

PLANNING MODULE APPLICATION

FOR

**ENTERTAINMENT VENUE
939 HAMILTON STREET
ALLENTOWN, PA 18101**

**CITY OF ALLENTOWN
LEHIGH COUNTY
PENNSYLVANIA**

APRIL 2023

Prepared For:

City Center Investment Corp.
Two City Center, Suite 600
Allentown, PA 18101

Prepared By:



532 W. Hamilton Street
Suite 8
Allentown, PA 18101

TABLE OF CONTENTS

- 1.0 AGENCY COORDINATION CHECKLIST
- 2.0 TRANSMITTAL LETTER & RESOLUTION
- 3.0 SEWAGE FACILITIES PLANNING MODULE COMPONENT 3
 - 3.1 LEHIGH COUNTY AUTHORITY – WATER CAPACITY LETTER
 - 3.2 LEHIGH COUNTY AUTHORITY – SEWER CAPACITY LETTER
 - 3.3 PROJECT NARRATIVE
 - 3.4 USGS LOCATION MAP
 - 3.5 PLOT PLAN
 - 3.6 PHMC COMMENTS
 - 3.7 PNDI RECEIPT AND CLEARANCE LETTERS
 - 3.8 ALTERNATIVE ANALYSIS
 - 3.9 PATH OF SEWAGE TO TREATMENT FACILITY
- 4.0 SEWAGE FACILITIES PLANNING MODULE COMPONENT 4
 - 4.1 4A – MUNICIPAL PLANNING AGENCY REVIEW
 - 4.2 4B – COUNTY AGENCY REVIEW

SECTION 1.0

AGENCY COORDINATION CHECKLIST

Date 2/28/2023

Name CIVITAS REGIO

Address 532 WEST HAMILTON STREET
SUITE 3
ALLENTOWN, PA 18101

RE: Planning Module for New Land Development

Subdivision ENTERTAINMENT VENUE - 939 HAMILTON STREET

Commercial 4400 GPD

Lehigh (Township)

City of Allentown (County)

DEP Code No: 2-39001295-3

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 completed 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.

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 93.4(c)(2)

all cases, address the immediate and long range sewage disposal needs of the proposal and comply with Pa. 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.

Robert T. Corby, Jr.
Regional Planning Specialist
Watershed Protection Program

CERTIFICATION STATEMENT

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

Municipal Address:

Municipal Telephone Number:

Signed: _____ Municipal Secretary

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

SECTION 2.0

TRANSMITTAL LETTER & RESOLUTION



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 (Boby Corby)
4530 Bath Pike
Bethlehem, PA 18017

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Minal Amin

(Name)

Project Engineer _____ for 939 W. Hamilton Street Entertainment Venue

(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 checked="" 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 City Center Investment Corp. has proposed the development of a parcel of land identified as
land developer

939 W. Hamilton St. Entertainment Venue, 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:

Telephone _____

Seal of
Governing Body

SECTION 3.0

SEWAGE FACILITIES PLANNING MODULE COMPONENT 3



Lehigh County Authority

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

LETTER OF TRANSMITTAL

Date: April 11, 2023

To: Brandon Jones
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Re: Entertainment Venue – 939 Hamilton Street
Allentown, Lehigh County, PA

<u>No. of Copies</u>	<u>Date</u>	<u>Description</u>
1	4/11/23	Completed Sewer Planning Module
1	4/11/23	Plan Showing Path of Sewage to WWTP
1	4/11/23	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)
Jennifer Gomez, COA (via email)
Jesus Sadiua, COA (via email)
Phil DePoe, LCA (via email)
Liesel Gross, LCA (via email)
Minal Amin, Civitas Regio, LLC (via email)



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

April 4, 2023

Brandon Jones
Associate Planner
City of Allentown
435 Hamilton Street
Allentown, PA 18101

RE: Entertainment Venue – 939 Hamilton Street, City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mr. Jones,


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

In accordance with the Interim Act 537 Plan submitted by the Kline's Island Sewer System (KISS) municipalities to the Pa. Department of Environmental Protection and approved on June 25, 2021, an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development's wastewater flow need, as represented in the attached Sewage Planning Module, is 4,401 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)	-1,653,181
This submission	-4,401
Remaining Allocation in KISS Connection Management Plan (as of 4/4/23)	2,959,547

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
Jesus Sadiua, COA
Jennifer Gomez, COA
David Petrik, COA
Phil DePoe, LCA
Minal Amin, Civitas Regio, LLC



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)

- Project Name 939 Hamilton Street Entertainment Venue
- Brief Project Description A proposed Entertainment Venue in the City of Allentown.

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

Municipality Name	County	City	Boro	Twp
City of Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Hartney	Mark			
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+1603		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-437-7610 + 2734		mark.hartney@allentownpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Entertainment Venue

Site Location Line 1

939 West Hamilton Street

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18101+1603

Latitude

40.600917

Longitude

-75.4770

Detailed Written Directions to Site From US-22 take the Fullerton Avenue exit. Turn right onto Fullerton Ave. continue onto N. Front Street and turn right onto American Parkway. Turn right onto Linden Street and Left onto N. 11th Street. Turn Left onto Hamilton Street

Description of Site Site is completely built out with an existing building

Site Contact (Developer/Owner)

Last Name

DiLorenzo

First Name

Robert

MI

Suffix

Phone

610-674-4503

Ext.

Site Contact Title

Senior Project Manager

Site Contact Firm (if none, leave blank)

City Center Investment Corp.

FAX

Email

rdilorenzo@citycenterallentown.com

Mailing Address Line 1

645 W. Hamilton Street, Suite 600

Mailing Address Line 2

Mailing Address Last Line -- City

Allentown

State

PA

ZIP+4

18101+1603

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

Last Name

Amin

First Name

Minal

MI

Suffix

H

Title

Project Engineer

Consulting Firm Name

Civitas Regio, LLC

Mailing Address Line 1

532 W. Hamilton Street, Suite 8

Mailing Address Line 2

Address Last Line -- City

Allentown

State

PA

ZIP+4

18101+1529

Country

United States

Email

minal.amin@civitasregio.com

Area Code + Phone

717-512-1978

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: Lehigh County Authority

F. PROJECT NARRATIVE (See Section F of instructions)

- ☒ A narrative has been prepared as described in Section F of the instructions and is attached.

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number N/A

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 18.49

Connections 1

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown, LCA-Lessee

existing interceptor Jordan Creek 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 (Klines Island WWTP)

NPDES Permit Number for existing facility PA002600

Clean Streams Law Permit Number N/A

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

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

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

Name of Permittee Agency, Authority, Municipality City of Allentown, LCA-Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 4/4/2023

(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, 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, 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 MHA.

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 4401 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.62	2.47	0.16	0.64	0.41	0.88
Conveyance	58	81	30	78 ["]	31	80 ["]
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities ^{(1) Peak Hourly Flow - Estimated}

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

YES NO

- a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

- b. Collection System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature

Liesel M. Gross

Date

4/4/2023

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

c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 4/4/2023

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, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 4/4/2023

☒ **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.

Minal Amin

Name (Print)

Signature

Project Engineer

3/31/2023

Title

Date

532 W. Hamilton Street, Suite 8, City of Allentown

717-512-1978

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

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\#11 \text{ Lots (or EDUs) X } \$50.00 = \$550$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

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

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

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

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

The fee is based upon:

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

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

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

SECTION 3.1

LEHIGH COUNTY AUTHORITY – WATER CAPACITY LETTER



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

January 5, 2023

Mr. Brandon Jones
Planning Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

SUBJECT: Land Development – 939 Hamilton Street Entertainment Venue
Will Serve - Water Service

Dear Mr. Jones:

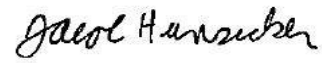
Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 2,950 GPD (*0 GPD after calculated prior use credit*) to the proposed entertainment venue at 939 Hamilton Street. LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

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

Water service is conditioned upon the following:

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

Sincerely,

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

Jacob Hunsicker
Capital Works Project Specialist

cc: Minal Amin – Civitas Regio
Jesus Sadiua - COA

SECTION 3.2

LEHIGH COUNTY AUTHORITY – SEWER CAPACITY LETTER



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

January 5, 2023

Mr. Brandon Jones
Planning Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

SUBJECT: Land Development – 939 Hamilton Street Entertainment Venue
Will Serve - Sewer Service

Dear Mr. Jones:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 4,401 GPD (*0 GPD after calculated prior use credit*) to the proposed entertainment venue at 939 Hamilton Street. The final GPD total will be reflected on the approved DEP sewer planning module.

