



CITY OF ALLENTOWN

30119

RESOLUTION

R1 – 2021

Introduced by the Administration on January 6, 2021

Sewage Planning Module for Brewers Hill Development – 401 North Front Street

Resolved by the Council of the City of Allentown, That

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 (Department) 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

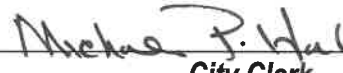
WHEREAS, Brewers Hill has proposed the development of a parcel of land identified as 401 North Front Street and described in the Sewage Facilities Planning Module, and proposes that such subdivision be served by: sewer tap-ins

WHEREAS, City of Allentown finds that the subdivision described in the 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 Council members of the City of Allentown hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module.

| | Yea | Nay |
|---------------------------|-----|-----|
| Candida Affa | X | |
| Julio A. Guridy, VP | X | |
| Ce-Ce Gerlach | X | |
| Cynthia Mota | X | |
| Joshua Siegel | X | |
| Ed Zucal | X | |
| Daryl Hendricks, Pres. | X | |
| TOTAL | 7 | 0 |

THIS IS TO CERTIFY, That the above copy of Resolution No. 30119 was adopted by the City Council of Allentown on the 6th day of January, 2021, and is on file in the City Clerk's Office.


 City Clerk



Lehigh County Authority

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

LETTER OF TRANSMITTAL

Date: November 13, 2020

To: Irene Woodward
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Re: Brewers Hill Development, 401 North Front Street
Allentown, Lehigh County, PA

| <u>No. of Copies</u> | <u>Date</u> | <u>Description</u> |
|--------------------------|-------------|-------------------------------------|
| 1 | 11/13/20 | Completed Sewer Planning Module |
| 1 | 11/13/20 | Plan Showing Path of Sewage to WWTP |
| 1 | 11/13/20 | Appendix A Cover Letter |

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

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

Comments:

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

From: Jacob Hunsicker
cc: Scott Novatnak, DEP (via email)
Robert Corby, DEP (via email)
Craig Messinger, COA (via email)
Phil DePoe, LCA (via email)
Liesel Gross, LCA (via email)
Arthur Kuyan, Stonefield Engineering & Design (via email)



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

November 15, 2020

Irene Woodward
Director of Planning
City of Allentown
435 Hamilton Street
Allentown, PA 18101

RE: Brewers Hill Development, 401 North Front Street, City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Woodward:

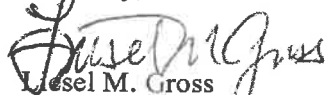
This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations,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

In accordance with the interim Corrective Action Plan and Connection Management Plan submitted to the Pa. Department of Environmental Protection by the Kline's Island Sewer System municipalities on December 31, 2019 and approved by DEP on January 17, 2020, an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development's wastewater flow need, as represented in the attached Sewage Planning Module, is 4,116 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

| | |
|-------------------------------------------------------------|----------------|
| Connection Management Plan Allocation (gallons per day) | 1,500,000 |
| Previously allocated from prior planning module submissions | -773,682 |
| This submission | -4,116 |
| Remaining Allocation in Connection Management Plan | 722,202 |

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

Sincerely,


Liesel M. Gross
Chief Executive Officer

cc: Scott Novatnak, DEP
Robert Corby, DEP
Craig Messinger, COA
Phil Depoe, LCA
Arthur Kuyan, Stonefield Engineering & Design



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

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

| DEP USE ONLY | | | | |
|--------------|-------------|-----------|----------|-----------|
| DEP CODE # | CLIENT ID # | SITE ID # | APS ID # | AUTH ID # |
| | | | | |

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name **Brewers Hill Development Group, LP Proposed Mixed Use Building**
- Brief Project Description The proposed development includes a proposed mixed use office/ medical building. Associated site improvements include landscaping, utilities, lighting, and stormwater management measures, one full movement driveway and one ingress-only driveway, both providing site access from West Liberty Street.

