



We answer to you.

PLANNING MODULE
APPLICATION

FOR

**FIVE CITY CENTER OFFICE TOWER
8TH & HAMILTON STREET
CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA**

January 2018

Prepared for:

City Center Investment Corporation
645 W. Hamilton Street, Suite 600
Allentown, PA 18101
(610) 625-5516

Prepared by:

RETTEW ASSOCIATES, INC.
515 W. Hamilton Street, Suite 508
Allentown, PA 18101
800-738-8395

RETTEW Project No. 096772009

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SECTION 1.0

AGENCY COORDINATION CHECKLIST

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**

Date 11/30/2017

Name RETTEW

Address 515 W. HAMILTON ST.
STE. 508
ALLENTOWN, PA 18101

RE: Planning Module for New Land Development
Subdivision FIVE CITY CENTER OFFICE TOWER
COMMERCIAL 8811 GPD
CITY of ALLENTOWN, LEHIGH County
DEP Code No: 2 - 39001202 - 3



Dear:

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

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

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

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

Materials required **Municipal Checklist**

DEP
Completeness
Review

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

_____ Socio-economic justification _____

_____ If the project is located in a Special
Protection Watershed, please submit an
Antidegradation Analysis meeting the
Requirement of Chapter 93.4(b), 93.4(a)
and 93.4c(b)(2) _____

In all cases, address the immediate and long range sewage disposal needs of the proposal and comply with 25 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.
Sewage Planning Specialist
Clean Water Program

CERTIFICATION STATEMENT

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

Municipal Address _____

Municipal Telephone Number _____

Signed: _____, Municipal Secretary

List below any individuals and address 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

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**



TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

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

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

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by David Miller (Name)
RETTEW Associates, Inc. - Project Manager (Title) for Five City Center Office Tower - 8th & Hamilton (Name)
 a subdivision, commercial, or industrial facility located in City of Allentown

Lehigh County.
 (City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Municipal Secretary (print)

Signature

Date

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

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

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

WHEREAS Ciy Center Investment Corp has proposed the development of a parcel of land identified as
land developer

Five City Center Office Tower, 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

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**



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

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

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

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

A. PROJECT INFORMATION (See Section A of Instructions)

1. Project Name Five City Center Office Tower – 8th & Hamilton

2. Brief Project Description Multi-story office building with retail space

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

Municipality Name	County	City	Boro	Twp
Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Stewart	Douglas			Director of Planning & Zoning

Additional Individual Last Name	First Name	MI	Suffix	Title
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Municipality Mailing Address Line 1	Mailing Address Line 2
435 Hamilton Street	

Address Last Line -- City	State	ZIP+4
Allentown	PA	18101

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
(610) 437-7611		Douglas.Stewart@allentownpa.gov

C. SITE INFORMATION (See Section C of Instructions)

Site (Land Development or Project) Name

Five City Center Office Tower – 8th & Hamilton

Site Location Line 1

SE corner of Hamilton Street and 8th Street

Site Location Line 2

Site Location Last Line – City

Allentown

State

PA

ZIP+4

18101

Latitude

40°36'5.40"N

Longitude

75°28'20.78"W

Detailed Written Directions to Site From US-22, take MacArthur Road/145 S for approximately 1.8 miles. Take a right onto Hamilton Street; destination is on your right in 0.1 miles.

Description of Site The Site is currently developed with a vacant commercial building.

Site Contact (Developer/Owner)

Last Name

DiLorenzo

First Name

Robert

MI

Suffix

Phone

(610) 674-4503

Ext.

Site Contact Title

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

Mailing Address Line 2

Suite 600

Mailing Address Last Line – City

Allentown

State

PA

ZIP+4

18101

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

Last Name

Miller

First Name

David

MI

Suffix

Title

Project Manager

Consulting Firm Name

RETTEW Associates, Inc.

Mailing Address Line 1

515 W. Hamilton

Mailing Address Line 2

Suite 508

Address Last Line – City

Allentown

State

PA

ZIP+4

18101

Country

United States

Email

ddmiller@rettew.com

Area Code + Phone

(717)-690-8007

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: Lehigh County Authority, Agent for City of Allentown

F. PROJECT NARRATIVE (See Section F of Instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 28.08 DEP
EDUs (400 gpd/EDU); 64.00 City EDUs (175.5 gpd/EDU)

Connections 1

Name of:

existing collection or conveyance system Allentown

owner City of Allentown

existing interceptor Jordan Creek Interceptor

owner City of Allentown

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

NPDES Permit Number for existing facility PA 0026000

Clean Streams Law Permit Number _____

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

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

As an authorized representative of the permittee, I confirm that the City of Allentown
(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, Lehigh County Authority, Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross