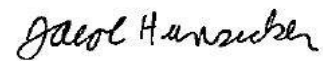
LCA has capacity at this time to provide sewer service in our collection system and at the city wastewater treatment plant for this development.

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: Minal Amin – Civitas Regio
Jesus Sadiua - COA

SECTION 3.3

PROJECT NARRATIVE



Project Narrative

City Center Investment Corp. proposes building a 19,310 SF Entertainment Venue and Bar Area on 939 Hamilton Street in the City of Allentown. The site consisted of two existing buildings that were recently demolished. This project involves the construction of a two-story entertainment venue with bar areas on the first and second floors. The proposed building will have a total of approximately 17,100 SF of performance/viewing areas and a total of 1,400 SF of the bar area.

The property is bound by Hamilton Street to the south and West Court Street to the north the total property is 20,735 SF (0.4760 acres), and the disturbed area is 0.54 acres.

The proposed redevelopment will include approximately one Entertainment Venue that is planned to be a theater building. The planned sanitary sewer flows generated from the project, calculated pursuant to City of Allentown guidelines, are:

City of Allentown: 1 EDU = 238 GPD

Movie or Live-Performance Theatres (Article 947.04): 0.0005 EDU / each SF of gross floor area in the performance-viewing areas

Cocktail Lounges and Bar Areas (Article 947.04): 0.0071 EDU / SF floor area in bar areas, including the floor area behind the bar

Performance / Viewing Areas:

17,100 SF x 0.0005 EDU/SF = 8.55 EDU's

8.55 EDU x 238 GPD/1 EDU = 2035 GPD

Bar / Behind Bar Areas:

1,400 SF x .0071 EDU/SF = 9.94 EDU's

9.94 EDU x 238 GPD/EDU = 2366 GPD

The total sewage flow for the proposed Entertainment Venue and Bar Areas is 4,401 GPD (18.49 EDUs). (11 DEP EDUs at 1 EDU = 400 GPD per DEP requirements).

The existing building that is proposed to be demolished includes printing services and receiving of all raw products. *The total credit received for the existing building per Lehigh County Authority is 6,447 GPD (27 EDUs)*

The total additional sewage flow for the proposed project is 0 GPD (4,401 GPD – 6,447 GPD), 0 EDUs.

Anticipated wastewater will be conveyed to the Lehigh County Authority's sewer line located along W. Court Street, with final wastewater treatment taking place at the Lehigh County Authority's Wastewater Treatment Plant, also known as the Kline's Island Wastewater Treatment Plant. Water will also be provided by the Lehigh County Authority.

SECTION 3.4

USGS LOCATION MAP

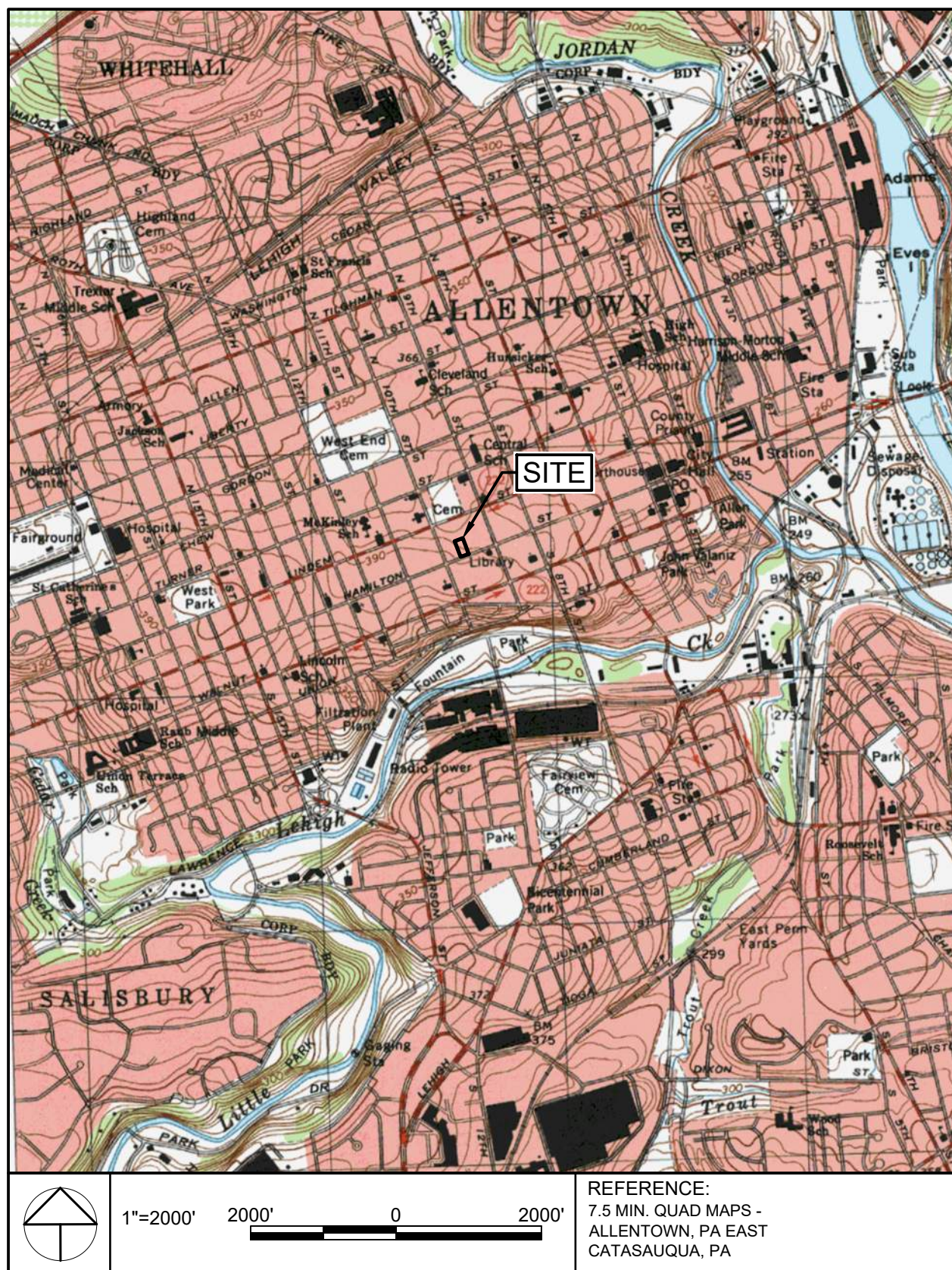
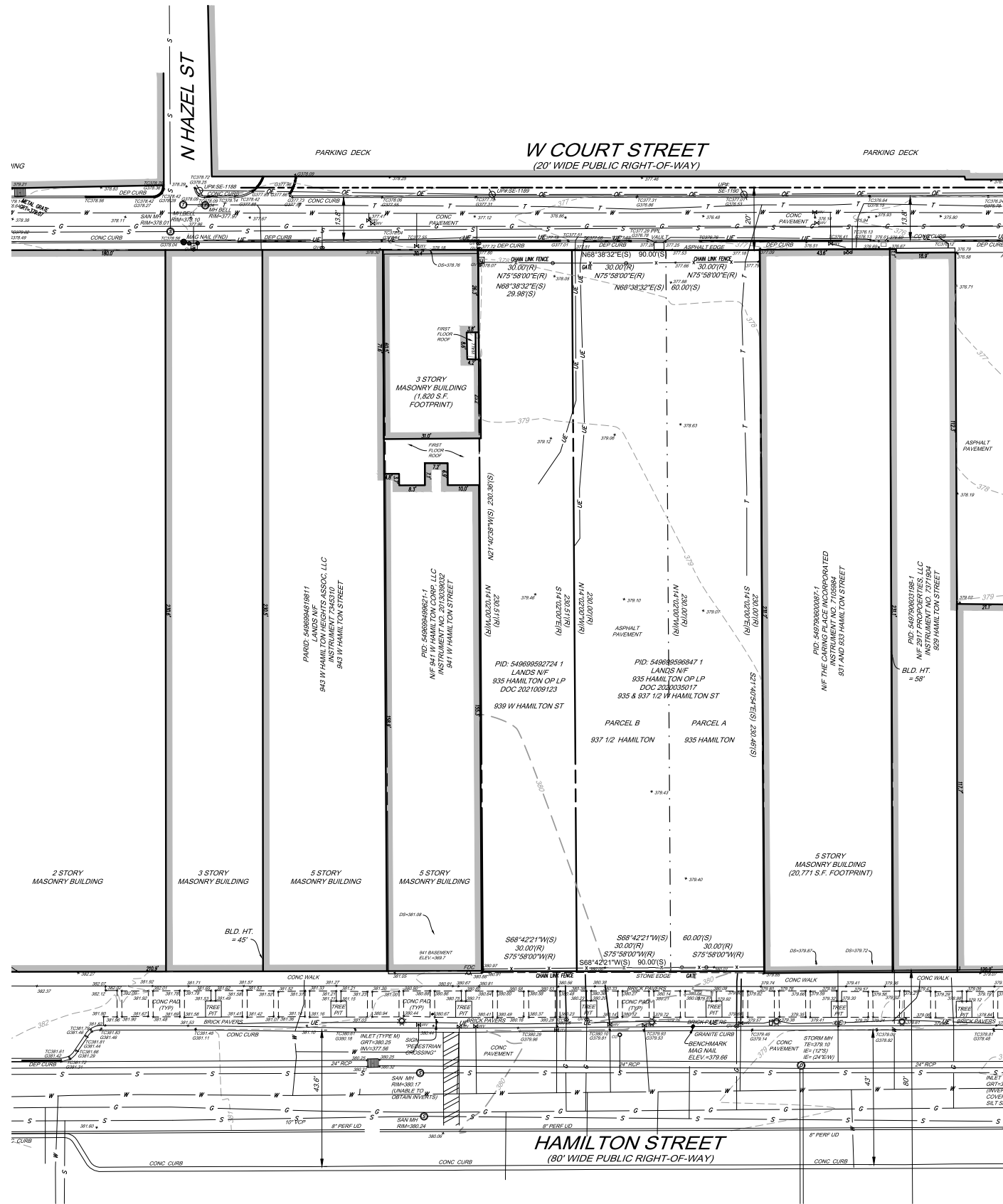