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

| | | | | |
|---------------------------------------------|------------------------|-------------------------------------|--------------------------|-------------------------------|
| Municipality Name | County | City | Boro | Twsp |
| Allentown | Lehigh | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Municipality Contact Individual - Last Name | First Name | MI | Suffix | Title |
| Woodward | Irene | | AICP | Director of Planning & Zoning |
| Additional Individual Last Name | First Name | MI | Suffix | Title |
| Municipality Mailing Address Line 1 | Mailing Address Line 2 | | | |
| Bureau of Planning & Zoning | 435 Hamilton Street | | | |
| Address Last Line -- City | State | ZIP+4 | | |
| Allentown | PA | 18101-1699 | | |
| Area Code + Phone + Ext. | FAX (optional) | Email (optional) | | |
| 610-437-7611 | | Irene.Woodward@allentownpa.gov | | |

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Brewers Hill

Site Location Line 1

401 North Front Street

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18102

Latitude

40°36'46.78"N

Longitude

75°27'30.07"W

Detailed Written Directions to Site

Heading northeast on U.S. Route 22 (Lehigh Valley Thruway), take the Fullerton Avenue exit. Make a right onto Fullerton Avenue. Continue on Fullerton Avenue for approximately 0.8 miles. Continue straight onto North Front Street for approximately 0.5 miles. The site is located on the left, across the street from the Polish American Citizens Society building.

Description of Site

The proposed development includes a proposed mixed-use office/ medical building. Associated site improvements include landscaping, utilities, lighting, and stormwater management measures, one full movement driveway and one ingress-only driveway, both providing site access from West Liberty Street.

Site Contact (Developer/Owner)

Last Name

Wood

First Name

Josh

MI Suffix

Phone

646-564-3880

Ext.

Site Contact Title

Managing Partner

Site Contact Firm (if none, leave blank)

Brewers Hill Development Group, LP

FAX

Email

joshw@ruckusco.com

Mailing Address Line 1

240 West 7th Street

11th Floor

Mailing Address Line 2

NY

10018

Mailing Address Last Line -- City

State

ZIP+4

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

Last Name

Kuyan

First Name

Arthur

MI

Suffix

PE, CME

Title

Project Manager

Consulting Firm Name

Stonefield Engineering & Design

Mailing Address Line 1

92 Park Avenue

NJ

07070

USA

Address Last Line -- City

akuyan@stonefieldeng.com

201-340-4468

State

ZIP+4

Country

201-340-4472

Email

Area Code + Phone

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: Lehigh County Authority

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 4

Connections 1 (existing)

Name of:

existing collection or conveyance system Allentown Sanitary Sewer System - City of Allentown

owner City of Allentown, LCA - Lessee

existing interceptor City of Allentown Jordan Creek Interceptor

owner City of Allentown, LCA - Lessee

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility Lehigh County Authority Wastewater Treatment Plant (Kline's Island)

NPDES Permit Number for existing facility PA0026000

Clean Streams Law Permit Number N/A

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

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

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

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

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 11/12/2020

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

- ☐ ☐ Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____

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 4,116 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) MGD | | b. Present Flows (gpd) MGD | | c. Projected Flows in 5 years (gpd) MGD (2 years for P.S.) | |
|------------|-----------------------------------------------|------|----------------------------|-----------------|------------------------------------------------------------|-----------------|
| | Average | Peak | Average | Peak | Average | Peak |
| Collection | 0.65 | 2.60 | 0.23 | 2.20 | 0.24 | 2.25 |
| Conveyance | 58 | 81 | 30 | 78 ^m | 31 | 80 ^m |
| Treatment | 40 | 40 | 32.3 | 40 | 33.4 | 42 |

3. Collection and Conveyance Facilities

^m 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, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 11/12/2020

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

c. Conveyance System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 11/12/2020

4. Treatment Facility

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

YES NO

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

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

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

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

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 11/12/2020

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

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

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

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

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

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

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

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

☐ **N. DETAILED HYDROGEOLOGIC STUDY** (See Section N of instructions)

☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Arthur Kuyan PE, CME

Name (Print)

Signature

Project Manager

Title

Date

92 Park Avenue, Rutherford NJ 07070

201-340-4468

Address

Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$200 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.

$$\#4 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 200.00$$

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)