Date 2/12/2018

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

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 11,232 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) <i>MGD</i>		b. Present Flows (gpd) <i>MGD</i>		c. Projected Flows in 5 years (gpd) <i>MGD</i> (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.72	2.90	0.10	0.62	0.11	0.66
Conveyance	58	81	30	78 ⁽¹⁾	31	80 ⁽¹⁾
Treatment	40	52	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, Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature

Liesel M. Gross

Date

2/12/2018

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

c. Conveyance System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 2/12/2018

4. Treatment Facility

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

YES NO

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

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

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

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

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 2/12/2018

☐ **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 sponsor), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

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

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

2. Project Flows _____ 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.

David Miller

Name (Print)

David Miller

Signature

Project Manager

Title

2/14/18

Date

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

Address

(717)-069-8007

Telephone Number

R. REVIEW FEE (See Section R of Instructions)

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

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$1,101.50 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.

$$\#28.08 \quad \text{Lots (or EDUs)} \times \$50.00 = \$1404.00$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

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

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

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

SECTION 3.1

LEHIGH COUNTY AUTHORITY – WATER CAPACITY LETTER

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**



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

January 23, 2018

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

SUBJECT: Five City Center Office Tower - Redevelopment
8th & Hamilton Street
Water Service – Will Serve

Dear Mr. Kimmerly:

Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 10,209 GPD to the proposed multi-story building which is intended to contain both office and retail space. The site is located at 736-744 West 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.

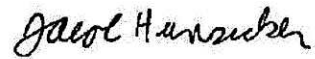
Water service is conditioned upon the following:

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.

January 23, 2018

This is a revised will serve letter to the original letter sent out on November 17, 2017. The Developer has not submitted a plan to LCA for review at this time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jacob Hunsicker".

Jacob Hunsicker
Capital Works Project Specialist

Cc: David Miller, PE – Rettew
Robert DiLorenzo – City Center Investment Group
Ed Hoyle – LCA

SECTION 3.2

LEHIGH COUNTY AUTHORITY – SEWER CAPACITY LETTER

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**



LEHIGH COUNTY AUTHORITY

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

January 23, 2018

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

SUBJECT: Five City Center Office Tower - Redevelopment
8th & Hamilton Street
Sewer Service – Will Serve

Dear Mr. Kimmerly:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 11,232 GPD to the proposed multi-story building which is intended to contain both office and retail space. The site is located at 736-744 West Hamilton Street.

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

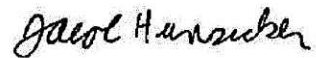
Tapping fees will be based upon the City of Allentown's ordinances and LCA's schedule of rate fees.

Sewer service is conditioned upon the following:

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

This is a revised will serve letter to the original letter sent out on November 17, 2017. The Developer has not submitted any plans to LCA for review at this time.

Sincerely,



Jacob Hunsicker
Capital Works Project Specialist

Cc: David Miller, PE – Rettew
Robert DiLorenzo – City Center Investment Group
Ed Hoyle - LCA

SECTION 3.3

PROJECT NARRATIVE

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**

FIVE CITY CENTER OFFICE TOWER
8TH & HAMILTON STREET
CITY CENTER INVESTMENT CORPORATION

City of Allentown
Lehigh County, Pennsylvania

Project Narrative

City Center Investment Corporation is proposing the development of Five City Center Office Tower which is on approximately 0.64 acres. The proposed property is located at the southeast corner of the Hamilton Street and 8th Street intersection in Allentown, PA. The project will consist of a multi-story office building with retail space.

Based on flow estimates found in Allentown's Codified Ordinance for Sewer (Article 947.04) and using Allentown's Equivalent Dwelling Unit (EDU) rate of 175.5 gpd/EDU, the estimated sewer flow for the project is 11,232 gallons per day, or 64.00 City EDUs (28.08 DEP EDUs at 400 gpd/EDU).

