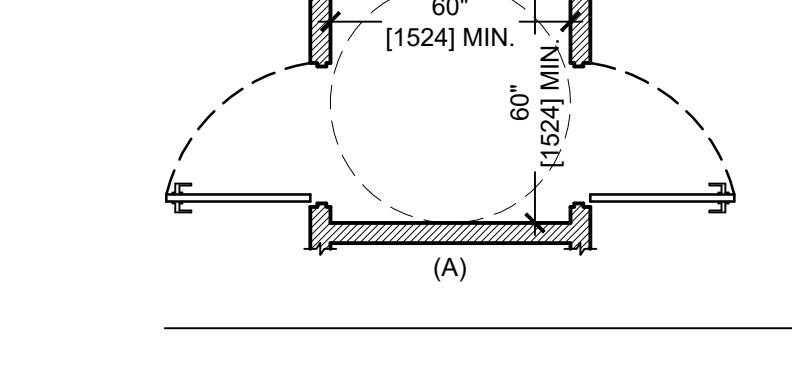
SHOWER (OPTION B)
SECTION 1004.11.3.2.3.2
FIGURE 1004.11.3.1.3.3

4 ACCESSIBILITY DETAILS - CLEAR FLOOR SPACE REQUIREMENTS (TYPE B UNITS - OPTION B BATHROOMS)

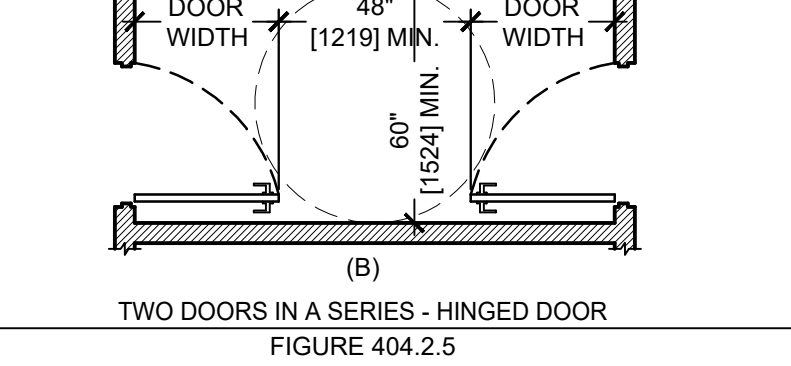
1/4" = 1'-0"



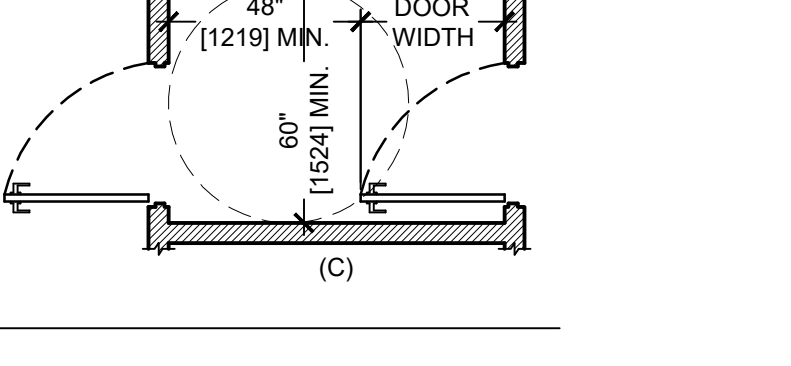
(A) CLEAR WIDTH
HINGED DOOR
FIGURE 404.2.2



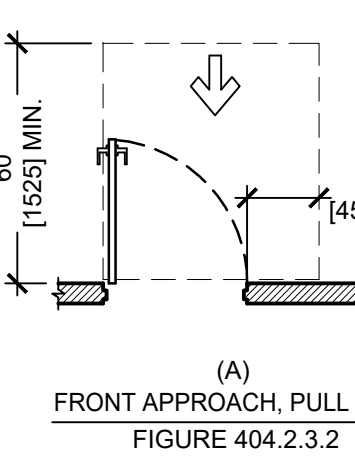
(A) TWO DOORS IN A SERIES - HINGED DOOR
FIGURE 404.2.5



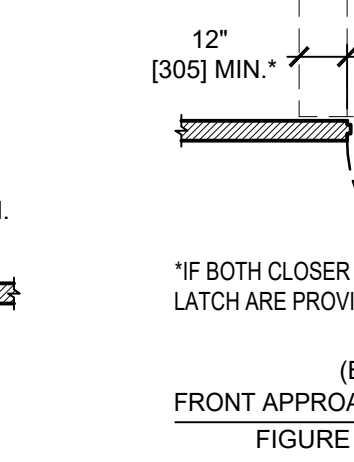
(B) TWO DOORS IN A SERIES - HINGED DOOR
FIGURE 404.2.5



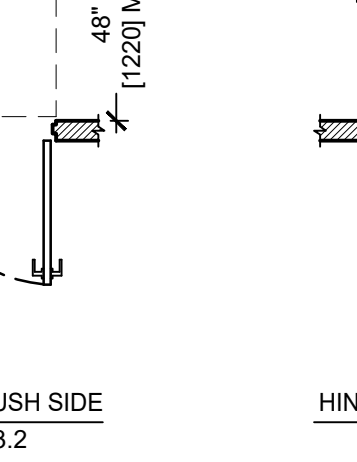
(C) TWO DOORS IN A SERIES - HINGED DOOR
FIGURE 404.2.5



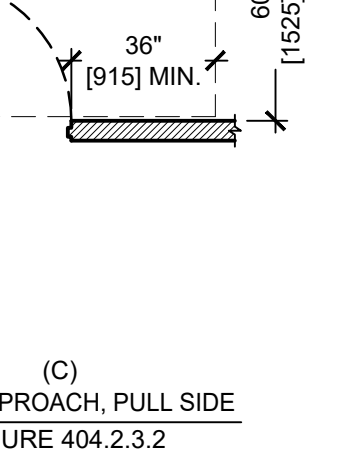
(A) FRONT APPROACH, PULL SIDE
FIGURE 404.2.3.2



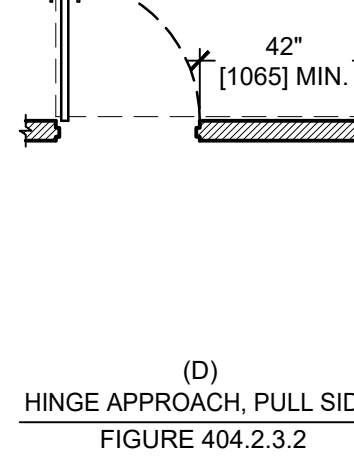
(B) FRONT APPROACH, PUSH SIDE
FIGURE 404.2.3.2



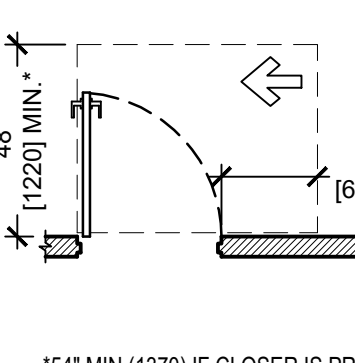
(C) HINGE APPROACH, PULL SIDE
FIGURE 404.2.3.2



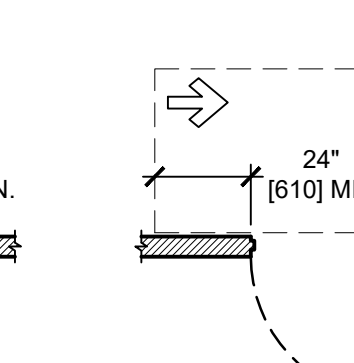
(D) HINGE APPROACH, PULL SIDE
FIGURE 404.2.3.2



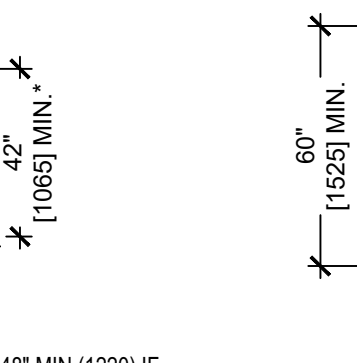
(E) HINGE APPROACH, PUSH SIDE
FIGURE 404.2.3.2



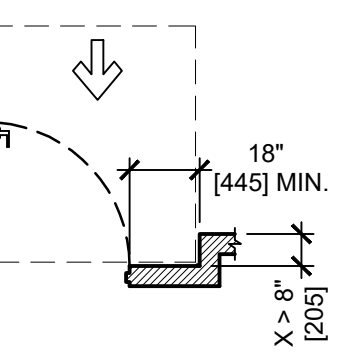
(F) LATCH APPROACH, PULL SIDE
FIGURE 404.2.3.2



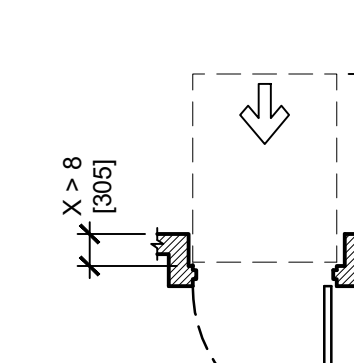
(G) LATCH APPROACH, PUSH SIDE
FIGURE 404.2.3.2



(A) PULL SIDE
FIGURE 404.2.3.5



(B) PUSH SIDE
FIGURE 404.2.3.5



(C) PUSH SIDE
FIGURE 404.2.3.5

1 ACCESSIBILITY DETAILS - DOORS

1/4" = 1'-0"

