

**PLANNING MODULE APPLICATION**

**FOR**

**NORTHRIDGE SCHOOL**

**IN**

**CITY OF ALLENTOWN**

**LEHIGH COUNTY**

**PENNSYLVANIA**

November 2024

*Prepared for:*

**City Center Investment Corporation**  
600 W. Hamilton Street, Suite 700  
Allentown, PA 18101  
(610) 504-7060

Prepared by:

RETTEW Associates, Inc.  
515 West Hamilton Street, Suite 508  
Allentown, PA 18101  
(800) 738-8395

Rettew Project No. 0967701092

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**SECTION 1.0      AGENCY COORDINATION CHECKLIST**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

Date: 9/18/2024

Name: RETTEW

Address: 3020 COLUMBIA AVENUE  
LANCASTER, PA 17603

RE: Planning Module for New Land Development  
Subdivision NORTHRIDGE SCHOOL  
INSTITUTIONAL 9734 GPD  
CITY OF ALLENTOWN County LEHIGH  
DEP Code No: 2-39001343-3

Dear:

In response to your postcard application, enclosed are the applicable planning modules required for the proposed development. Please submit the completed planning module and supporting information to the municipality(ies) in which the project is located. The Department must receive 3 copies. Please answer all questions. DO NOT answer "N/A" or "Not Applicable". If you find a question does not apply, explain all reasons to support that answer.

A copy of the letter **MUST** be attached to the planning module when resubmitted through the municipality to the Department. This letter is to be used as a completion checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit the complete module package to the Department, (see end of letter for certification statement).

Effective December 15, 1995, Act 149 required the Department to assess planning module review fees. This fee is based on the type of development and total equivalent dwelling units proposed. The applicant will be billed upon Department approval or denial of the project.

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**Clean Water Program**

Bethlehem District Office | 4530 Bath Pike | Bethlehem, PA 18017-9074  
610.861.2070 | Fax 610.861.2072 | [www.dep.pa.gov](http://www.dep.pa.gov)



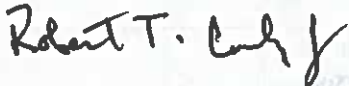
If you are applying for a planning module exemption for this project, the exemption was not granted for the following reason(s):

Materials Required	Municipal Checklist		DEP Completeness Review
X		Department cover / Checklist letter	
X		Transmittal letter, completed and signed by the Municipal Secretary	
X		Resolution of Adoption completed and signed by the Municipal Secretary and containing the municipal seal	
		Component 2 – Follow attached guidance	
X		Component 3 – Follow attached guidance	
		Component 3s – Follow attached guidance	
X		Component 4a – Municipal Planning Agency Review	
X		Component 4b – County Planning Agency Review	
		Potential Impact(s) has occurred based on your search of the PA Natural Diversity Inventory. These issues must be resolved with each agency before the Department's review of Planning Modules can occur.	
		Sewage management program as per 25 PA Code Subsection 71.72	
		Hydrogeologic Study – Analysis of interbasin transfer of water between a Special Protection watershed into a Non-Special Protection watershed.	
		Delaware River Basin Commission Notice of Applications Received (NAR) for projects with sewage flows exceeding 10,000 GPD.	
		Preliminary hydrogeology	
		Permeability testing, to be determined at site testing	
		Detailed hydrogeologic study	
		Socio-economic justification	
		If the project is located in a Special Protection Watershed, please submit an Antidegradation Analysis meeting the Requirement of Chapter 93.4(b), 93.4(a) and 93.4c(b)(2)	

In all cases, address the immediate and long range sewage disposal needs of the proposal and comply with 25 Pennsylvania Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

Please note that the Department will return the planning module package if an incomplete revision is submitted.

Sincerely,



Robert T. Corby, Jr.  
Sewage Planning Specialist  
Clean Water Program

**CERTIFICATION STATEMENT**

I certify that this submittal is complete and includes all requested items. Failure to submit a complete module package will result in return of package.

Municipal Address: \_\_\_\_\_

Municipal Telephone Number: \_\_\_\_\_

Signed: \_\_\_\_\_ Municipal Secretary

List below any individuals and address(es) that should be copied if the planning module is returned to the municipality (if address(es) not provided, no copy will be sent):

\_\_\_\_\_  
\_\_\_\_\_

**SECTION 2.0      TRANSMITTAL LETTER & RESOLUTION**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**



## TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

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

TO: Approving Agency (DEP or delegated local agency)  
 PA DEP Bethlehem District Office  
 4530 Bath Pike  
 Bethlehem, PA 18017

Date \_\_\_\_\_

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Paul A. McNemar, PE  
(Name)

RETTEW Associates, Inc. - Project Manager for Northridge School  
(Title) (Name)

a subdivision, commercial ,or industrial facility located in City of Allentown

Lehigh County.  
(City, Borough, Township)

### 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.*

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption                   | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input type="checkbox"/> Module Completeness Checklist                       | <input type="checkbox"/> 3s Small Flow Treatment Facilities                  | <input checked="" type="checkbox"/> 4B County Planning Agency Review    |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |  | <input type="checkbox"/> 4C County or Joint Health Department Review    |

Municipal Secretary (print)

Signature

Date



## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) 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** Ciy Center Investment Corp. has proposed the development of a parcel of land identified as  
land developer

Northridge School, 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 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Seal of  
Governing Body

Telephone \_\_\_\_\_

**SECTION 3.0      SEWAGE FACILITIES PLANNING MODULE COMPONENT 3**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**



**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](mailto:service@lehighcountyauthority.org)

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## LETTER OF TRANSMITTAL

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**Date:** January 7, 2025

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

**Re:** Northridge School – 1600 Hanover Ave, City of Allentown  
Allentown, Lehigh County, PA

<b><u>No. of Copies</u></b>	<b><u>Date</u></b>	<b><u>Description</u></b>
1	1/7/25	Completed Sewer Planning Module
1	1/7/25	Plan Showing Path of Sewage to WWTP
1	1/7/25	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:** Scott Novatnak, DEP (via email)  
Robert Corby, DEP (via email)  
David Petrik, COA (via email)  
Brandon Jones, COA (via email)  
Jesus Sadiua, COA (via email)  
Phil DePoe, LCA (via email)  
Jedadiah Bortz, COA (via email)  
Liesel Gross, LCA (via email)  
Paul McNemar, Rettew Associates, Inc. (via email)





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)

January 3, 2025

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

RE: Northridge School – 1600 Hanover Ave, 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 9,734 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)	-2,014,336
This submission	-9,734
<b>Remaining Allocation in KISS Connection Management Plan (as of 1/3/25)</b>	<b>2,593,059</b>

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

Sincerely,

Liesel M. Gross  
Chief Executive Officer

cc: Scott Novatnak, DEP  
Robert Corby, DEP  
Brandon Jones, COA  
Jesus Sadiua, COA  
David Petrik, COA  
Jedadiah Bortz, COA  
Phil DePoe, LCA  
Paul McNemar, Rettew Associates, Inc.





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No.  
2-39001343-3

## 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 #

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)

1. Project Name: Northridge School

2. Brief Project Description: The project proposes to construct a new school complex, separate open space lot, and associated new roadways on new parcels that will be subdivide from the parent Northridge Tract.

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

Municipality Name	County	City	Boro	Twp
Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Gomez	Jennifer	K		Director
Additional Individual Last Name	First Name	MI	Suffix	Title
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) 437-7630 x2866		Jennifer.gomez@allentownpa.gov		

### C. SITE INFORMATION (See Section C of instructions)

#### Site (Land Development or Project) Name

Northridge School

Site Location Line 1

1600 Hanover Ave

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18109

Latitude

40°37'05.89"N

Longitude

75°25'45.78"W

Detailed Written Directions to Site: From US-22, Airport Road Exit: Travel on South Catasauqua Road for 0.7 miles and then turn right onto Pennsylvania Ave. Travel on Pennsylvania Ave for 0.7 miles and turn right onto Club Ave. Travel on Club Ave for 0.7 miles and turn right onto Hanover Ave. Travel on Hanover Ave for 0.7 miles and then the site will be on the left.

Description of Site: The site currently exists as a vacant lot. The structures on the lot were recently demolished. The site used to be a State Hospital Campus.

#### Site Contact (Developer/Owner)

Last Name

DiLorenzo

First Name

Robert

MI

Suffix

Phone

(610) 504-7060

Ext.

Site Contact Title

Director of Development

Site Contact Firm (if none, leave blank)

City Center Investment Corp.

FAX

Email

rdilorenzo@citycentergrp.com

Mailing Address Line 1

600 W. Hamilton Street

Mailing Address Line 2

Suite 700

Mailing Address Last Line -- City

Allentown

State

PA

ZIP+4

18101

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

Last Name

McNemar

First Name

Paul

MI

A

Suffix

Title

Project Manager

Consulting Firm Name

RETTEW Associates, Inc.

Mailing Address Line 1

515 W. Hamilton

Mailing Address Line 2

Suite 508

Address Last Line -- City

Allentown

State

PA

ZIP+4

18101

Country

United States

Email

paul.mcnemar@rettew.com

Area Code + Phone

(484) 240-4522

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, Agent of Allentown

### 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 Pipe installed 1943 / Permit 1944 \*see attached

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. 40.9 City EDUs (238 gpd/EDU) = 9,734 gpd

Connections 2

Name of:

existing collection or conveyance system Allentown

owner City of Allentown, LCA - Lessee

existing interceptor Lehigh River Interceptor

owner 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 City of Allentown Wastewater Treatment Plant (Kline's Island WWTP)

NPDES Permit Number for existing Facility PA-26000

Clean Streams Law Permit Number ~~N/A~~ 39105403

Location of discharge point for a new facility. Latitude 40°36'07" Longitude -75°27'09"

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 City of Allentown WWTP – Kline's Island WWTP 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 City of Allentown, Lehigh County Authority, Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 1/3/2025

(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

YES NO

- ☒ ☐ Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice



(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

**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 completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us), and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

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.

- Project Flows ~~9,472~~ 9,734 gpd \* Per City of Allentown (JBH)
- 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.).

- Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- 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) MGD		b. Present Flows (gpd) MGD		c. Projected Flows in 5 years (gpd) MGD (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.39	1.54	0.10	0.73	0.11	0.74
Conveyance	15	19	2.4	18	2.45	18.4
Treatment	40	40	32.3	40	33.4	42

- Collection and Conveyance Facilities <sup>(1) Peak Hourly Flow - Estimated</sup>

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

- ☐ 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.

- Collection System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 1/3/2025



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

c. Conveyance System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 1/3/2025

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 City of Allentown, Lehigh County Authority, Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 1/3/2025

☐ **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.

☐ **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 sponser), 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 \_\_\_\_\_ 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?

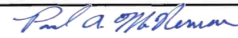
**P. PUBLIC NOTIFICATION REQUIREMENT cont'd.** (See Section P of instructions)

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.

Paul A. McNemar, PE



Name (Print)

Signature

Project Manager

1/20/25

Title

Date

515 W. Hamilton Street, Suite 508, Allentown, PA 18101

(484) 240-4522

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 \$1,215.00 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 \_\_\_\_\_





Vol. 170 Page 561

#56

#59

PERMIT

RELATIVE TO

SEWERAGE

new  
good

170-56

E 53

Rec'd  
Feb 6, 1914



FEB-8 1914  
1:49 PM

City of Allentown  
Lehigh County

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS  
IN AND FOR THE COUNTY OF LEHIGH IN  
BOOK 170 PAGE 56  
WITNESSES HANDED TO ME OF COUNTY OF LEHIGH  
AD. 1914  
OF John

RECORDED

**SECTION 3.1      LEHIGH COUNTY AUTHORITY – WATER CAPACITY LETTER**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**



**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)

August 23, 2024

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

SUBJECT: Land Development – New School (Northridge Development Project)  
Will Serve - Water Service

Dear Mrs. Gomez:

Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 9,734 GPD to the proposed new school being constructed as part of the Northridge Development Project. LCA has ample capacity to provide water service to this development.

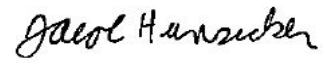
*Note: LCA has not reviewed any plans for this project. New water mains and additional infrastructure may need to be installed to serve this property.*

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: Phillip Bain - Rettew  
Brandon Jones - COA  
Jesus Sadiua - COA

**SECTION 3.2 LEHIGH COUNTY AUTHORITY – SEWER CAPACITY LETTER**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**





**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)

August 23, 2024

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

SUBJECT: Land Development – New School (Northridge Development Project)  
Will Serve - Sewer Service

Dear Mrs. Gomez:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 9,734 GPD to the proposed new school being constructed as part of the Northridge Development Project. *Note: LCA has not reviewed any plans for this project. New sewer mains and additional infrastructure may need to be installed to serve this property.*

The final GPD total will be reflected on the approved DEP sewer planning module.

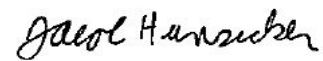
LCA has capacity at this time to provide sewer service in our collection system and at the city wastewater treatment plant for this development.

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. 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: Phillip Bain - Rettew  
Brandon Jones - COA  
Jesus Sadiua - COA

## **SECTION 3.3 PROJECT NARRATIVE**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**

## **NORTHRIDGE SCHOOL**

### **CITY CENTER INVESTMENT CORPORATION**

CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA

### **PROJECT NARRATIVE**

City Center Investment Corporation is proposing the development of Northridge School. The proposed property is located at 1600 Hanover Avenue in Allentown, PA. The project proposes to construct a new multi-story Elementary/Middle School building, Northridge Drive, and Northridge Square as the first phase of the overall Northridge Development.

Based on usage estimates found in Allentown's Codified Ordinance for Sewer (Article 947.04) and using Allentown's Equivalent Dwelling Unit (EDU) rate of 238 gpd/EDU, the estimated total sewer demand of the project is the following table.

Additionally, this project is creating a small park which may have a future public restroom. To account for this use, we are adding 2 EDU to the estimated total demand.

Based on usage estimates found in Allentown's Codified Ordinance for Water (Chapter 633.47) and using Allentown's Equivalent Dwelling Unit (EDU) rate of 238 gpd/EDU, the estimated total sewer demand of the project is the following table.

<b>Description</b>	<b>Units</b>	<b>EDU/Unit*</b>	<b>EDUs</b>
Day School With Showers	1,700 Persons	0.0229	38.9
Public Park Restrooms	N/A	N/A	2.0
<b>TOTAL:</b>			<b>40.9</b>

40.9 EDUs x 238 gpd/EDU = 9,734 GPD

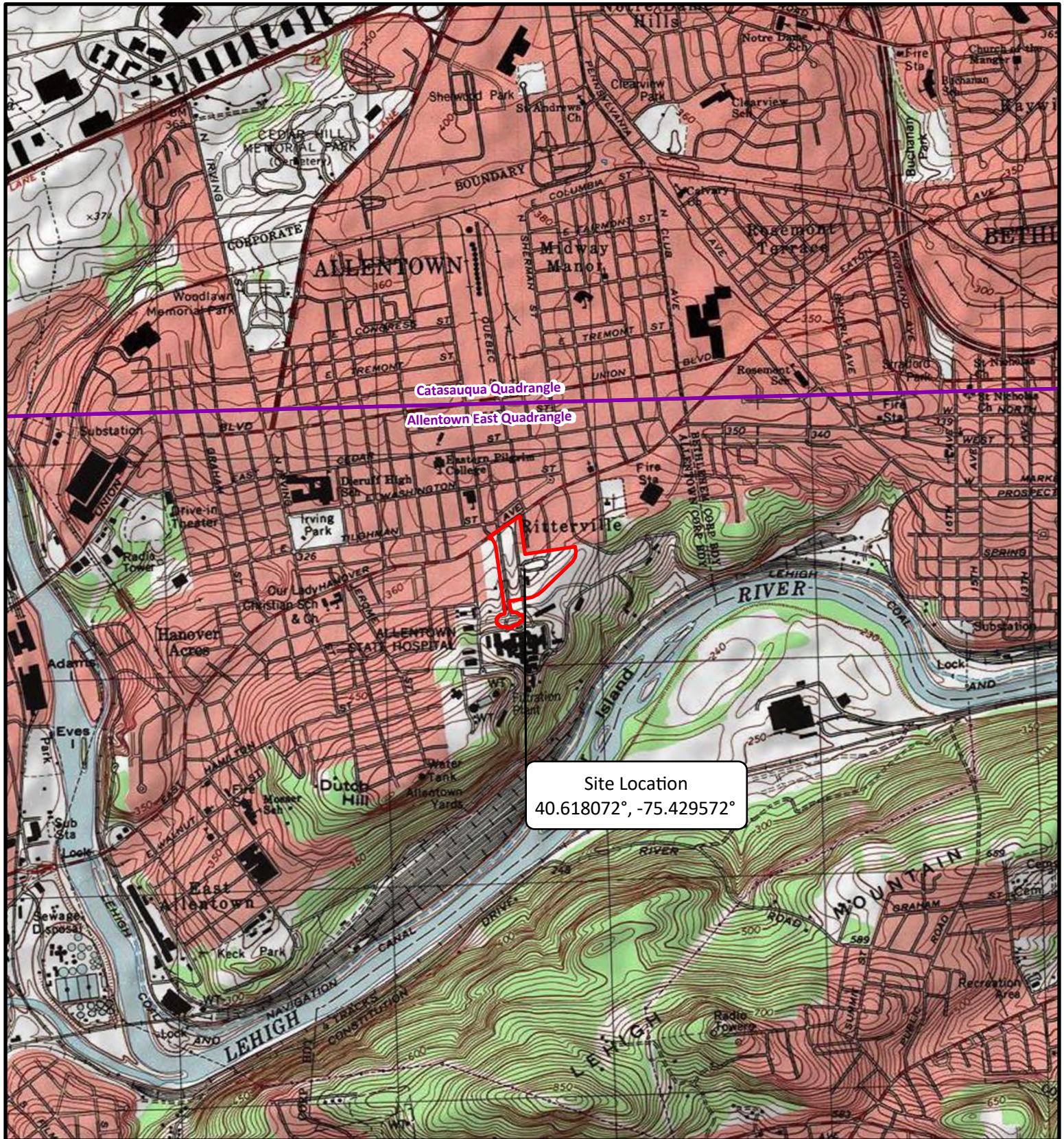
\*EDU/ Unit per City of Allentown Codified Ordinance for Water (Chapter 633.47)

Anticipated wastewater will be conveyed to Lehigh County Authority's sewer line located on the south side of Hanover Avenue west of the project site. The final wastewater treatment will take place at the City of Allentown Wastewater Treatment Plant. Water will also be provided by the Lehigh County Authority.