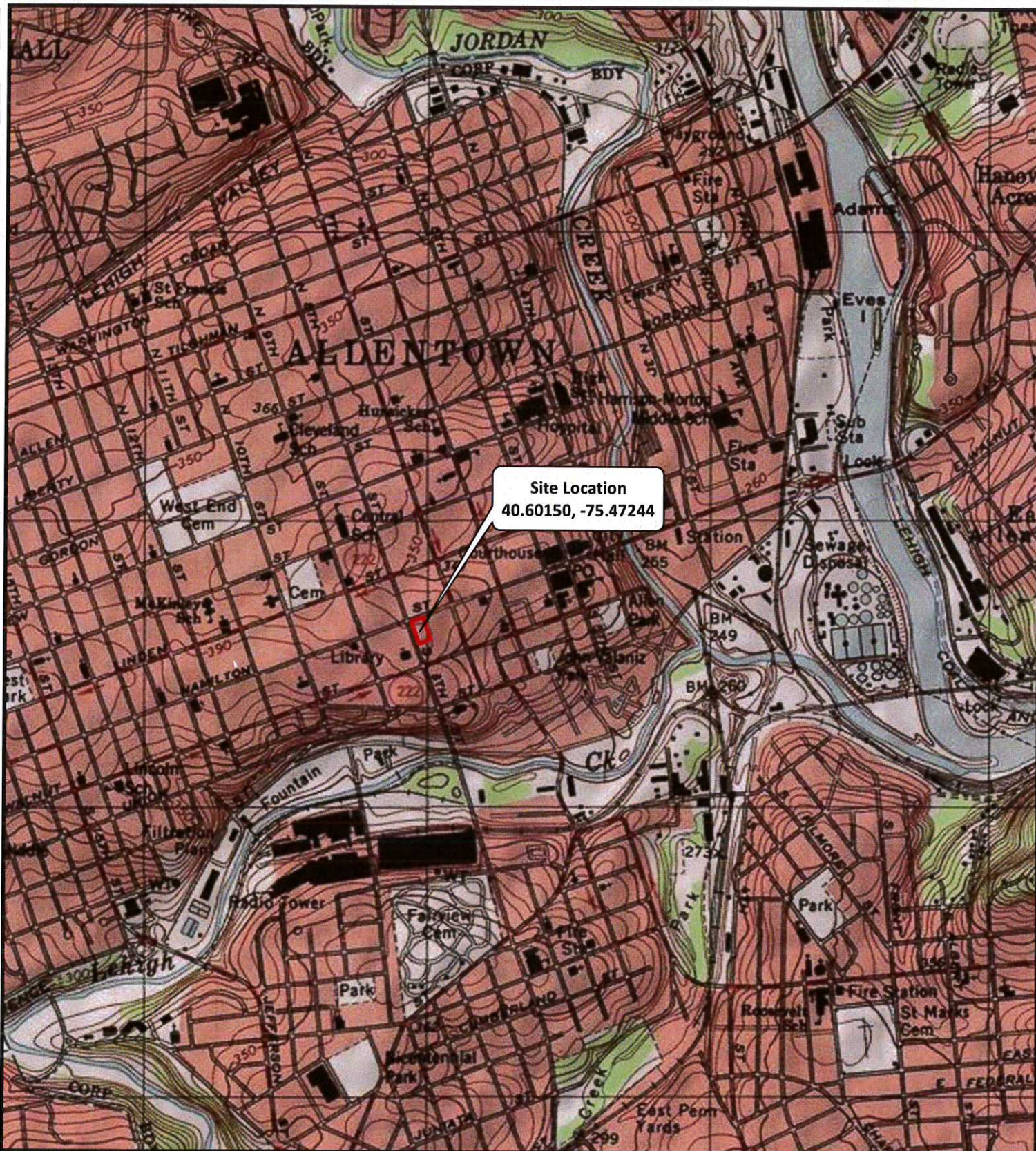
Description	Units	EDU/Unit	EDUs	Gallons Per Day
Retail	4,500 SF	0.0002	0.90	158
Office	315,500 SF	0.0002	63.10	11,074
TOTAL:			64.00	11,232

Anticipated wastewater will be conveyed to Lehigh County Authority's sewer line located along Hamilton Street. The final wastewater treatment will take place at the City of Allentown Wastewater Treatment Plant. Water will also be provided by the Lehigh County Authority.

SECTION 3.4

USGS LOCATION MAP

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**



Site Location
40.60150, -75.47244

 Site Boundary

City Center Investment Corp.

5 City Center - 8th & Hamilton

Figure 1 - Site Location Map

Project No. 096772009



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

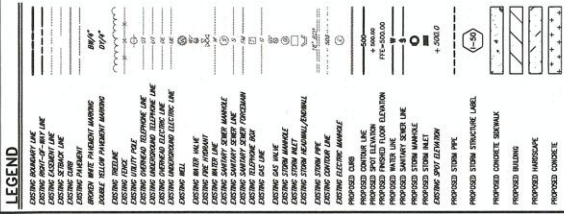
SECTION 3.5

PLOT PLAN

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**

REVIEW
REVIEW Associates, Inc.
915 Washington Street, Ste 500
Allentown, PA 18101
Phone (610) 866-8330 • Fax (464) 240-4525
Mobile: www.review.com
E-mail: review@review.com
Customers • Planners • Surveys • Landmark Architects
Informational Consultants

MANAGER DAVID MILLER, P.E.	
DESIGN BY:	DOM
CHECK BY:	DOM
SURV. CHIEF:	FIELDBOOK NO.
DRAIN BY:	CHCK BY:
MEB	DOM
DRAWING REFERENCE: C:\DRAWING\APR\APR1195\DOM877200	