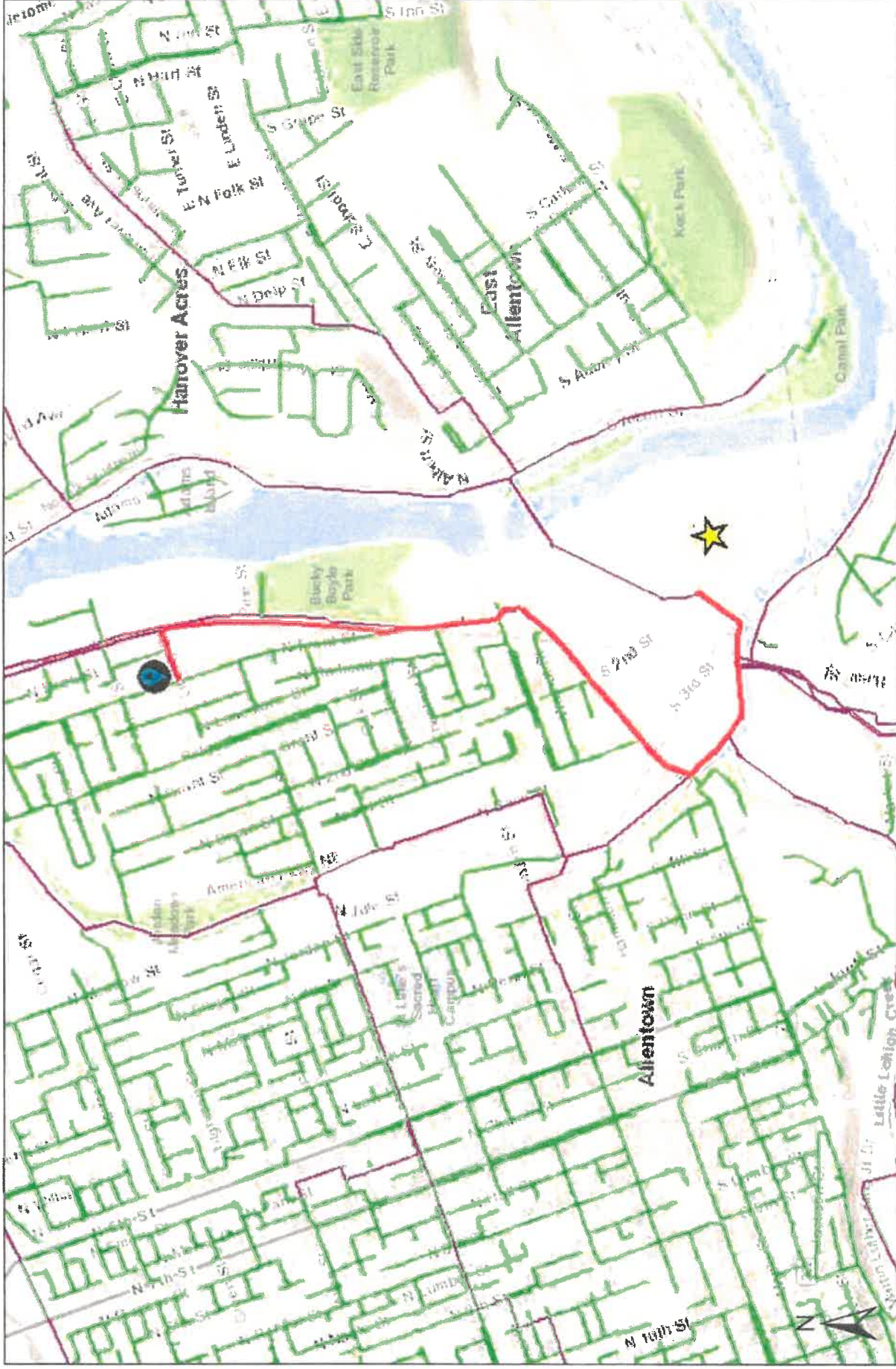
The fee is based upon:

- 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)

LCA Flow Map



11/10/2020, 11:22:02 AM

Legend

- ★ Kline's Island WWTP
- Sanitary Mains
- Collector Sanitary Main
- Interceptor Sanitary Main

1 inch = 1,505 feet
0 0.275 0.55 mi





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

Brewers Hill Land Development

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

1. Date plan received by municipal planning agency November 13, 2020
2. Date review completed by agency December 17, 2020

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 type="checkbox"/> | <input type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project? <i>PHMC determination</i> If yes, describe impacts _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project? <i>see PNPI results</i> 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**

13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____



14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies _____



15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe _____

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? N/A

If yes, is the proposed waiver consistent with applicable ordinances?