FIGURE 1 - PROJECT LOCATION MAP

SECTION 3.5

PLOT PLAN



LEGEND

EXISTING PROPERTY LINE	---
EXISTING RIGHT-OF-WAY LINE	---
EXISTING ADJOINING PROPERTY LINE	---
EXISTING EASEMENT LINE	---
EXISTING PAVEMENT	---
EXISTING CONCRETE	---
EXISTING CONCRETE CURB	---
EXISTING DEPRESSED CURB	---
EXISTING FLUSH CURB	---
EXISTING BUILDING	---
EXISTING BUILDING AND DOOR	---
EXISTING VEGETATION	---
EXISTING TREELINE	---
EXISTING FENCE	---
EXISTING GUIDERAIL	---
EXISTING SIGN	---
EXISTING UTILITY POLE	---
EXISTING LIGHT POLE	---
EXISTING UNDERGROUND CABLE LINE	---
EXISTING UNDERGROUND TELEPHONE LINE	---
EXISTING OVERHEAD ELECTRIC LINE	---
EXISTING UNDERGROUND ELECTRIC LINE	---
EXISTING ELECTRIC MANHOLE	---
EXISTING TELEPHONE MANHOLE	---
EXISTING FIRE HYDRANT	---
EXISTING WATER SHUT-OFF VALVE	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING SANITARY SEWER CLEANOUT	---
EXISTING SANITARY SEWER LINE	---
EXISTING GAS LINE	---
EXISTING GAS VALVE	---
EXISTING STORM DOWNSPOUT	---
EXISTING STORM MANHOLE	---
EXISTING STORM INLET	---
EXISTING STORM PIPE	---
EXISTING CONTOUR LINE (MAJOR)	---
EXISTING CONTOUR LINE (MINOR)	---

CIVITAS REGIO

532 W. HAMILTON STREET
SUITE 8
ALLENTOWN, PA 18101
www.civitasregio.com



20' 0 20'
SCALE IN FEET: 1"=20'

RVE

1901

**REMINGTON
& VERNICK
ENGINEERS**

LOWER MAKEFIELD CORPORATE
CENTER NORTH CAMPUS
1010 STONY HILL ROAD, SUITE 175
YARDLEY, PA 19067
(267) 394-4500
WEB ADDRESS: RVE.COM

Excellence in Service

REGISTERED
PROFESSIONAL
DATE: VANESSA NEDRICK
VANESSA NEDRICK
PROFESSIONAL ENGINEER, No. PE-075407
RVE JOB No.: P157X008

FOR CONSTRUCTION

FINAL PLAN

NO.	DATE	DESCRIPTION	BY
3	04/12/23	REVISED FOR PERMITTING	CF
2	02/09/23	SITE LIGHTING PLAN	DW
1	01/09/23	ISSUED FOR PERMITTING	DW

ISSUE BLOCK

PROJECT NO.: CCA-22-02
CAD FILE: C-101.dwg
DESIGNED BY: MMS, MHA
DRAWN BY: MMS
CHECKED BY: MHA
APPROVED BY: CJF
COPYRIGHT: CIVITAS REGIO LLC

CLIENT

CITY CENTER
INVESTMENT CORP.
645 HAMILTON STREET, SUITE 600
ALLENTOWN, PA 18101
CONTACT: ROBERT DILORENZO
PHONE: 610-625-5516

PROJECT IDENTIFICATION

939 W. HAMILTON ST.
ENTERTAINMENT VENUE
LOT CONSOLIDATION &
LAND DEVELOPMENT
935-939 W. HAMILTON STREET
CITY OF ALLENTOWN, WARD 7
LEHIGH COUNTY, PA