## **SECTION 3.4 USGS LOCATION MAP**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**





 Project Boundary

## City Center Investment Corporation

### Northridge School

#### Figure 1 - Site Location Map

City of Allentown, Lehigh County, PA

Project No. 0967701092



0 2,000  
Feet  
1 inch = 2,000 feet

**RETTEW**



## **SECTION 3.5 PLOT PLAN**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**



DRAFT  
PLAN SET  
DATED:  
11/05/24

# FINAL MAJOR LAND DEVELOPMENT PLAN FOR NORTHBRIDGE SCHOOL

## CITY OF ALLENTOWN, 15TH WARD, LEHIGH COUNTY, PENNSYLVANIA

### GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A THREE-STORY SCHOOL AND SUPPORTING ROADWAYS.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT.
- THE SITE IS SERVED WITH PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES WITHIN THE LIMITS OF THE SITE, ADJACENT TO THE SITE OR ALONG ANY ROUTE OF TRAVEL OF CONSTRUCTION AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING THE SAFE FLOW OF PEDESTRIAN AND VEHICULAR TRAFFIC DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHTS-OF-WAY WHILE ENTERING AND LEAVING THE SITE. ROADWAY AND SIDEWALK CLOSURES AND DETOURS SHALL BE COORDINATED WITH THE CITY OF ALLENTOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY PERMITS AND ANY PERMITS RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION.
- ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND TO THE STANDARDS OF THE MUNICIPAL ORDINANCES.
- THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE DESIGN ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL ORDINANCES.
- THE CONTRACTOR SHALL INSPECT EXISTING SITE/PROJECT AREA CONDITIONS AND VERIFY ALL QUANTITIES AND MATERIALS PRIOR TO THE START OF CONSTRUCTION.
- STORMWATER FACILITIES, INCLUDING STORM PIPING AND APPURTENANCES SHALL BE MAINTAINED IN GOOD WORKING CONDITION BY THE DEVELOPER OR THE SUCCESSIVE LAND OWNER. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT THE FACILITIES AT ANY TIME, REQUIRE THE OWNER TO TAKE CORRECTIVE MEASURES AND ASSIGN THE OWNER REASONABLE TIME PERIODS FOR ANY NECESSARY ACTION; AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COST OF THE WORK AGAINST THE PROPERTIES OF THE OWNER RESPONSIBLE FOR MAINTENANCE.
- THE CURBS, DRIVEWAY APRONS, AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ALLENTOWN AS APPLICABLE.
- PORTIONS OF THIS TRACT DESIGNATED AS "PUBLIC" ARE INTENDED FOR DEDICATION TO THE CITY OF ALLENTOWN.
- THE CITY OF ALLENTOWN SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR THE PUBLIC USE.
- THE CONTRACTOR SHALL ADHERE TO ALL CITY OF ALLENTOWN SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL CALL PA ONE CALL (CALL BEFORE YOU DIG) AT 1-800-242-1776 3 DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CROSS SLOPE OF ALL PROPOSED SIDEWALK SHALL NOT EXCEED 2.0% ALL NEW CONCRETE WORK THAT EXCEEDS 2.0 % SHALL BE REMOVED AND REPLACED.
- THE FINAL LANDSCAPING, LIGHTING AND STREETSCAPE AMENITIES WILL BE COORDINATED WITH THE CITY OF ALLENTOWN.
- WATER QUALITY DRAINAGE STRUCTURES SHALL BE PERIODICALLY INSPECTED AND MAINTAINED BY THE OWNER. IN THE EVENT THAT THE RECORDED OWNER(S) FAILS TO PROPERLY MAINTAIN THE FACILITIES WHICH ARE THE RESPONSIBILITY OF THE RECORDED OWNER(S), AFTER NOTIFICATION TO SAID OWNER(S) BY THE CITY, THE CITY IS AUTHORIZED TO ENTER UPON THE PROPERTY TO PERFORM SUCH MAINTENANCE AND THEREAFTER RECOVER THE COST OF PERFORMING SUCH MAINTENANCE FROM THE RECORDED OWNER(S). IN ORDER TO ENFORCE THE RECOVERY OF SUCH COST OF MAINTENANCE, THE CITY SHALL HAVE THE RIGHT TO FILE A MUNICIPAL LIEN AGAINST THE RECORDED OWNER(S) AND THEREFORE TO EXERCISE ITS REMEDIES IN ACCORDANCE WITH THE HOME RULE CHARTER.
- RUNOFF FROM ALL ON-SITE IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE PUBLIC SANITARY SEWER, ACROSS THE SIDEWALK AREA WITHIN THE PUBLIC RIGHT-OF-WAY OR ONTO ADJOINING PROPERTIES.
- WORK TO BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALLENTOWN'S BUREAU OF ENGINEERING STANDARDS.
- ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF ALLENTOWN AND LEHIGH COUNTY AUTHORITY STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- WORK TO BE PERFORMED ON-SITE SHALL BE DONE IN ACCORDANCE WITH THE IBC.
- ALL STORM SEWER COLLECTION SYSTEM PIPING SHALL HAVE WATER-TIGHT JOINTS CONFORMING TO THE LATEST EDITIONS OF ASTM C361, C443, C877, C1628, C1896, D3212, OR OTHERS AS APPROVED BY THE CITY ENGINEER..
- WATER METERS AND BACKFLOW PREVENTION DEVICES WILL BE REQUIRED FOR THE BUILDINGS.
- THE MINIMUM DISTANCE BETWEEN THE PLACEMENT OF THE TREES TO THE LIGHT POLES AND UTILITY SERVICE LINES SHALL BE 10 FEET.
- OWNER IS REQUIRED TO PERIODICALLY INSPECT AND MAINTAIN THE ON-SITE STORMWATER FACILITIES, PRIMARILY THE BMP DEVICES, AND MAINTAIN A LOG DOCUMENTING WHEN SUCH DEVICES WERE INSPECTED AND WHEN MAINTENANCE ACTIVITIES HAD BEEN PERFORMED, INCLUDING SUCH ITEMS AS AMOUNT OF MATERIAL REMOVED FROM A GIVEN BMP DEVICE. THIS LOG SHALL BE MADE AVAILABLE TO THE CITY DURING A POST STORM WATER INSPECTION.
- FINAL LIGHTING CONSTRUCTION AND INSTALLATION DRAWINGS MUST BE SUBMITTED TO THE CITY FOR FUTURE REFERENCE.
- THE DEVELOPER SHALL COMPLY WITH THE STIPULATIONS OF THE CITY OF ALLENTOWN CODIFIED ORDINANCE NO. 14476 (ACT 167).
- EACH CONNECTION POINT TO A PUBLIC STORM SEWER IS REQUIRED TO HAVE A SPECIFIC CONNECTION PERMIT ISSUED FROM THE ENGINEERING BUREAU PRIOR TO CONSTRUCTION.
- BUILDING SIGNAGE SHALL CONFORM WITH COA SIGNAGE REQUIREMENTS AND MAY REQUIRE SIGN PERMITS.
- ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- RETAINING WALL DESIGNS SHALL BE SEALED BY A PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION FOR REVIEW.
- A STORM SEWER CONNECTION PERMIT FROM THE CITY ENGINEERING BUREAU MUST BE OBTAINED FOR EACH CONNECTION TO THE PUBLIC STORM SEWER PRIOR TO CONSTRUCTION.
- COUNTY TAX PARCEL IDENTIFICATION NUMBERS SHOULD BE ASSIGNED TO ALL NEW LOTS PRIOR TO APPLICATION OF A BUILDING PERMIT.
- THIS PROJECT OFFERS THE NORTHBRIDGE DRIVE AND NORTHBRIDGE CONNECTOR RIGHT-OF-WAYS FOR PUBLIC USE.
- THIS PROJECT RECEIVED CONDITIONAL PRELIMINARY / FINAL PLAN APPROVAL FROM THE ALLENTOWN PLANNING COMMISSION AT THEIR MEETING ON \_\_\_\_\_

### PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA.

IN DOCKET ID # \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS: \_\_\_\_\_

RECORDER OF DEEDS

### CERTIFICATIONS

#### RECORD OWNER CERTIFICATION

I (WE), THE UNDERSIGNED, BEING THE OWNER(S) IN PEACEFUL POSSESSION OF THE LAND HEREIN PLATTED AND BEING THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, DO HEREBY ADOPT THIS PLAN OF PROPERTY SITUATED IN THE CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA.

THE FOREGOING ADOPTION IS MADE BY ME (US) WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL BY THE ALLENTOWN PLANNING COMMISSION, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF LEHIGH COUNTY, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF WRITTEN NOTICE BY THE CITY OF ALLENTOWN THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

SIGNATURE OF CITY CENTER INVESTMENT CORPORATION  
JB REILLY, PRESIDENT

#### NOTARIZATION

STATE OF PENNSYLVANIA  
COUNTY OF LEHIGH

THIS RECORD WAS ACKNOWLEDGES BEFORE ME ON \_\_\_\_\_ BY \_\_\_\_\_

(LEGIBLE IMPRESSION OF NOTARY SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

THE WITHIN PLOT OR PLAN LOCATED IN THE CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, WAS APPROVED BY THE ALLENTOWN CITY PLANNING COMMISSION.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### CERTIFICATION OF LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

### SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE, ON THE GROUND, THAT IT IS CORRECT AND AT THE TIME THE SURVEY WAS MADE, THERE WERE NO EASEMENTS OR ENCROACHMENTS ACROSS PROPERTY LINES, OTHER THAN THOSE SHOWN.

\_\_\_\_\_, 20\_\_\_\_

(REGISTERED SURVEYOR)

### ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN WAS PREPARED IN ACCORDANCE WITH THE ZONING AND LAND DEVELOPMENT ORDINANCES OF THE CITY OF ALLENTOWN IN EFFECT AT THE TIME OF PLAN SUBMISSION.

\_\_\_\_\_, 20\_\_\_\_

(REGISTERED ENGINEER)

### APPLICANT

CITY CENTER INVESTMENT CORPORATION  
600 W. HAMILTON STREET, SUITE 700  
ALLENTOWN, PA 18101  
ATTN: ROBERT DILORENZO

### SOURCE OF TITLE

THE PARCELS IN THIS LAND DEVELOPMENT ARE BEING CREATED IN A SEPARATE SUBDIVISION PLAN CURRENTLY UNDER REVIEW WITH THE CITY OF ALLENTOWN.

LOT 2  
CITY CENTER INVESTMENT CORP  
PIN # TO BE ASSIGNED  
CONTAINING: 16.850 ACRES

LOT 3 (NORTHBRIDGE DRIVE RIGHT-OF-WAY)  
CITY CENTER INVESTMENT CORP  
PIN # TO BE ASSIGNED  
CONTAINING: 2.208 ACRES

### RECORD OWNER

CITY CENTER INVESTMENT CORPORATION  
600 W. HAMILTON STREET, SUITE 700  
ALLENTOWN, PA 18101  
ATTN: ROBERT DILORENZO

LOT 4 (NORTHBRIDGE SQUARE)  
CITY CENTER INVESTMENT CORP  
PIN # TO BE ASSIGNED  
CONTAINING: 0.468 ACRES

LOT 5 (NORTHBRIDGE CONNECTOR  
RIGHT-OF-WAY)  
CITY CENTER INVESTMENT CORP  
PIN # TO BE ASSIGNED  
CONTAINING: 0.830 ACRES

### STREET ADDRESS

OVERALL NORTHBRIDGE SITE: 1600 HANOVER STREET

LOT 2: XXX NORTHBRIDGE DRIVE

LOT 4: XXX NORTHBRIDGE CONNECTOR

### ZONING DATA

	REQUIRED	EXISTING
MINIMUM LOT AREA	7,200 SF	8,500,516 SF (195.145 AC)
MINIMUM LOT WIDTH	60 FT	
MINIMUM FRONT YARD	30 FT	
MINIMUM REAR YARD	* 10 FT	
MINIMUM WIDTH OF EACH SIDE YARD	** 5 FT	
MAXIMUM HEIGHT	*** 75 FT	
MAXIMUM BUILDING COVERAGE	NONE	

- \* EXCEPT A 30 FEET WIDE MINIMUM SETBACK SHALL APPLY FOR EACH SUCH YARD THAT IS ABUTTING OR ACROSS AN ALLEY FROM A RESIDENTIAL DISTRICT.
- \*\* EXCEPT A 10 FEET WIDE MINIMUM SETBACK SHALL APPLY FOR EACH SUCH YARD THAT IS ABUTTING OR ACROSS AN ALLEY FROM AN ADJACENT RESIDENTIAL DISTRICT.
- \*\*\* EXCEPT A 100 FEET MAXIMUM HEIGHT SHALL APPLY TO HOSPITALS AND A 45 FEET MAXIMUM HEIGHT SHALL APPLY TO ALL USES WITHIN 200 FEET OF AN R-L, R-ML OR R-M DISTRICT.

### SITE DATA

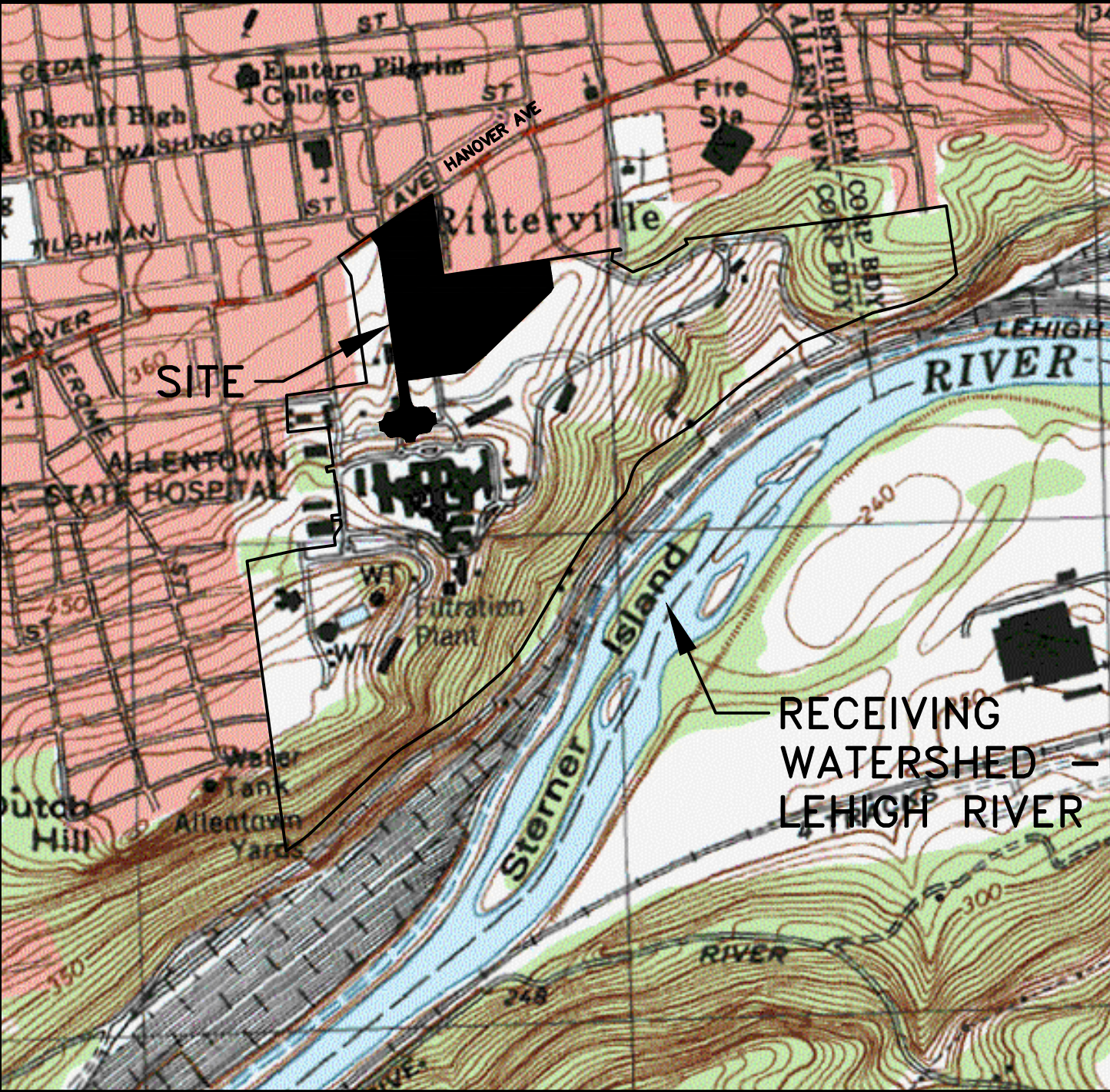
LOT AREA	20.16 ACRES
NO. OF LOTS	4
EXISTING USE	VACANT
PROPOSED USE	SCHOOL, RECREATIONAL, AND PUBLIC ROADWAYS
WATER SUPPLY	PUBLIC (LEHIGH COUNTY AUTHORITY)
SANITARY SEWER SUPPLY	PUBLIC (LEHIGH COUNTY AUTHORITY)

### LIST OF DRAWINGS \* PLAN SHEETS TO BE RECORDED

PLAN SHEET NO.	TITLE
*1 OF 40	COVER SHEET
*2 OF 40	PROPERTY LINE PLAN
3 OF 40	EXISTING CONDITIONS AND DEMOLITION PLAN A
4 OF 40	EXISTING CONDITIONS AND DEMOLITION PLAN B
5 OF 40	EXISTING CONDITIONS AND DEMOLITION PLAN C
*6 OF 40	LAYOUT PLAN A
*7 OF 40	LAYOUT PLAN B
*8 OF 40	LAYOUT PLAN C
9 OF 40	GRADING PLAN A
10 OF 40	GRADING PLAN B
11 OF 40	GRADING PLAN C
12 OF 40	UTILITY PLAN A
13 OF 40	UTILITY PLAN B
14 OF 40	UTILITY PLAN C
*15 OF 40	LANDSCAPE & LIGHTING PLAN A
*16 OF 40	LANDSCAPE & LIGHTING PLAN B
*17 OF 40	LANDSCAPE & LIGHTING PLAN B
18 OF 40	STORM PROFILES 1
19 OF 40	NORTHBRIDGE DRIVE PROFILE
20 OF 40	STORM PROFILES 2
21 OF 40	NORTHBRIDGE CONNECTOR PROFILES
22 OF 40	WATERLINE PROFILES
23 OF 40	SANITARY SEWER PROFILE 0+00 TO 3+85
24 OF 40	SCHOOL PROFILES 1
25 OF 40	SCHOOL PROFILES 2
26 OF 40	SCHOOL PROFILES 3
27 OF 40	SCHOOL PROFILES 4
28 OF 40	SCHOOL PROFILES 5
29 OF 40	CONSTRUCTION DETAILS 1
30 OF 40	CONSTRUCTION DETAILS 2
31 OF 40	CONSTRUCTION DETAILS 3
32 OF 40	SANITARY SEWER DETAILS 1
33 OF 40	STORM SEWER DETAILS 1
34 OF 40	STORM SEWER DETAILS 2
35 OF 40	WATER SYSTEM DETAILS 1
36 OF 40	WATER SYSTEM DETAILS 2
37 OF 40	LIGHTING DETAILS
38 OF 40	LANDSCAPE DETAILS
39 OF 40	SCHOOL DETAILS 1
40 OF 40	ROADWAY CURB RAMPS

### ALSO PLANS

PCSM PLANS	
PLAN SHEET NO.	TITLE
1 OF 13.	COVER SHEET
2 OF 13.	EXISTING CONDITIONS PLAN A
3 OF 13.	EXISTING CONDITIONS PLAN B
4 OF 13.	EXISTING CONDITIONS PLAN C
5 OF 13.	SITE PLAN A
6 OF 13.	SITE PLAN B
7 OF 13.	SITE PLAN C
8 OF 13.	PCSM NOTES
9 OF 13.	PCSM DETAILS
10 OF 13.	PCSM DETAILS
11 OF 13.	PCSM DETAILS
TRAFFIC SIGNAL PERMIT PLANS	
TRAFFIC SIGNAL CONSTRUCTION PLANS	



USGS MAP QUAD - ALLENTOWN EAST

### LOCATION MAP

SCALE - 1"=1000'

### PA ONE CALL UNDERGROUND UTILITY PROTECTION ACT

PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, ACT 181 OF 2006, ACT 180 OF 2016 AND ACT 50 OF 2017 OF THE PENNSYLVANIA STATE LEGISLATURE, RETTEW ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, RETTEW ASSOCIATES, INC. REQUESTED FROM EACH FACILITY OWNER DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM SERVING THE LOCATION WHERE THE WORK IS TO BE PERFORMED, AND SHOWING THE ASSOCIATED SERIAL NUMBER(S) ON THIS/THESE DRAWING(S).
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS SHOWN UPON THIS/THESE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2).
- PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS SHOWN UPON THIS/THESE DRAWING(S) THE TOLL-FREE NUMBER FOR THE ONE CALL SYSTEM AND THE SERIAL NUMBER(S) FOR THE ASSOCIATED ONE CALL SYSTEM NOTIFICATION(S).

ADDITIONALLY, RETTEW ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST, AND AS REFLECTED ON THIS/THESE DRAWING(S), IS CORRECT OR ACCURATE. INFORMATION REFLECTED ON THIS/THESE DRAWING(S) IS SHOWN AS REQUIRED BY SAID ACT NO. 160 OF 2016, AND AS PROVIDED BY THE FACILITY OWNER PURSUANT TO SECTION 2, CLAUSE (4) OF SAID ACT.

DATE: 7/8/2024  
ONE CALL SYSTEM SERIAL NUMBER: 372720240708 (WARD 15)

**Pennsylvania 811**  
A Notifying System for Pennsylvania  
1-800-242-1776

IT IS THE CLIENT'S RESPONSIBILITY TO NOTIFY RETTEW NO LESS THAN 10 DAYS AND NO MORE THAN 90 DAYS PRIOR TO THE CONSTRUCTION BEGIN DATE. THIS NOTIFICATION WILL ALLOW US TO UPDATE THE PA811 ONE CALL TICKETS ASSOCIATED WITH THIS PROJECT, WHICH IS A REQUIREMENT UNDER ACT 287.

### RECORDING NOTE:

PLAN SHEETS 1, 2, 6, 7, 8, 15, 16, AND 17 ARE TO BE RECORDED, AND SHOULD BE REFERENCED COLLECTIVELY FOR NOTES, DATA, AND CERTIFICATIONS.