If no, describe the inconsistencies _____

17. Name, title and signature of planning agency staff member completing this section:

Name: Irene WoodwardTitle: Director of PlanningSignature: Irene WoodwardDate: 12/17/20Name of Municipal Planning Agency: City of AllentownAddress: 435 Hamilton St., Allentown, PA 18101Telephone Number: 610-437-7611**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.



Lehigh Valley Planning Commission

GREG ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

December 11, 2020

Mr. Arthur Kuyan, PE, CME
Stonefield Engineering and Design, LLC
92 Park Avenue
Rutherford, NJ 07070

**Re: Act 537 Review - Sewage Facilities Planning Module for the Brewers Hill Land
Development in the City of Allentown, Lehigh County**

Dear Mr. Kuyan:

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 41,828 square foot office building on approximately 4.1 acres. The development is proposed to be served by public sewage disposal, with ultimate treatment at the City of Allentown wastewater treatment plant. This sewage facilities planning module is consistent with *FutureLV: The Regional Plan*. According to *FutureLV*, the proposed project is located in an area designated for Development in the General Land Use Plan and aligns with the *FutureLV* action to 'promote development in areas with public sewer and water capacity' (under Policy 3.2).

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

Sincerely,

Susan L. Rockwell
Senior Environmental Planner

Enclosure

cc: Irene Woodward, AICP, Director of Planning, City of Allentown
Robert Corby, PA Department of Environmental Protection



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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

Brewers Hill Land Development

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 December 3, 2020
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency December 11, 2020

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 MRC review letter dated 7/10/20</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? 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>PHMC determination</i> If yes, describe impacts --- |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>See PNDI results</i> If yes, describe impacts --- |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <i>N/A</i> If no, describe inconsistencies --- |

SECTION C. AGENCY REVIEW (continued)

Yes No

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

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

Name: Susan L. RockwellTitle: Senior Environmental PlannerSignature: *S. L. Rockwell*Date: December 11, 2020Name of County or Areawide Planning Agency: Lehigh Valley Planning CommissionAddress: 961 Marcon Blvd., Suite 310 Allentown, PA 18109Telephone Number: 610-264-4544**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

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



Lehigh Valley Planning Commission

GREG ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

July 10, 2020

Irene Woodward, AICP
Director of Planning & Zoning
City of Allentown
435 Hamilton Street
Allentown, PA 18101

**RE: Brewer's Hill Phase 1 – Land Development
City of Allentown
Lehigh County**

Dear Ms. Woodward:

The subject application proposes to redevelop the site of a historic landmark, Neuweiler Brewery. The existing building will remain and be protected through construction of 17,482 square-feet of medical office space on the ground floor and 24,345 square-feet of offices on the 2nd and 3rd floor, for a total of 41,828 square-feet. The site is located at 401 North Front Street (parcel number 640744852027).

This proposal is generally consistent with *FutureLV: The Regional Plan* because it is located in an area designated for Development in the General Land Use Plan. The LVPC commends the adaptive reuse of historic buildings, as well as the reuse of vacant and underutilized properties (both of Policy 5.4).

The LVPC offers the following additional comments:

Job Accessibility

The project is located within the Multimodal Accessibility Buffer of the Transportation Plan, making it easily accessible via sidewalk infrastructure, bus routes provided by the Lehigh and Northampton Transportation Authority (LANTA), and two conceptual regional trails – the Lehigh River Rail-to-Trail and the Delaware & Lehigh Trail. Locating the project in an area with high multimodal accessibility serves to increase equitable access to jobs by removing transportation barriers to employment (of Policy 4.3).

Riverside Drive Multimodal Revitalization Corridor

The proposed site is located within the project scope area of the Riverside Drive Multimodal Revitalization Corridor. The LVPC, in partnership with the City, Whitehall Township, Delaware and Lehigh National Heritage Corridor, Waterfront Partners, Lehigh County, Northampton County, Lehigh and Northampton Transportation Authority (LANTA), September 11 National Memorial Trail and Wildlands Conservancy, applied for a United

States Department of Transportation, Better Utilizing Investments to Leverage Development (BUILD) grant. The grant request is \$24 million and match is \$20 million to make up the total project cost of \$44 million. The Riverside Drive Multimodal Revitalization Corridor is a 3.5-mile project that will create a robust, multimodal commuting corridor stretching from the City of Allentown through Whitehall Township.