SHEET TITLE

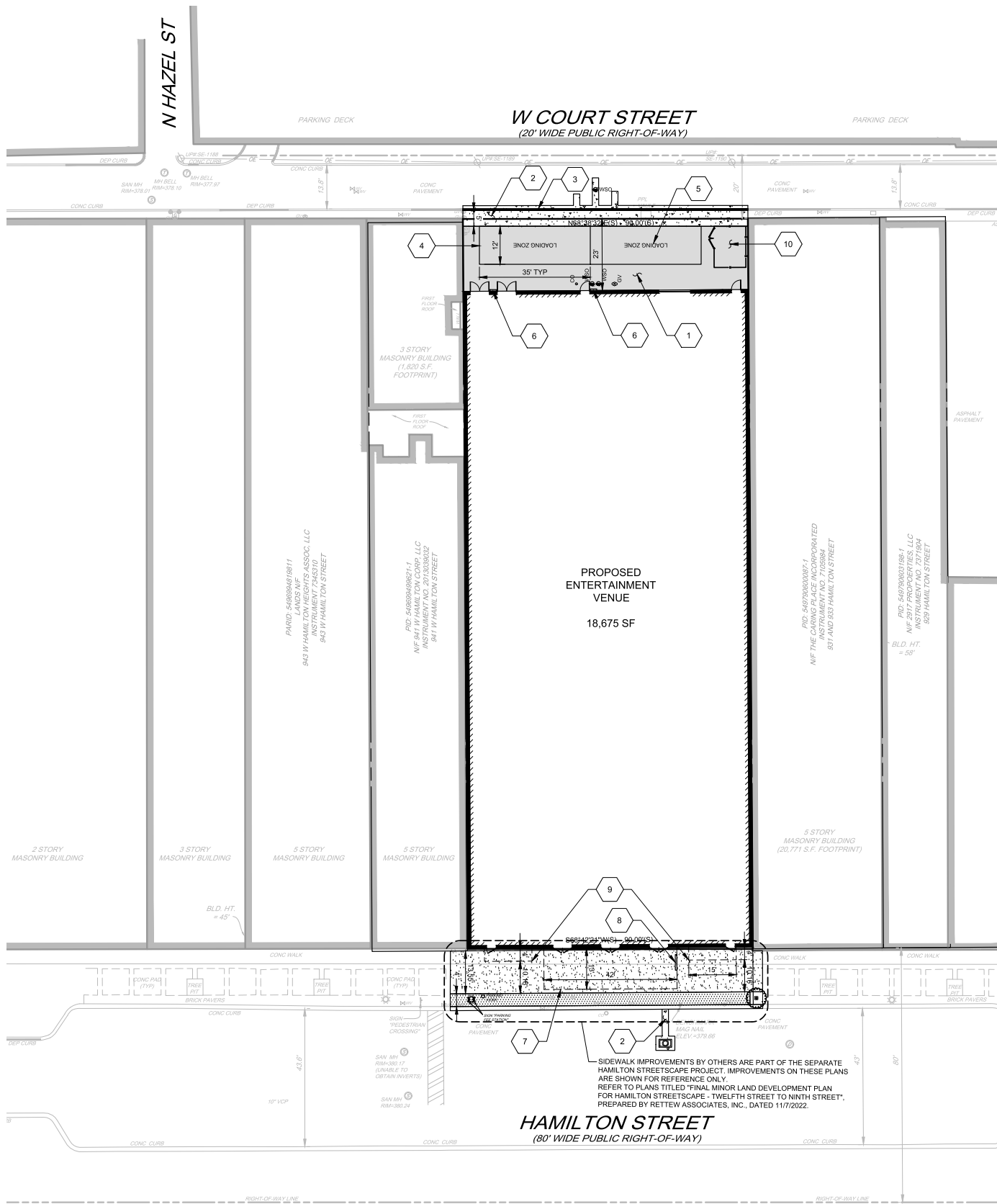
**EXISTING
CONDITIONS
PLAN**

C-101

SHEET 5 OF 17



CALL BEFORE YOU DIG!
1-800-242-1776
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
BOOK SERIAL NUMBER
20223041719



GENERAL SITE LAYOUT NOTES

- A. FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS REFER TO SHEET LD-101.
- B. PROVIDE JOINT SEALANT AT ALL BITUMINOUS PAVING JOINTS INCLUDING ADJACENT TO CURB, WALLS, AND STRUCTURES.
- C. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE EPOXY PAINT.
- D. REFER TO LANDSCAPING PLAN FOR LANDSCAPING IMPROVEMENTS.

SITE LAYOUT SHEET KEYNOTES

- 1. BITUMINOUS PAVING. REFER TO SITE DETAILS.
- 2. PROPOSED 5' WIDE CONCRETE CROSSOVER / PAVING. REFER TO SITE DETAILS.
- 3. DEPRESSED CONCRETE CURB. REFER TO SITE DETAILS.
- 4. 4" WIDE WHITE PAINTED LINE.
- 5. 1'-6" HIGH WHITE PAINTED LETTERS; LOADING ZONE.
- 6. LOADING ZONE SIGN. SECURE TO BUILDING. REFER TO SITE DETAILS.
- 7. 42' x 13' x 6.125' MARQUEE AWNING WITH SIGN (16.17' VERTICAL CLEAR HEIGHT FROM SIDEWALK). REFER TO ARCHITECTURAL PLANS FOR FINAL DESIGN.
- 8. 42.33' x 5.92' VERTICAL SIGN ABOVE MARQUEE AWNING. REFER TO ARCHITECTURAL PLANS FOR FINAL DESIGN.
- 9. 15' x 4' AWNING OVERHANG (9.75' VERTICAL CLEAR HEIGHT FROM SIDEWALK). REFER TO ARCHITECTURAL PLANS FOR FINAL DESIGN.
- 10. 10' x 13' TRASH ENCLOSURE WITH FENCE AND GATE.

SITE LAYOUT LEGEND

- PROPOSED BITUMINOUS PAVING
- PROPOSED CONCRETE PAVING/CROSSOVER
- PROPOSED AMENITY ZONE
- PROPOSED DEPRESSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED BUILDING DOOR
- PROPOSED SIGN
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED GAS VALVE

CIVITAS REGIO

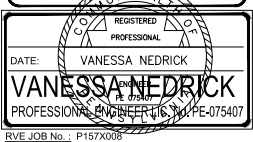
532 W. HAMILTON STREET
SUITE 8
ALLENTOWN, PA 18101
www.civitasregio.com



20' 0 20'
SCALE IN FEET: 1"=20'



REMINGTON
& VERNICK
ENGINEERS
LOWER MAKEFIELD CORPORATE
CENTER NORTH CAMPUS
1010 STONY HILL ROAD, SUITE 175
YARDLEY, PA 19067
(267) 394-4500
WEB ADDRESS : RVE.COM
Excellence in Professional Service



FOR CONSTRUCTION

FINAL PLAN

NO.	DATE	DESCRIPTION	BY
3	04/12/23	REVISED FOR PERMITTING	CF
2	02/09/23	SITE LIGHTING PLAN	DW
1	01/09/23	ISSUED FOR PERMITTING	DW

ISSUE BLOCK

PROJECT NO.: CCA-22-02
CAD FILE: C-111.dwg
DESIGNED BY: MMS, MHA
DRAWN BY: MMS
CHECKED BY: MHA
APPROVED BY: CJF
COPYRIGHT: CIVITAS REGIO LLC

CLIENT

CITY CENTER
INVESTMENT CORP.
645 HAMILTON STREET, SUITE 600
ALLENTOWN, PA 18101
CONTACT: ROBERT DILORENZO
PHONE: 610-625-5516

PROJECT IDENTIFICATION

939 W. HAMILTON ST.
ENTERTAINMENT VENUE
LOT CONSOLIDATION &
LAND DEVELOPMENT
935-939 W. HAMILTON STREET
CITY OF ALLENTOWN, WARD 7
LEHIGH COUNTY, PA