FOR RETIEW ASSOCIATES BY:	NO.	DATE	REVISION
MANAGER: PAUL A. MCNEAR, PE			
DESIGN BY: CHD BY: PAM			
SURV. CHIEF: FIELDBOOK NO. GMT			
DRAWN BY: CHD BY: PAM			
JAO			
DRAWING REFERENCE:			
CITY OF ALLENTOWN, 15TH WARD			
CITY CENTER INVESTMENT CORP.			
600 W HAMILTON STREET, SUITE 700			
ALLENTOWN, PA 18101			
CITY CENTER GROUP			
CLIENT			
AS NOTED			
RETTEW Associates, Inc. 508, Allentown, PA 18101			
Phone: (610) 235-8395			
Email: rettew@rettew.com			
Website: www.rettew.com			
Engineers - Planners - Surveyors - Landscape Architects			
CITY OF ALLENTOWN, 15th WARD			
LEHIGH COUNTY, PA			
COVER SHEET			
FINAL MAJOR LAND DEVELOPMENT			
FOR			
NORTHBRIDGE SCHOOL			
FINAL PLAN			
DATE: 11/7/2024			
SHEET NO. 1 of 40			
DWG. NO. 0967701092			



1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN FOR THE SUBJECT PARCELS ARE BASED UPON FIELD SURVEY PERFORMED BY RETIEW ASSOCIATES IN APRIL 2023, DECEMBER OF 2023, AND JANUARY, JUNE, AND JULY 2024, AND AERIAL MAPPING FOLLOW DECEMBER 14, 2023.
2. BEARING BASIS OF SURVEY IS THE PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83 VERTICAL DATUM: NAVD88 (GEOID 1988). DATUMS WERE VERIFIED USING AN OPUS SOLUTION PERFORMED APRIL 04, 2023 BY RETIEW ASSOCIATES, INC.
3. BEARINGS SHOWN HEREON ARE BASED UPON FIELD SURVEY USING PA STATE PLANE SOUTH ZONE WHICH MAY DIFFER FROM DEED OF RECORD.
4. BENCHMARK #1: MAG NAIL  
NORTHING: 477,282.634  
EASTING: 2,612,554.884  
ELEVATION=373.26 (NAVD--88 DATUM).
5. BENCHMARK #2: MAG NAIL  
NORTHING: 476,740.908  
EASTING: 2,612,626.808  
ELEVATION=382.98 (NAVD--88 DATUM).
6. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 187 UTILITY RESPONSES, BEST AVAILABLE PLAN INFORMATION AND UTILITY MARK--OUT BY RETIEW ASSOCIATES. RETIEWWEED CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES, AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE).
7. A WETLANDS STUDY WAS PERFORMED BY RETIEW ASSOCIATES IN DECEMBER 2023 AND COMPLETED IN JANUARY 2024. NO WETLANDS EXIST ON THE SUBJECT PARCELS.
8. NO FLOODPLAIN EXISTS ON THE SUBJECT PARCELS.

1. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONING PRIOR TO DEMOLITION AND EARTH DISTURBANCE ACTIVITY. SEE EROSION AND SEDIMENT POLLUTION CONTROL PLAN AND EROSION CONTROL MEASURES.
2. THE INTENT OF THIS PLAN IS TO IDENTIFY MAJOR ITEMS FOR REMOVAL, AND MINOR ITEMS MAY OR MAY NOT BE IDENTIFIED. THE CONTRACTOR SHALL REMOVE ANY CONFLICTING ITEMS IN ORDER TO CONSTRUCT THE NEW WORK IN A WORKMANLIKE MANNER.
3. EXISTING EARTH AND NEW WORK SHALL BE CONFINED TO A CLEAN JUNCTION.
4. UNDERGROUND UTILITY LINES, UTILITY POLES, AND OVERHEAD WIRES ARE TO REMAIN, BE RELOCATED, OR BE REMOVED AS DIRECTED BY THE UTILITY FACILITY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND FEES REQUIRED.
5. DISCONNECTION OF ELECTRIC, GAS, WATER, SANITARY SEWER, AND ALL OTHER UTILITY SERVICES TO STRUCTURES BEING REMOVED SHALL BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY PROVIDER.
6. IN THE EVENT THE UTILITY FACILITY MUST BE SHUT OFF DURING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN OWNER APPROVAL PRIOR TO ANY OUTAGE.
7. EXCAVATED EARTH AND MATERIALS SCHEDULED FOR WASTING SHALL BE PROMPTLY REMOVED FROM THE SITE IN AN APPROVED MANNER.
8. DEMOLITION WASTE MUST BE DISPOSED OF IN A LAWFUL MANNER.
9. REMOVAL OF MATERIALS SHOULD BE TO A FULL JUNCTION (AS APPLICABLE).
10. UTILITIES SHALL BE ADEQUATELY SUPPORTED AND TEMPORARILY EXPOSED DURING CONSTRUCTION.
11. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND CAPPED AT THE MAIN IN ACCORDANCE WITH THE APPLICABLE UTILITY'S REQUIREMENTS.
12. ANY REMAINING EXISTING SITE FEATURES WITHIN THIS PROJECT (SUCH AS CURBING AND SIDEWALKS) THAT CONFLICT WITH THE PROPOSED WORK ON THIS PROJECT SHALL BE REMOVED PRIOR TO THE START OF CONSTRUCTION.
13. ALL EXISTING UTILITY APPEARANCES (SUCH AS LIDS, COVERS, CLEANOUTS, GRATES, ETC.) SHALL BE RESET TO FINISHED GRADE UNLESS NOTED OTHERWISE.

1. DEWATER FEATURE THROUGH FILTER BAGS. ADVISE THE DESIGN ENGINEER IF THE FEATURE EXTENDS UNDER THE PAVED STREET.
2. COMPLETELY REMOVE CEILING AND ALL PIPING FROM THE DEMOLISHED STRUCTURES.
3. REMOVE AND DISPOSE OF SEDIMENT IN AN APPROVED MANNER
4. SEAL ANY OVERFLOW PIPES WITH NON-SHRINK GROUT.
5. BACKFILL FEATURE WITH ZRC STONE OR EQUIVALENT. PLACE BACKFILL IN MAXIMUM 6" LIFTS AND THOROUGHLY COMPACT WITH A MECHANICAL TAMPER
6. BACKFILL TO SUBGRADE OF THE FINAL SURFACE.

## UTILITY NOTES

1. DISCONNECTION OF ELECTRIC, GAS, WATER, SANITARY SEWER, AND ALL OTHER UTILITY SERVICES SHALL BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY PROVIDER.
2. ANY ABANDONED SANITARY LATERALS CONNECTING TO BUILDINGS THAT HAVE BEEN OR WILL BE DEMOLISHED ON THIS SITE PRIOR TO NEW CONSTRUCTION MUST BE CAPPED OR SEALED TO PREVENT GROUNDWATER FROM ENTERING THE SANITARY SEWER. THIS ALSO APPLIES TO ANY UNKNOWN SANITARY LATERAL PIPES ENCOUNTERED WHILE EXCAVATING.
3. ABANDONED WATER SERVICES SHALL BE CUT AND CAPPED AT THE CORPORATION STOP AT THE MAIN.

**LoB:** LAIDIG GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, WELL DRAINED

**LoC:** LAIDIG GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, WELL DRAINED

**UmB:** URBAN LAND-DUFFIED COMPLEX, 0 TO 8 PERCENT SLOPES, WELL DRAINED

**UsD:** URBAN LAND-LAIDIG COMPLEX, 8 TO 25 PERCENT SLOPES, WELL DRAINED

**WaB:** WASHINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, WELL DRAINED

SEE EROSION & SEDIMENT CONTROL NOTES PLAN FOR SOIL LIMITATIONS AND RESOLUTIONS.



EXISTING BOUNDARY LINE	----	500
EXISTING CURB	----	1/2"
EXISTING PAVEMENT	----	1/2"
EXISTING CONTOUR LINE	----	1/2"
EXISTING UNDERGROUND ELECTRIC	----	1/2"
EXISTING UNDERGROUND TELEPHONE	----	1/2"
EXISTING WATER LINE	----	1/2"
EXISTING SANITARY SEWER LINE	----	1/2"
EXISTING GAS LINE	----	1/2"
EXISTING STORM PIPE	----	1/2"
EXISTING SIGN	----	1/2"
EXISTING HORIZONTAL PARKING SYMBOL	----	1/2"
EXISTING BOLLARD	----	1/2"
EXISTING DECIDUOUS TREE	----	1/2"
EXISTING LIGHT POLE	----	1/2"
EXISTING UTILITY POLE	----	1/2"
EXISTING ELECTRIC METER	----	1/2"
EXISTING ELECTRIC BOX	----	1/2"
EXISTING PARKING METER	----	1/2"
EXISTING GAS METER	----	1/2"
EXISTING GAS VALVE	----	1/2"
EXISTING CLEAN OUT	----	1/2"
EXISTING FIRE VALVE	----	1/2"
EXISTING FIRE HYDRANT	----	1/2"
EXISTING WATER METER	----	1/2"
EXISTING WATER VALVE	----	1/2"
EXISTING INLET	----	1/2"
EXISTING ELECTRIC MANHOLE	----	1/2"
EXISTING MANHOLE (UNKNOWN)	----	1/2"
EXISTING TELEPHONE MANHOLE	----	1/2"
EXISTING STORM SEWER MANHOLE	----	1/2"
EXISTING SANITARY MANHOLE	----	1/2"
SOIL TYPE BOUNDARY LINE	----	1/2"
SOIL TYPE DESIGNATION	----	1/2"
TO REMAIN	----	1/2"
TO BE REMOVED	----	1/2"
TO BE REMOVED AND RESET	----	1/2"
TO BE ABANDONED	----	1/2"
PAVEMENT AND SIDEWALK TO BE REMOVED	----	1/2"
LIMIT OF WORK	----	1/2"

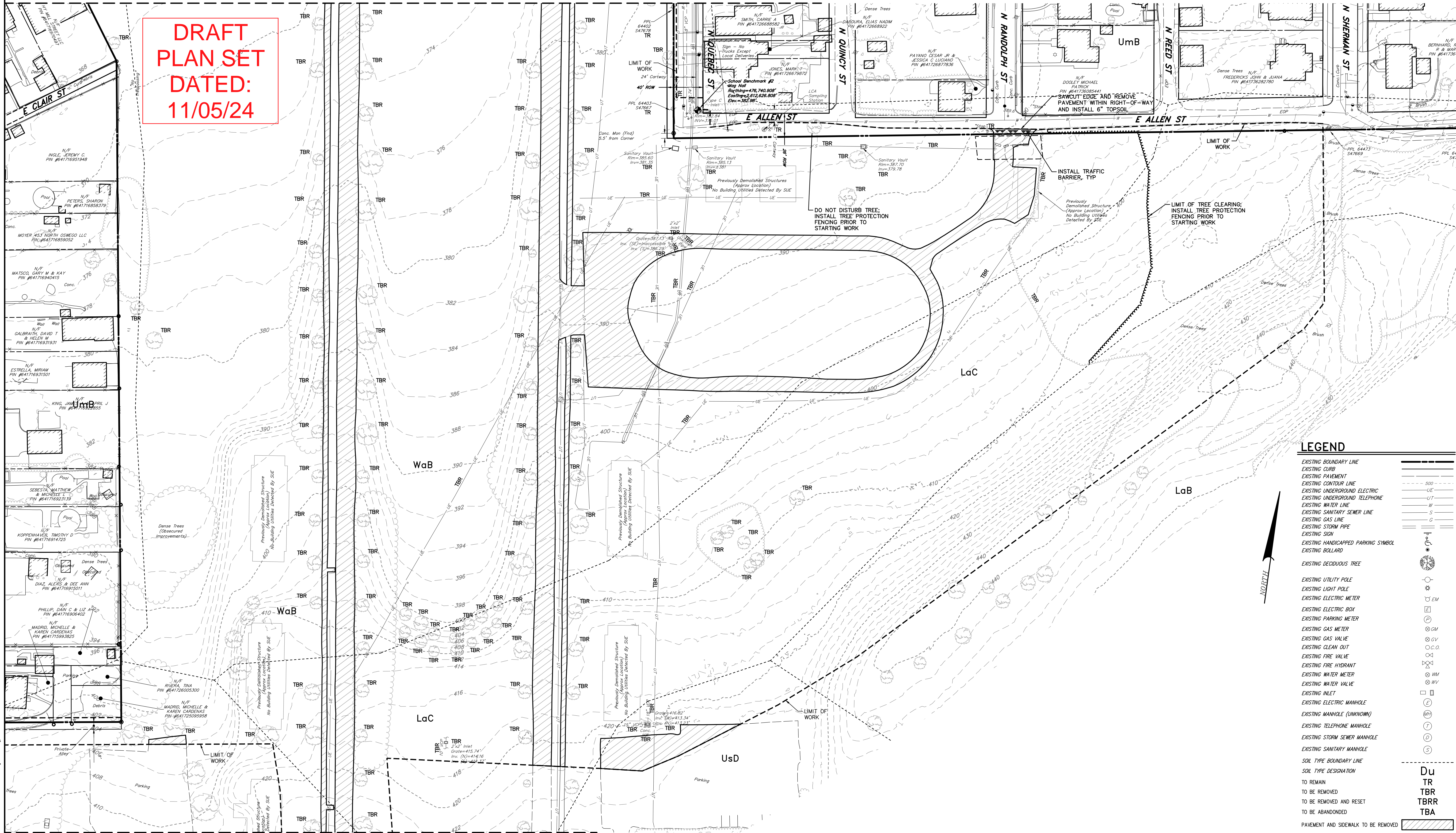
PRIOR TO DEMOLITION, CLOSE ALL ROADWAYS AND SIDEWALKS ENTERING SITE FULL WIDTH WITH TYPE III BARRICADES AND MOUNT R11-2 ROAD CLOSED PANEL ON CENTER BARRIER AT EACH CLOSURE LOCATION.

CITY OF ALLENTOWN, 15th WARD LEHIGH COUNTY, PA

DATE: 11/7/2024  
SHEET NO. 3 OF 4  
DWG. NO. 0967701092



**DRAFT  
PLAN SET  
DATED:  
11/05/24**



**LaB:** LAIDIG GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, WELL DRAINED

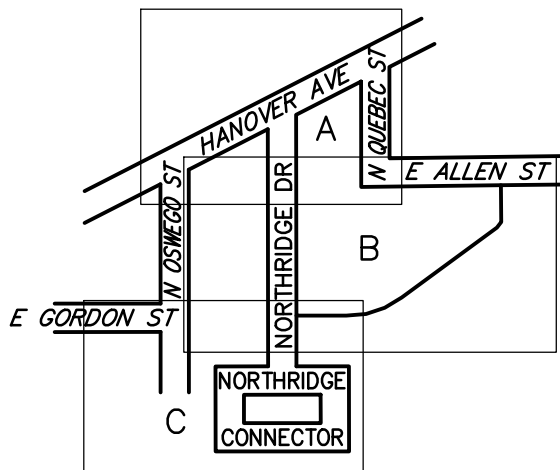
**LaC:** LAIDIG GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, WELL DRAINED

**UmB:** URBAN LAND--DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES, WELL DRAINED

**UsD:** URBAN LAND--LAIDIG COMPLEX, 8 TO 25 PERCENT SLOPES, WELL DRAINED

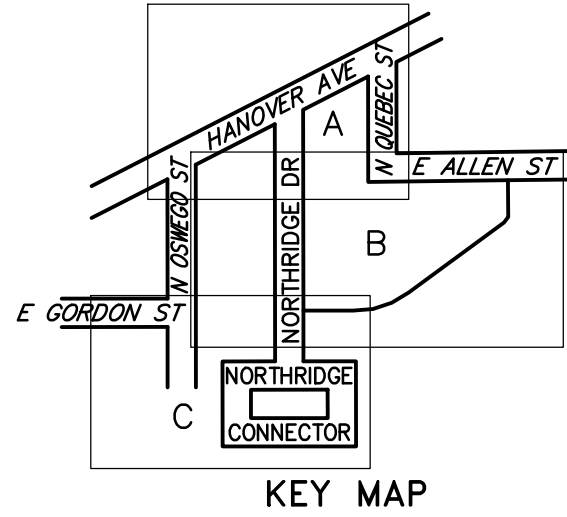
**WaB:** WASHINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, WELL DRAINED

SEE EROSION & SEDIMENT CONTROL NOTES PLANS FOR SOIL LIMITATIONS AND RESOLUTIONS.

[illegible]



DRAFT  
PLAN SET  
DATED:  
11/05/24



**SOILS CLASSIFICATION**

**LoB:** LAIDIG GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, WELL DRAINED

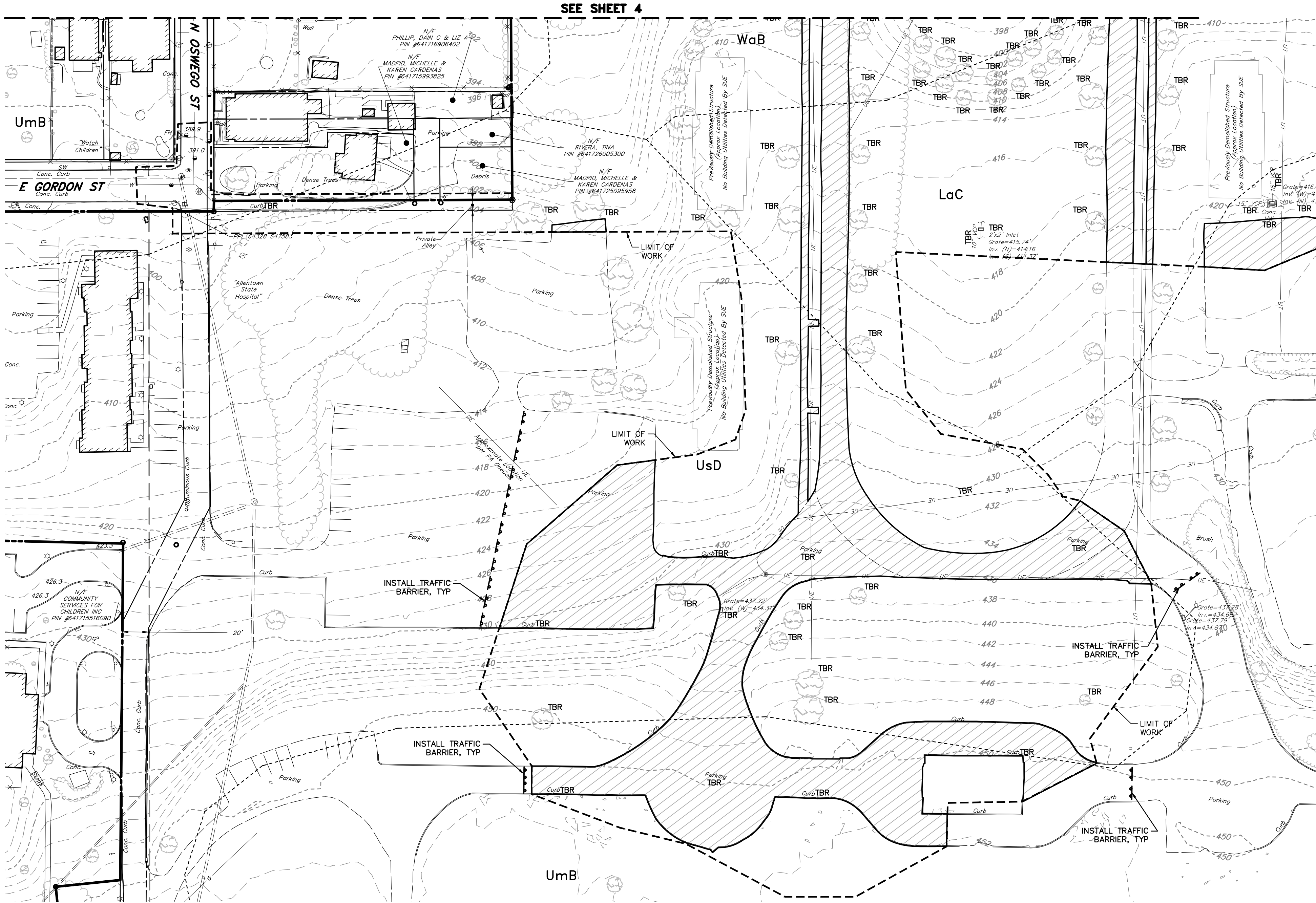
**LoC:** LAIDIG GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, WELL DRAINED

**UmB:** URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES, WELL DRAINED

**UsD:** URBAN LAND-LAIDIG COMPLEX, 8 TO 25 PERCENT SLOPES, WELL DRAINED

**WaB:** WASHINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, WELL DRAINED

SEE EROSION & SEDIMENT CONTROL NOTES PLAN FOR SOIL LIMITATIONS AND RESOLUTIONS.