AREA CALCULATION (2018 IBC - SECTION 506.2.3, EQUATION 5-2)							
OCCUPANCY GROUP	CONSTRUCTION TYPE	ALLOWABLE AREA A _s (TABLE 506.2)	ALLOWABLE AREA A _N (TABLE 506.2)	AREA FACTOR INCREASE 1 DUE TO FRONTAGE (506.3)	NUMBER OF STORIES	AREA PER STORY	
						ALLOWABLE	PROPOSED
R-2	VB	21,000 S.F.	7,000 S.F.	0 th -5	2	21,000 S.F.	42,000 S.F.
						10,850 S.F.	21,700 S.F.
a. PER IBC 2018, SECTION 506.3.2, TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, THE PUBLIC WAY ADJACENT TO THE BUILDING PERIMETER SHALL HAVE A MINIMUM DISTANCE OF 20 FEET MEASURED AT RIGHT ANGLES FROM THE BUILDING FACE THE ENTIRE WIDTH OF A STREET, ALLEY OR PUBLIC WAY.							
b. PER IBC 2018, SECTION 506.3.1, THE BUILDING HAS LESS THE 25% OF ITS PERIMETER ON A QUALIFYING PUBLIC WAY AND DOES NOT QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE							

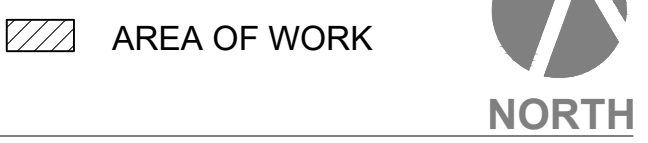
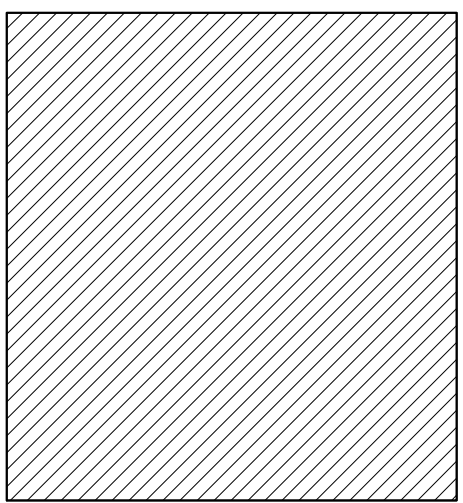
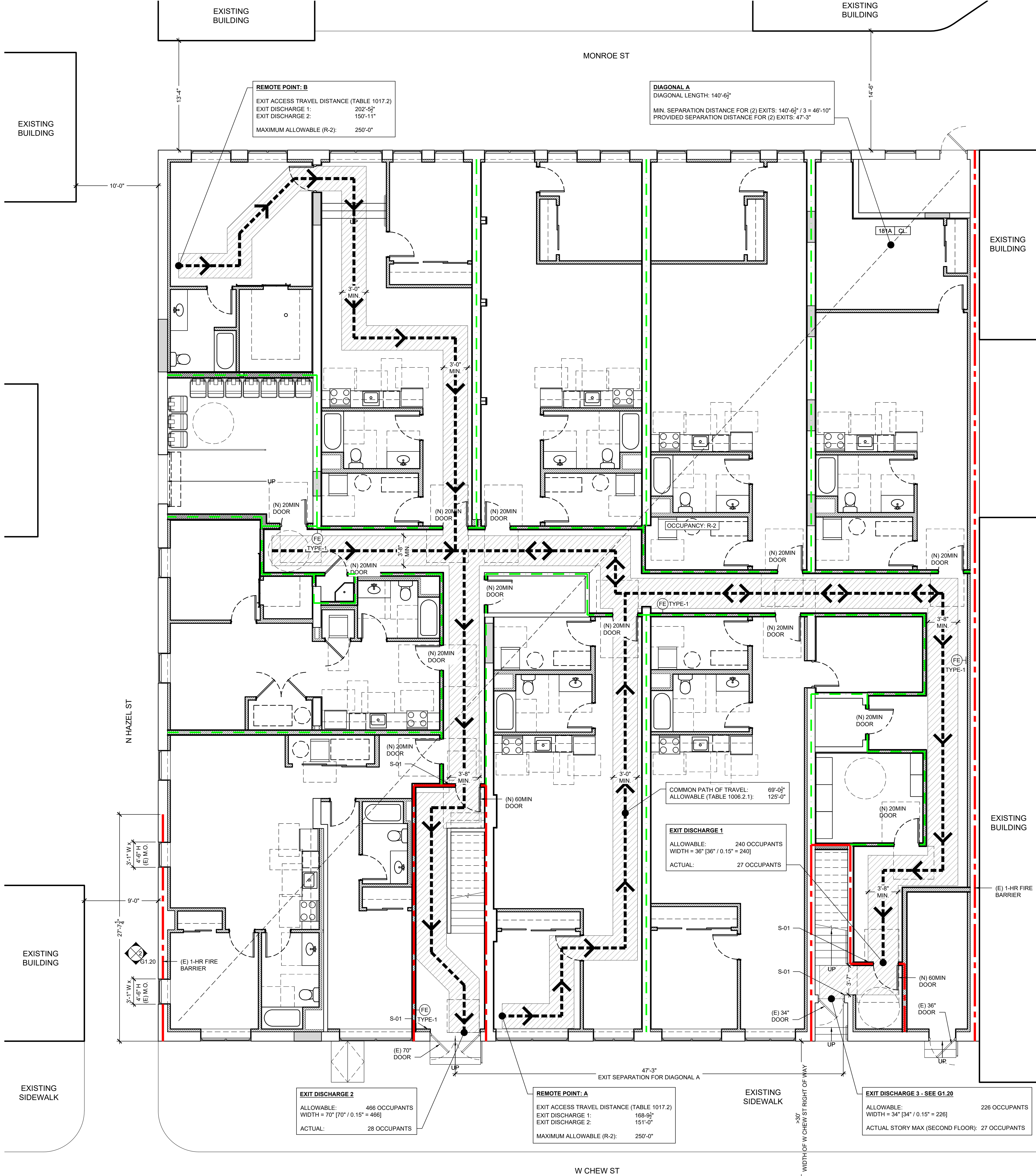
FIRE-RESISTANCE RATING (HOURS) PER 2018 IBC TABLE 601		FIRE-RESISTANCE RATING FOR EXTERIOR WALLS (HOURS) PER 2018 IBC TABLE 602	
BUILDING ELEMENT	VB	FIRE SEPARATION DISTANCE = X (FEET)	OCCUPANCY GROUP R
PRIMARY STRUCTURAL FRAME	0	X < 5	1
EXTERIOR BEARING WALLS	0 th -1	5 ≤ X < 10	1
INTERIOR BEARING WALLS	0 th -5	10 ≤ X < 30	0 th
EXTERIOR NON-BEARING WALLS	0 th -1	X ≥ 30	0 th
INTERIOR NON-BEARING WALLS	0 th -5		
FLOOR CONSTRUCTION	0 th		
ROOF CONSTRUCTION	0		
a. SEE TABLE 602 & TABLE 705.8			
b. PER 2018 IBC SECTION 420.2, WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALL SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708. PER SECTION 708.3 FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.			
c. PER 2018 IBC SECTION 711.2.4.3, HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.			
d. PER 2018 IBC SECTION 713.4, SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.			
e. PER 2018 IBC SECTION 1023.2, INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.			
f. PER 2018 IBC SECTION 705.8.1, EXCEPTION 2, BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.			