The LVPC encourages the developer to show support for the BUILD Grant application for Riverside Drive at www.buildriversidedrive.com, as the proposed development will reap the benefits of the Riverside Drive improvements should the grant be awarded. Future development of the subject property must be done in consideration of the Riverside Drive Multimodal Revitalization Corridor in order to 'maintain regional character by preserving priority natural, historic, cultural, scenic and agricultural assets' (Policy 1.3) and to 'develop a mixed-transportation network to support a more compact development pattern, optimize roadway capacity and encourage alternative travel options' (Policy 2.1).

Americans with Disabilities Act

The LVPC commends the proposed crosswalks and sidewalk improvements identified in the site plan. To further 'increase social and economic access to daily needs for all people' (Policy 5.2), the developer should indicate on the plans that the proposed concrete curb ramps meet current Americans with Disabilities Act (ADA) standards. Additionally, sidewalks should be provided along the proposed alignment of Pump Place to 'strengthen sidewalk, bike route and trail infrastructure (of Policy 5.3).

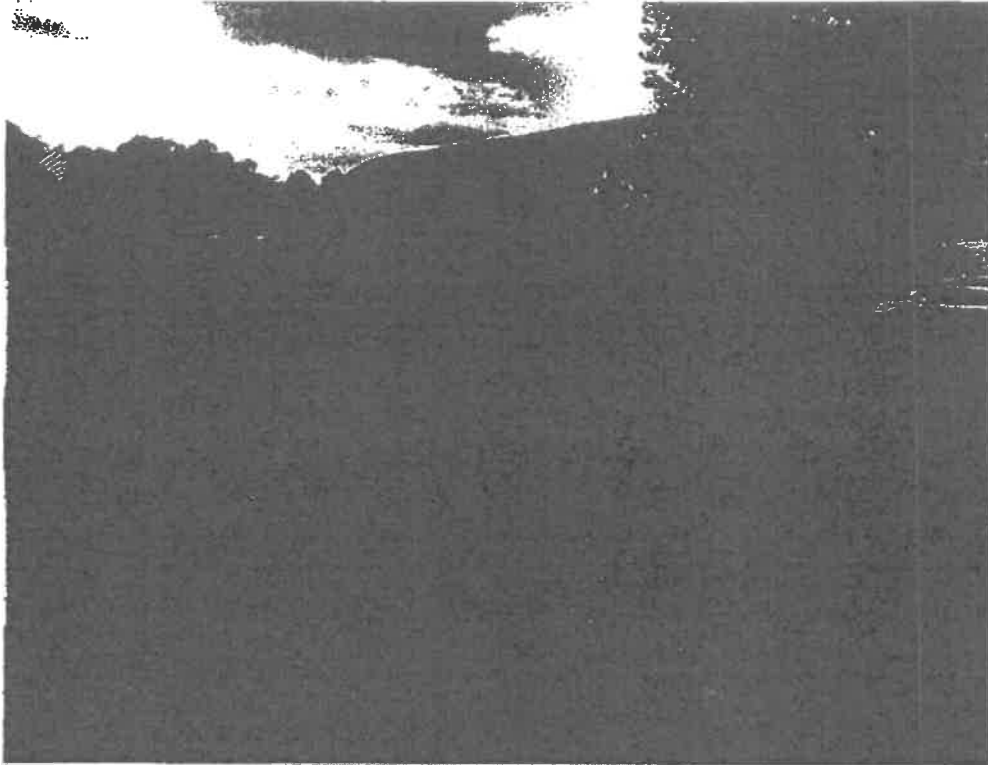
Bicycle Amenities

The LVPC recommends inclusion of bicycle racks to 'enhance public transit service and pedestrian and bicycle infrastructure' (of Policy 2.3) and to improve equitable access to jobs by means of improving 'mixed-transportation access to areas with high or growing employment opportunities' (of Policy 4.3).