**LEGEND**

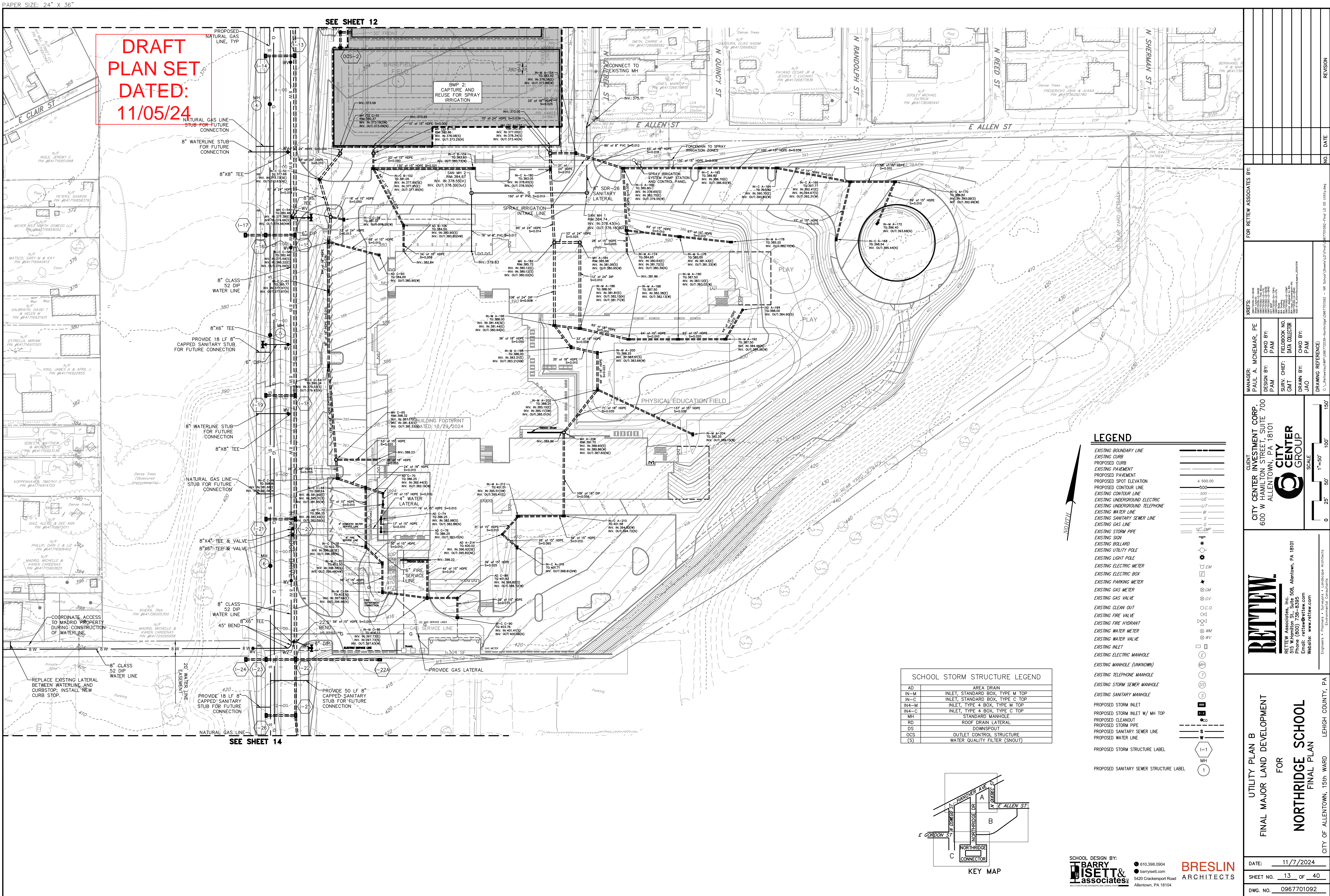
- EXISTING BOUNDARY LINE  
EXISTING CURB  
EXISTING PAVEMENT  
EXISTING CONTOUR LINE  
EXISTING UNDERGROUND ELECTRIC  
EXISTING UNDERGROUND TELEPHONE  
EXISTING WATER LINE  
EXISTING SANITARY SEWER LINE  
EXISTING GAS LINE  
EXISTING STORM PIPE  
EXISTING SIGN  
EXISTING HANDICAPPED PARKING SYMBOL  
EXISTING BOLLARD  
EXISTING DECIDUOUS TREE  
EXISTING UTILITY POLE  
EXISTING LIGHT POLE  
EXISTING ELECTRIC METER  
EXISTING ELECTRIC BOX  
EXISTING PARKING METER  
EXISTING GAS METER  
EXISTING GAS VALVE  
EXISTING CLEAN OUT  
EXISTING FIRE VALVE  
EXISTING FIRE HYDRANT  
EXISTING WATER METER  
EXISTING WATER VALVE  
EXISTING INLET  
EXISTING ELECTRIC MANHOLE  
EXISTING MANHOLE (UNKNOWN)  
EXISTING TELEPHONE MANHOLE  
EXISTING STORM SEWER MANHOLE  
EXISTING SANITARY MANHOLE  
SOIL TYPE BOUNDARY LINE  
SOIL TYPE DESIGNATION  
TO REMAIN  
TO BE REMOVED  
TO BE REMOVED AND RESET  
TO BE ABANDONED  
PAVEMENT AND SIDEWALK TO BE REMOVED  
LIMIT OF WORK
- Du**  
**TR**  
**TBR**  
**TBRR**  
**TBA**

DATE: 11/7/2024	
SHEET NO. 5 OF 40	
DWG. NO. 0967701092	
FOR RETTEW ASSOCIATES BY:	
MANAGER: PAUL A. MCNEAR, PE DESIGN BY: PAM SURV. CHIEF: GWT DRAWN BY: JAO	
CHECKED BY: PAM FIELDBOOK NO. DATA COLLECTOR CHECKED BY: PAM	
DRAWING REFERENCE:	
C:\Retire\Vol\100\096772039-Northridge\0967701092 - NE School\Sheets\LD\Final\0967701092-Final.LD 02 Existing Demo.dwg	
CLIENT: CITY CENTER INVESTMENT CORP., 600 W HAMILTON STREET, SUITE 700 ALLENTOWN, PA 18101	
CITY CENTER GROUP	
RETTEW Associates, Inc. 508, Allentown, PA 18101 Phone: (610) 735-8395 Email: rettew@rettew.com Website: www.rettew.com	
Engineers • Planners • Surveyors • Landscape Architects CORPORATE OFFICE: 1000 N. 22ND STREET, SUITE 200, ALLENTOWN, PA 18104	
EXISTING CONDITIONS & DEMOLITION PLAN C FINAL MAJOR LAND DEVELOPMENT FOR NORTH RIDGE SCHOOL FINAL PLAN CITY OF ALLENTOWN, 15th WARD LEHIGH COUNTY, PA	









DRAFT  
PLAN SET  
DATED:  
11/05/24

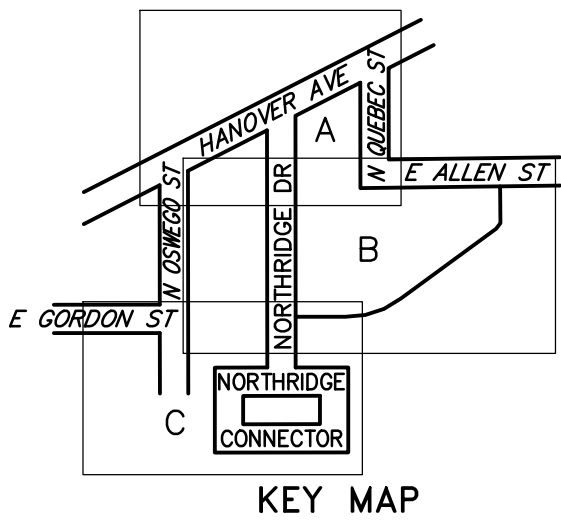
SEE SHEET 12

SEE SHEET 14

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING STORM PIPE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC BOX
- EXISTING PARKING METER
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING CLEAN OUT
- EXISTING FIRE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING INLET
- EXISTING ELECTRIC MANHOLE
- EXISTING MANHOLE (UNKNOWN)
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM INLET W/ MH TOP
- PROPOSED CLEANOUT
- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM STRUCTURE LABEL
- PROPOSED SANITARY SEWER STRUCTURE LABEL

SCHOOL STORM STRUCTURE LEGEND	
AD	AREA DRAIN
IN-M	INLET, STANDARD BOX, TYPE M TOP
IN-C	INLET, STANDARD BOX, TYPE C TOP
IN4-M	INLET, TYPE 4 BOX, TYPE M TOP
IN4-C	INLET, TYPE 4 BOX, TYPE C TOP
MH	STANDARD MANHOLE
RD	ROOF DRAIN LATERAL
DS	DOWNSPOUT
OCS	OUTLET CONTROL STRUCTURE
(S)	WATER QUALITY FILTER (SNOUT)



FOR RETNEW ASSOCIATES BY:

DATE

NO.

MANAGER: PAUL A. MCNEAR, PE

DESIGN BY: PAM

SURV. CHIEF: GWT

DRAWN BY: JAO

CLIENT: CITY CENTER INVESTMENT CORP.  
600 W HAMILTON STREET, SUITE 700  
ALLENTOWN, PA 18101

DATE: 11/7/2024  
SHEET NO. 13 OF 40  
DWG. NO. 0967701092

UTILITY PLAN B  
FINAL MAJOR LAND DEVELOPMENT  
FOR  
NORTHBRIDGE SCHOOL  
FINAL PLAN  
CITY OF ALLENTOWN, 15th WARD  
LEHIGH COUNTY, PA

DATE: 11/7/2024  
SHEET NO. 13 OF 40  
DWG. NO. 0967701092

RETNEW Associates, Inc. 508, Allentown, PA 18101  
Phone: (610) 735-8395  
Email: retnew@retnew.com  
Website: www.retnew.com

Engineers • Planners • Surveyors • Landscape Architects  
Professional Seal

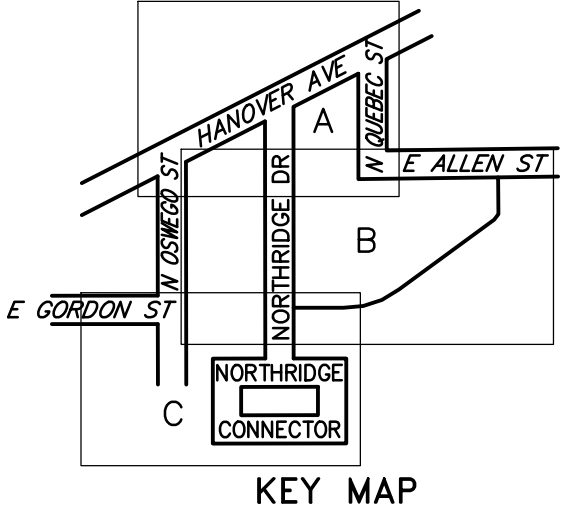
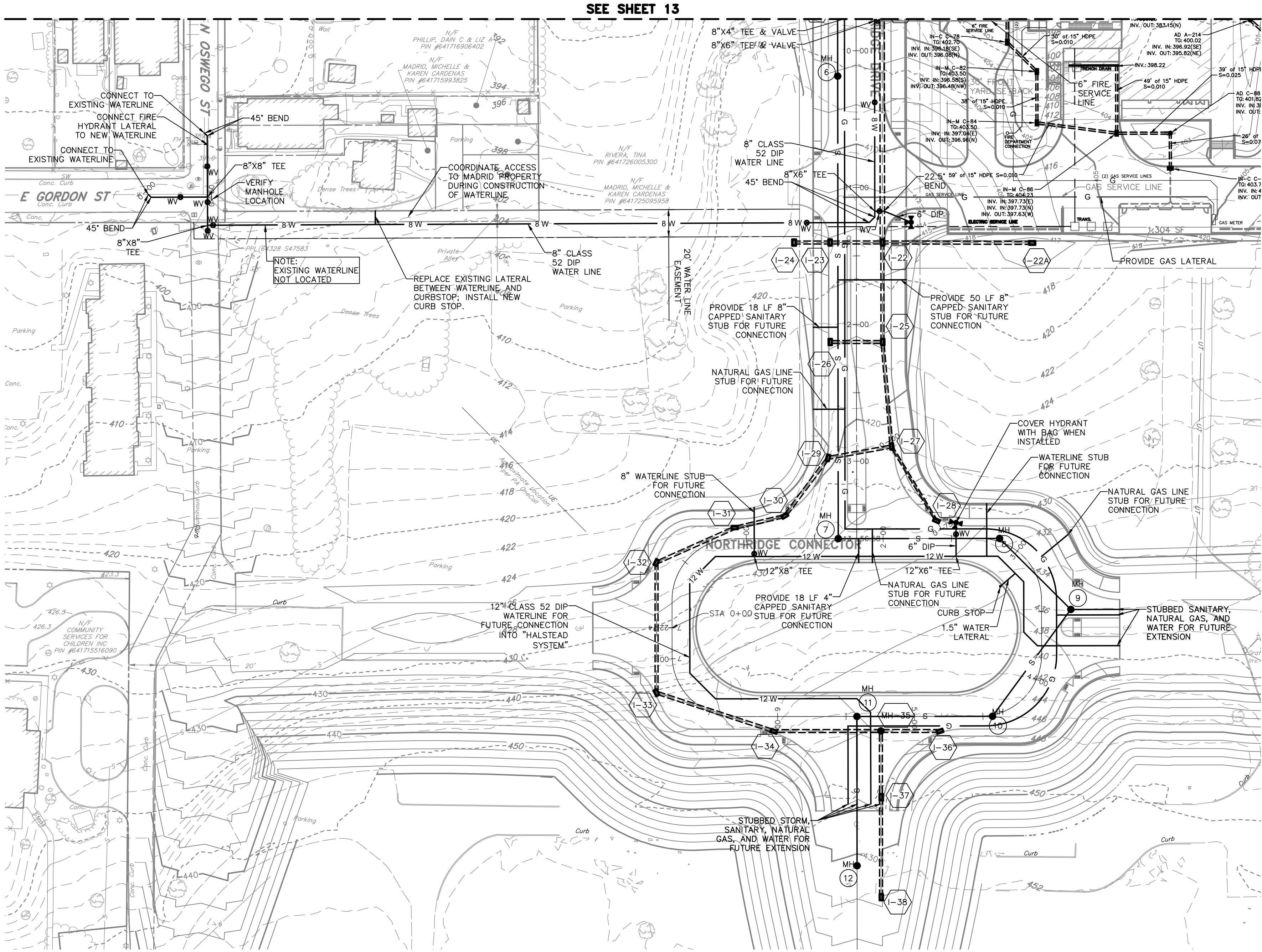
SCHOOL DESIGN BY:  
BARRY  
DISETT &  
Associates

810.398.0984  
5420 Crankshaft Road  
Allentown, PA 18104


























BRESLIN  
ARCHITECTS



**DRAFT  
PLAN SET  
DATED:  
11/05/24**



## LEGEND

- |   |  |
|---|--|
| EXISTING BOUNDARY LINE                  | =====  |
| EXISTING CURB                           | =====  |
| PROPOSED CURB                           | =====  |
| EXISTING PAVEMENT                       | =====  |
| PROPOSED PAVEMENT                       | =====  |
| PROPOSED SPOT ELEVATION                 | + 500.00   |
| PROPOSED CONTOUR LINE                   | 500  |
| EXISTING CONTOUR LINE                   | ----- 500 -----  |
| EXISTING UNDERGROUND ELECTRIC           | —UE—   |
| EXISTING UNDERGROUND TELEPHONE          | —UT—   |
| EXISTING WATER LINE                     | —W—  |
| EXISTING SANITARY SEWER LINE            | —S—  |
| EXISTING GAS LINE                       | —G—  |
| EXISTING STORM PIPE                     | ==== 12" CMP   |
| EXISTING SIGN                           |       |
| EXISTING BOLLARD                        |       |
| EXISTING UTILITY POLE                   |       |
| EXISTING LIGHT POLE                     |       |
| EXISTING ELECTRIC METER                 |  EM   |
| EXISTING ELECTRIC BOX                   |       |
| EXISTING PARKING METER                  |       |
| EXISTING GAS METER                      |  GM   |
| EXISTING GAS VALVE                      |  GV   |
| EXISTING CLEAN OUT                      |  C.C. |
| EXISTING FIRE VALVE                     |       |
| EXISTING FIRE HYDRANT                   |       |
| EXISTING WATER METER                    |  WM   |
| EXISTING WATER VALVE                    |  WV   |
| EXISTING INLET                          |       |
| EXISTING ELECTRIC MANHOLE               |  E    |
| EXISTING MANHOLE (UNKNOWN)              |  (M)  |
| EXISTING TELEPHONE MANHOLE              |  T    |
| EXISTING STORM SEWER MANHOLE            |  S    |
| EXISTING SANITARY MANHOLE               |  (S)  |
| PROPOSED STORM INLET                    |       |
| PROPOSED STORM INLET W/ MH TOP          |  12"  |
| PROPOSED CLEANOUT                       |  C.C. |
| PROPOSED STORM PIPE                     | -----  |
| PROPOSED SANITARY SEWER LINE            | =====  |
| PROPOSED WATER LINE                     | =====  |
| PROPOSED STORM STRUCTURE LABEL          |  1-1  |
| PROPOSED SANITARY SEWER STRUCTURE LABEL |  MH   |

UTILITY PLAN C  
FINAL MAJOR LAND DEVELOPMENT  
FOR  
**NORTHBRIDGE SCHOOL**  
FINAL PLAN  
CITY OF ALLENTOWN, 15th WARD LEHIGH COUNTY, PA

DATE: 11/7/2024  
SHEET NO. 14 OF 40  
DWG. NO. 0967701092

CITY CENTER INVESTMENT CORP.  
600 W HAMILTON STREET, SUITE 700  
ALLENTOWN, PA 18101



MANAGER: PAUL A. MCNEMAR, PE	DESIGN BY:	CHKD BY:
	PAM	PAM
	SURV. CHIEF:	FIELDBOOK NO.
	GMT	DATA COLLECTOR
	DRAWN BY:	CHKD BY:
	JAO	PAM

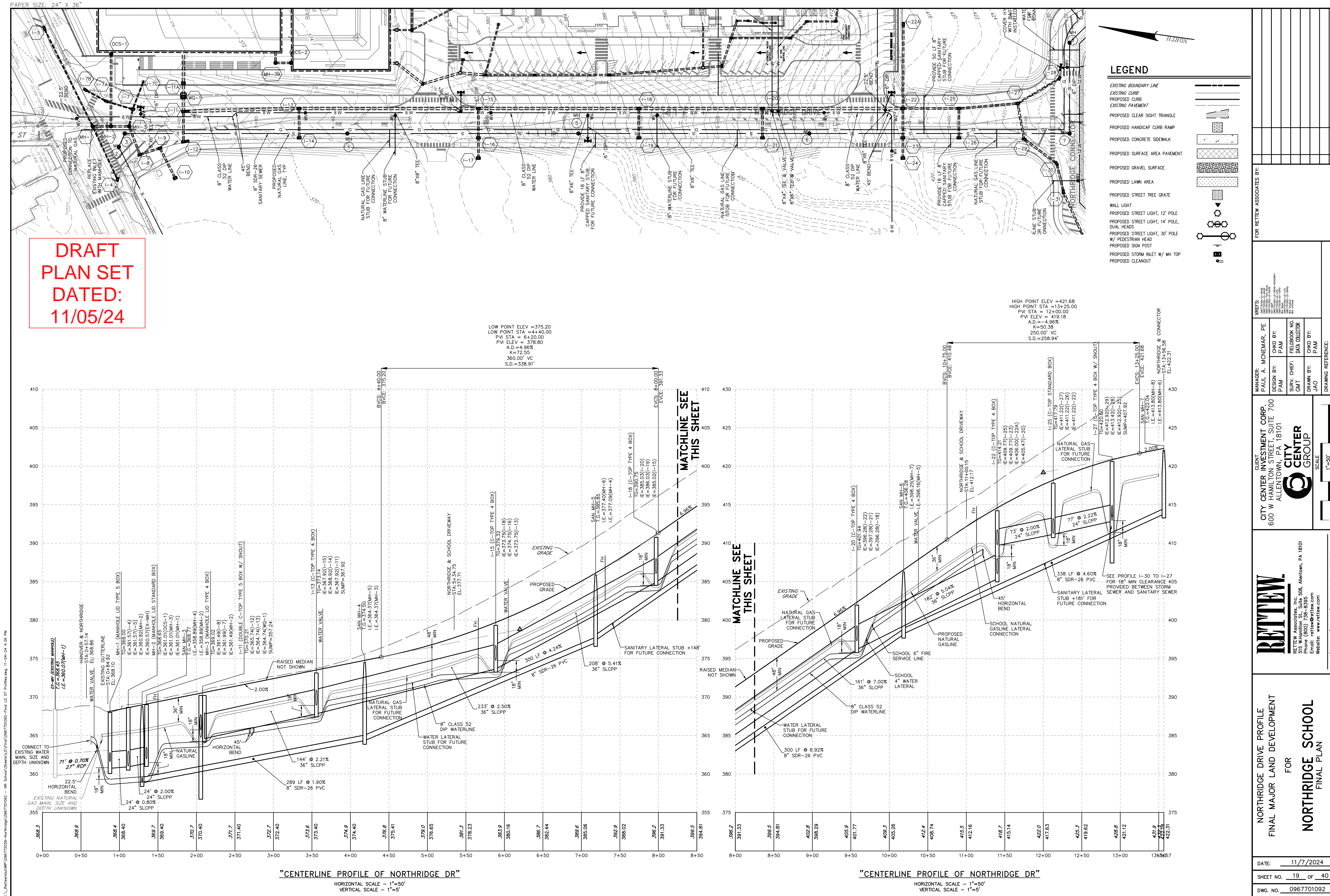
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D98772039-LD-BLZE  
D98772039-LD-BLZE  
D98770062-Tile Block  
D98770062-LD-JUTE  
D98770062-LD-JUTE  
D98770062-LD-GR40  
KEY MAP  
D98772039-5Y-TOPF  
D98772039-LD-TOPF  
BA Groing  
BA Groing  
BA Utilities  
BA Utilities  
D98770062-LD-FSMT  
D98770062-LD by BA  
BA-wgpr\_Crosspoint-RH  
D98772039-LD-GRAO  
A30-x-k-3-formStructure.aspx\_20240108

FOR RETTEW ASSOCIATES BY:

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DATE: 11/7/2024

SHEET NO. 19 OF 40

DWG. NO. 0987701092

NORTHDRIVE DRIVE PROFILE

FINAL MAJOR LAND DEVELOPMENT

FOR

NORTHDRIVE SCHOOL

FINAL PLAN

CITY OF ALLENTOWN, 15th WARD

LEHIGH COUNTY, PA

RETIRE

RETIRE Associates, Inc. 508, Allentown, PA 18101  
Phone: (610) 735-8395  
Email: retire@retire.com  
Website: www.retire.com

Engineers • Planners • Surveyors • Landscape Architects  
CORPORATE OFFICE: 508, ALLANTOWN, PA 18101

CLIENT

CITY CENTER INVESTMENT CORP.  
600 W HAMILTON STREET, SUITE 700  
ALLENTOWN, PA 18101

CITY CENTER GROUP

SCALE 1"=50'

MANAGER: PAUL A. MCNEAR, PE

DESIGN BY: CHD BY: PAM

SURV. CHIEF: FREDERICK NO. DATA COLLECTOR

DRAWN BY: CHD BY: PAM

FOR RETIRE ASSOCIATES BY:

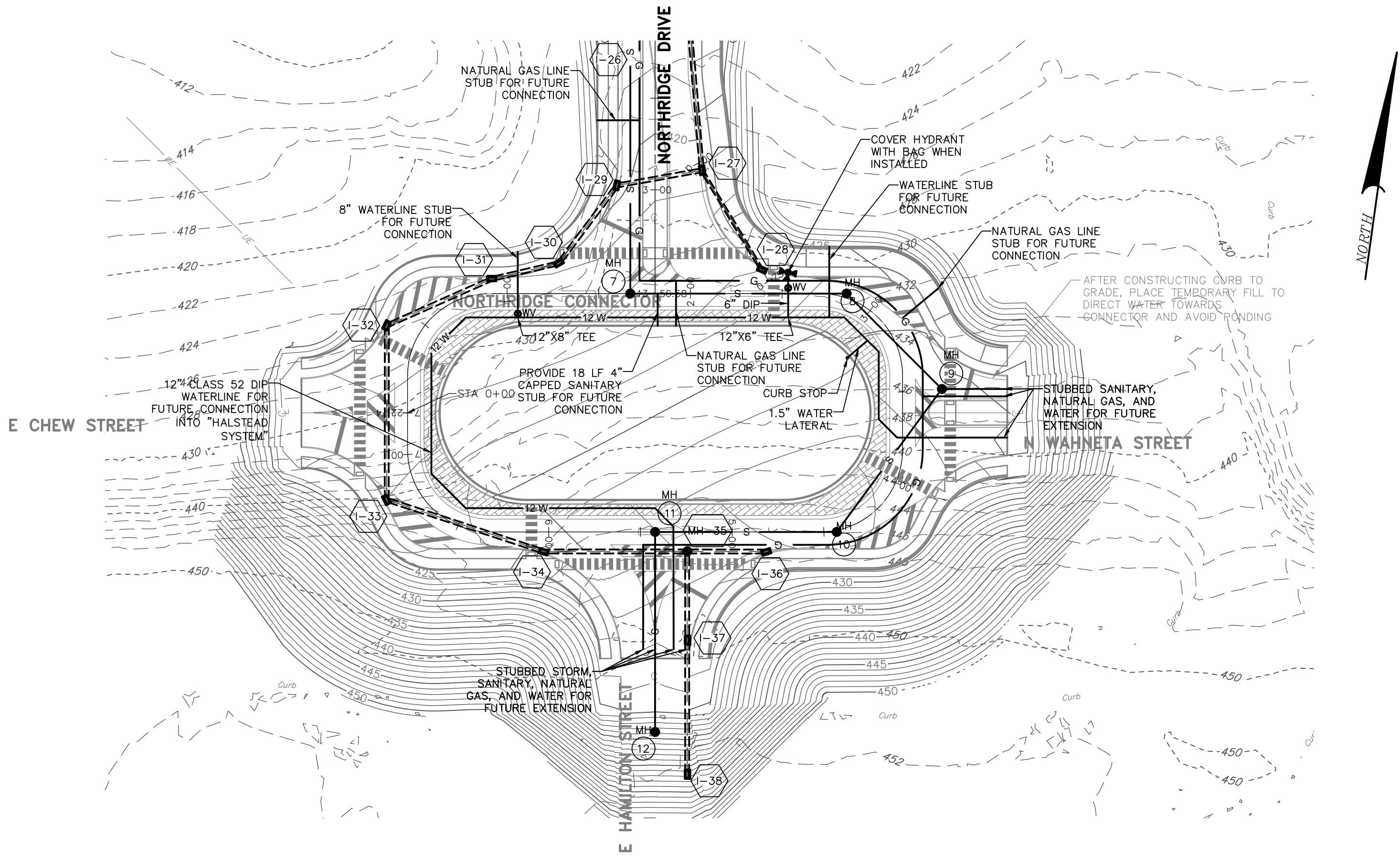
NO. DATE

REVISION

REFERENCES:  
1. 2018 ALLENTOWN ZONING ORDINANCE  
2. 2018 ALLENTOWN SUBDIVISION MAP ACT  
3. 2018 ALLENTOWN STREET DESIGN MANUAL  
4. 2018 ALLENTOWN STREET LIGHTING DESIGN MANUAL  
5. 2018 ALLENTOWN STREET SIGNAGE DESIGN MANUAL  
6. 2018 ALLENTOWN STREET FURNISHING DESIGN MANUAL  
7. 2018 ALLENTOWN STREET LANDSCAPE DESIGN MANUAL  
8. 2018 ALLENTOWN STREET TREE DESIGN MANUAL  
9. 2018 ALLENTOWN STREET BIKEWAY DESIGN MANUAL  
10. 2018 ALLENTOWN STREET PEDESTRIAN DESIGN MANUAL



DRAFT  
PLAN SET  
DATED:  
11/05/24



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING PAVEMENT
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED HANDICAP CURB RAMP
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SURFACE AREA PAVEMENT
- PROPOSED GRAVEL SURFACE
- PROPOSED LAWN AREA
- PROPOSED STREET TREE GRATE
- WALL LIGHT
- PROPOSED STREET LIGHT, 12' POLE
- PROPOSED STREET LIGHT, 14' POLE, DUAL HEADS
- PROPOSED STREET LIGHT, 30' POLE W/ PEDESTRIAN HEAD
- PROPOSED SIGN POST
- PROPOSED STORM INLET W/ MH TOP
- PROPOSED CLEANOUT

FOR RETNEW ASSOCIATES BY:

MANAGER: PAUL A. MCNEAR, PE  
DESIGN BY: CHD BY: PAM  
SURV. CHIEF: FREDRICK NO. DATA COLLECTOR  
GNT  
DRAWN BY: CHD BY: PAM  
JAO

DRAWING REFERENCE:  
C:\\_Retnew\out\WP\087701092-Northridge\087701092 - Mt. School\Sheet\LDY\Title\087701092.dwg

CLIENT  
CITY CENTER INVESTMENT CORP.  
600 W HAMILTON STREET, SUITE 700  
ALLENTOWN, PA 18101



RETNEW  
Associates, Inc.  
508, Allentown, PA 18101  
Phone: (610) 735-8395  
Email: retnew@retnew.com  
Website: www.retnew.com

NORTHIDGE SQUARE PROFILES  
FINAL MAJOR LAND DEVELOPMENT

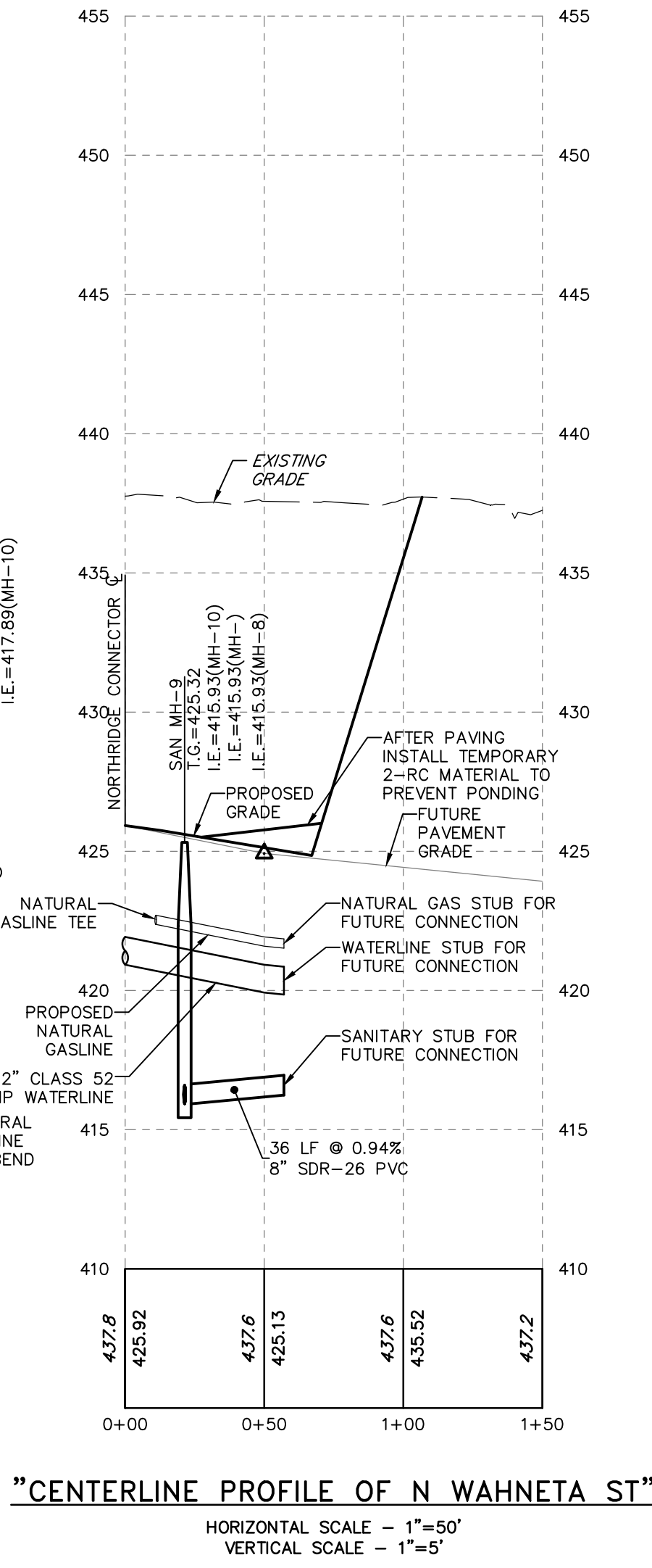
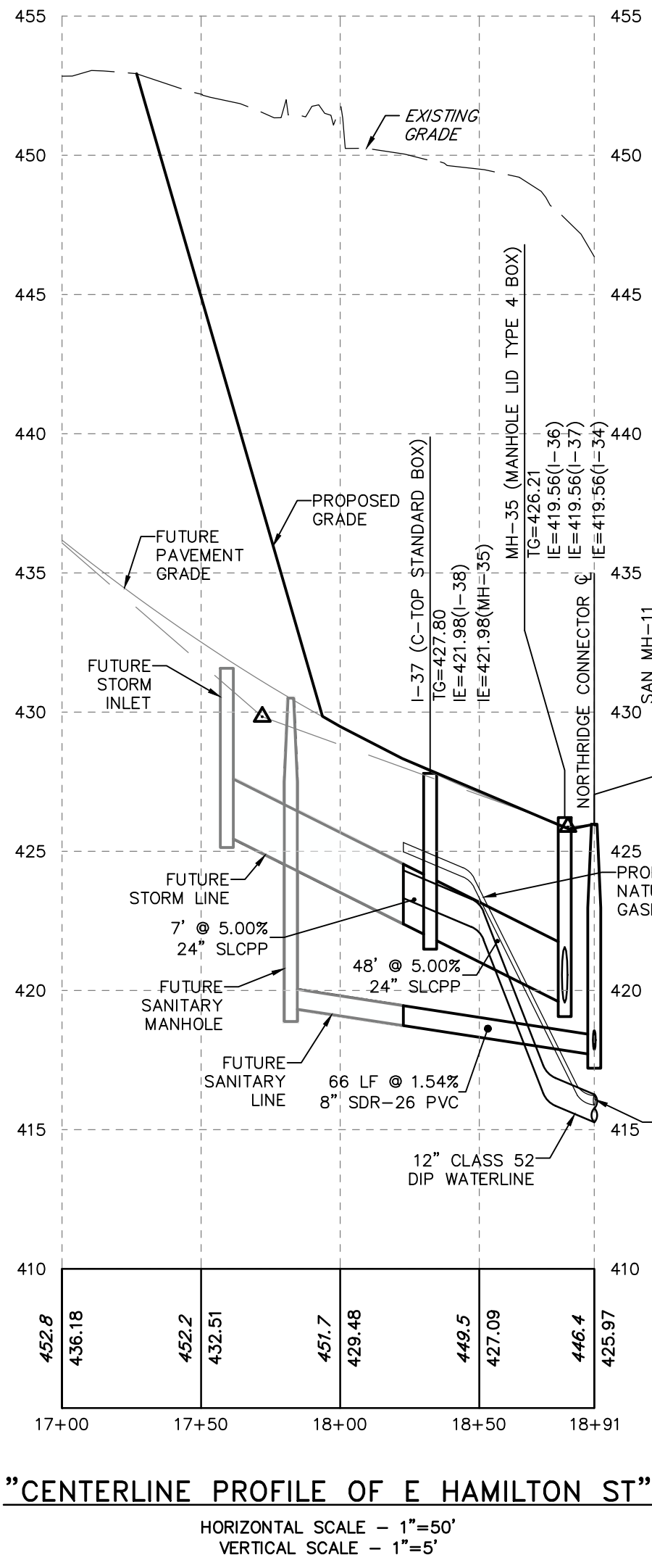
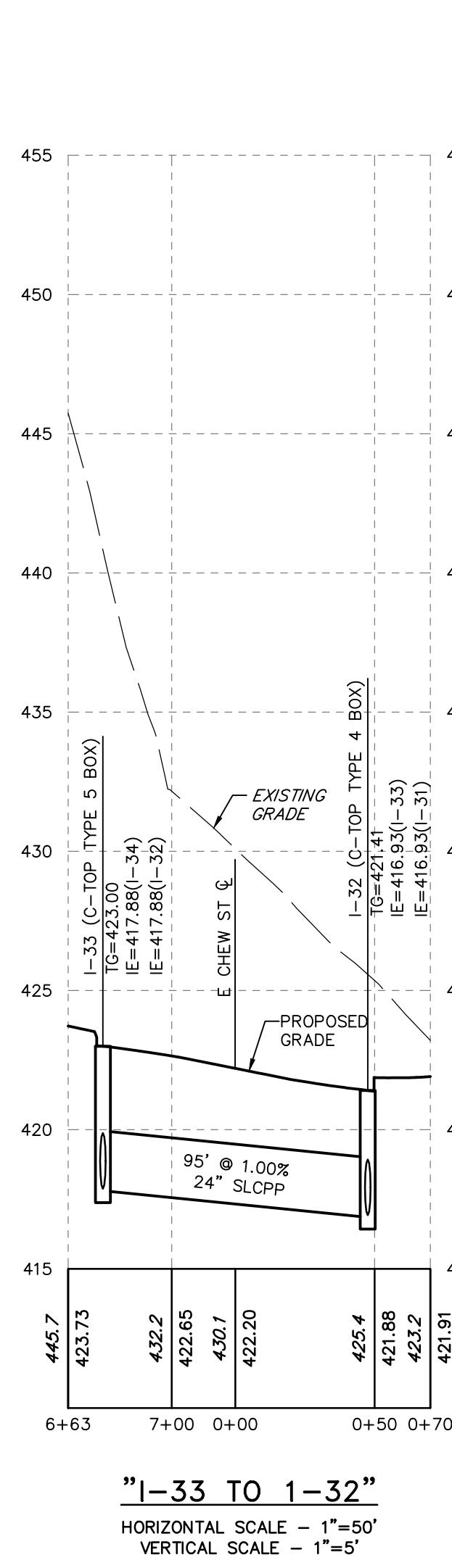
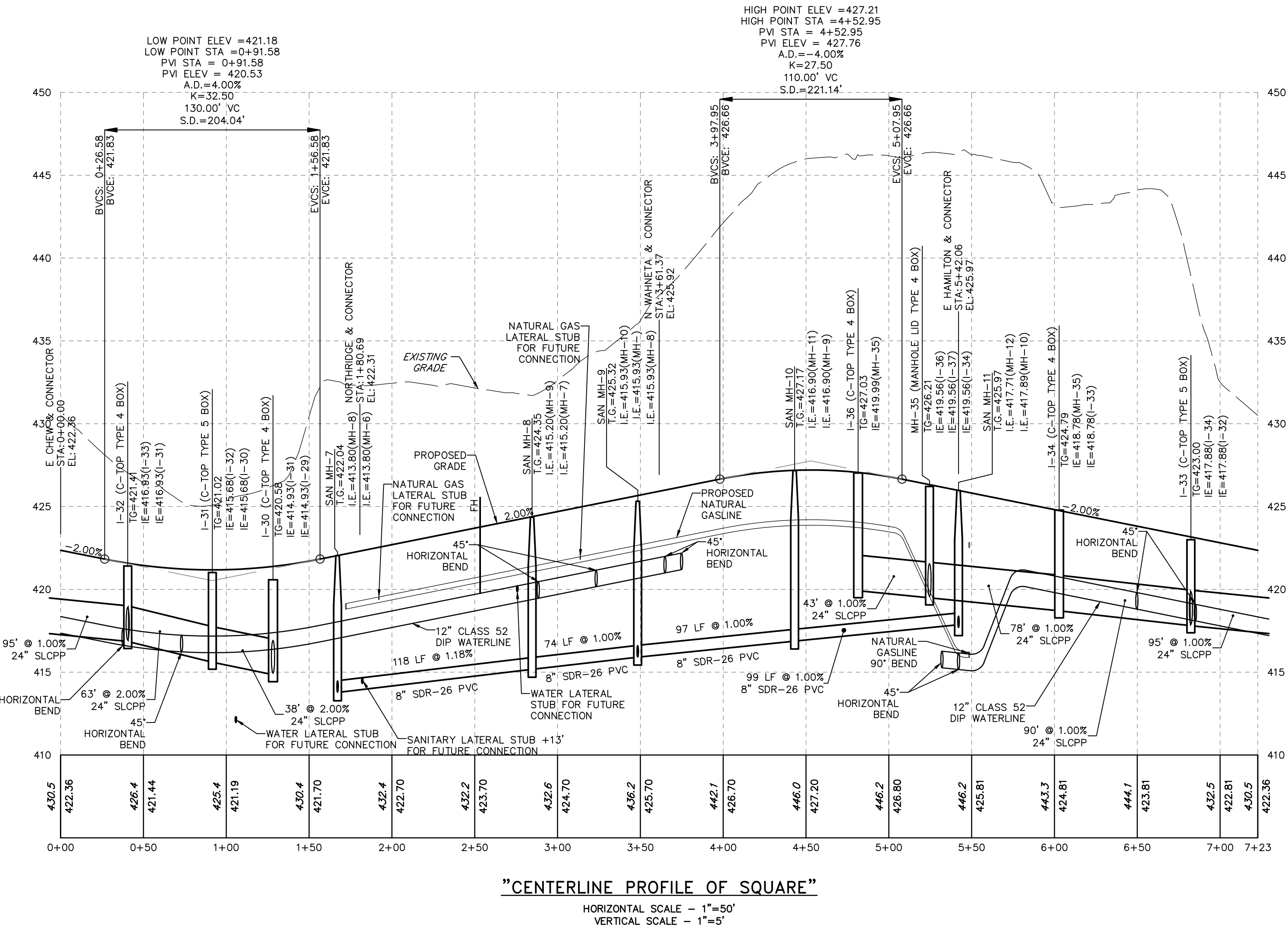
FOR  
NORTHIDGE SCHOOL  
FINAL PLAN