[illegible]

- [illegible]

1. THE CONTRACTOR SHALL PROVIDE A SINGLE WATER SUPPLY LINE TO THE WATER SYSTEM.
2. THE WATER SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE PROTECTION TO CORRELATE WITH BUILDING CODES FOR FINAL LOCATION.
3. THE WATER SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE PROTECTION TO CORRELATE WITH BUILDING CODES FOR FINAL LOCATION.
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17. THE WATER SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE PROTECTION TO CORRELATE WITH BUILDING CODES FOR FINAL LOCATION.
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19. THE WATER SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE PROTECTION TO CORRELATE WITH BUILDING CODES FOR FINAL LOCATION.
20. THE WATER SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE PROTECTION TO CORRELATE WITH BUILDING CODES FOR FINAL LOCATION.

SECTION 3.6

PHMC COMMENTS

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**

**FIVE CITY CENTER OFFICE TOWER
8TH & HAMILTON STREET
CITY CENTER INVESTMENT CORPORATION**

City of Allentown
Lehigh County, Pennsylvania

PHMC Comment

The limit of disturbance of the proposed development is 0.64 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.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF POLICY AND COMMUNICATIONS**

**DOCUMENT
ID NUMBER:**

012-0700-001

TITLE:

IMPLEMENTATION OF THE PENNSYLVANIA STATE HISTORY
CODE: POLICY AND PROCEDURES FOR APPLICANTS FOR
DEP PERMITS AND PLAN APPROVALS

AUTHORITY:

37 Pa. C.S.A., Section 101 *et seq.* and Article 1, Section 27 of the
Pennsylvania Constitution

EFFECTIVE DATE: March 16, 2002

POLICY:

The Pennsylvania Department of Environmental Protection (DEP)
will cooperate with the Pennsylvania Historical and Museum
Commission (PHMC) in the protection of significant archaeological
resources and historic structures.

PURPOSE:

To establish procedures consistent with the Pennsylvania State
History Code for DEP plan approvals and permit reviews so that
PHMC has the opportunity to review activities undertaken with
DEP's approval for their possible impact on significant historical and
archaeological resources.

APPLICABILITY: To applicants for DEP permits and plan approvals and DEP staff.

DISCLAIMER:

The policy and the procedures outlined in this guidance document
are intended to supplement existing requirements. Nothing in the
policy or the procedures shall affect more stringent regulatory
requirements.

The policy and the procedures herein are not an adjudication or a
regulation. There is no intent on the part of DEP to give the rules in
this policy that weight or deference. The policy and the procedures
merely announce the policy and establish the framework, within
which DEP will exercise its administrative discretion in the future.
DEP reserves the discretion to deviate from this policy statement if
circumstances warrant.

PAGE LENGTH: 9 pages (not including appendices)

LOCATION: Volume 1, Tab 6

DEFINITIONS:

1. **"Project applicant."** *A person who has filed or intends to file an application for a permit, approval, or authorization which DEP is authorized to issue under any of the environmental statutes which DEP implements.*
2. **"Permittee."** *A person who has a permit, approval, or authorization which DEP is authorized to issue under any of the environmental statutes which DEP implements.*
3. **"Permitted activity."** *An activity requiring a DEP-issued permit, approval, or authorization.*
4. **"Cultural Resource Notice."** *A notice given by the project applicant to PHMC regarding the intended activity for which the applicant needs DEP's permit or plan approval.*
5. **"Determination Letter."** *A letter given by PHMC to the project applicant indicating PHMC's determination of the historical or archaeological significance of the site of the project applicant's intended activity.*
6. **"Historic resource."** *A building, structure, object, district, place, site, or area significant in the history, architecture, maritime heritage, archaeology, or culture of this Commonwealth, its communities or the nation.*
7. **"Significant archaeological site."** *An area of land which contains extensive evidence of previous prehistoric or historic human habitation or stratified deposits of animal or plant remains or manmade artifacts or human burials which enhances our understanding of past cultural behavior.*
8. **"Archaeological survey."** *A visual inspection and limited sampling and excavation of an archaeological site to determine the characteristics and physical extent of a site, also known as phase one or phase two archaeological research.*
9. **"Archaeological field investigation."** *Extensive controlled excavation of an archaeological site to study the cultural history using professionally accepted means of sampling, removing and excavating archaeological specimens, also known as phase three archaeological research or data recovery.*
10. **"Mitigation Plan."** *A plan that decreases the severity of adverse effects on the site of historic resources.*

IMPLEMENTATION OF THE PENNSYLVANIA STATE HISTORY CODE: POLICY AND PROCEDURES FOR APPLICANTS FOR DEP PERMITS AND PLAN APPROVALS

A. SPECIFIC CONSIDERATIONS FOR INDIVIDUAL DEP BUREAUS

This policy applies, in general, to most DEP permitted activities. However, the diversity of programs regulated by DEP is wide and the applicable statutes and regulations may differ enough that a single document cannot adequately address the needs of each program.