OCCUPANCY LOAD				
AREA	OCCUPANCY CLASSIFICATION (2018 IBC CHAPTER 3)	AREA	FUNCTION OF SPACE (2018 IBC TABLE 1004.5)	NUMBER OF OCCUPANTS
GROUND FLOOR	R-2	10,850 S.F.	RESIDENTIAL	55
SECOND FLOOR	R-2	10,850 S.F.	RESIDENTIAL	55
TOTALS		21,700 S.F.		110

PARTITION LEGEND	
	1-HOUR FIRE PARTITION
	1-HOUR FIRE BARRIER

FIRE EXTINGUISHER LEGEND	
	- 5LB ABC FIRE EXTINGUISHER - MODEL FE05C AS MANUFACTURED BY J.L. INDUSTRIES - AMBASSADOR SERIES 1013F10 AS MANUFACTURED BY J.L. INDUSTRIES

SIGNAGE LEGEND			
TAG	SIGHT TYPE	MODEL	REFERENCE
S-01	EXIT	S-22034BLU	
S-02	EMERGENCY STAIR ACCESS	S-22035BLU	
ALL AS MANUFACTURED BY ULINE			



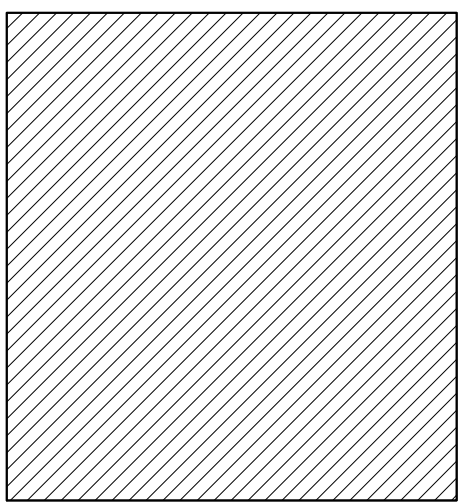
C:\USERS\LOSH\ONBOX\PROJECTS\FP-25096 943 CHEW STREET ALLENTOWN PA\CAD\ARCH\FP-25096_G1.20 SECOND FLOOR EGRESS & LIFE SAFETY PLAN

OCCUPANCY LOAD					
AREA	OCCUPANCY CLASSIFICATION (2018 IBC CHAPTER 3)	AREA	FUNCTION OF SPACE (2018 IBC TABLE 1004.5)	OCCUPANCY FACTOR (2018 IBC TABLE 1004.5)	NUMBER OF OCCUPANTS
GROUND FLOOR	R-2	10,850 S.F.	RESIDENTIAL	200	55
SECOND FLOOR	R-2	10,850 S.F.	RESIDENTIAL	200	55
TOTALS		21,700 S.F.			110

EGRESS & LIFE SAFETY EQUIPMENT NOTES
SEE G1.10 FOR PARTITION, FIRE EXTINGUISHER & SIGNAGE LEGENDS

NAME: JAMES T. FARRELL DATE: 01/27/26
LICENSE NO: RA404718

REV.	BY	DATE	DESCRIPTION
C	BZ	01/27/26	OWNER REQUESTED CHANGES
B	BZ	11/19/25	ISSUED FOR DEMOLITION PERMIT
A	BZ	10/13/25	ISSUED FOR FINAL REVIEW



AREA OF WORK



KEY PLAN

PROJECT TITLE:

943 W CHEW ST APARTMENTS

943 W CHEW ST
ALLENTOWN, PA 18102

BLOCK:

LOT:

DRAWING TITLE:

**SECOND FLOOR EGRESS
& LIFE SAFETY PLAN**

BLDG. NO.:

DRAWN BY:

SCALE:

DATE:

CHECKED BY:

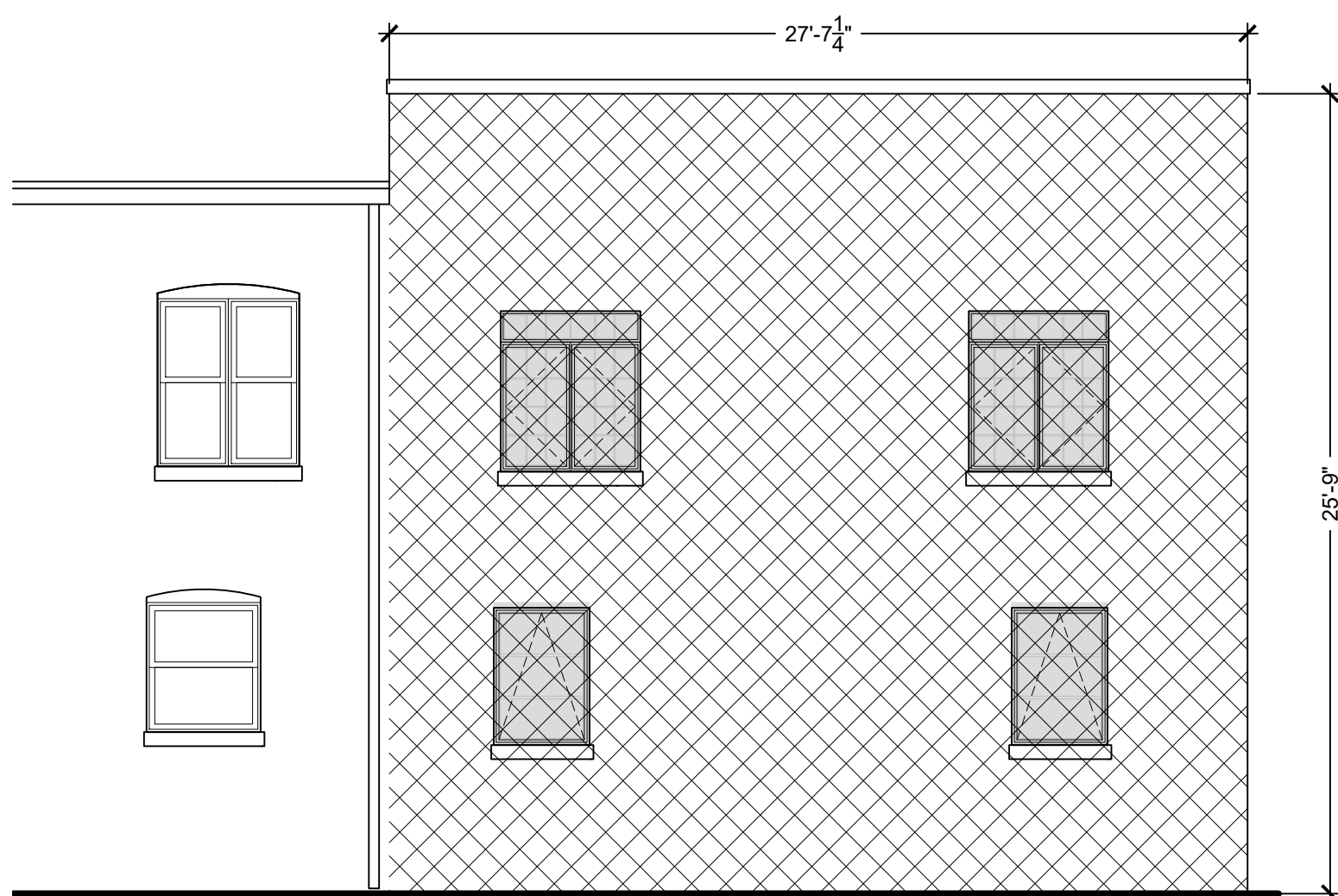
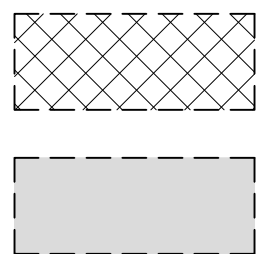
PROJ. NO: FP-25096