SHEET TITLE

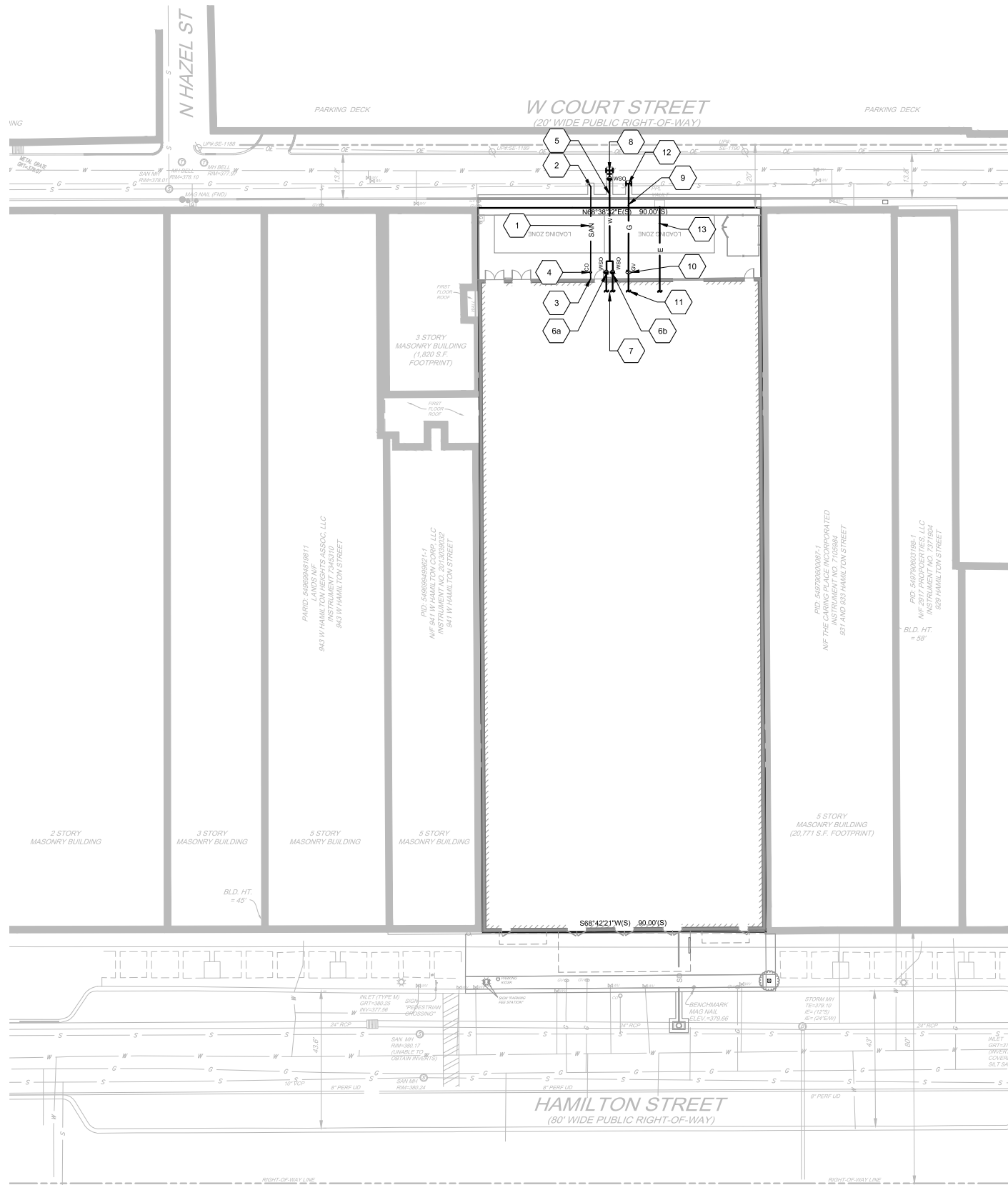
SITE
LAYOUT
PLAN

C-111

SHEET 7 OF 17



CALL BEFORE YOU DIG!
1-800-242-1776
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
20223041719



SITE UTILITIES SHEET NOTES

A. FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS REFER TO SHEET LD-101.

SITE UTILITIES SHEET KEYNOTES

- SANITARY SEWER LATERAL PIPING. CONTRACTOR SHALL VERIFY FINAL PIPE SIZES WITH PLUMBING PLANS.
- SANITARY SEWER LATERAL TAP-IN. REFER TO SITE UTILITIES DETAIL SHEET. COORDINATE FINAL LOCATION WITH BUILDING TIE-IN LOCATION, CITY, AND SEWER AUTHORITY.
- REFER TO PLUMBING PLANS FOR FINAL LOCATION OF SANITARY SEWER LATERAL BUILDING TIE-IN LOCATION.
- SANITARY SEWER CLEANOUT. REFER TO SITE UTILITIES DETAIL SHEET.
- WATER LATERAL PIPING. CONTRACTOR SHALL VERIFY FINAL PIPE SIZES WITH PLUMBING PLANS.
- WATER SHUT OFF VALVE. REFER TO SITE UTILITIES DETAILS.
 - DEDICATED FIRE PROTECTION WATER VALVE
 - DOMESTIC WATER VALVE
- REFER TO PLUMBING PLANS FOR FINAL LOCATION OF WATER LATERAL BUILDING TIE-INS.
- WATER MAIN TAP-IN. COORDINATE FINAL LOCATION WITH BUILDING TIE-IN LOCATION, CITY, AND WATER AUTHORITY.
- NATURAL GAS SERVICE PIPING.
- NATURAL GAS CURB STOP/VALVE. COORDINATE FINAL LOCATION WITH NATURAL GAS BUILDING TIE-IN.
- REFER TO PLUMBING PLANS FOR FINAL LOCATION OF NATURAL GAS BUILDING TIE-INS.
- GAS LATERAL TAP IN. COORDINATE FINAL LOCATION WITH OWNER/UTILITY PROVIDER.
- SCHEMATIC LAYOUT OF UNDERGROUND POWER TRANSMISSION / DISTRIBUTION FROM UTILITY OWNER INFRASTRUCTURE TO BUILDING SHALL BE COORDINATED WITH PPL. INSTALLATION SCHEDULE SHALL BE COORDINATED TO AVOID CONSTRUCTION CONFLICTS.

SITE UTILITIES LEGEND

PROPOSED UNDERGROUND ELECTRIC LINE	— E —
PROPOSED WATER SHUT-OFF VALVE	● WSO
PROPOSED WATER LINE	— W —
PROPOSED SANITARY SEWER CLEANOUT	○ CO
PROPOSED SANITARY SEWER LINE	— SAN —
PROPOSED GAS LINE	— G —
PROPOSED GAS VALVE	⊗ GV
PROPOSED STORM PIPE	— SD —
PROPOSED STORM DRAINAGE STRUCTURE	□

CIVITAS REGIO

532 W. HAMILTON STREET
SUITE 8
ALLENTOWN, PA 18101
www.civitasregio.com



20' 0 20'
SCALE IN FEET: 1"=20'

RVE
1991
REMINGTON & VERNICK ENGINEERS
LOWER MAKEFIELD CORPORATE
CENTER NORTH CAMPUS
1010 STONY HILL ROAD, SUITE 175
YARDLEY, PA 19067
(267) 394-4500
WEB ADDRESS : RVE.COM
Excellence in Professional Service

DATE: VANESSA NEDRICK
VANESSA NEDRICK
PROFESSIONAL ENGINEER, No. PE-075407
RVE JOB No.: P157X008

FOR CONSTRUCTION

FINAL PLAN

NO.	DATE	DESCRIPTION	BY
3	04/12/23	REVISED FOR PERMITTING	CF
2	02/09/23	SITE LIGHTING PLAN	DW
1	01/09/23	ISSUED FOR PERMITTING	DW

ISSUE BLOCK

PROJECT NO.: CCA-22-02
CAD FILE: C-131.dwg
DESIGNED BY: MMS, MHA
DRAWN BY: MMS
CHECKED BY: MHA
APPROVED BY: CJF
COPYRIGHT: CIVITAS REGIO LLC

CLIENT

CITY CENTER
INVESTMENT CORP.
645 HAMILTON STREET, SUITE 600
ALLENTOWN, PA 18101
CONTACT: ROBERT DILORENZO
PHONE: 610-625-5516

PROJECT IDENTIFICATION

939 W. HAMILTON ST.
ENTERTAINMENT VENUE
LOT CONSOLIDATION &
LAND DEVELOPMENT
935-939 W. HAMILTON STREET
CITY OF ALLENTOWN, WARD 7
LEHIGH COUNTY, PA

SHEET TITLE

**SITE
UTILITIES
PLAN**

C-131

SHEET 9 OF 17



CALL BEFORE YOU DIG!
1-800-242-1776
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
20223041719