In particular, federal financing programs and federal permits establish requirements on applicants that are different from those established in the Pennsylvania History Code.

To the extent that the statutes and regulations under which individual bureaus operate conflict with the following general procedures, the statutes and regulations will receive precedence over the general procedures.

It is the responsibility of the program staff of each DEP program to, as appropriate, integrate these general procedures into its permitting program.

B. EMERGENCIES

The procedures outlined in this document do not apply for an emergency undertaking. An emergency undertaking is one that requires an essential and immediate response to an imminent threat to public health or safety or damage to property.

DEP will make reasonable efforts to notify PHMC of such emergency undertakings.

C. LIST OF EXEMPTIONS

PHMC and DEP have agreed to exempt some DEP permits and plan approvals from these procedures. (Please refer to a copy of this list in Appendix 1.)

D. CULTURAL RESOURCE NOTICE

The Pennsylvania State History Code (Title 37, §507) indicates that Commonwealth agencies, political subdivisions and municipal authorities shall cooperate fully with PHMC in the preservation, protections and investigation of archaeological resources. Section 507(a) also indicates that Commonwealth agencies shall notify PHMC before undertaking any Commonwealth permitted

**DEP/PHMC POLICIES AND PROCEDURES
IMPLEMENTATION OF THE HISTORY CODE
LIST OF EXEMPTIONS
May 2006**

These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
FOR ALL BUREAUS	Permitted activities which may affect Historic Resources on the National Register of Historic Places are not exempt regardless of size.
A. BUREAU OF AIR QUALITY Air Quality Plan Air Quality Operating Permit	Exempt unless more than 10 acres of earth disturbance.
B. BUREAU OF WASTE MANAGEMENT Projects which do not involve earth disturbance Facilities operating under permit-by-rule provisions	
C. BUREAU OF RADIATION PROTECTION Naturally Occurring and Accelerator Produced Radioactive Materials (NARM) Licenses	
D. BUREAU OF OIL AND GAS MANAGEMENT Individual Well Permits (normally only ½ to 1½ acre in size) DEP contracts for plugging wells Well registration Pillar Permits Underground Injection Control Permit NGPA Gas Well Classification Determinations Clean Streams Law Part II Permits for disposal wells and treatment facilities	Exempt unless more than 10 acres of earth disturbance.

These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
<p>7. Planning Approval Under the Sewage Facilities Act</p> <ul style="list-style-type: none"> a. Component 1 – Exception to the Requirement to Revise the Official Plan b. Component 2 – Individual and Community Onlot Disposal of Sewage c. Component 3 – Sewage Collection and Treatment Facilities d. Component 3s – Small Flow Treatment Facilities e. Exemption from Sewage Facilities Planning <p>II. Division of Operations Monitoring and Training</p> <ul style="list-style-type: none"> 1. Public Water Supply Permits that do not involve any earth moving activity 2. Public Water Supply Permits for wells 3. Other Public Water Supply Permits 	<p>Exempt unless more than 10 acres of each disturbance.</p> <p>Exempt unless more than 10 acres of earth disturbance.</p> <p>Exempt unless more than 10 acres of earth disturbance.</p> <p>Exempt unless more than 10 acres of earth disturbance.</p>
<p>G. BUREAU OF WATERWAYS ENGINEERING</p> <p>I. Division of Dam Safety</p> <ul style="list-style-type: none"> 1. Limited Power Permit – Major Water Power Project 	
<p>H. BUREAU OF MINING AND RECLAMATION</p> <p>Permit Renewals/Transfers</p> <p>Permits for Small Non-Coal Mining ($\leq 2,000$ tons per year)</p> <p>Permits for Non-Coal Mining $< 10,000$ tons per year</p> <p>Coal/Non-Coal Exploration Notices</p> <p>Deep Mine Provisions</p> <p>Bonding authorizations within an approved Surface Mining Permit</p> <p>Strip mine reclamation using on-site previously disturbed material</p> <p>Portals without permanent linings or facings</p> <p>Exploratory drilling or well drilling</p> <p>Abandoned mine refuse pile grading or fire extinguishment</p> <p>Drainage control work in previously disturbed areas</p>	

SECTION 3.7

PNDI RECEIPT

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**



January 17, 2018

Ms. Laura Hall
RETTEW Associates, Inc.
3020 Columbia Avenue
Lancaster, Pennsylvania 17603
lhall@rettew.com

PNDI Receipt File: *project_receipt_5_city_center_627875_FINAL_4.pdf*
Re: 5 City Center
City of Allentown, Lehigh County, Pennsylvania

