

## 1. PROJECT INFORMATION

Project Name: **LARI 1701**  
Date of Review: **8/25/2017 08:08:14 AM**  
Project Category: **Development, Other**  
Project Area: **0.93 acres**  
County(s): **Lehigh**  
Township/Municipality(s): **ALLENTOWN**  
ZIP Code: **18109**  
Quadrangle Name(s): **ALLENTOWN EAST**  
Watersheds HUC 8: **Lehigh**  
Watersheds HUC 12: **Lehigh River-Delaware River**  
Decimal Degrees: **40.621710, -75.423514**  
Degrees Minutes Seconds: **40° 37' 18.1572" N, 75° 25' 24.6500" W**

This is a draft receipt for information only. It has not been submitted to jurisdictional agencies for review.

## 2. SEARCH RESULTS

| Agency  | Results         | Response                   |
|---|-----------------|----------------------------|
| PA Game Commission                                  | No Known Impact | No Further Review Required |
| 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 no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

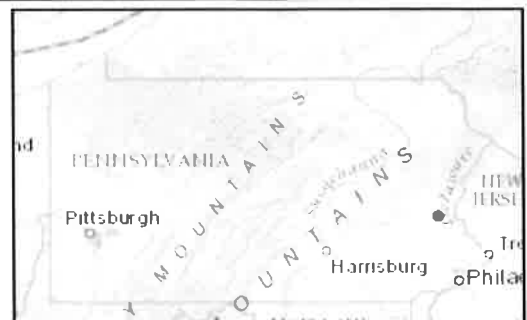
Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 must comply with the bog turtle habitat screening requirements of the PASPGP.

## LARI 1701



- ☐ Project Boundary
- ☐ Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user

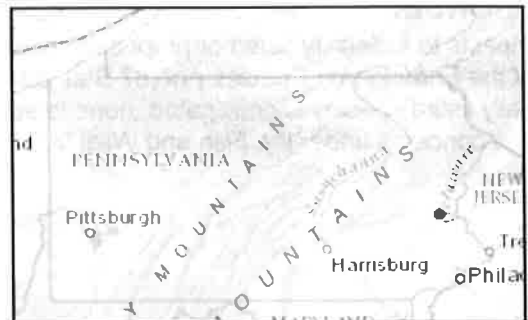


## LARI 1701



- ☐ Project Boundary
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Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



## RESPONSE TO QUESTION(S) ASKED

**Q1:** The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

**Your answer is:** No forests, woodlots or trees will be affected by the project.

**Q2:** Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

**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:

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

#### 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.

#### 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>.

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NOT FOR ACTUAL USE

## 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](http://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.

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NOT FOR ACTUAL USE



**LEHIGH COUNTY AUTHORITY** 1053 SPRUCE ROAD \* P.O. BOX 3348 \* ALLENTOWN, PA 18106-0348  
610-398-2503 \* FAX 610-398-8413 \* [www.lehighcountyauthority.org](http://www.lehighcountyauthority.org)  
email: [service@lehighcountyauthority.org](mailto:service@lehighcountyauthority.org)

September 26, 2017

Mr. Dave Kimmerly  
Director of Planning  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

SUBJECT: Trump Street Lofts – Change in Use  
691 Trump Street  
Allentown, PA  
Sewer Service – Will Serve

Dear Mr. Kimmerly:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 3,814 GPD to the proposed 24 unit residential building. The first floor will remain manufacturing while floors two through four will be converted to residential apartment units. The site for this change in use is 691 Trump Street.

LCA has ample capacity to provide sewer service in our collection system and at the city wastewater treatment plant for this development.

Tapping fees will be based upon the City of Allentown's ordinances and LCA's schedule of rate fees.

Sewer service is conditioned upon the following:

1. The developer obtaining approval of a PA-DEP Sewage Facilities Planning Module.
2. LCA approval of the site and plumbing plans.
3. Developer obtaining any road opening permits from the municipality and/or PA-DOT to construct the sewer mains and/or services.
4. Developer executing a Developer's Sewer System Agreement or a Construction Permit with LCA for construction of the sewer mains and/or services.
5. Developer installation of the sewer system in accordance with the approved plans and applicable LCA policies and regulations, including the current General Specifications for Sewer System Construction.
6. Developer compliance with the terms and conditions of LCA's Rules and Regulations for Sewer Service, including completion of an Application for Sewer Service and payment of applicable fees and charges in its Schedule of Wastewater Rates & Charges.

September 26, 2017

7. Tapping fees shall be paid to LCA prior to building permits being provided by the City.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Hunsicker". The script is cursive and fluid.

Jacob Hunsicker  
Capital Works Project Specialist

Cc: Jeffrey Ott – Ott Consulting, Inc.  
Dan Mantz – Ott Consulting, Inc.  
Ed Hoyle - LCA





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September 26, 2017

Mr. Dave Kimmerly  
Director of Planning  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

SUBJECT: Trump Street Lofts – Change in Use  
691 Trump Street  
Allentown, PA  
Water Service – Will Serve

Dear Mr. Kimmerly:

Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 3,466 GPD to the proposed 24 unit residential building. The first floor will remain manufacturing while floors two through four will be converted to residential apartment units. The site for this change in use is 691 Trump 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.
6. Tapping fees shall be paid to LCA prior to building permits being provided by the City.