REV. NO: A

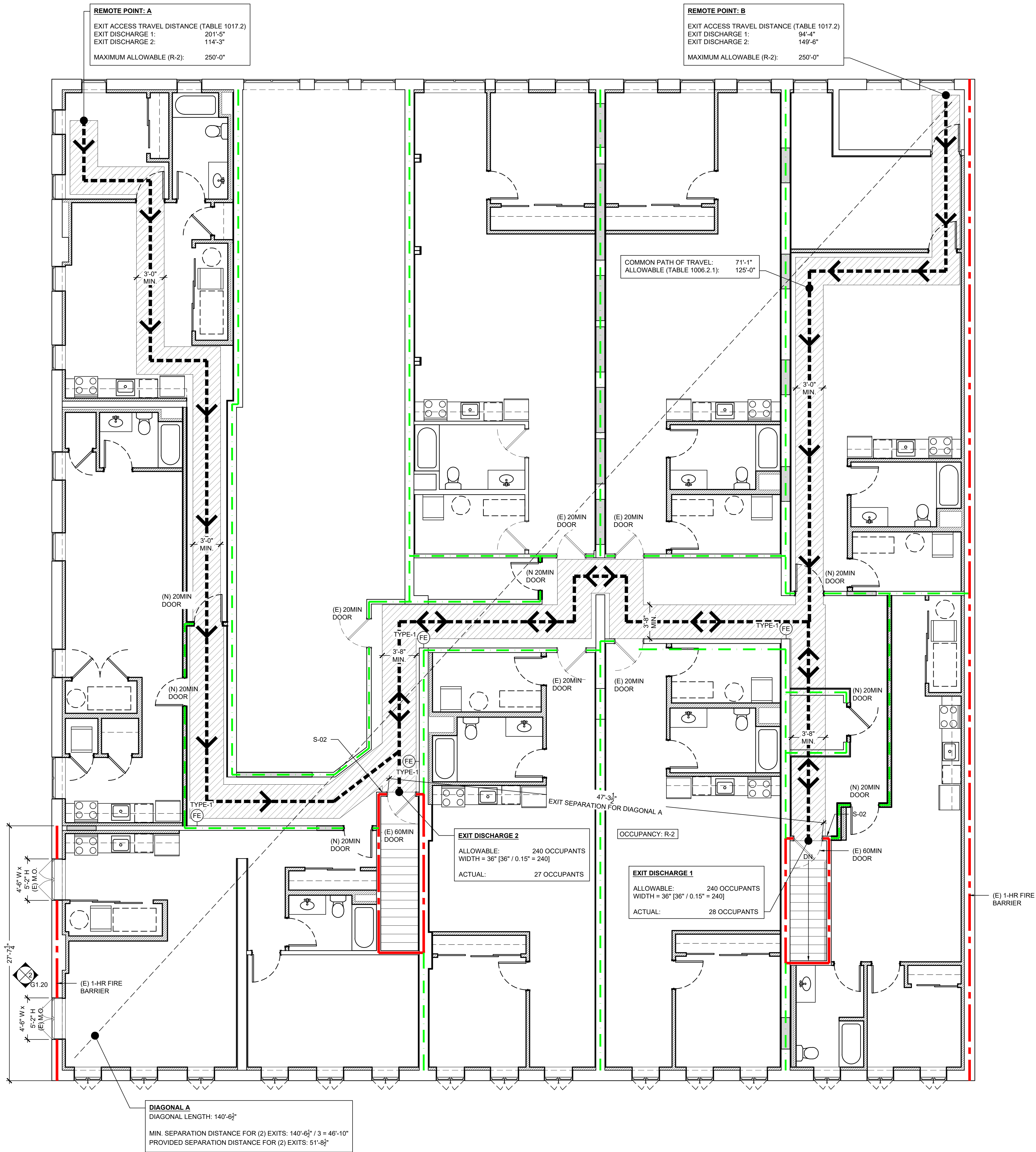
DRAWING NUMBER:

G1.20

WEST EXTERIOR WALL AT 9' SEPARATION DISTANCE				
	WALL AREA	OPENING AREA	OPENING %	ALLOWABLE %
1-HR WALL	711 S.F.	75 S.F.	10.5%	25%



2 FIRE ELEVATION - PARTIAL WEST ELEVATION
3/16" = 1'-0"

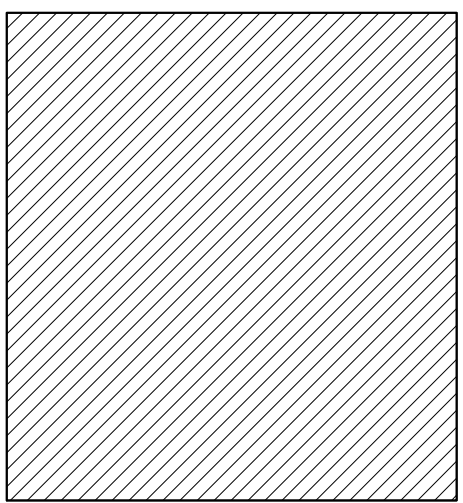


1 EGRESS & LIFE SAFETY EQUIPMENT PLAN - SECOND FLOOR
3/16" = 1'-0"

C:\USERS\LOSH\BOX\PROJECTS\FP-25096 943 CHEW STREET ALLENTOWN PA\CAD\ARCH\FP-25096_GA1.10_GENERAL ARRANGEMENT PLANS

C	BZ	01/27/26	OWNER REQUESTED CHANGES
B	BZ	11/19/25	ISSUED FOR DEMOLITION PERMIT
A	BZ	10/13/25	ISSUED FOR FINAL REVIEW

REV.	BY	DATE	DESCRIPTION
------	----	------	-------------



AREA OF WORK



KEY PLAN

PROJECT TITLE:

943 W CHEW ST APARTMENTS

943 W CHEW ST
ALLENTOWN, PA 18102

BLOCK:

LOT:

DRAWING TITLE:

GENERAL
ARRANGEMENT PLANS

BLDG. NO.:

DRAWN BY:

SCALE:

DATE:

CHECKED BY:

PROJ. NO:

REV. NO.:

DRAWING NUMBER:

GA1.10

PLAN LEGEND	
	COMMON / BOH AREA
	STUDIO
	1 BEDROOM
	1 BEDROOM W/ DEN
	2 BEDROOM
	EXISTING WALL
	NEW METAL STUD WALL
	NEW CMU WALL
	NEW INFILL WALL TO MATCH EXISTING



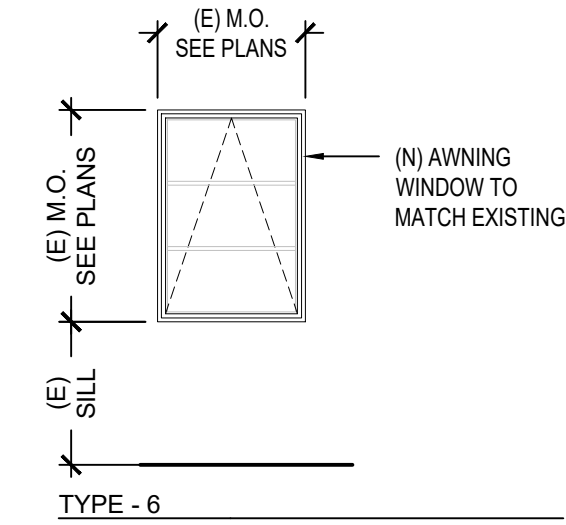
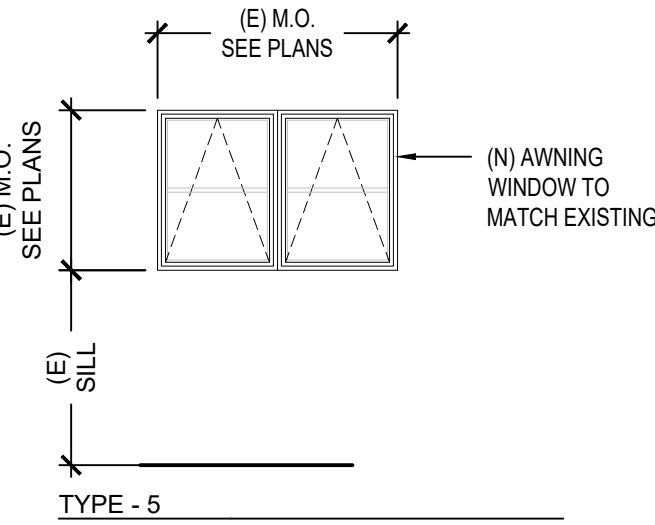
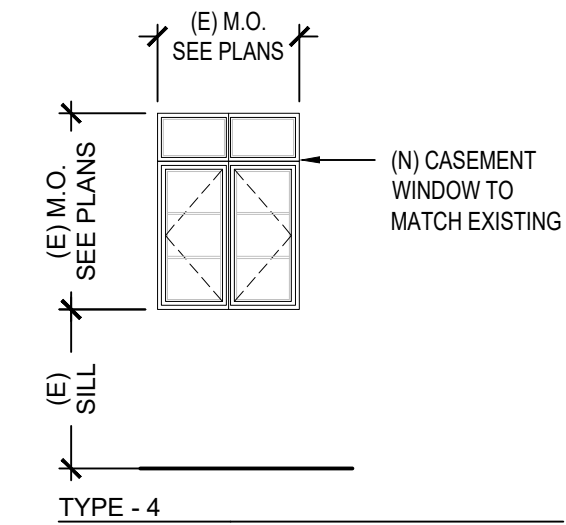
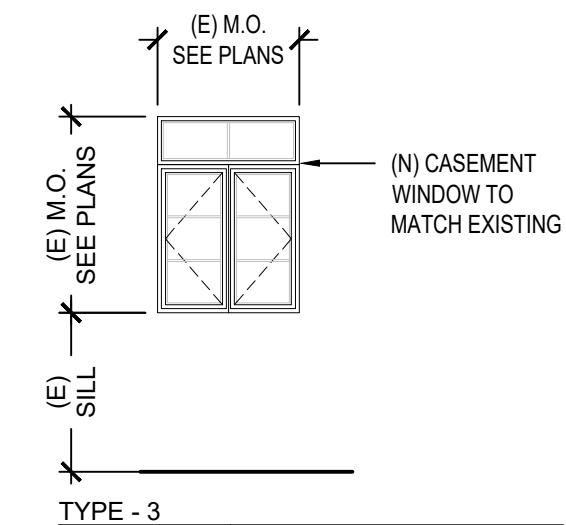
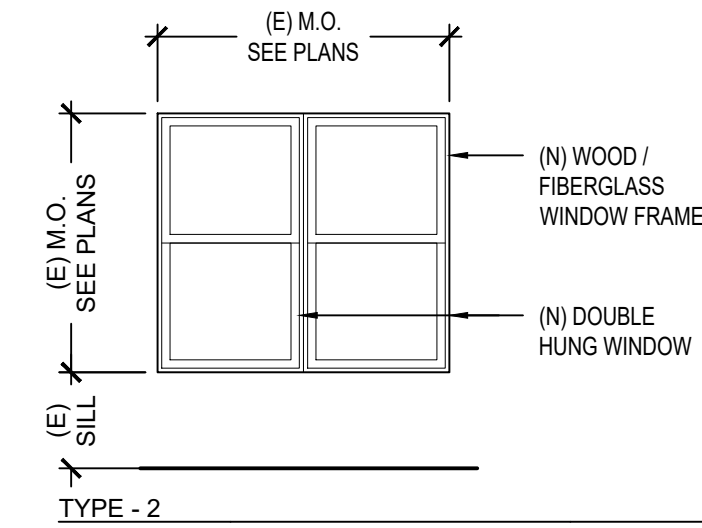
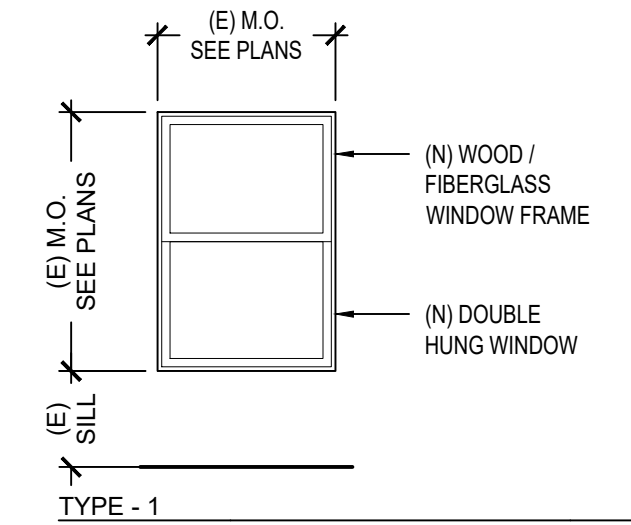
2 GENERAL ARRANGEMENT PLAN - SECOND FLOOR
1/8" = 1'-0"