Dear Ms. Hall,

Thank you for submitting Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project_receipt_5_city_center_627875_FINAL_4.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 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 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,



Olivia A. Braun
Environmental Planner
Division of Environmental Planning & Habitat Protection
Bureau of Wildlife Habitat Management
Phone: 717-787-4250, Extension 3128
Fax: 717-787-6957
E-mail: Olbraun@pa.gov

A PNHP Partner



OAB/oab

cc: File

1. PROJECT INFORMATION

Project Name: **5 City Center**

Date of Review: **12/15/2017 01:03:16 PM**

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

Project Area: **1.59 acres**

County(s): **Lehigh**

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

ZIP Code: **18101**

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Little Lehigh Creek-Lehigh River; Lower Jordan Creek**

Decimal Degrees: **40.601454, -75.473118**

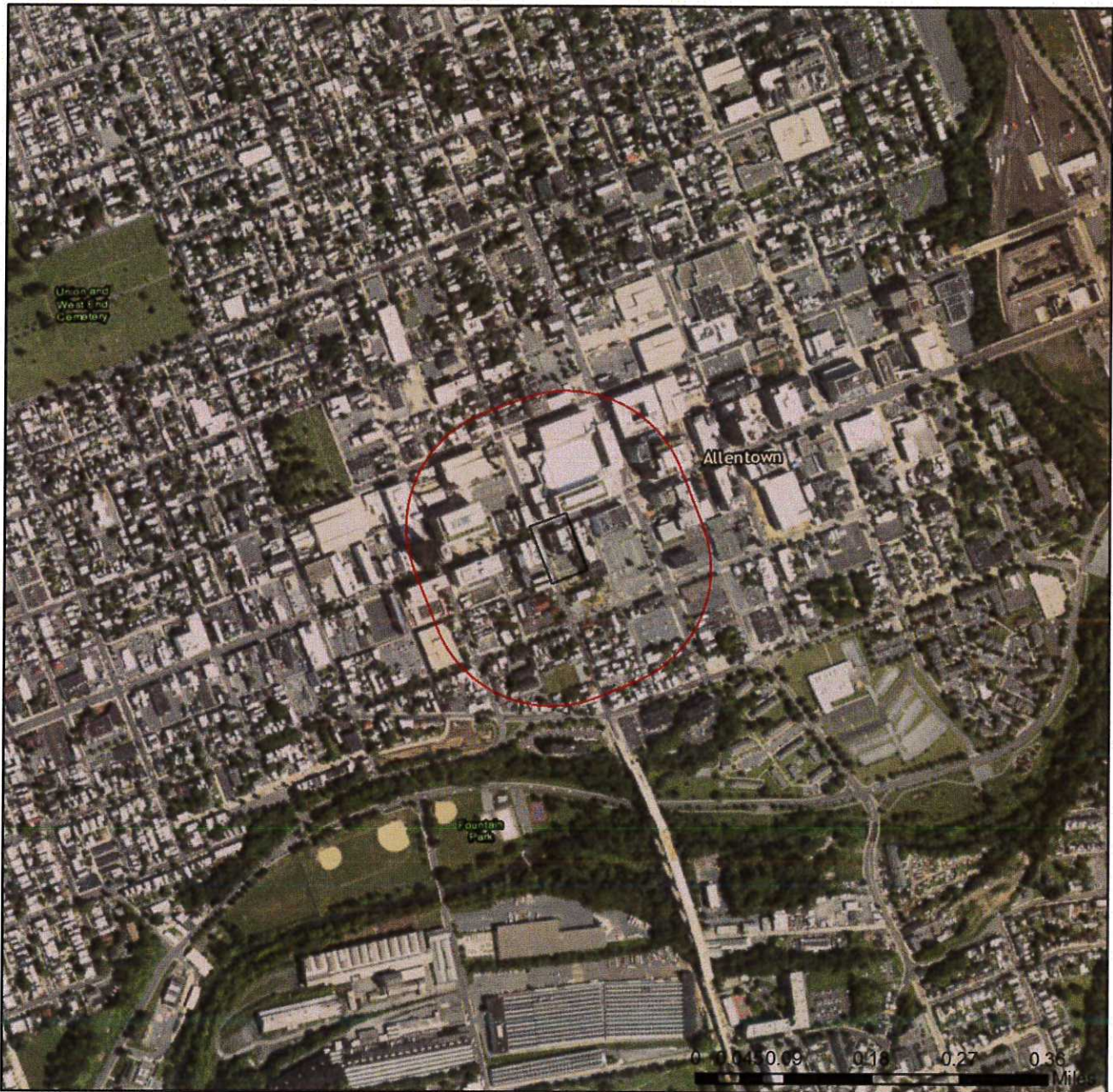
Degrees Minutes Seconds: **40° 36' 5.2349" N, 75° 28' 23.2258" W**

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.