7. This building will be master metered for the water usage.

Sincerely,

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

Jacob Hunsicker  
Capital Works Project Specialist

Cc: Jeffrey Ott – Ott Consulting, Inc.  
Dan Mantz – Ott Consulting, Inc.  
Ed Hoyle - LCA

# OTT CONSULTING INC.

CIVIL ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS

JEFFREY L. OTT, P.E., M.B.A., S.E.O.  
REYNOLD E. PETRE, P.L.S., P.D.C.  
BLASE B. MINOR, P.L.S.  
JASON W. BUCHTA, R.L.A., ASLA  
MICHAEL J. KUKLES, P.E.

**LEHIGH VALLEY OFFICE**  
222 MAIN STREET  
EMMAUS, PA 18049

TELEPHONE (610) 928-4690  
FAX (610) 928-4695  
WEBSITE: OTTENG.COM  
EMAIL: INFO@OTTENG.COM

**PROJECT NARRATIVE  
FOR  
TRUMP STREET LOFTS  
691 Trump Street  
City of Allentown, PA**

**COMPONENT 3 SEWAGE FACILITIES PLANNING MODULE  
PADEP Code # 2-39001200-3**

**Trump Street Holding Inc.**  
691 Trump Street  
Allentown, PA 18109



Date: October 3, 2017  
Prepared by: Jeffrey L. Ott, P.E.  
PA License No. PE044775E  
LARI 1701



## **INTRODUCTION**

Trump Street Holding Inc. are proposing the conversion of a light industrial building into 24 loft apartments, with a light industrial use of 11,556 SF remaining on the first floor. The project contains two lots which will be consolidated into one lot (per a plan titled Preliminary/Final Land Development Plan for Trump Street Holding Inc., prepared by Musselman Associates dated March 20, 2017 and last revised July 24, 2017. The exiting PINs are 641747285446-1 (0.692 acre) and 641747171094-1 (0.981 acre), located in the City of Allentown, PA. Once the two lots are combined, the total lot area will equal 1.673 acres.

The site is located at 691 Trump Street with frontage on both Trump Street and east Claire Street. The site currently contains a multi-level industrial building (one portion of the building is 4 stories which is connected to a two-story building.) The existing building is served by public sewer in Trump Street. The plan proposes to use the existing sanitary sewer lateral which flows to Trump Street.

24 loft apartments will generate 2,035 GPD. The industrial use will generate 1,779 GPD. Therefore, a flow of 3,814 GPD is estimated (22.7 EDUs.)

As noted above, sewage disposal method will be provided via a connection to an existing public sewer main in Trump Street. The Trump Street sewer line flows into a trunk line in the City of Allentown Collection System which discharges into the Little Lehigh Interceptor. The discharge is ultimately treated at the City of Allentown Wastewater Treatment Plant (WWTP) located in Allentown Pennsylvania.

## **ALTERNATIVE SEWAGE FACILITIES ANALYSIS**

Since public sewage facilities currently provide service to the site, on-lot sewage disposal systems are not permitted. Therefore, connection to the existing public sewage system is the only alternative considered.

The proposed method of sewage disposal will be permanent gravity sewers and will provide service to the project. The adjacent land uses include a mix of commercial and residential to the north, industrial to the east and south and a cemetery to the west. Trump Street Holdings Inc. does not own any adjacent parcels.

## **WATERSHED IMPACTS**

The proposed method of sewage disposal is public sewer. The sewage flows will be treated at the Allentown wastewater Treatment Plant. The Treatment Plant discharges into the Lehigh River. The Lehigh River is tributary to the Delaware River. At this location, the Lehigh River designated use is Warm Water Fish, Migratory Fish (WWF, MF). The Lehigh River is listed as Impaired at this location.



### **ALTERNATIVE SEWAGE FACILITIES ANALYSIS**

1. The chosen sewage disposal system method is public sewer and is the ultimate disposal system method for this project.
2. The adjacent land uses to the project are commercial, residential, industrial and cemetery. The adjacent land uses utilize public sewer.
3. These adjacent sewage facilities are not in need of improvement.
4. The sewage disposal method indicated for the development area in the municipality's Official Sewage Facilities Plan is public sewer.
5. There is no new sewage management programs proposed for this project.
6. Public sewers are available in the area.
7. The lot is currently connected to the existing public sewer. The use of public sewer is consistent with the Act 537 Plan.
8. The City of Allentown owns the sewer collection system and is responsible for the operation and maintenance of these facilities.
9. Multiple alternatives are considered during the process of determining the proposed method of sewage disposal for the project. The first option is to use the existing sanitary sewer lateral which is connected to the public sewer in Trump Street. Public sewers are available in the area and are consistent with the Act 537 Plan for the Borough.







U.S. Fish and Wildlife Service  
National Wetlands Inventory

LARI 1701



U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

October 2, 2017

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- 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.