1 GENERAL ARRANGEMENT PLAN - GROUND FLOOR
1/8" = 1'-0"

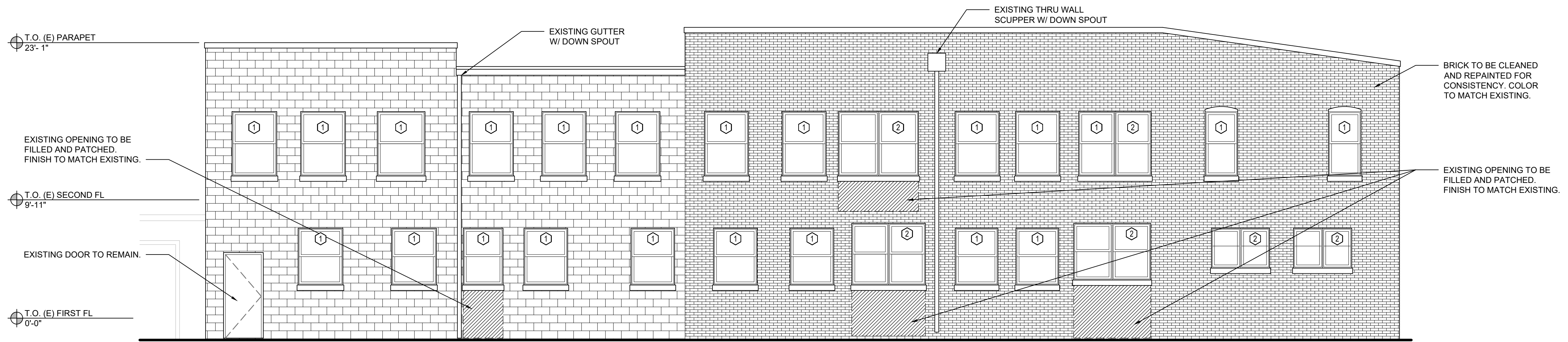
C:\USERS\LOSH\BOX\PROJECTS\FP-25096 943 CHEW STREET ALLENTOWN PA\CD\ARCH\FP-25096_A2.10 BUILDING ELEVATIONS

- WINDOW NOTES**
- EXTERIOR WINDOWS (TYPES 1 & 2) SHALL BE A-SERIES DOUBLE HUNG (AND-N-91) WINDOWS AS MANUFACTURED BY ANDERSEN WINDOWS OR EQUAL.
 - EXTERIOR MATERIAL: COMPOSITE (FIBREX)
 - EXTERIOR COLOR: WHITE
 - EXTERIOR TRIM: BRICK MOULD
 - INTERIOR MATERIAL: WOOD-PINE W/ PRIMER
 - HARDWARE FINISH: SATIN NICKEL
 - GLASS: DUAL-PANE LOW-E4 W/O GRILLES
 - U-VALUE: 0.29
 - SHGC: 0.30
 - EXTERIOR WINDOWS (TYPES 3, 4, 5 & 6) SHALL BE PELLA RESERVE WINDOWS AS MANUFACTURED BY PELLA WINDOWS.
 - TYPES 3 & 4: PELLA RESERVE - TRADITIONAL 2-WIDE CASEMENT
 - U-VALUE: 0.29
 - SHGC: 0.25
 - TYPE 5: PELLA RESERVE - TRADITIONAL 2-WIDE AWNING
 - U-VALUE: 0.29
 - SHGC: 0.25
 - TYPE 6: PELLA RESERVE - TRADITIONAL AWNING
 - U-VALUE: 0.29
 - SHGC: 0.25



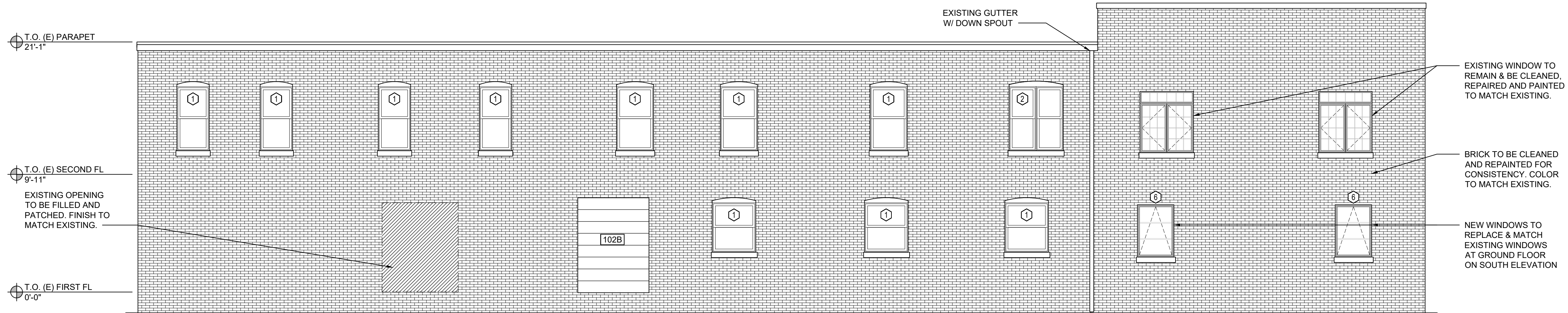
4 WINDOW TYPES

1/4" = 1'-0"