DATE: 11/7/2024  
SHEET NO. 21 OF 40  
DWG. NO. 0967701092

REVISION

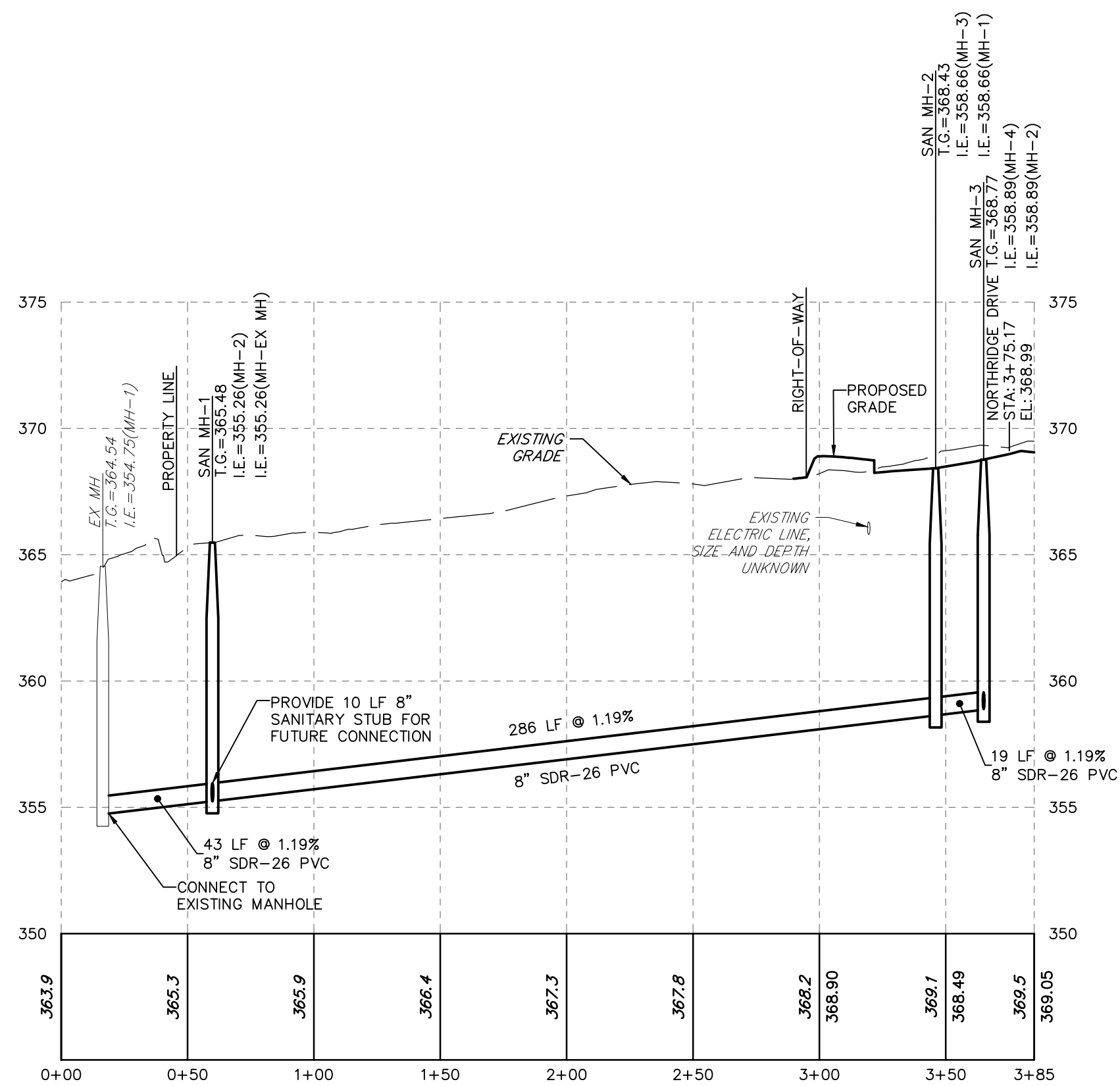
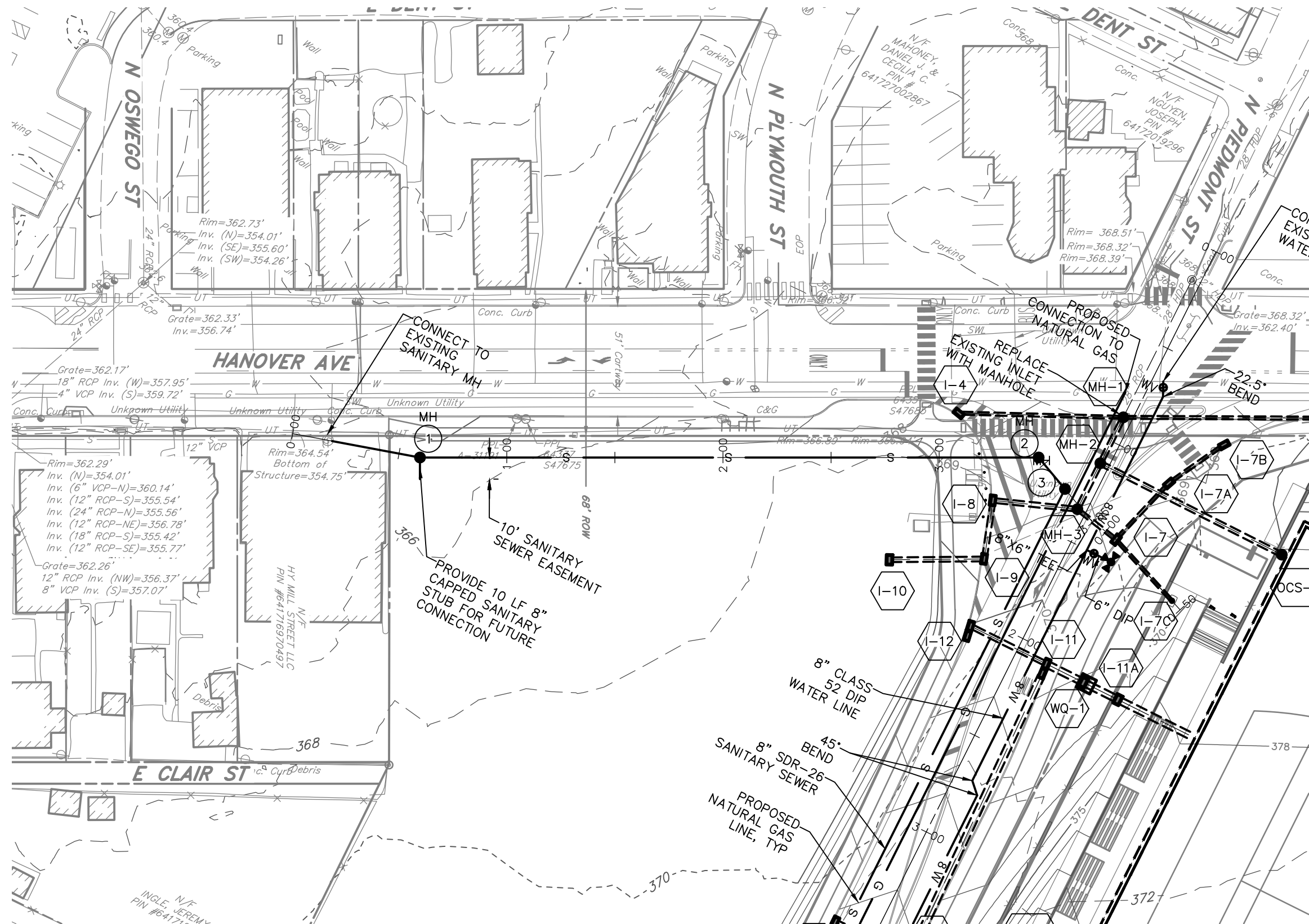
DATE

NO.

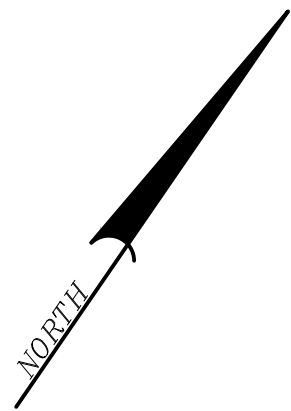




**DRAFT  
PLAN SET  
DATED:  
11/05/24**



"SANITARY" 0+00 TO 3+85  
HORIZONTAL SCALE - 1"=50'  
VERTICAL SCALE - 1"=5'



## LEGEND

- EXISTING BOUNDARY LINE  
EXISTING CURB  
PROPOSED CURB  
EXISTING PAVEMENT  
EXISTING PAVEMENT  
PROPOSED CLEAR SIGHT TRIANGLE  
PROPOSED HANDICAP CURB RAMP  
PROPOSED CONCRETE SIDEWALK  
PROPOSED SURFACE AREA PAVEMENT  
PROPOSED GRAVEL SURFACE  
PROPOSED LAWN AREA  
PROPOSED STREET TREE GRATE  
WALL LIGHT  
PROPOSED STREET LIGHT, 12' POLE  
PROPOSED STREET LIGHT, 14' POLE,  
DUAL HEADS  
PROPOSED STREET LIGHT, 30' POLE  
W/ PEDESTRIAN HEAD  
PROPOSED SIGN POST  
PROPOSED STORM INLET W/ MH TOP  
PROPOSED CLEINOUT

[illegible]

**SECTION 3.6 HISTORIC PRESERVATION ACT**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**

**NORTHRIDGE SCHOOL**

**CITY CENTER INVESTMENT CORPORATION**

CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA

**HISTORIC PRESERVATION ACT**

This section includes the following documentation:

- 1) Pennsylvania State Historic Preservation Office Absence Letter, Dated October 22, 2024.



## Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

October 22, 2024

*Sent Via PA-SHARE*

RE: ER Project # 2024PR04869.001, Northridge School, 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 Historic Properties - Above Ground*

Based on the information received and available in our files, it is our opinion that there are no above ground historic properties (resources listed in or eligible for listing in the National Register) present in the project area of potential effect. Therefore, no above ground historic properties will be affected by the proposed project. Should the scope of the project change and/or new information be brought to your attention regarding historic properties located within the project area of potential effect, please reinitiate consultation with our office using PA-SHARE.

For questions concerning above ground resources, please contact Barbara Frederick at [bafrederic@pa.gov](mailto:bafrederic@pa.gov).

### **Archaeological Resources**

*No Archaeological Concerns - Environmental Review - No Effect - Archaeological*

Based on the information received and available in our files, in our opinion, the proposed project should have No Effect on archaeological resources. Should the scope of the project be amended to include additional ground-disturbing activity and/or should you be made aware of historic property concerns regarding archaeological resources, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact Casey Hanson at [chanson@pa.gov](mailto:chanson@pa.gov).



Sincerely,

A handwritten signature in black ink, appearing to read "B. Frederick". The signature is fluid and cursive, with the first letter of the last name being a large, stylized 'F'.

Barbara Frederick  
Environmental Review Division Manager

**SECTION 3.7 PNDI RECEIPT**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**

## 1. PROJECT INFORMATION

Project Name: **Northridge School**

Date of Review: **10/14/2024 10:31:21 AM**

Project Category: **Development, Additions/maintenance to existing development facilities**

Project Area: **41.04 acres**

County(s): **Lehigh**

Township/Municipality(s): **ALLENTOWN**

ZIP Code:

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lehigh River-Delaware River**

Decimal Degrees: **40.617646, -75.429973**

Degrees Minutes Seconds: **40° 37' 3.5272" N, 75° 25' 47.9039" W**



## 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	<b>Conservation Measure</b>	<b>No Further Review Required, See Agency Comments</b>
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	<b>Avoidance Measure</b>	<b>See Agency Response</b>

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.

## Northridge School



-  Buffered Project Boundary
-  Project Boundary





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



## Northridge School



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, 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:** Is tree removal, tree cutting or forest clearing necessary to implement all aspects of this project?

**Your answer is:** Yes

**Q2:** How many acres of woodland, forest, forested fencerows and trees will be cut, cleared, removed, disturbed or flooded (inundated) as a result of carrying out all aspects or phases of this project? [Round acreages UP to the nearest acre (e.g., 0.2 acres = 1 acre).]

**Your answer is:** 1 to 10 acres

### 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:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

#### 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:

Avoidance Measure: The proposed project is located in the vicinity of northern long-eared bat spring staging/fall swarming habitat. To ensure take is not reasonably certain to occur, do not conduct tree removal from May 15 to August 15. The U.S. Fish and Wildlife Service determined take is not reasonably certain to occur from tree removal if activities are avoided during the pup season (i.e., the range of time when females are close to giving birth (i.e., two weeks prior to birth) and have non-volant (i.e., unable to fly) young). For more information, see the Interim Voluntary Guidance for the Northern Long-Eared Bat: Forest Habitat Modification, available here:

<https://www.fws.gov/library/collections/interim-habitat-modification-guidance>.

As the project proponent or applicant, I certify that I will implement the above Avoidance Measure:

 (Signature)



**SPECIAL NOTE: If you agree to implement the above Avoidance Measure and if applicable, any Information Requests, no further coordination with this agency regarding threatened and endangered species and/or special concern species and resources is required.** If you are not able to comply with the Avoidance Measures, you are required to coordinate with this agency - please send project information to this agency for review (see "What to Send" section).

## 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 email, or mail, project information to [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov) to initiate a review. USFWS will not accept uploaded project materials.

### **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](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.

## 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](mailto: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](mailto: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](mailto: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](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: Laura V. Hall  
Company/Business Name: RETTEW Associates, Inc.  
Address: 3020 Columbia Ave  
City, State, Zip: Lancaster, PA 17603  
Phone: ( 717 ) 205-2219 Fax: (        )         
Email: lhall@rettew.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.

  
\_\_\_\_\_  
applicant/project proponent signature

10/14/24  
\_\_\_\_\_  
date



## **SECTION 3.8 ALTERNATIVES ANALYSIS**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**

## **NORTHRIDGE SCHOOL**

### **CITY CENTER INVESTMENT CORPORATION**

CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA

### **ALTERNATIVE SEWER FACILITIES ANALYSIS**

City Center Investment Corporation is proposing the development of Northridge School which consist of four parcels: 16.650 Ac (School), 0.468 Ac (Northridge Square), 2.208 Ac (Northridge Drive ROW), and 0.830 Ac (Northridge Connector ROW). The proposed properties are located at 1600 Hanover Avenue, Allentown, PA. The project proposes to construct a new multi-story Elementary/Middle School building, Northridge Drive, and Northridge Square as the first phase of the overall Northridge Development. The anticipated sewage flow is 9,734 gallons per day (gpd).

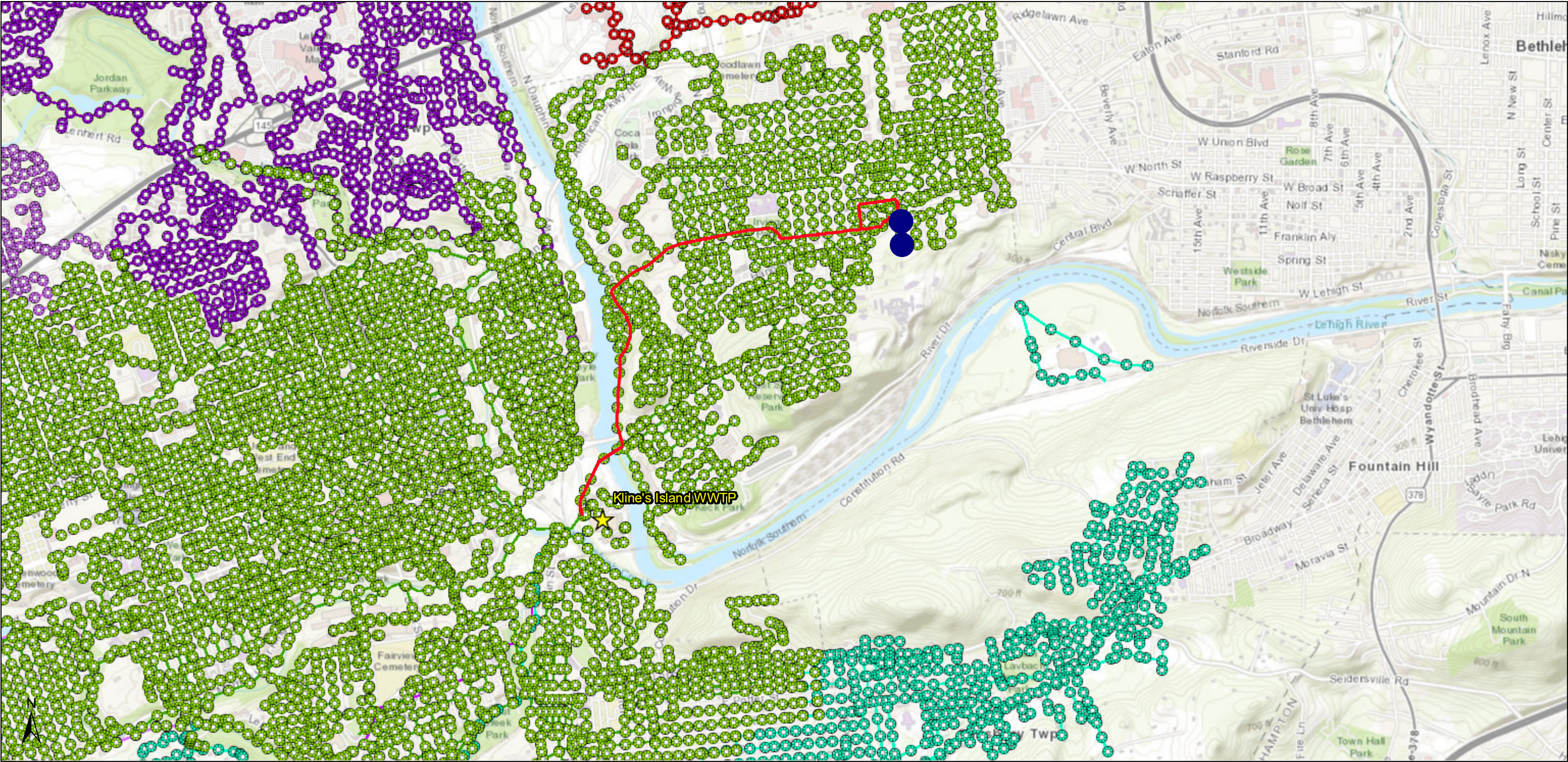
With the availability of public sewer that is not at capacity it is most reasonable to send the sewage from this development to Lehigh County Authority for collection, conveyance, and then be treated at the City of Allentown Wastewater Treatment Plant for treatment and disposal. This disposal method also provides for the best long-term reliability for the treatment and disposal of the sewage from the development.

**SECTION 3.9 PATH OF SEWAGE TO TREATMENT FACILITY**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**















LCA GIS MAP - 1600 Hanover Ave



12/19/2024, 2:44:00 PM

1:36,112

- |  |  |  |
|--|--|--|
|  Allentown Customer |  Salisbury Manholes       |  Hanover Sanitary Mains         |
|  COA Manholes       |  South Whitehall Manholes |  Salisbury Sanitary Mains       |
|  CWSA Manholes      |  COA Sanitary Mains       |  South Whitehall Sanitary Mains |
|  Hanover Manholes   |  CWSA Sanitary Mains      |  Suburban Force Mains           |

Sources: Esri, HERE, Garmin, Intermap, inc, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community





**SECTION 3.10 ALLENTOWN WATER ORDINANCE**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**

## Chapter 633. Water

### Article I. General Water Use

[Adopted 3-13-1922 by Ord. No. 1331 (Article 921 of the 1962 Codified Ordinances)]

#### § 633-1. Bureau of Water Resources.

[Amended 8-6-1992 by Ord. No. 13145]

The Bureau of Water Resources, its Manager and all assistants and employees shall be under the charge and supervision of the Director of Public Works, and it shall be his duty to enforce all laws and ordinances relating thereto.

#### § 633-2. Frontage tax; authority.

[Amended 3-21-1967 by Ord. No. 11125; 8-6-1992 by Ord. No. 13145]

The Bureau of Water Resources fixes the rate per foot for frontage tax to be charged against all properties fronting on the various streets and avenues in which the water mains are laid, as provided in Section 3585, Article XXXV of the Act of Assembly of 1931.<sup>[1]</sup>

[1] *Editor's Note: See now 11 Pa.C.S.A. § 13501.1 et seq.*

#### § 633-3. Responsibility for service pipes.

[Amended 11-27-1962 by Ord. No. 9978; 8-6-1992 by Ord. No. 13145]

Service pipes connecting the street main to any building or property shall be installed and paid for by the owner thereof. The owner of any building or property shall be responsible for service pipe maintenance from the curb stop or control valve to the building or property.

#### § 633-4. Water charges.

[Amended 8-6-1992 by Ord. No. 13145]

The payment and collection procedures for the use and consumption of water shall be established by the Director of Finance.

#### § 633-5. Fire lines or sprinkling service.

[Amended 8-6-1992 by Ord. No. 13145]

- A. No connection for a fire line or sprinkling service shall be made until a permit has been issued by the Bureau of Water Resources.
- B. All persons now having fire service installed or who shall install it in the future shall be required to furnish the Bureau of Water Resources with an accurate map of the system in use on the property

where the same is installed.

## § 633-6. Investigation of waste; refusal to repair.

[Amended 8-6-1992 by Ord. No. 13145]

The executive head of the Bureau of Water Resources, or any other person acting under an order from him, is authorized and empowered to inquire at any dwelling or place where any unnecessary waste of water occurs into the cause of the same. If the waste occurs from need of repair in the pipe or other fixtures, and if the owner or occupier thereof shall neglect or refuse, upon notice given, to have the necessary repairs made forthwith, the inspector of leaks, acting under the order of the executive head, will shut off the water leading to such place. No one will turn on the water before the necessary repairs are made. The cost to the City of turning off the water shall be fully paid.

## § 633-7. Application for supply of water or extension; issuance of permit.

- A. Every person or persons who may desire a supply of water or to make additional extensions for the use thereof other than those already provided for in their permit will make application to the Bureau of Water Resources, setting forth the location of the house or premises applied for and describing the different purposes for which the water is to be used, so as to enable the Bureau to fix the price for the quantity of water so required in accordance with the list of prices fixed by Council. The applicant will pay the amount as established in Chapter **270**, Article **II**, Public Works Fees.  
[Amended 8-6-1992 by Ord. No. 13145; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]
- B. Every person or persons having attachments of any kind made without first complying with the requirements of this section shall be subject to the penalties hereinafter provided.