5 City Center



- ☐ Project Boundary
- ☐ Buffered Project Boundary

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



5 City Center



- Project Boundary
- Buffered Project Boundary

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



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	Endangered

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). 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. Alternatively, applicants may email or mail their project materials (see AGENCY CONTACT INFORMATION).

***Note:** U.S.Fish and Wildlife Service requires applicants to mail project materials to the USFWS PA field office (see AGENCY CONTACT INFORMATION). USFWS will not accept project materials submitted electronically (by upload or email).

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

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

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

8. CERTIFICATION

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



applicant/project proponent signature

12/15/17

date

SECTION 3.8

ALTERNATIVES ANALYSIS

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**

**FIVE CITY CENTER OFFICE TOWER
8TH & HAMILTON STREET
CITY CENTER INVESTMENT CORPORATION**

City of Allentown
Lehigh County, Pennsylvania

Alternate Sewer Facilities Analysis:

City Center Investment Corporation is proposing the development of Five City Center Office Tower which is on approximately 0.64 acres. The proposed property is located at the southeast corner of the Hamilton Street and 8th Street intersection in Allentown, PA. The project will consist of a multi-story office building with retail space. The added anticipated sewage flow is 11,232 gallons per day (gpd).

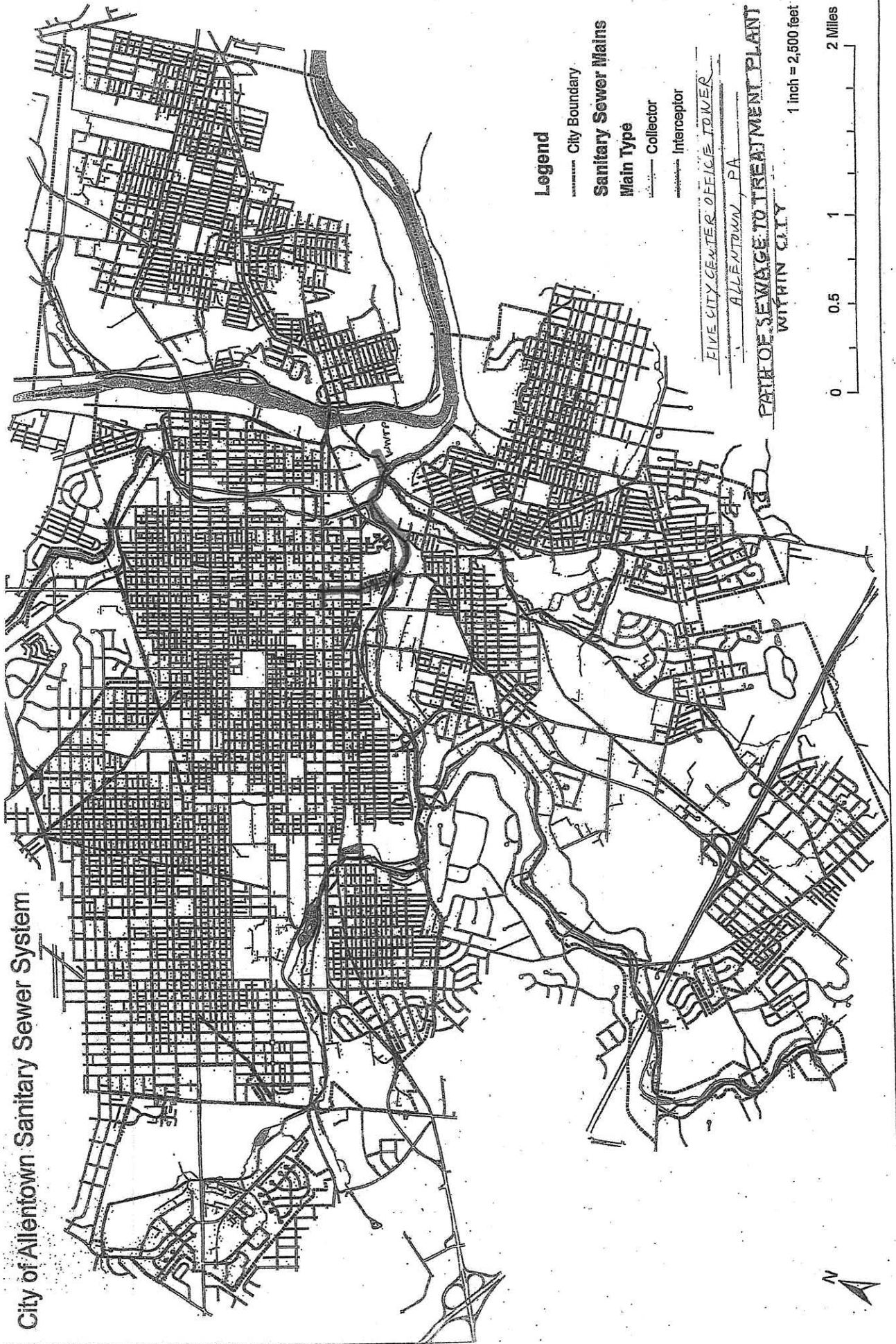
With the availability of public sewer that is not at capacity it is most reasonable to send the sewage from this development to Lehigh County Authority for collection, conveyance, and then be treated at the City of Allentown Wastewater Treatment Plant for treatment and disposal. This disposal method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