Transit Access

The project site is served by LANTA Bus Routes 210 and 324, with bus stop number 6294 located at the northwest corner of the site, at the intersection of Liberty Street and North Front Street. The LVPC recommends that the developer install proper bus rider accommodations at this existing LANTA stop, which may include a sheltered waiting area, seating, lighting, and trash receptacles. Inclusion of these improvements would serve the greater community as well as any workers to be employed at the site, in an effort to improve equitable access to jobs by means of 'improving mixed-transportation access to areas with high or growing employment opportunities' (of Policy 4.3).

Bus stops can also be designed to enhance the architectural and cultural nature of the redevelopment and surrounding community. One such example of a non-traditional, modern bus stop is the "Banana Factory" bus stop in the City of Bethlehem, as depicted below. Such design improvements would benefit the community by creating 'public spaces that reflect and enhance local culture', as well as 'integrate visual art into public space' (both of Policy 5.4).



Example of a non-traditional, modern bus stop at Plymouth Street and West 3rd Street (City of Bethlehem)

Landscaping and Green Infrastructure

The LVPC commends the inclusion of street trees and native plantings throughout the site, as these 'improve access to green spaces' and promote the physical and mental health of the community (of Policy 5.3).

Landscaping could further reduce the carbon footprint of the development by utilizing green infrastructure techniques, such as rain gardens, permeable pavements, and rainwater harvesting. These would 'reduce climate change impacts through mitigation and adaptation' (Policy 3.4). It is recommended that the applicant refer to the LVPC Green Infrastructure Guidelines, available at lvpc.org, for additional information about green infrastructure.

Stormwater

The project site is located within the Catasauqua Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project's stormwater management plan are included as Attachment 1.

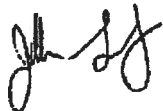
Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

In order to better meet the needs of all involved, the LVPC requires an appointment for plan signings. Please call the office to schedule an appointment and ask for a Community Planning

staff person. Generally, your appointment will be within two business days.

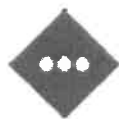
Feel free to call me if you have any questions about this review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jillian Seitz', with a stylized, cursive script.

Jillian Seitz
Senior Community Planner

cc: **Craig Messinger, City of Allentown Director of Public Works**
Charles D. Olivo, PE, Stonefield Engineering & Design
Garrett Cook, Lehigh County Conservation District Engineer
Geoff Reese, LVPC Director of Environmental Planning



STONEFIELD
engineering & design

ALTERNATIVE SEWAGE FACILITIES ANALYSIS

To: Commonwealth of Pennsylvania
Department of Environmental Protection
Bureau of Point and Non-Point Source Management

Project: Brewers Hill Development Group, LP
Proposed Mixed Use Building
Parcel IDs: 640744636767 1 and 640744852027
401 North Front Street
City of Allentown, Lehigh County, Pennsylvania

Dated: October 30, 2020

Reference: *Preliminary & Final Major Site Plan*
(Prepared by Stonefield Engineering & Design, LLC, dated May 10, 2019)
Last Revised October 19, 2020

The project site, located at 401 North Front Street in Allentown, PA (Parcel IDs: 640744636767 and 640744852027), is within a 537 sewer service area and the wastewater produced by the proposed mixed-use building will be discharged to and treated by the Lehigh County Authority Kline's Island Wastewater Treatment Plant.

Prepared by:

Charles D. Olivo, PE, PP, PTOE
PA PE License # 075700

Stonefield Engineering and Design, LLC

1. PROJECT INFORMATION

Project Name: **Neuweiler Brewery Redevelopment - Phase I**
Date of Review: **3/23/2020 08:43:23 PM**
Project Category: **Development, Additions/maintenance to existing development facilities**
Project Area: **4.70 acres**
County(s): **Lehigh**
Township/Municipality(s): **ALLENTOWN**
ZIP Code: **18102**
Quadrangle Name(s): **ALLENTOWN EAST**
Watersheds HUC 8: **Lehigh**
Watersheds HUC 12: **Lehigh River-Delaware River**
Decimal Degrees: **40.613052, -75.458086**
Degrees Minutes Seconds: **40° 36' 46.9874" N, 75° 27' 29.1085" 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 | Potential Impact | FURTHER REVIEW IS REQUIRED, See Agency Response |
| U.S. Fish and Wildlife Service | No Known Impact | No Further Review Required |