The image contains four technical drawings for pipe penetration details:

- PLAN - BENDS:** A top-down view of a pipe bend. It shows a concrete thrust block (stippled area) supporting the pipe. The pipe size is indicated by a dimension line pointing to the top flange. The distance from the pipe centerline to the edge of the thrust block is labeled "6" MIN". The thrust block is divided into two equal sections, each labeled "A".
- PLAN - TEES:** A top-down view of a pipe tee. It shows a concrete thrust block supporting the tee. The pipe size is indicated by a dimension line pointing to the top flange. The distance from the pipe centerline to the edge of the thrust block is labeled "6" MIN". The thrust block is divided into two equal sections, each labeled "C".
- SECTION - BENDS AND TEES:** A cross-sectional view of the pipe penetration. It shows the pipe (stippled area) passing through a concrete thrust block. The pipe size is indicated by a dimension line pointing to the top flange. The distance from the pipe centerline to the edge of the thrust block is labeled "2'-0" MIN". The thrust block is divided into two equal sections, each labeled "B". The angle of the bend is labeled "45°".
- PLAN AND ELEVATION - PLUGS:** A top-down and side elevation view of a pipe plug. The top-down view shows a circular plug with a diameter of "3'-0" MIN". The side elevation view shows the plug with a height of "1'-6" MIN" and a square base. The pipe size is indicated by a dimension line pointing to the top flange.

NOT TO SCALE

- NOTES**
1. THRUST BLOCK SHALL BE 3000 PSI CONCRETE POURED AGAINST UNDISTURBED SOIL ON TWO SURFACES.
 2. WHERE CONCRETE THRUST BLOCKS CANNOT BE POURED AGAINST TWO SURFACES UNDISTURBED SOIL, GALVANIZED METAL TIE RODS AND LAMPS OR LUGS SHALL BE USED.
 3. SELECT DIMENSIONS FOR WORST CASE (LARGEST PIPE SIZE) USING SCHEDULE ABOVE.
 4. BASED ON 100 PSI STATIC PRESSURE PLUGS AWWA WATER HAMMER. ALL BEARING SURFACES SHALL BE CARRIED TO UNDISTURBED SOIL.



NOTE

1. WATER SHUT OFF VALVE COVER SHALL BE FLUSH WITH GRADE



- NOTES**
1. THIS DETAIL IS FOR DOMESTIC WATER, FIRE PROTECTION AND SANITARY UTILITY PIPES.
 2. PROVIDE 6" WIDE DETECTABLE WARNING TAPE PRINTED WITH "CAUTION UTILITY LINE". TYPE OF UTILITY SHALL BE PROVIDED



NOTE

1. FOR PIPE SIZES SEE SHEET C-131.



1. VALVES SHALL BE RESTRAINED TO A FITTING USING MEGALUGS, OR AN APPROVED EQUAL.
2. ANY VALVE WHOSE OPERATING NUT IS GREATER THAN 4 FEET DEEP SHALL BE EQUIPPED WITH AN EXTENSION STEM THAT HAS A MINIMUM 1-INCH SQUARE SOLID STEEL SHAFT FITTED OVER THE OPERATING NUT AND HAVE A 2-INCH SQUARE OPERATING NUT ON THE TOP. THE SHAFT SHALL BE CENTERED IN THE BOX WITH A SPACER AND BE FASTENED TO THE OPERATING NUT. THE EXTENSION KIT SHALL BE MANUFACTURED BY THE VALVE MANUFACTURER OR APPROVED EQUAL.

VALVE AND VALVE BOX

W-02

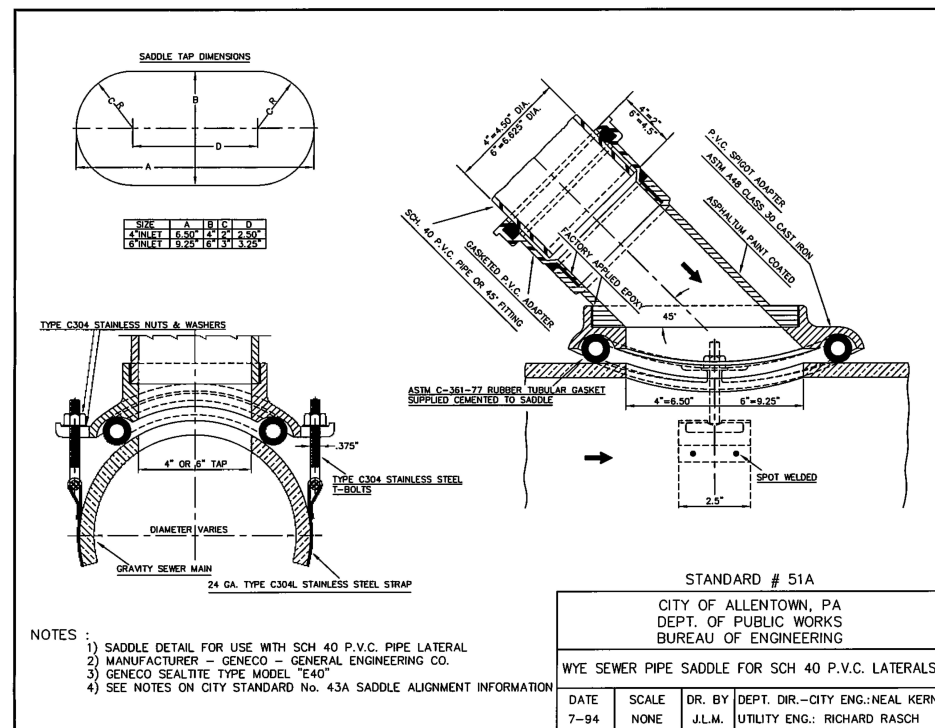
LEHIGH COUNTY AUTHORITY
P. O. BOX 3348
1053 SPRUCE STREET
ALLENTOWN, PA. 18106

DWN. BY: C. R. D.	CKD. BY: E. L. H.	APPR. BY: M. A. B.	DATE DWN.: 4/28/00
-------------------	-------------------	--------------------	--------------------

DAILY LOG			CALL DATE / TIME

DWG. NO. W-02

REV. DATE: 1/23/18



STANDARD # 51A

CITY OF ALLENTOWN, PA
DEPT. OF PUBLIC WORKS
BUREAU OF ENGINEERING

WYE SEWER PIPE SADDLE FOR SCH 40 P.V.C. LATERALS

DATE 7-94	SCALE NONE	DR. BY J.L.M.	DEPT. DIR.-CITY ENG.:NEAL KERN UTILITY ENG.: RICHARD RASCH
--------------	---------------	------------------	---

SECTION 3.6

PHMC COMMENTS



PHMC Comment

The limit of disturbance of the proposed development is 0.54 acres. PHMC archeological resource screening is not required to submit to PADEP as part of the Sewage Planning Module Application since earth disturbance is less than 10 acres.