## § 633-8. Unauthorized connections.

Any plumber or other person, excepting those chosen for that purpose, who shall introduce a ferrule into any public or private pipe, or form any connection or communication whatever with such pipes, or break ground for that or any other similar purpose in the public streets or alleys, or introduce or use a ferrule of a larger diameter than is specified in his permit, will be subject to the penalties hereinafter provided.

## § 633-9. Connecting pipes from mains to curb stops.

[Amended 8-6-1992 by Ord. No. 13145]

All the connecting or conducting pipes from mains to curb stops shall be either ductile/cast iron, or "K" weight copper.

## § 633-10. Curb stops.

[Amended 8-6-1992 by Ord. No. 13145]

- A. Such pipes will have a curb stop affixed thereto, which shall be of a pattern to be approved by the Bureau of Water Resources, within the limits of the sidewalk or pavement, at a distance of 12 inches from the curb.
- B. All persons who may be supplied with water from a branch connecting with a private pipe will have a curb stop affixed to the branch as near as conveniently may be to such private pipe, so as to stop the supply of water through the branch whenever requisite, without interrupting the supply of other



persons connected therewith. All persons who may be supplied with water from a pipe or having a branch connected therewith, as aforesaid, will each, in like manner, have curb stops affixed for the purpose aforesaid, and in case of neglect or refusal to comply with each or any of the aforesaid requirements, will be subject to the penalties hereinafter provided.

- C. To every curb stop placed in the manner directed and specified herein, there shall be left an opening of at least four inches square or, if round, of that diameter, which shall be protected with a suitable cockbox, and securely covered with an iron top in such a manner that the situation of the curb stop may be readily distinguished, which covering, wherever placed, shall be even with the surrounding pavement or level with the surface. No owner or occupier of any building, lot or premises into which the water may have been introduced shall neglect to comply with this provision or shall suffer such opening, if in any street or alley, to remain uncovered, he, she or they so offending shall, upon conviction, be subject to the penalties hereinafter provided.

## § 633-11. Charges for installing corporation stops.

[Amended 8-6-1992 by Ord. No. 13145; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

The rates for installing corporation stops will be established by Chapter **270**, Article **II**, Public Works Fees.

## § 633-12. Use of water from another's premises.

If any person other than those who may be actual occupiers of a building, lot of ground or premises into or for the particular accommodation of which, according to the permit issued, water may have been introduced will resort to any hydrant or pump, and use the water therefrom, without a regular permit from the Bureau of Water Resources, such person so offending will be subject to the penalties hereinafter provided. The occupier of any hydrant will, for every time he or she permits the use of his or her hydrant to any person disconnected from their families who holds no permit, upon conviction, likewise be subject to such penalties.

## § 633-13. Entry on premises for inspection or cutting off water.

Whenever it may be deemed necessary by the head of the Bureau of Water Resources to inspect or cause to be inspected the water service pipes or fixtures in any building, lot of ground or premises into or through which pipes for conducting a supply of water may be laid, it will and may be lawful for the head of the Bureau, or his duly authorized agent, to enter at all reasonable times into such building or premises for the purpose of examining the pipes of conduit, and ascertaining whether the same, or the cocks or fixtures thereof, are in proper order and repair, or for cutting off the pipes of communication when delinquencies occur in payment of the rent. Any person who will obstruct or oppose either of such officers in making such examination or in detaching the pipes will be subject to the penalties hereinafter provided.

## § 633-14. Use for building purposes.

[Amended 8-6-1992 by Ord. No. 13145; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

No person will use water from public or private pipes for building purposes of any kind without first having obtained a permit from Code Enforcement. The Clerk will assess the fee or charge for the use of the water in accordance with Chapter **270**, Article **II**, Public Works Fees. Any person or persons who will use water without having first obtained such permit shall, upon conviction, be subject to the penalties hereinafter provided.

## § 633-15. Violations and penalties.

[Amended 2-21-1973 by Ord. No. 11995; 8-6-1992 by Ord. No. 13145]

Any person violating the provisions of this article shall be fined not more than \$1,000 or imprisoned not more than 90 days, or both.

## Article II. Water Meters

[Adopted 8-1-1950 by Ord. No. 6402 (Article 927 of the 1962 Codified Ordinances)]

## § 633-16. Rules and regulations to apply.

All water meters presently installed or to be installed and the service of water through meters will be governed by the following rules and regulations, whether within the City or outside the boundaries.

## § 633-17. Right of Bureau to meter consumers.

The Bureau of Water Resources reserves the right to meter any or all consumers of water at any time it becomes necessary to do so.

## § 633-18. Classification of consumers.

From and after giving of notice as specified by this article, no water will be furnished except through meters to any consumers desiring to be served therewith falling within any of the following use classifications:

- A. Use for commercial, industrial or business purposes within the City.
- B. Use for domestic purposes in apartment houses and multifamily dwellings housing more than two families within the City.
- C. Use for any purpose outside of the limits of the City.

## § 633-19. Installation of meters.

[Amended 8-22-1950 by Ord. No. 6425]

Except as hereinafter provided, the City will furnish and install all meters of the same size as the service pipe entering the building and will maintain and keep them in good repair. The Bureau may permit the installation of a meter either one size larger or smaller than the service pipe, depending upon the actual volume of consumption in the building served or any new use to which the building has been converted.

## § 633-20. Consumers to prepare pipe.

[Amended 7-12-1989 by Ord. No. 12913]

All consumers of metered water will prepare the pipe, ready for the installation, repair or replacement of the meter, as well as any stop, waste or valve required to drain it, at their sole expense. For all meters 1 1/2 inches in size or larger, a valved bypass will be provided at the sole expense of the consumer. Shutoff valves will be installed on the bypass piping and on the inlet and outlet sides of the meter in such a manner that the meter may be removed without disrupting service to the customer.

## § 633-21. Installation of swing check valve.

All consumers of metered water using steam or hot water under pressure upon the premises served will install a swing check valve to be placed near the meter in the direction of the flow of water, at his sole expense.

## § 633-22. Placement of meters.

When convenient, meters will be placed within the property line of the consumer, in a convenient, accessible and unobstructed location within a building. No person other than an authorized representative or agent of the Bureau of Water Resources will install, remove, inspect and change, alter or interfere with any meter or the dials thereof.

## § 633-23. Removal of meters; charges.

[Amended 5-24-1960 by Ord. No. 9191; 8-6-1992 by Ord. No. 13145]

- A. If meters are removed, temporarily or otherwise, relocated or changed, such service must be performed by the Water Resources which will have the right to make the following charges as established in Chapter **270**, Article **II**, Public Works Fees.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

- B. In addition to the above charges, see Chapter **270**, Article **II**, Public Works Fees, for charges for three-inch and four-inch meters located in meter pits; the same charge will be made to have three-inch and four-inch meters reinstalled.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

- C. The above charges apply only to commercial and industrial properties.

- D. The Bureau of Water Resources will not remove any meters until all meter rentals and lateral charges are paid in full. Receipts for the final reading and lateral charges must be presented before the Bureau of Water Resources will remove any of the meters.

## § 633-24. Outdoor meters.

[Amended 8-6-1992 by Ord. No. 13145]

When not convenient to place a meter within a building, a suitable meter box or masonry pit will be built with suitable cover with lock and key, at the sole expense of the consumer. Meter pits will conform to the dimensions and construction standards as established by the Bureau of Water Resources.

## § 633-25. Notice to install meters.

[Amended 4-12-1989 by Ord. No. 12913]

The Bureau of Water Resources will give written notice to all consumers of water falling within the classifications set forth in § **633-19** hereof, in whose premises meters have not been installed, to prepare their pipe, stop, valve or meter box, and to install or permit the installation, repair or replacement of a meter within 30 days therefrom, which notice will specify the nature of such preparations generally, unless no entry to or inspection of the premises has been previously permitted. The notice may be given by service upon the consumers in the manner prescribed by law for the service of writs of summons or by registered mail at his last-known address registered upon the records of the department for the sending of water rent bills.

## § 633-26. Noncompliance; shutting off water.

[Amended 4-12-1989 by Ord. No. 12913; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Upon failure of any consumer to prepare his pipe, stop, valve or meter box, or to permit the installation, repair or replacement of a meter within 30 days after the giving of notice as herein before prescribed, Water Resources will forthwith shut off the water supply of the premises at the main and will cease and desist from serving the premises with water until the provisions of the notice have been complied and the costs of shutting off and turning on the water supply have been paid in full.

## § 633-27. Responsibility for repairs.

[Amended 4-12-1989 by Ord. No. 12913]

The consumer will, at all times, properly protect the meter from injury by frost or any other cause and loss, and will be responsible for the cost of all repairs to any meters damaged by whatever cause, and replacement of any lost meters, payable in full at the next date of issue of his water bill.

## § 633-28. Failure of meter; estimated bills.

If a meter fails to register or otherwise becomes out of order, it will be replaced or repaired by the Bureau of Water Resources. The current bill will be estimated and determined by the average amount of water used in a previous corresponding period. No deduction from water bills will be allowed on account of leakage.

## § 633-29. Additional meters.

In all cases where one service connection supplies two or more separate consumers or a block occupied by diverse parties, only one meter will be furnished for all consumers. The water rent as registered by such water meter will be chargeable to and payable by the owner of such premises or building. If additional meters are required for any building, the owner will furnish them at his own expense. Such additional meters will be of a type approved by the Bureau of Water Resources. The cost of installation and repairing will be paid by the owner.

## § 633-30. Meter testing; deposits.

[Amended 8-6-1992 by Ord. No. 13145; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Should any consumer doubt the correctness of the meter measuring the water delivered to his premises, he may request to have the meter tested according to the procedures and fees as established in Chapter **270**, Article **II**, Public Works Fees.

## § 633-31. Water to pass through meters.

No consumer served with metered water will take or receive, or permit to be taken or received, any water from City water mains into the building or fixtures for which a water meter is installed, except such water that will pass through and be registered by such water meter.

## § 633-32. Notification in change of ownership.



The owner of a metered property will notify the Bureau of Water Resources immediately of any change of ownership of the property. The Bureau of Water Resources will read and bill the final consumption to the seller and list the buyer for future billings.

## § 633-33. Delinquent accounts.

All bills for metered water will be rendered to and payable by the owner of the property served. Whenever metered accounts become delinquent for three months, the water supply to such property will be shut off at the main, and will not be turned on until all arrearages of water rents have been paid in full, together with all costs of the shutting off and turning on of the water supply. Five days' notice of such action will be mailed the owner and all tenants of the property setting forth the date and approximate time the water will be shut off.

## § 633-34. Right of entry.

All consumers of water will permit the authorized agents, servants and representatives of the Bureau of Water Resources to enter upon and in the property served at reasonable times and hours for the purpose of making inspections or for any other purpose lawfully required for the carrying out of any of the foregoing provisions of this article. In the event that any consumer will refuse or neglect to permit such entry, the Bureau of Water Resources will give notice, in writing, to the consumer of its intention and desire so to do. Upon further refusal, the water supply of the consumer will be turned off at the main, whereupon the Bureau will cease and desist from serving the premises with water until the provisions of the notice have been complied with and the costs of shutting off and turning on of the water supply have been paid in full.

## § 633-35. Violations and penalties.

[Amended 2-21-1973 by Ord. No. 11995]

Any person violating the provisions of this Article will be fined not more than \$1,000 or imprisoned not more than 90 days, or both.

## Article III. Water Service Pipes

[Adopted 12-6-1955 by Ord. No. 7945 (Article 923 of the 1962 Codified Ordinances)]

## § 633-36. Definitions.

The following words and phrases, when used in this article, shall have the following meanings:

### **CONTROL VALVE**

Any control valve for sleeve and valve or tee connection attached to the water main by means of which water supplied to a lot, dwelling or property may be shut off, and is installed at the sleeve or tee connection of the service pipe in the cartway of the streets of the City or suburban areas controlled by the City, ranging in size from two inches to and including 12 inches in diameter.

### **CORPORATION COCK**

Any device directly attached to the water mains to which the service pipes are connected, ranging in size from one inch to and including two inches in diameter.

### **CURB BOX**

An iron adjustable device, with removable lid or cover, marked "water," indicating and furnishing access to the curb stop, installed so that the lid or cover is at all times flush with the curb, lawn or

sidewalk.

**CURB STOP**

Any device by means of which water supplied to a lot, dwelling or property may be shut off, and is attached to the service pipe on the sidewalk at or near the curb line ranging in size from one inch to and including two inches in diameter.

**MAINTENANCE**

Maintenance of all service pipes for the use of water between the City water main and the curb stop on the sidewalk presently laid under the cartway of the streets of the City and adjoining suburban areas served with City water by agreement with Council, in which the water mains have been laid according to rules and regulations of the Bureau of Water Resources and by agreement that upon their completion they become the property of the City.

**PERSON**

A natural person, firm, partnership, limited partnership, corporation or unincorporated association.

**SERVICE PIPE**

A pipe leading from the water main to the curb stop for the use of water to a lot, dwelling or property receiving water service, ranging in size from one inch to and including 12 inches in diameter.

**SLEEVE AND VALVE CONNECTIONS**

Any device directly attached to the water mains to which the service pipe is connected, ranging in size from two inches to and including 12 inches in diameter.

**TEE CONNECTIONS**

Any attachment to the water mains to which a service pipe is connected, ranging in size from two inches to and including 12 inches in diameter.

**VALVE CASING, LID OR COVER**

Any iron casing placed over the valve at the point of attachment to the sleeve or tee connection in the street, installed so that after placing the lid or cover, it is flush with the roadway. The lid or cover over the control valve will be removable, marked on top with the word "water" indicating and furnishing access to the control valve.

## § 633-37. Maintenance by Bureau of Water Resources.

The Bureau of Water Resources, in the Department of Operations, is authorized to take over the maintenance of all service pipes for the use of water and directed to enforce all rules and regulations necessary for maintaining the same.

## § 633-38. Maintenance regulations.

- A. All service pipes, regardless of size, corporation cocks, sleeve and valve and tee connections, curb stops, curb box, control valves, lids or covers presently laid or to be laid in the streets of the City and suburban areas and that portion of the sidewalk used for the curb box, will be maintained, repaired or replaced by the Bureau of Water Resources, and will at all times be under the supervision of the Director of Operations.
- B. The workmanship and materials used will conform with the Plumbing Code of the City.  
[Amended 8-6-1992 by Ord. No. 13145]
- C. Laying or relaying of water mains will comply with the standard regulations for this purpose as set forth by the Bureau of Water Resources.

- D. Relaying or repairing of service pipes presently laid or to be laid will be made to the size pipe presently existing to the curb stop of the lot, dwelling or property and only as far as the jurisdiction and responsibility of the City.
- E. The City will not necessarily be required to relay the entire service pipe unless when absolutely necessary. In the event the property owner may desire a service pipe larger or smaller than the existing pipe, he will at the time make application for the same and pay the cost thereof.
- F. Repairs to service pipes presently laid or to be laid will also be made to the size pipe existing at the time. Conditions as outlined under "relaying of service pipes" will apply to the regulations of repairs.
- G. Service pipes ranging in size from one inch to and including 12 inches in diameter laid according to City regulations will be either of ductile cast iron, brass or copper, tested to 150 pounds pressure. Service pipes attached to corporation cocks will range in size from one inch to and including two inches in diameter and will be of "K" weight copper. Sleeve and valve and tee connections will range in size from two inches to and including 12 inches in diameter, installed according to City regulations. They will be either of cast iron or brass with a control valve attached to the sleeve or tee connection and the casing and lid or cover brought to the level of the roadway. This is as far as the City is responsible for the maintenance of sleeve and valve or tee connections. The property owner will be responsible from this point to the next point of control, either at the curb line or inside the building or property.  
[Amended 8-6-1992 by Ord. No. 13145]
- H. The sleeve and valve or tee connections, ranging in size from two inches to and including 12 inches in diameter, will be of even numerals of two inches, four inches, six inches, eight inches and 12 inches in diameter. They will not be larger than the water main to which the attachment is made.
- I. Private service pipes attached to the water mains of the City serving properties in streets, alleys, private roadways or developments in which regulation City mains are not laid at present or may never be laid due to City regulations are subject to the regulations set forth in this article. The City is not liable for the maintenance of such service pipes beyond the jurisdiction of the shutoff control valve in the line at either the curb line of the street or not beyond the house line of the street, alley or roadway. The service pipe continuing from the shutoff valve to the dwelling or property served will at all times be maintained at the expense of the property owner or owners being served from this private line.
- J. In the event the City may at any time install a regulation water main in any of the streets, alleys or roadways in which private lines presently exist, the private line serving the properties will be shut off at the point of attachment to the water main. All properties must pay their proportionate share of the expense of laying the City main and will at once connect to the regulation City main.
- K. Regulations governing the maintenance of private service lines will apply to all properties within or outside the limits of the City not necessarily controlled by this article.
- L. Separate shutoff valves with curb boxes and lids or covers will be installed for each lot, dwelling or property served from the private line. No extensions or additions will be made from the existing service pipe other than those provided in the original agreement and intent of the same.
- M. All applications for private service pipes must be made in writing accompanied by three sets of drawings showing the exact location of the desired service pipe, the length and size of the same and a list of the lots, dwellings or properties to be served, giving the correct City number of each. The application must first be approved by the Bureau of Water Resources. Upon permission granted by the Bureau of Water Resources and Council, an agreement must be drawn between the applicant and the City before a permit can be issued to attach to the water main.
- N. The Bureau of Water Resources will, upon notification to the users of water on all service pipes, have the right to shut off the supply of water within or outside the limits of the City, whether or not the properties served have had the permission of Council to attach to the water main prior to December 6, 1955. Water may be shut off at any time it becomes necessary, whether for repairs to that portion of the service line maintained by the City or notification by the Bureau of Water



Resources to make repairs to that part of the private service pipe maintained by the owner of property attached to the leaking private service pipe and not repaired by them in the time allotted by the Bureau of Water Resources to do so, or for nonpayment of water rentals. The Bureau will have the right to limit the number of users of water on private service pipes in order to protect and assure those presently attached to the private service an adequate water supply.

## § 633-39. Curb boxes, lids or covers.

- A. Curb boxes will be placed not more than 12 inches inside the curblin for water service directly to the property. Curb or roadway boxes to control private service lines either at the curblin or property line will at all times be kept covered so that dirt or other materials cannot have access to the curb stop or shutoff valve and thereby delay immediate access to the same in the event it becomes necessary to shut off the water supply. Interference with the lid or cover, preventing immediate access to the operation of the curb stop and creating expense for repairs, will be chargeable and collected from the owner of the property in front of which the curb box is placed.
- B. The lid or cover will at all times be kept flush with the curb, lawn or sidewalk as originally placed and will not be adjusted or tampered with by anyone so as to cause or result in damages or injuries to persons. The owner or tenant of the property will not in any way whatsoever allow the lid or cover to be obstructed by any object or objects of any kind. Trees, shrubbery or objects at the curb must be placed in such a manner that the lid or cover of the curb box will at all times be plainly visible. In the event of crossovers directly over the water service and curb box lid or cover, the property owner will be held responsible for any damages arising from the same.

## § 633-40. Separate service pipe for each dwelling.

[Amended 8-6-1992 by Ord. No. 13145]

- A. When a permit is issued by the City of Allentown upon application of the owner of a property applying for water service to any lot, dwelling or property, the permit will apply only to the premises designated in the permit and only for the property mentioned and will not authorize the supply of water to any other lot, dwelling or property by means of any kind of an attachment back of the curb box.
- B. Every dwelling or property must have its own service pipe to the water main. In the event of any building now or in the future presently being used for any other purpose than a dwelling, and being converted in such a manner as to be used for a dwelling, presently being supplied from another building on the same property, the supply of water will be cut off entirely from that dwelling or building, and a new service pipe from the water main must supply the property. The City will not grant a permit for water service under this condition until all regulations are strictly complied with.

## § 633-41. Multiple-dwelling service pipes.

In the event of a multiple dwelling or apartments or any other building used for dwelling purposes having a separate noncommunicating area or built in such a manner that the dwelling or property may be separated by deed to separate owners, all such dwellings or buildings must have a separate supply of water by means of a separate service pipe to each combination of units.

## § 633-42. Size of pipes.

The Bureau of Water Resources will have the right to establish the size service pipe to be installed to any lot, dwelling or property according to the quantity of water needed to assure an adequate supply, according to the purpose for which the water is to be used.

## § 633-43. Rules and regulations.

[Amended 8-6-1992 by Ord. No. 13145]

All service pipes for the use of water, whether within or outside the City, will be laid to conform with the rules and regulations of the City of Allentown. Service pipes presently laid between the water main and the curb stop, including all private service pipes, whether within or outside the City or whether or not controlled by this article, not having a complete service line including curb stop, curb box, control valve, lid and cover, or service pipes that do not have regulation equipment as defined in this article, will be made to conform with the rules and regulations of the City. The owner of such property will be charged and made to pay all workmanship and materials, plus the cost of street or sidewalk permits necessary to make the water service regulation according to the Bureau of Water Resources.