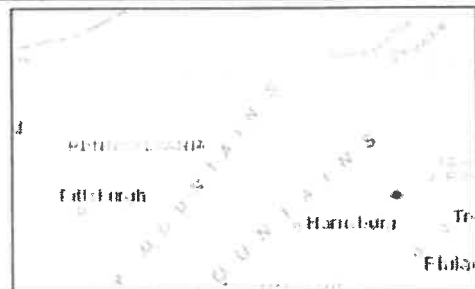
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication 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.

Neuweiler Brewery Redevelopment - Phase I

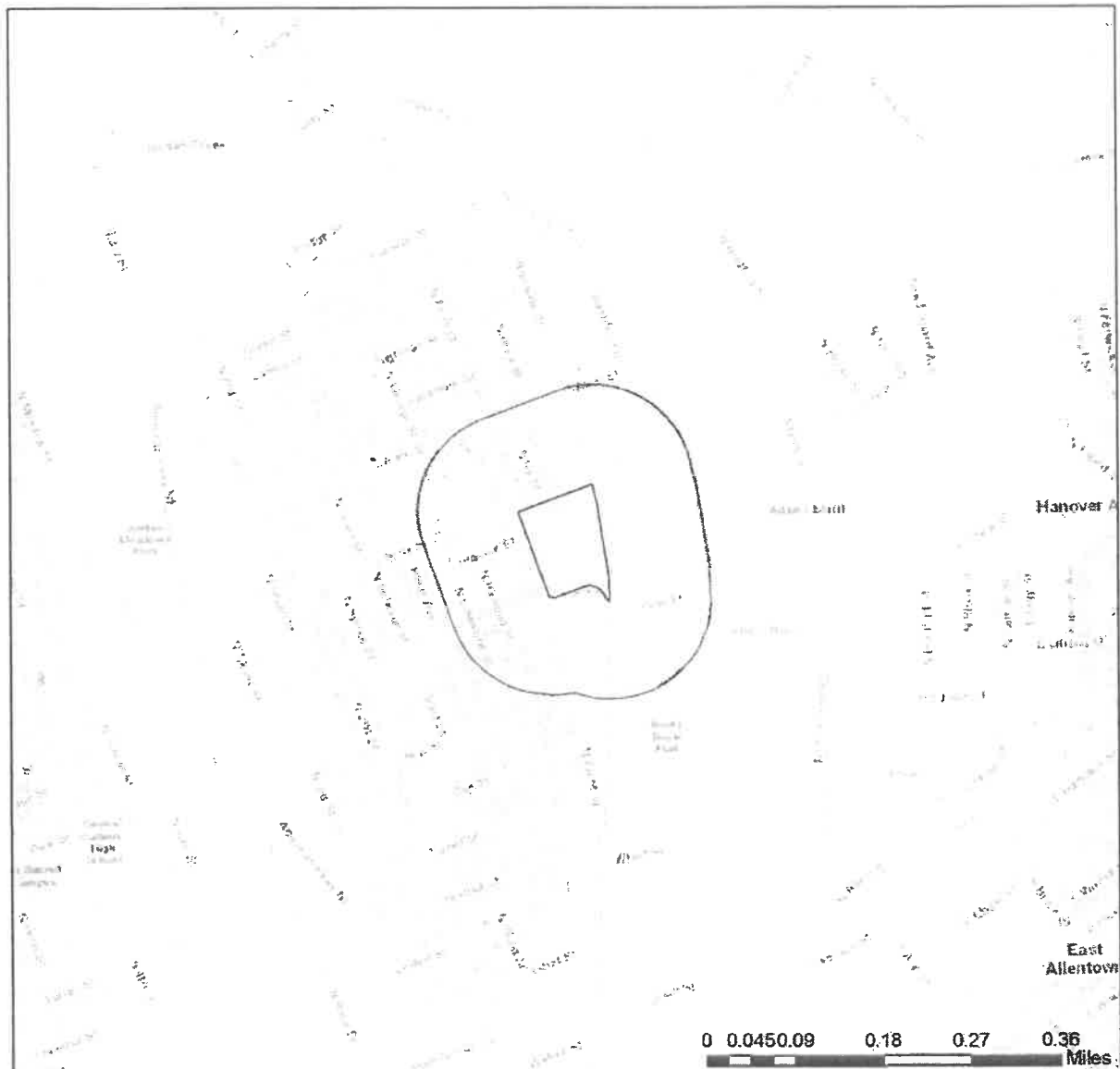


- ☐ Project Boundary
- ☐ Buffered Project Boundary

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, Garmin. (c) OpenStreetMap contributors, and the GIS user community