SECTION 3.7

PNDI RECEIPT AND CLEARANCE LETTERS

1. PROJECT INFORMATION

Project Name: **935 W Hamilton St Event Center**

Date of Review: **1/31/2023 06:56:41 PM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **0.97 acres**

County(s): **Lehigh**

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

ZIP Code:

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lower Jordan Creek**

Decimal Degrees: **40.601119, -75.477187**

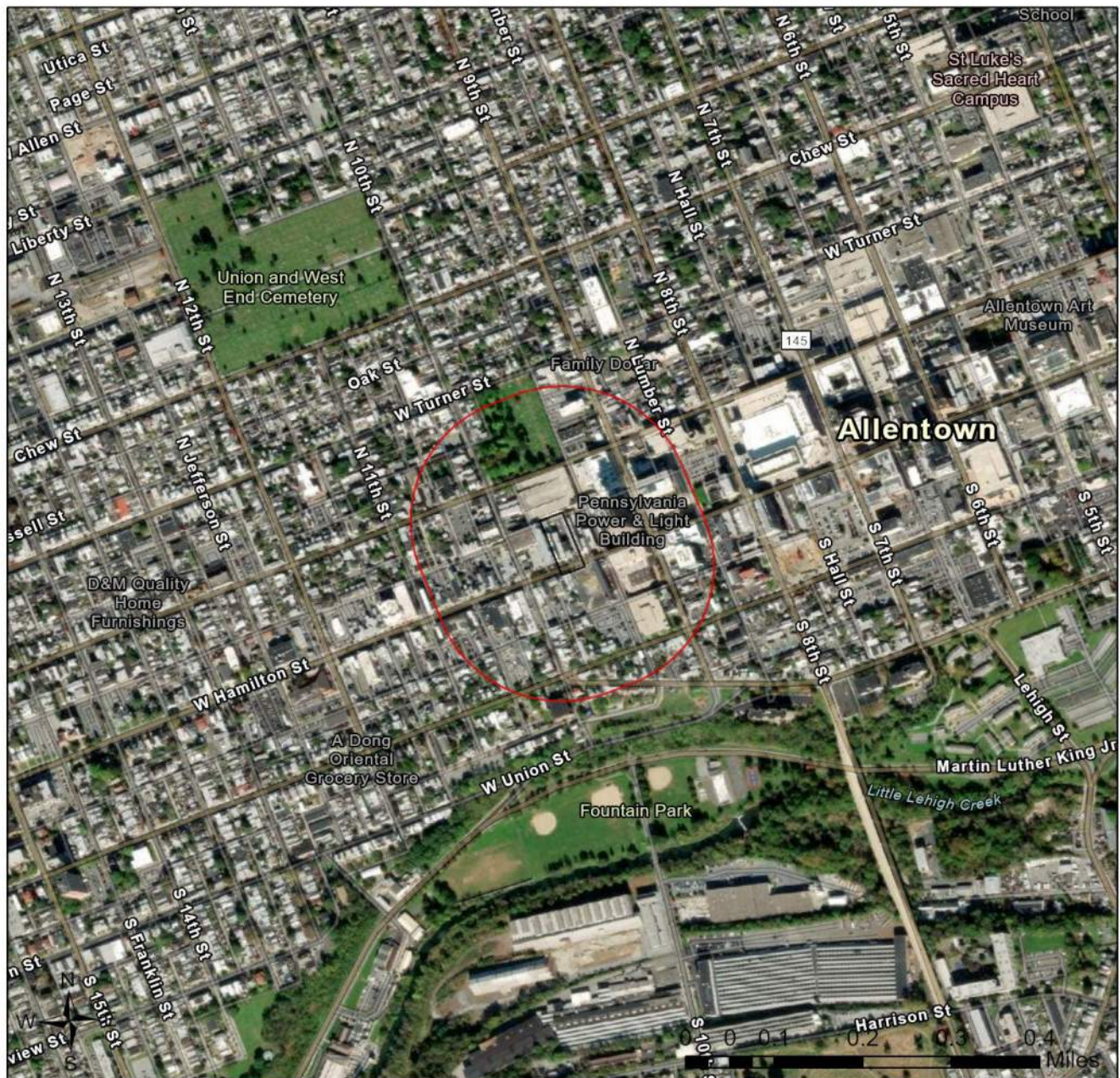
Degrees Minutes Seconds: **40° 36' 4.288" N, 75° 28' 37.8742" W**



2. SEARCH RESULTS

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

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

935 W Hamilton St Event Center

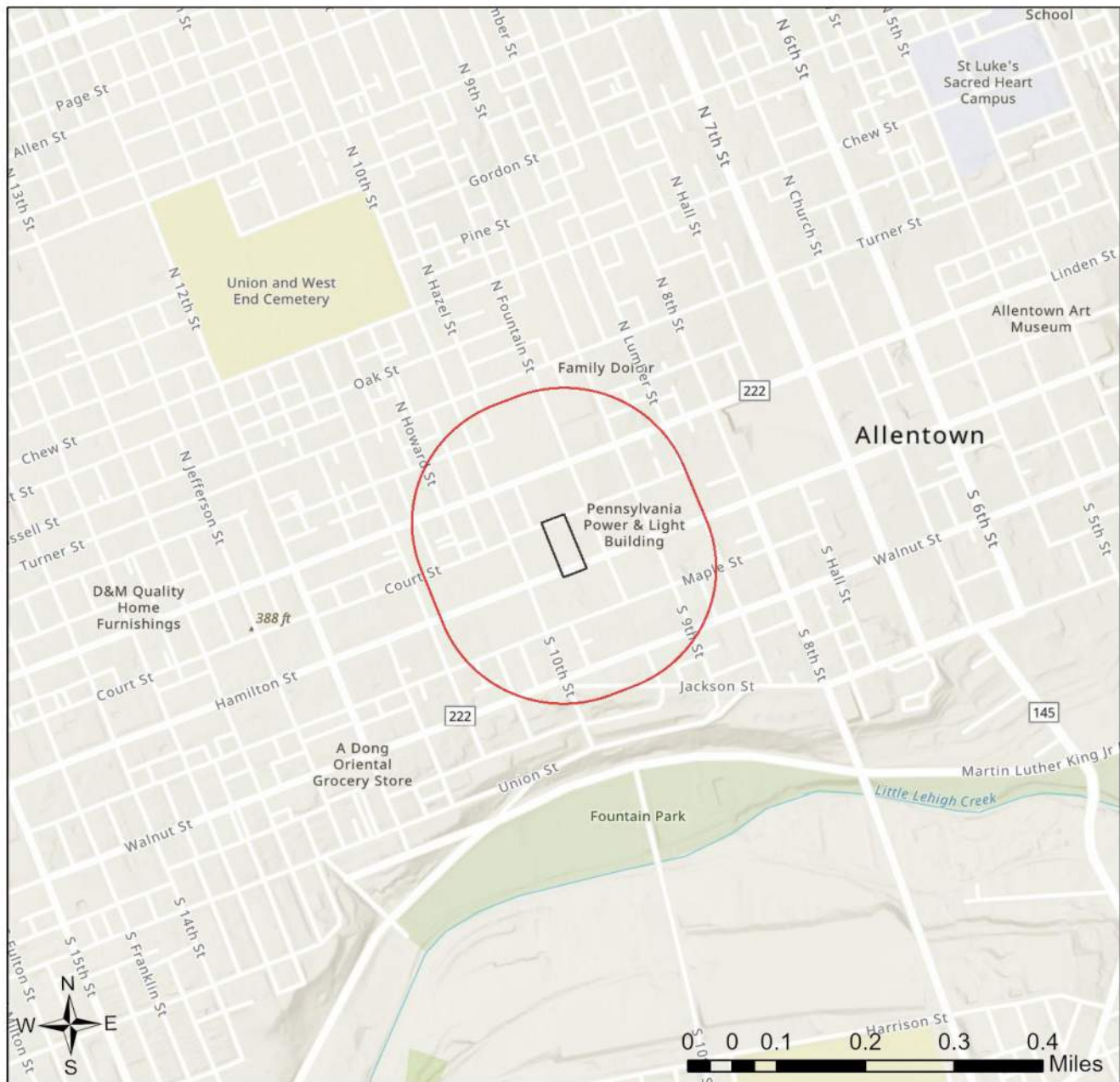




-  Buffered Project Boundary
-  Project Boundary



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

935 W Hamilton St Event Center



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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

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

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

*If information was requested by USFWS, applicants must email, or mail, project information to 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). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Minal Amin
Company/Business Name: Civitas Regio, LLC
Address: 532 W. Hamilton Street, Suite 8
City, State, Zip: Allentown, PA 18101
Phone: (717) 512-1978 Fax: ()
Email: minal.amin@civitasregio.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

3/27/2023

date



PENNSYLVANIA GAME COMMISSION

BUREAU OF WILDLIFE MANAGEMENT

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

February 14, 2023

Minal Amin
Civitas Regio, LLC
532 W Hamilton Street
Allentown, PA 18101
minal.amin@civitasregio.com

Re: 935 W Hamilton St Event Center
PNDI Receipt File: *project_receipt_935_w_hamilton_st_event_c_770620_FINAL_1.pdf*
City of Allentown, Lehigh County, PA

Dear Minal Amin,

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt File *project_receipt_935_w_hamilton_st_event_c_770620_FINAL_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated – PNDI Species

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

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

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

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural Resources, and/or the PA Fish and Boat Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at www.naturalheritage.state.pa.us.