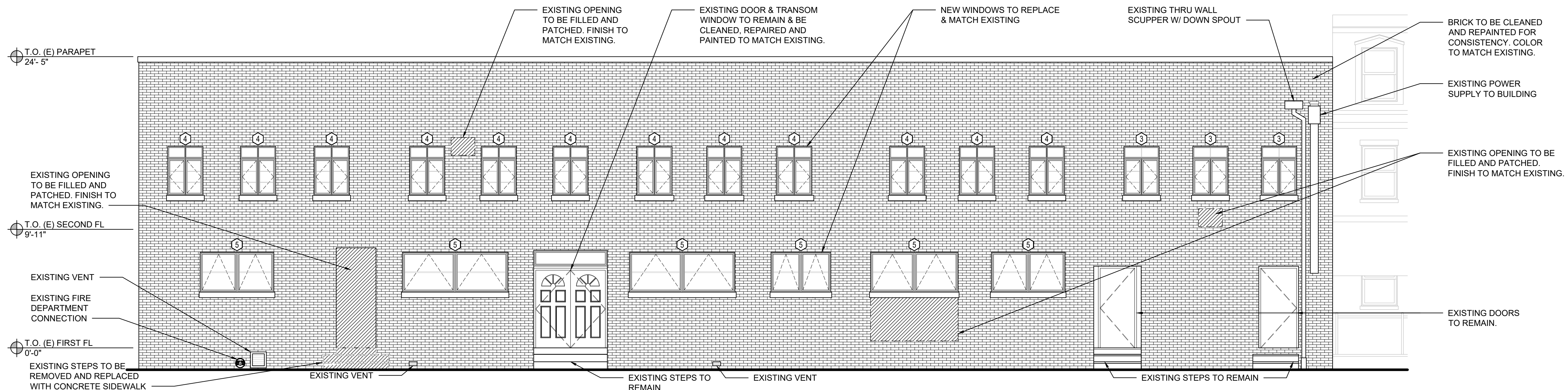
3 NORTH ELEVATION

3/16" = 1'-0"



2 WEST ELEVATION

3/16" = 1'-0"

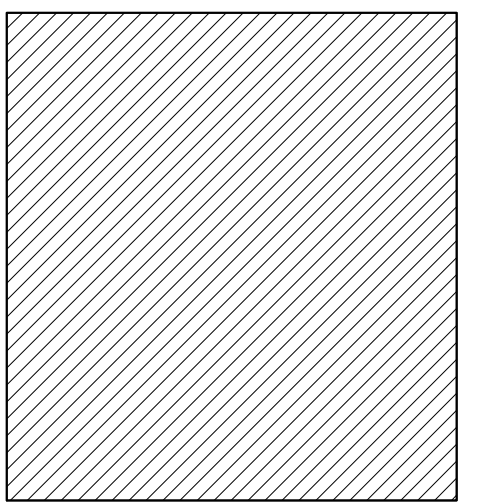


1 SOUTH ELEVATION

3/16" = 1'-0"

NAME: JAMES T. FARRELL DATE: 01/27/26
LICENSE NO: RA404718

C	BZ	01/27/26	OWNER REQUESTED CHANGES
B	BZ	11/19/25	ISSUED FOR DEMOLITION PERMIT
A	BZ	10/13/25	ISSUED FOR FINAL REVIEW
REV.	BY	DATE	DESCRIPTION



AREA OF WORK



KEY PLAN

PROJECT TITLE:

943 W CHEW ST APARTMENTS

943 W CHEW ST
ALLENTOWN, PA 18102

BLOCK:

LOT:

DRAWING TITLE:

**BUILDING
ELEVATIONS**

BLDG. NO.:

DRAWN BY:

SCALE:

DATE:

CHECKED BY:

PROJ. NO: FP-25096

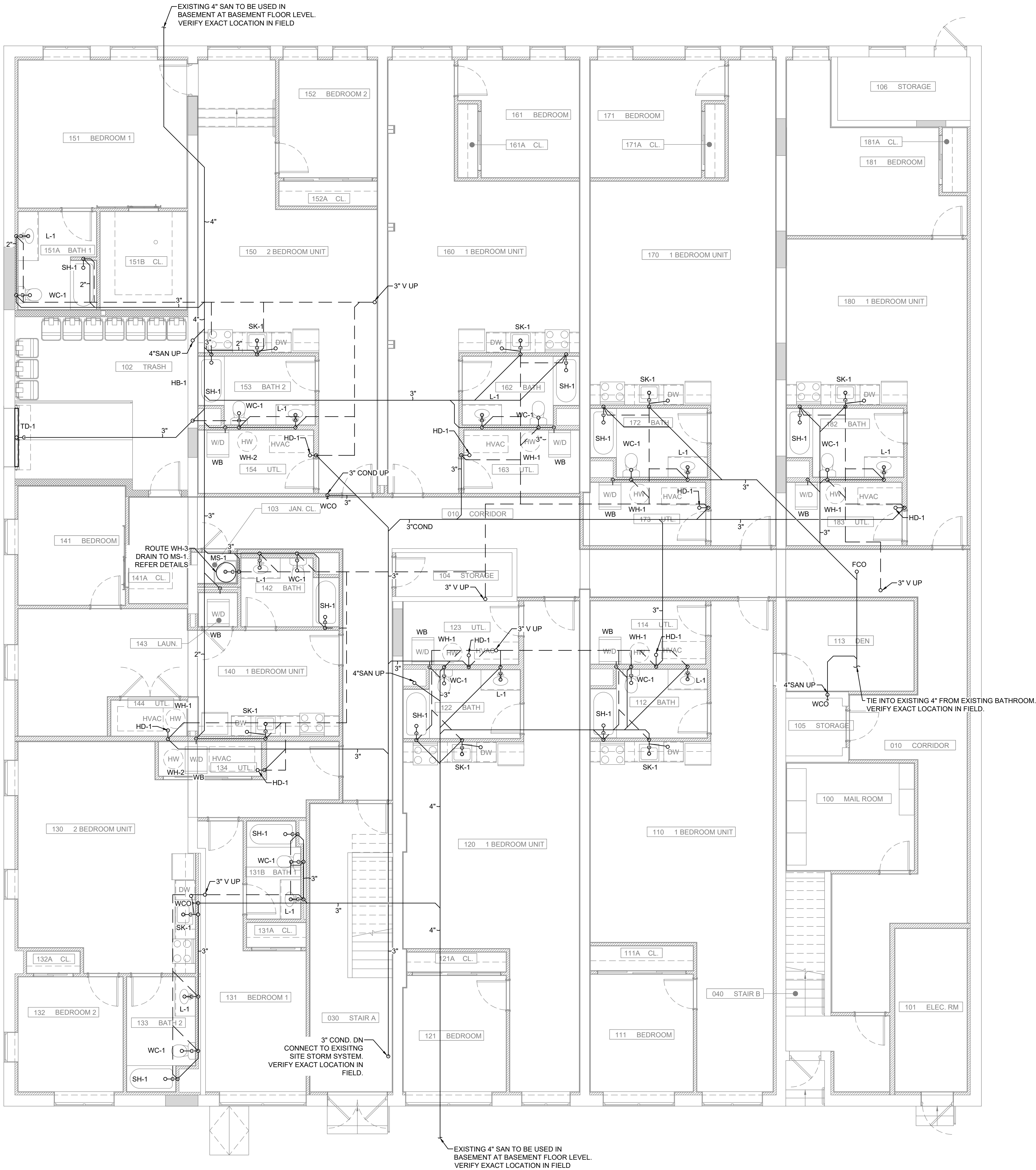
REV. NO: A

DRAWING NUMBER:

A2.10

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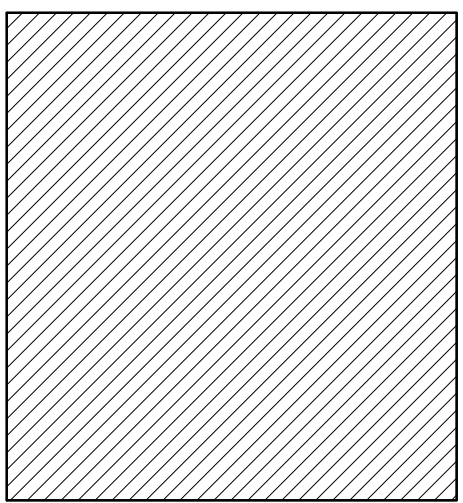
- DRAWING NOTES:
- DRAWINGS ARE DIAGRAMMATIC. PROVIDE ADDITIONAL OFFSETS, TRANSITIONS, ETC. AS REQUIRED TO AVOID INTERFERENCES ENCOUNTERED.
 - CONTRACTOR SHALL PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCES AND ACCESS TO ALL EQUIPMENT. COORDINATE LOCATIONS WITH OTHER TRADES TO AVOID CONFLICTS.
 - SPACE ABOVE CEILING AND IN BASEMENT IS VERY LIMITED. COORDINATE WITH ALL TRADES FOR PIPE ROUTING PRIOR TO FABRICATION AND INSTALLATION.
 - REFER TO FIXTURE SPECIFICATIONS, SCHEDULES AND DETAILS FOR ADDITIONAL PIPE SIZES AND REQUIREMENTS.
 - PROVIDE CLEANOUT AT THE BASE OF ALL SANITARY RISERS ACCESSIBLE FROM CORRIDOR OR PUBLIC SPACE.