## Article IV. Water Tapping Fees

[Adopted 8-16-2007 by Ord. No. 14521 (Article 929 of the 1962 Codified Ordinances)]

## § 633-44. Definitions.

As used in this article, the following terms shall have the meanings indicated:

### **COST OF EXISTING FACILITIES**

The historical cost of existing water system facilities trended forward to current costs using published cost indices, as set forth in the Engineering News Record, where such historical cost is available. In those cases where historical costs is not available, said cost shall be determined by a present construction cost estimate as prepared by the City's Engineer. In calculating the cost of existing facilities as set forth herein, outstanding debt principal relating to the facilities shall be subtracted from the trended cost; provided, however, that no debt shall be subtracted which is attributable to facilities exclusively serving new customers. Any grant monies contributed to the City for construction of existing facilities by any government or agency shall also be subtracted from the cost.

### **DESIGN CAPACITY**

The total capacity of the water system of the City, measured in gallons per day, which is established at 26,000,000 gallons per day.

### **DEVELOPER**

Any person who is an owner or who is authorized by the owner of real property who intends to improve said real property by the construction or addition of a structure or facility which will require water supply through the public water system of the City.

### **DWELLING UNIT**

Any room, group of rooms, house, apartment unit, trailer or other single enclosure or part thereof, occupied or intended for human occupancy as separate living quarters by a family or other group of individuals living together or by individuals living alone.

### **ENGINEERING NEWS RECORD (ENR) CONSTRUCTION COST INDEX**

The published index used to measure the change in costs over a specified period of time as found in the Engineering News Record magazine.

### **EQUIVALENT DWELLING UNIT (EDU)**

The daily average amount of water estimated by the City to be drawn from the water system of the City by a dwelling unit on a daily basis. For purposes of this article, an EDU shall be equivalent of 159.5 gallons of water use per day.

**IMPROVED PROPERTY**

Any real property upon which there is erected, or upon which there will be erected, a structure intended for continuous or periodic habitation, storage, occupancy or use by human beings or animals and for which structure potable water shall be or may be drawn from the water system of the City.

**NONRESIDENTIAL ESTABLISHMENT**

Any property used for commercial, industrial or institutional purposes including but not limited to the conduct of trade, commerce sale, distribution of goods and/or services, manufacturing, processing, cleaning, laundering or assembling any product or commodity, schools, churches, hospitals and libraries.

**OWNER**

Any person vested with ownership, legal or equitable, sole or partial, of any real property.

**PROJECTED WATER USE**

That estimate, as approved by the City as hereinafter provided, of the number of gallons of water to be drawn from water system of the City on a daily basis of each improved property proposed to be connected to said water system of the City.

**WATER SYSTEM**

All water supply facilities, used for collecting, pumping, treating, transmitting, storing and distributing potable water owned and operated by the City of Allentown.

**TAPPING FEE**

A fee charged by the City for capacity-related facilities only of the water system, including but not limited to source of supply, treatment, storage reservoirs, pumping, transmission and/or other general system facilities. Said fee shall not include charges for distribution-related facilities which include water mains less than 16 inches in size, fire hydrants and other appurtenances.

## § 633-45. Tapping fee required.

No developer or owner of real property, nor any person or entity, shall connect real property with or use in any manner any part of the water system of the City without first making application in writing for and securing a tapping fee permit from this City. Such application shall be made on a tapping fee permit form to be provided by the City, and shall be accompanied by the tapping fees as set forth in this article.

## § 633-46. Calculation of tapping fees.

- A. The tapping fee to be charged to the developer or owner of dwelling units shall be determined by taking the number of dwelling units, as determined by the provisions of § **633-47A** or **B** of this article and multiplying that number by 159.5 gallons to arrive at the projected daily water use of water to be drawn from the water system of the City. This projected water use shall then be multiplied by an amount not to exceed \$5.08 per gallon to arrive at the total tapping fee, which for one dwelling unit will be \$810. See Appendix A<sup>[1]</sup> attached for calculation of the cost per gallon.  
*[1] Editor's Note: Said appendix is on file in the City offices.*
- B. The tapping fee to be charged to an owner or developer of a nonresidential establishment shall be determined by taking the number of equivalent dwelling units as determined by the provisions of § **633-47C** through **P** of this article and multiplying that number by 159.5 gallons to arrive at the projected daily water use to be drawn from the water system. This projected daily water use shall then be multiplied by an amount not to exceed \$5.08 per gallon to arrive at the total tapping fee.
- C. The tapping fee to be charged to the owner or developer of a property which is connected to the water system whenever the use of the property is to be changed or intensified to the extent that



increased withdrawal from the water system will result shall be determined by the projected increase in daily water use determined by the provisions of § **633-47** of this article multiplied by an amount not to exceed \$5.08 per gallon.

## § 633-47. Improved properties and exceptions; determination of number of equivalent dwelling units.

The number of equivalent dwelling units for any given improved property served or to be served by the City shall be determined as follows:

A. Residential.

- (1) Improved properties upon which residential uses (other than apartments, hotels and motels) are maintained shall be charged with one equivalent dwelling unit for each dwelling unit. Additional equivalent dwelling units shall be charged for any retail, service or business use which is attached to or part of a dwelling unit, in accordance with the other subsections of this § **633-47**. However, no additional equivalent dwelling units shall be charged for laundry facilities provided on an improved property solely for the use of residents.
- (2) Apartment buildings shall be charged with 0.8 of an equivalent dwelling unit for each apartment unit.

B. Hotel and motels. Improved properties upon which hotels or motels are maintained shall be charged with 0.2857 equivalent dwelling units for each room. If self-service laundry facilities or dining or food service areas are also provided on the improved property, additional equivalent dwelling units shall be charged as provided in Subsections **C** and **F**. No additional equivalent dwelling units shall be charged for institutional laundry facilities associated with hotels or motels and which provide services solely for hotel or motel guests.

C. Restaurants/food service. Improved properties upon which restaurants and other food services uses are maintained shall be charged as follows:

- (1) Full-service restaurant. If the use is a full-service restaurant (one in which the utensils will be washed and reused, and patrons will eat on the premises), 0.0048 equivalent dwelling units shall be charged for each square foot of gross floor area in the dining areas of the restaurant (not counting any cocktail lounge or bar areas). If cocktail lounge or bar areas are also present, additional equivalent dwelling units shall be charged as provided in Subsection **C(4)** below.
- (2) Single-service utensil restaurants. If the use is a single-service utility restaurant (one in which the utensils will not be washed and reused, but in which the majority of patrons will eat on the premises), 0.0067 equivalent dwelling units shall be charged for each square foot of gross floor area in the dining areas of the restaurant.
- (3) Takeout restaurants and food catering facilities. If the use is a takeout restaurant or other food service establishment in which the majority of patrons will not eat on the premises, or a food catering facility in which food is prepared for consumption at another location, 0.0086 equivalent dwelling units shall be charged for each square foot of gross floor area occupied by the use (other than gross floor area in any incidental dining area).
- (4) Cocktail lounges and bar areas. If the use includes a cocktail lounge and/or bar, 0.0071 equivalent dwelling units shall be charged for each square foot of floor area in the cocktail lounge and bar areas, including the floor area behind the bar.

D. Beauty shops/barbershops. Improved properties upon which beauty shops or barbershops are maintained (except as described in Subsection **A**) shall be charged with 0.2285 equivalent dwelling units for each operator's chair. Any change in the number of operator chairs on an improved property shall constitute a change in use or a modification of the use of the improved property.

- E. Movie or live-performance theatres. Improved properties upon which movie or live-performance theatres are maintained shall be charged with 0.0005 equivalent dwelling units for each square foot of gross floor area in the performance-viewing areas of the improved properties. If food service areas are also provided on the improved property, additional equivalent dwelling units shall be charged as provided in Subsection C.
- F. Self-service laundries. Improved properties upon which self-service laundries are maintained shall be charged with 0.0286 equivalent dwelling units for each square foot of gross floor area in the areas open to the public.
- G. Offices. Improved properties upon which offices are maintained shall be charged with 0.0002 equivalent dwelling units for each square foot of gross floor area devoted to office and accessory uses (including, e.g., storage, filing, and supply areas, waiting areas, conference areas, meeting rooms, halls, elevators, washrooms, etc.).
- H. Retail stores. Improved properties upon which retail sales uses are maintained shall be charged with 0.0002 equivalent dwelling units for each square foot of gross floor area devoted to retail sales and accessory uses (including, e.g., storage and supply areas, aisles, store shelves, elevators, washrooms, etc.).
- I. Industrial. Improved properties upon which industrial uses are maintained shall be charged as follows:
- (1) In general: 0.0003 equivalent dwelling units for each square foot of gross floor area devoted to industrial uses (including, e.g., manufacturing, processing, fabrication, assembly, repair, maintenance, garage, printing, binding, and freight terminal uses) and uses accessory thereto, other than uses described in Subsection I(2); plus
  - (2) Warehouse and storage: 0.0002 equivalent dwelling units for each square foot of gross floor area devoted to warehouse or storage uses (including aisles, etc.); plus
  - (3) Industrial waste. The City Engineer shall establish the number of equivalent dwelling units for such use as follows: the Engineer shall estimate the number of gallons of water which will be consumed by such use on an average day period of a year for which the total flow is greatest, and divide such estimate by 159.5 gallons, to yield the number of equivalent dwelling units.
- J. Schools.
- (1) Day schools. Improved properties upon which schools are maintained (other than boarding schools) shall be charged with 0.0229 equivalent dwelling units per person if the school includes showers, and 0.0109 equivalent dwelling units per person if the school does not include showers.
  - (2) Boarding schools. Improved properties upon which boarding schools are maintained shall be charged with 0.0023 equivalent dwelling units for each square foot of gross floor area in any residence hall (including bedrooms, washrooms, lounge areas, halls, etc.), plus 0.0229 equivalent dwelling units per person for all other areas.
  - (3) Person. For purposes of this Subsection J, the number of persons in a school shall be equal to the maximum number of students who may attend the school at any one time as established by the Pennsylvania Department of Education, plus the number of administrators, faculty, staff, and other employees reasonably expected to be assigned to work at the school building in the event the number of students at the school is equal to the maximum permitted number of students.
- K. Churches. Improved properties upon which churches are maintained shall be charged with 0.0002 equivalent dwelling units for each square foot of gross floor area in any worship assembly area (including, but not limited to, nave and sanctuary areas, but not including any vestibule areas). In addition, if schools, classrooms, offices, or food service uses are located on church property, such additional uses shall be charged with equivalent dwelling units as prescribed in the other subsections of this section.

- L. Hospitals. Improved properties upon which hospitals are maintained shall be charged with:
- (1) Inpatients: 0.8571 equivalent dwelling units for each inpatient bed the hospital is authorized to maintain (any change in the number of authorized inpatient beds shall be deemed a change in use or modification of use of the improved property); plus
  - (2) Outpatients: 0.0002 equivalent dwelling units for each square foot of gross floor area in the hospital, except for inpatient rooms (rooms with beds primarily occupied by inpatients) and rooms primarily devoted to the performance of medical procedures on persons who are inpatients at the hospital. In addition, if food service uses are located at the hospital, such uses shall be charged with equivalent dwelling units as prescribed in Subsection **C**, and the area occupied by such uses shall not be included in the calculations made under the first sentence of this Subsection **L(2)**.
- M. Institutions other than hospitals. Improved properties upon which institutions (other than hospitals) are maintained (e.g., nursing homes) shall be charged with 0.3596 equivalent dwelling units for each bed the institution is authorized to maintain. (Any change in the number of authorized beds shall be deemed a change in use or modification of use of the improved property for purposes of calculating EDUs.)
- N. Swimming pools and bathhouses.
- (1) Except as provided in Subsection **N(2)**, improved properties upon which swimming pools or bathhouses are maintained shall be charged with 0.0007 equivalent dwelling units for each square foot of gross area in the building areas and/or outdoor enclosed areas devoted to the pool or bathhouse uses. In addition, any food service uses shall be charged with additional equivalent dwelling units as provided in Subsection **C**.
  - (2) Subsection **N(1)** shall not apply to pools or bathhouses which are associated with residential properties and which may only be used by residents or guests of residents who are not charged an admission fee.
- O. Other uses. Whenever any use is proposed or exists on improved property which is not fairly described in the preceding subsections of this § **633-47**, the number of equivalent dwelling units with respect to such use shall be determined, whenever practicable, by reference to that use (or those uses) described in the preceding subsections of this § **633-47** which is most similar to the use which is proposed or exists on the improved property, or shall be based on patterns of water consumption for similar existing customers. Whenever it is not practicable to calculate equivalent dwelling units by reference to one or more of the preceding provisions of this § **633-47**, the City Engineer shall establish the number of equivalent dwelling units for such use as follows: the Engineer shall estimate the number of gallons of water which will be consumed by such use on an average day and divide such estimate by 159.5 gallons, to yield the number of equivalent dwelling units.
- P. Multiple uses. Whenever any improved property shall have more than one use established thereon, the number of equivalent dwelling units for such improved property shall be equal to the sum of the number of equivalent dwelling units for each individual use (as provided in the preceding subsections of this § **633-47**).
- Q. Special exceptions to use of presumed EDUs.
- (1) In general. The City recognizes that the presumptions set forth in § **633-47** may not properly reflect flow rates to a given improved property for water. Therefore, the procedures set forth in this subsection shall apply to any request to establish a different number of EDUs for any given improved property, applicable to water use by special exception.
  - (2) Request for special exception. Either the City or a person with an interest in the improved property may request a special exception to the presumptions of § **633-47**. The City shall make such a request by mailing (certified mail, return receipt requested to last-known address) or hand-delivering a notice of the request to the owner of the improved property or his authorized



agent. Any other interested person shall make such a request by filing a written notice with the City, on forms prescribed by the City.

- (3) Agreement of owner and City. If the owner of the improved property and the City shall agree that the number of EDUs which should be assigned to any improved property for purposes of water should be higher or lower than the number of presumed EDUs under § ~~633-47~~, and shall agree on the appropriate number of EDUs, the number so agreed shall be the number of EDUs assigned to the improved property at that time. Any agreement under this Subsection **Q(3)** with respect to any particular situation giving rise to an obligation to make a payment to the City shall be made at or prior to the time that the payment is due to the City.

## § 633-48. Fees due.

- A. Except as hereinafter set forth, the tapping fee charged pursuant to this article for each improved property which is to be newly connected to the water system shall be due and payable at the time application is made to connect to the water system.
- B. In the case of a tapping fee charged due to a change or intensification in the use of a property connected to the water system, the tapping fee shall be due and payable:
  - (1) At or before the time the owner or his agent obtains a building permit, if a building permit is required in connection with the circumstances under which the tapping fee is imposed;
  - (2) At or before the time the owner or his agent obtains a zoning permit, if a building permit is not required but a zoning permit is required in connection with the circumstances under which the tapping fee is imposed;
  - (3) At or before the time the owner or his agent obtains a business privilege license, if neither a building permit nor zoning permit is required, but a new business privilege license is required in connection with the circumstances under which the tapping fee is imposed;
  - (4) At or before the time the owner or his agent completes his improvements, alterations, extensions, or modifications, or establishes his new use, or intensifies his existing use, if neither a building permit, a zoning permit, nor a business privilege license is required in connection with the circumstances under which the tapping fee is imposed.

## § 633-49. Fee to be paid prior to service.

- A. It is expressly understood that all fees charged pursuant to this article shall be based upon the duly adopted fee schedule at the time of payment. It is expressly understood that no capacity shall be guaranteed for an owner until such time as the tapping fees enumerated herein have been paid or secured by financial security as may be approved by the City.
- B. All fees as authorized to be charged pursuant to this article shall be in addition to any charges assessed against the property in the construction of a water main or appurtenances by the City as well as any other user charges, corporation stop, and sleeve and valve connection fees imposed by the City.

## § 633-50. Review of fees.

The City reserves its right to review the fees set forth in this article as well as the methods of calculation thereof from time to time as it deems necessary.

# Article V. Water Service and Charges

[Adopted 4-25-2013 by Ord. No. 15070]

## § 633-51. Definitions.

The following words and phrases, when used in this article, shall have the following meanings:

### **CONCESSION AGREEMENT**

The Allentown Water and Sewer Utility System Concession and Lease Agreement by and between the City, of Allentown and Lehigh County Authority, a municipal authority duly organized and existing under the Constitution and laws of the Commonwealth of Pennsylvania; approved by City Council by Resolution R 12-2013, as such Concession Agreement may be amended from time to time.

### **TIME OF CLOSING**

10:00 a.m., local time, on the date on which the Concessionaire assumes operation of the Allentown water system as provided in the Concession Agreement.

## § 633-52. Service and charges.

The rates, service charges and fees for the supply of water are hereby established, effective as of the time of closing, as those rates, service charges and fees as provided in the Concession Agreement for the term thereof.



**SECTION 4.0 SEWAGE FACILITIES PLANNING MODULE COMPONENT 4**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**

**SECTION 4.1 4A – MUNICIPAL PLANNING AGENCY REVIEW**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

## INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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***Remove and recycle these instructions prior to mailing component to the approving agency.***

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### Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

### Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

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### ***Instructions for Completing Planning Agency and/or Health Department Review Component***

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#### **Section A. Project Name**

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

#### **Section B. Review Schedule**

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

#### **Section C. Agency Review**

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

#### **Section D. Additional Comments**

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:  
2-39001343-3

**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

Northridge School

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


1. Date plan received by municipal planning agency \_\_\_\_\_

2. Date review completed by agency \_\_\_\_\_

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

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?
<input type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

**SECTION C. AGENCY REVIEW** (continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	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: _____		
Title: _____		
Signature:  _____		
Date: _____		
Name of Municipal Planning Agency: _____		
Address _____		
Telephone Number: _____		

**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.



**SECTION 4.2    4B – COUNTY PLANNING AGENCY REVIEW**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**



## **INSTRUCTIONS FOR COMPLETING COMPONENT 4B COUNTY PLANNING AGENCY REVIEW (or Planning Agency with Areawide Jurisdiction)**

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***Remove and recycle these instructions prior to mailing component to the approving agency.***

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### **Background**

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

### **Who Should Complete the Component?**

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

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### ***Instructions for Completing Planning Agency and/or Health Department Review Component***

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#### **Section A. Project Name**

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 3, 3s or 3m).

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#### **Section B. Review Schedule**

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

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#### **Section C. Agency Review**

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

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#### **Section D. Additional Comments**

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.



## Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

February 27, 2025

Mr. Paul McNemar, PE  
RETTEW  
515 West Hamilton Street, Suite 508  
Allentown, PA 18101

**Re: Act 537 Review - Sewage Facilities Planning Module  
Northridge School  
City of Allentown, Lehigh County  
DEP Code No. 2-39001343-3**

Dear Mr. McNemar:

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 construction of a multi-story, 203,400-square-foot elementary/middle school building along with dedicated play areas and new roadways located at 1600 Hanover Avenue. The existing hospital building that was located on the site was demolished in 2020. The development is proposed to be served by public sewage disposal by connecting to the existing sewer system located within Hanover Avenue, with ultimate treatment at the Kline's Island wastewater treatment plant. According to *FutureLV*, the proposed project is located in an area designated for Development in the General Land Use Plan. The provision of public sewage disposal aligns with the *FutureLV: The Regional Plan* actions to 'match development intensity with sustainable infrastructure capacity' (of Policy 1.1) and 'promote development in areas with public sewer and water capacity' (of 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  
Environmental Planner

Enclosure

cc: Brandon Jones, Associate Planner, City of Allentown  
Jedediah Bortz, Associate Engineer 2, City of Allentown  
Robert Corby, PA Department of Environmental Protection  
Robert DiLorenzo (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

Northridge School

### 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 January 22, 2025  
 Agency name Lehigh Valley Planning Commission
3. Date review completed by agency February 27, 2025

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>Area designated for Development in Future LV General Land Use Plan</u>                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan? <u>Generally meets goals and objectives.</u><br>If no, describe goals and objectives that are not met _____           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?<br>If no, describe inconsistencies: _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact _____  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archeological resources be impacted by this project? <u>FHMC determination</u><br>If yes, describe impacts ---   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>see PNDI results.</u><br>If yes, describe impacts _____               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u><br>If no, describe inconsistencies ---  |

**SECTION C. AGENCY REVIEW (continued)**

- | Yes  | No                                  |  |
|--|-------------------------------------|--|
| <input type="checkbox"/>   | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <i>N/A</i>   |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | 12. Is there a county or areawide subdivision and land development ordinance? <i>Not applicable to City of Allentown</i>                                     |
| <input type="checkbox"/>   | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <i>N/A</i><br>If no, describe which requirements are not met ---                              |
| <input type="checkbox"/>   | <input type="checkbox"/>            | 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? <i>see municipal interpretation</i><br>If no, describe inconsistency --- |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?<br>If yes, describe ---     |
| <input type="checkbox"/>   | <input type="checkbox"/>            | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i>                        |
| <input type="checkbox"/>   | <input type="checkbox"/>            | If yes, is the proposed waiver consistent with applicable ordinances.<br>If no, describe the inconsistencies ---   |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | 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>Environmental Planner</u>  |                                     |  |
| Signature: <u><i>Corinne Ruggiero</i></u>  |                                     |  |
| Date: <u>February 27, 2025</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.