Sincerely,



Sue Guers
Wildlife Biologist / Environmental Review Lead
Bureau of Wildlife Management
Phone: 717-787-4250, Extension 73412
Fax: 717-787-6957
E-mail: suguers@pa.gov

A PNHP Partner



SLG/slg

SECTION 3.8

ALTERNATIVE ANALYSIS



Alternatives Analysis

City Center Investment Corp. proposes building a 19,310 SF Entertainment Venue and Bar Area on 939 Hamilton Street in the City of Allentown. The site consisted of two existing buildings that were recently demolished. This project involves the construction of a two-story entertainment venue with bar areas on the first and second floors. The proposed building will have a total of approximately 17,100 SF of performance/viewing areas and a total of 1,400 SF of the bar area.

The total property is 20,735 SF (0.4760 acres), and the disturbed area is 0.54 acres.

The proposed development will have a sanitary lateral that will connect to public sewer along West Court Street.

The existing building to be demolished consists of an Apartment and storefront. Credit in the amount of 6,447 GPD was received from Lehigh County Authority for the existing building that is proposed to be demolished. The added anticipated sewage flow is 4,401 GPD, or 18.49 EDUs per the City of Allentown requirements of 1 EDU = 238 GPD. The proposed disposal method is the ultimate method. The chosen method will provide compliance with effluent limitations since it will be treated at the Lehigh County Authority Wastewater Treatment Plant (Kline's Island Wastewater Treatment Plant) before disposal.

The project site is in the City of Allentown, and the land adjacent to the project site consists of commercial and residential developments. The subject property currently consists of a partially vacant building (proposed to be demolished). Currently, there are residential dwellings on the south side of the property, which have public sanitary sewer connections. The north, east and west sides consist of commercial buildings with a public sanitary sewer connection. The sewage method serving each of these lands adjacent to the property is the same as the proposed project and will be treated using municipal treatment. Additionally, nearby and surrounding properties have public sanitary sewer connections. Wastewater will be conveyed to the Lehigh County Authority's sewer line, with final treatment taking place at the Lehigh County Authority Wastewater treatment plant (Kline's Island Wastewater Treatment Plant) before discharging to the Lehigh River. The disposal method for the adjacent properties to the project site is the preferred method.

With the availability of public sanitary sewer that has the capacity, it is most reasonable to convey the sewage from this development to Lehigh County Authority Wastewater Treatment Plant for treatment and disposal. This is the current sewage disposal method for the existing vacant buildings. This disposal method also provides for the best long-term reliability for the treatment and disposal of sewage from the development. This development is located in an urban area where the property is completely built out. The physical conditions in the planning area appear to limit the land-based wastewater disposal options such as on-lot systems.

Potential alternatives for this project there is no alternative to the public sewer since the line runs behind the building. Thus, public sewer is the best option for this project.

Given the limitations of the site and adjacent properties, the sewage disposal method to the public sewer was chosen over any other on-lot method. The chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations for the

development in both short term and long term since the facility has the ability to accept the proposed flows. The Lehigh County Authority has approved the additional proposed flows for the project.

The owner of the Kline's Island Wastewater Treatment Plant is Lehigh County Authority. The operation and maintenance of the wastewater treatment plant. As well as compliance with applicable water quality standards and effluent limitations will be the responsibility of the Lehigh County Authority.

SECTION 3.9

PATH TO SEWAGE TREATMENT FACILITY

1:9,028

- | Location | Sanitary Mains | Sanitary Manholes |
|--------------------|--------------------------|--------------------|
| Allentown Customer | COA Sanitary Mains | COA Manholes |
| CWSA Manholes | CWSA Sanitary Mains | CWSA Manholes |
| Salisbury Manholes | Salisbury Sanitary Mains | Salisbury Manholes |
| Suburban Force | Suburban Force Mains | |

Sources: Esri, HERE, Garmin, Intermap, Inc., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox Labs, Swatch-NL, OpenStreetMap contributors, and the GIS User Community

Bucks County, PA, Lehigh County PA, State of New Jersey, Esri HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA]

SECTION 4.0

SEWAGE FACILITIES PLANNING MODULE COMPONENT 4

SECTION 4.1

4A – MUNICIPAL PLANNING AGENCY REVIEW

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

939 Hamilton Street Entertainment Venue _____

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 AGENCY REVIEW



Lehigh Valley Planning Commission

STEVEN GLICKMAN
Chair

CHRISTOPHER AMATO
Vice Chair

KEVIN SCHMIDT
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

April 20, 2023

Ms. Minal Amin, EIT
Civitas Regio
532 West Hamilton Street, Suite 8
Allentown, PA 18101

**Re: Act 537 Review - Sewage Facilities Planning Module
939 Hamilton Street Entertainment Venue
City of Allentown, Lehigh County**

Dear Ms. Amin:

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 two-story, 38,620 square foot entertainment venue and bar area located at 939 Hamilton Street on approximately 0.5 acres. The development is proposed to be served by public sewage disposal, with ultimate treatment at the Kline's Island wastewater treatment plant. The proposed development is estimated to generate 4,401 gallons per day (gpd) of sewage. Credit in the amount of 6,447 gpd was received from Lehigh County Authority for an existing building on the site that was recently demolished and previously served by the public sewer system. According to *FutureLV: The Regional Plan*, the proposed project is within an area designated for Development in the General Land Use Plan and aligns with the FutureLV actions to 'match development intensity with sustainable infrastructure capacity' (under Policy 1.1) and 'promote development in areas with public sewer and water capacity' (under Policy 3.2).

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

Sincerely,

Susan L. Rockwell
Senior Environmental Planner

Enclosure

cc: Brandon Jones, Associate Planner, City of Allentown
Mark Hartney, Deputy Director of Community and Economic Development, City of Allentown
Jesus Sadiua, Senior Planner, 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

939 Hamilton Street Entertainment Venue

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

1. Date plan received by county planning agency ---
2. Date plan received by planning agency with areawide jurisdiction April 14, 2023
 Agency name Lehigh Valley Planning Commission
3. Date review completed by agency April 20, 2023

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 et seq.)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <i>Area designated for Development in Future LV General Land Use Plan</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
<i>Generally meets goals & objectives</i>
If no, describe goals and objectives that are not met _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? <i>Area recommended to be served by public sewer & water facilities.</i>
If no, describe inconsistency _____ |
| <input 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? <i>Area designated for Development in Future LV General Land Use Plan</i>
If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project? <i>PHMC determination</i>
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? <i>See PND I results</i>
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? <i>N/A</i>
If no, describe inconsistencies --- |

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? *N/A*
- ☒ ☐ 12. Is there a county or areawide subdivision and land development ordinance? *NOT applicable to City of Allentown*
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? *N/A*
If no, describe which requirements are not met ---
- ☐ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? *See municipal interpretation*
If no, describe inconsistency ---
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe ---
- ☐ ☐ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? *N/A*
- ☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies ---
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- ☐ ☒ If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Susan L. RockwellTitle: Senior Environmental PlannerSignature: *S. L. Rockwell*Date: April 20, 2023Name of County or Areawide Planning Agency: Lehigh Valley Planning CommissionAddress: 961 Marcon Blvd., Suite 310, Allentown, PA 18109Telephone Number: 610-264-4544**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.