1 SANITARY PLUMBING PLAN - GROUND FLOOR
3/16" = 1'-0"

NAME: DATE:
LICENSE NO:

C	CB	01/27/25	OWNER REQUESTED CHANGES
A	CB	10/13/25	ISSUED FOR FINAL REVIEW
REV.	BY	DATE	DESCRIPTION



AREA OF WORK



KEY PLAN

PROJECT TITLE:

943 W CHEW ST
ALLENTOWN, PA 18102

BLOCK: LOT:

DRAWING TITLE:
**GROUND FLOOR
SANITARY & VENT
PLUMBING PLAN**

BLDG. NO.: DRAWN BY:
STAFF

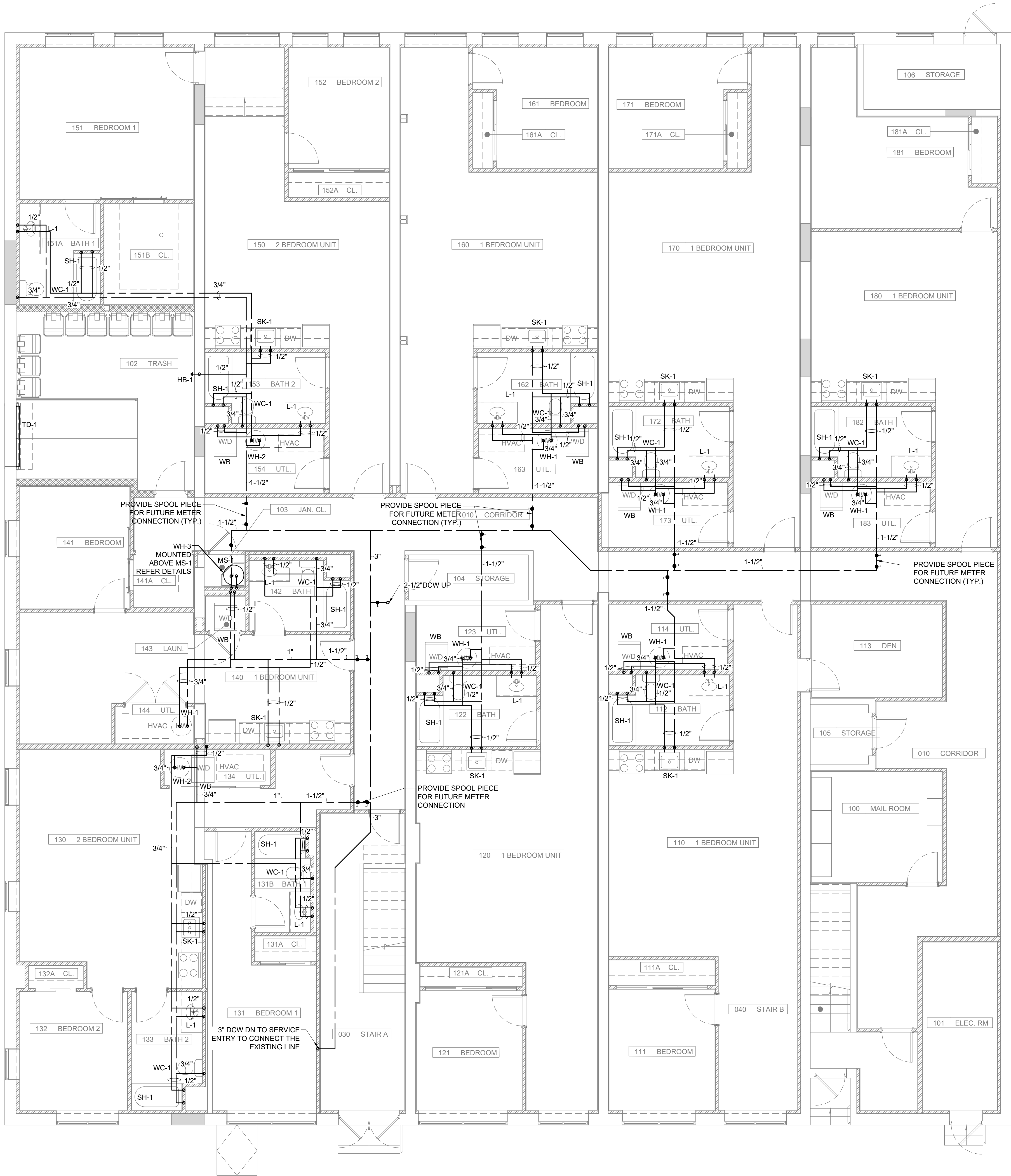
SCALE: DATE:
AS NOTED 10-13-2025 CHECKED BY:
SLC

PROJ. NO: FP-25096 REV. NO: A

DRAWING NUMBER:

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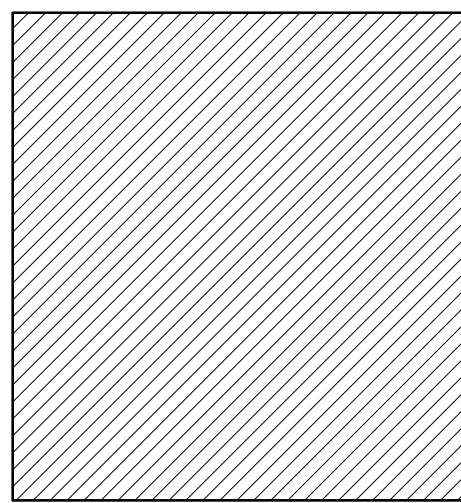


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NAME: DATE:
LICENSE NO:

C	CB	01/27/25	OWNER REQUESTED CHANGES
A	CB	10/13/25	ISSUED FOR FINAL REVIEW

REV. BY DATE DESCRIPTION



AREA OF WORK



KEY PLAN

PROJECT TITLE:

943 W CHEW ST
ALLENTOWN, PA 18102

BLOCK: LOT:

DRAWING TITLE:
**GROUND FLOOR
DOMESTIC WATER
PLUMBING PLAN**

BLDG. NO.: DRAWN BY:
STAFF

SCALE: DATE:
AS NOTED 10-13-2025 CHECKED BY:
SLC

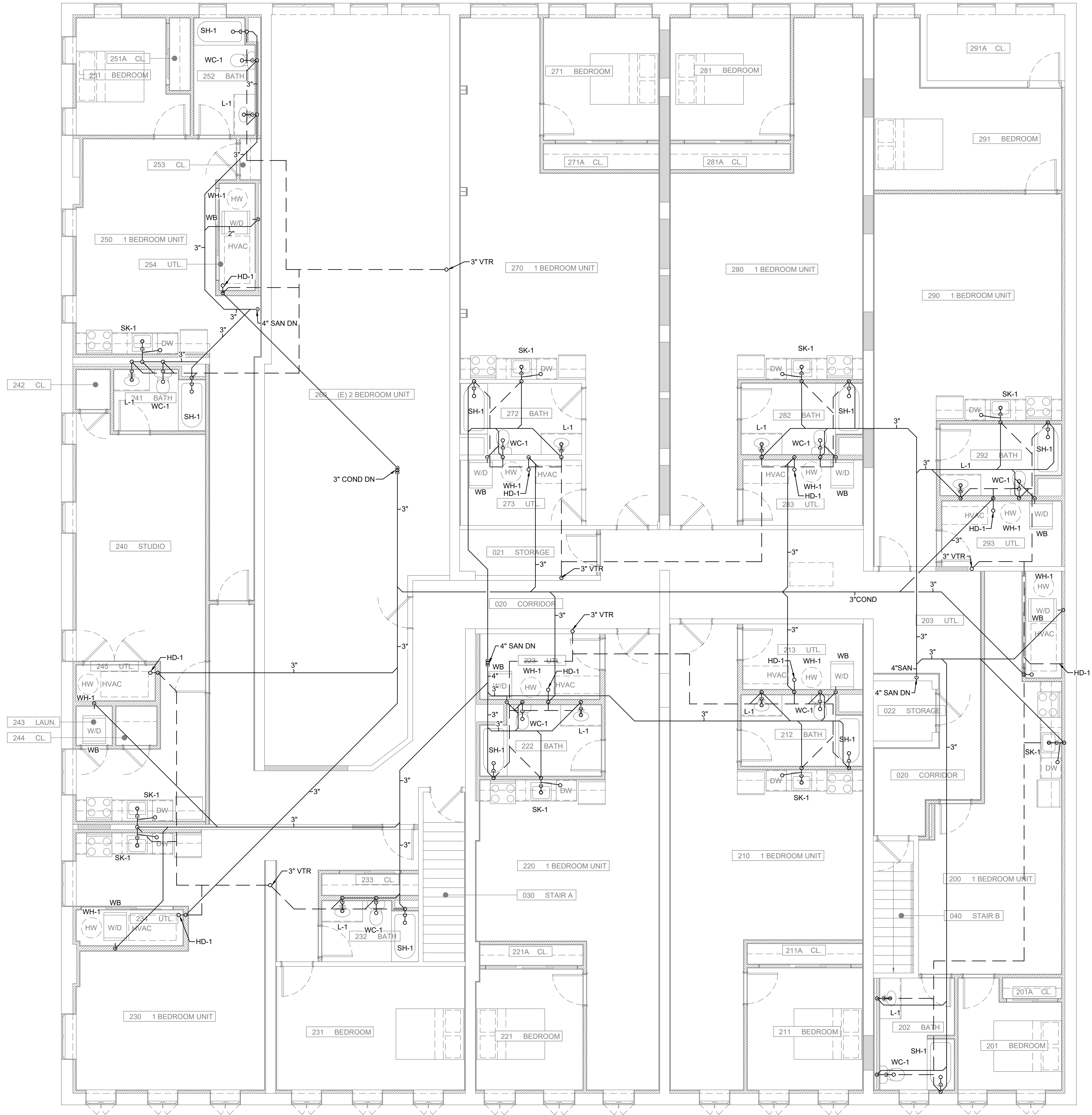
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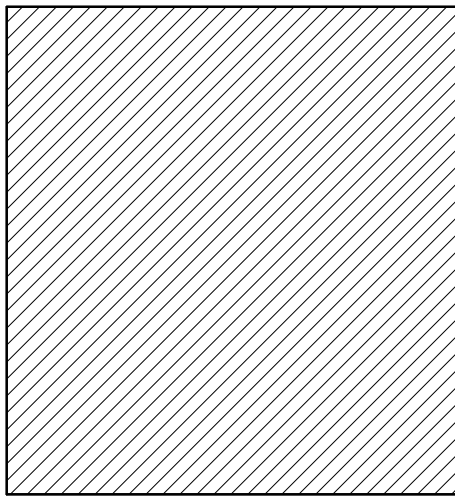
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 - PROVIDE ACCESS PANEL TO ALL VALVES AND EQUIPMENT IN CEILING. COORDINATE WITH GC.



NAME: _____ DATE: _____
LICENSE NO: _____

C	CB	01/27/25	OWNER REQUESTED CHANGES
A	CB	10/13/25	ISSUED FOR FINAL REVIEW

REV. BY DATE DESCRIPTION



AREA OF WORK



KEY PLAN

PROJECT TITLE:

943 W CHEW ST
ALLENTOWN, PA 18102

BLOCK: _____ LOT: _____

DRAWING TITLE:
**SECOND FLOOR
SANITARY & VENT
PLUMBING PLAN**

BLDG. NO.:	DRAWN BY: STAFF
SCALE: AS NOTED	DATE: 10-13-2025
PROJ. NO: FP-25096	CHECKED BY: SLC

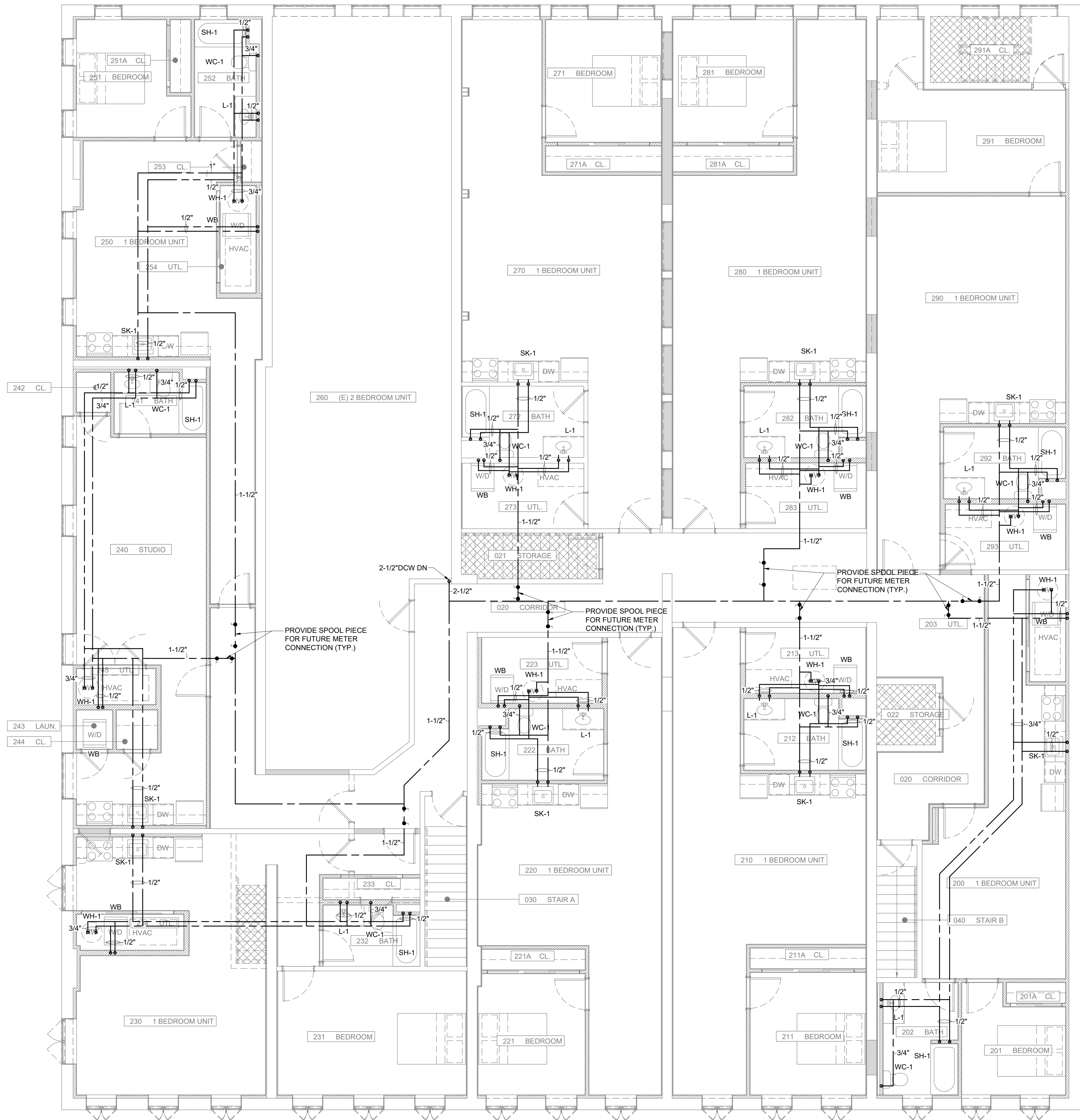
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DRAWING NUMBER:

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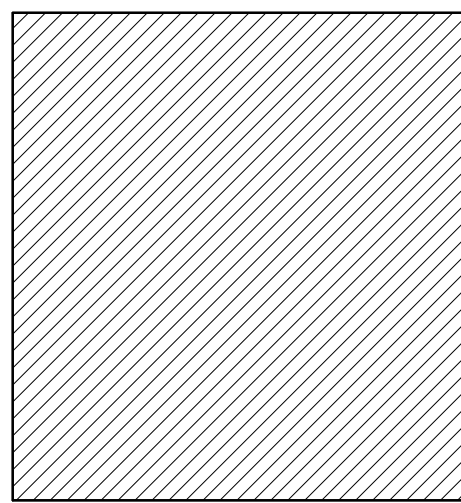


1 DOMESTIC WATER PLUMBING PLAN - SECOND FLOOR
3/16" = 1'-0"

NAME: DATE:
LICENSE NO:

C	CB	01/27/25	OWNER REQUESTED CHANGES
A	CB	10/13/25	ISSUED FOR FINAL REVIEW

REV.	BY	DATE	DESCRIPTION
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AREA OF WORK



KEY PLAN

PROJECT TITLE:

943 W CHEW ST
ALLENTOWN, PA 18102

BLOCK: LOT:

DRAWING TITLE:
**SECOND FLOOR
DOMESTIC WATER
PLUMBING PLAN**

BLDG. NO.: DRAWN BY:
STAFF

SCALE: DATE: CHECKED BY:
AS NOTED 10-13-2025 SLC

PROJ. NO: FP-25096 REV. NO: A

DRAWING NUMBER:

P1.21