SECTION 3.9

PATH OF SEWAGE TO TREATMENT FACILITY

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**

City of Allentown Sanitary Sewer System



SECTION 4.0

SEWAGE FACILITIES PLANNING MODULE COMPONENT 4

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**

SECTION 4.1

4A – MUNICIPAL PLANNING AGENCY REVIEW

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



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

Five City Center Office Tower - 8th & Hamilton

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

1. Date plan received by municipal planning agency 2/26/2018

2. Date review completed by agency 3/1/2018

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts _____ |
| <input checked="" 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 checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Is there a municipal subdivision and land development ordinance? |

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|--|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input checked="" 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 checked="" 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 checked="" 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
<u>NO RESIDUAL TRACT</u> |
| 17. Name, title and signature of planning agency staff member completing this section: | | |
| Name: <u>DAVID KIMMERLY</u> | | |
| Title: <u>CHIEF PLANNER</u> | | |
| Signature: <u><i>David Kimmerly</i></u> | | |
| Date: <u>MARCH 1, 2018</u> | | |
| Name of Municipal Planning Agency: <u>CITY OF ALLENTOWN</u> | | |
| Address: <u>435 HAMILTON ST. ALLENTOWN, PA 18101</u> | | |
| Telephone Number: <u>610-437-7613</u> | | |

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

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

The planning agency must complete this component within 60 days.

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

SECTION 4.2

4B – COUNTY PLANNING AGENCY REVIEW

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**



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

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



Lehigh Valley Planning Commission

STEPHEN REPASCH
Chair

JOHN DIACOGIANNIS
Vice Chair

STEVEN GLICKMAN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

February 23, 2018

Mr. David D. Miller, PE
RETTEW
515 W. Hamilton Street, Suite 508
Allentown, PA 18101

**Re: Act 537 Review - Sewage Facilities Planning Module for the Five City Center
Office Tower Land Development in the City of Allentown, Lehigh County, DEP
Code No. 2-39001202-3**

Dear Mr. Miller:

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 a proposed 13-story office/retail building, consisting of 4,500 square feet of retail space and 246,500 square feet of office space on approximately 0.6 acres. The development is proposed to be served by public sewage disposal and community water supply. This sewage facilities planning module is consistent with the County Comprehensive Plan. According to the county plan, the proposed development is located in an area recommended for public sewer service.

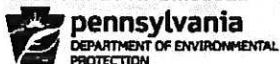
Enclosed please find an executed Module Component 4b. Please call me if you have any questions regarding this review.

Sincerely,

Susan L. Rockwell
Senior Environmental Planner

Enclosure

cc: Douglas Stewart, Planning Director, City of Allentown
Robert Corby, PA Department of Environmental Protection



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

DEP Code #

2-3900/202-3

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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name

Five City Center Office Tower

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 February 16, 2018
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency February 23, 2018

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

Yes No

- | | | | |
|--|-------------------------------------|-----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. | Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. | Is this proposal consistent with the comprehensive plan for land use? <i>See attached Act 247</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. | Does this proposal meet the goals and objectives of the plan? <i>Review letter dated 2/23/18</i> |
| If no, describe goals and objectives that are not met ---- | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. | Is this proposal consistent with the use, development, and protection of water resources? |
| If no, describe inconsistency ---- | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. | Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? |
| 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>P/HMC 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 PNDI results</i> |
| <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 ---- | | | |

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>Not applicable to City of Allentown</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <i>N/A</i> If no, describe which requirements are not met ----
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? <i>See municipal interpretation</i> If no, describe inconsistency ----
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ----
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies ----
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section:
		Name: <u>Susan L. Rockwell</u>
		Title: <u>Senior Environmental Planner</u> Signature: <u>S. L. Rockwell</u>
		Date: <u>February 23, 2018</u>
		Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u>
		Address: <u>961 Marcon Blvd, Suite 310, Allentown PA 18109</u>
		Telephone Number: <u>610-264-4544</u>
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)		
This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.		
The county planning agency must complete this Component within 60 days.		
This Component and any additional comments are to be returned to the applicant.		