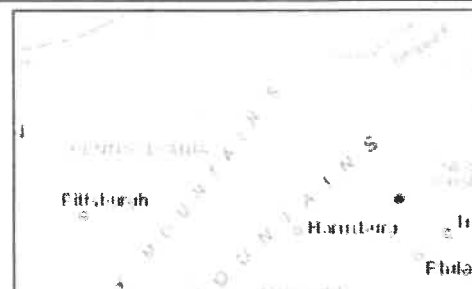


Neuweiler Brewery Redevelopment - Phase I



- ☐ 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
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



RESPONSE TO QUESTION(S) ASKED

Q1: Accurately describe what is known about wetland presence in the project area or on the land parcel. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

Your answer is: The project area (or land parcel) has not been investigated by someone qualified to identify and delineate wetlands, or it is currently unknown if the project or project activities will affect wetlands.

Q2: Aquatic habitat (stream, river, lake, pond, etc.) is located on or adjacent to the subject property and project activities (including discharge) may occur within 300 feet of these habitats?

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

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

| Scientific Name | Common Name | Current Status |
|------------------|------------------|----------------|
| Falco peregrinus | Peregrine Falcon | Threatened |

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:

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).

PFBC 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 |
|---------------------|-------------|----------------|
| Sensitive Species** | | Threatened |

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).

Check-list of Minimum Materials to be submitted:

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

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

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

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

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

Bureau of Wildlife 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: Thomas Ricci
Company/Business Name: Stonefield Engineering & Design, LLC

Address: 92 Park Ave
City, State, Zip: Rutherford, NJ 07070

Phone: (201) 340-4468 Fax: ()

Email: tricci@stonefieldeng.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.

Thomas Ricci
applicant/project proponent signature

03/24/2020
date



COMMONWEALTH OF PENNSYLVANIA PENNSYLVANIA GAME COMMISSION

2001 Elmerton Avenue
Harrisburg, PA 17110-9797

Wildlife Habitat Management
(717) 787-6818

April 29, 2020

Mr. Thomas Ricci
Stonefield Engineering
92 Park Avenue, Stonefield
Rutherford, New Jersey 07070
tricci@stonefieldeng.com

PNDI Receipt File: *project_receipt_neuweiler_brewery_redevel_706472_FINAL_1.pdf*

Re: Neuweiler Brewery Redevelopment - Phase I
City of Allentown, Lehigh County, Pennsylvania

Dear Mr. Ricci,

Thank you for submitting Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project_receipt_neuweiler_brewery_redevel_706472_FINAL_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated

PNDI 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



Pennsylvania Fish & Boat Commission

Division of Environmental Services
Natural Diversity Section
595 E Rolling Ridge Dr.
Bellefonte, PA 16823
814-359-5237

April 14, 2020

IN REPLY REFER TO
SIR# 52760

Stonefield Engineering
Thomas Ricci
92 Park Avenue
Rutherford, New Jersey 07070

RE: Species Impact Review (SIR) – Rare, Candidate, Threatened and Endangered Species
PNDI Search No. 706472_1
Neuweiler Brewery Redevelopment - Phase I
LEHIGH County: Allentown City

Dear Thomas Ricci:

This responds to your inquiry about a Pennsylvania Natural Diversity Inventory (PNDI) Internet Database search “potential conflict” or a threatened and endangered species impact review. These projects are screened for potential conflicts with rare, candidate, threatened or endangered species under Pennsylvania Fish & Boat Commission jurisdiction (fish, reptiles, amphibians, aquatic invertebrates only) using the Pennsylvania Natural Diversity Inventory (PNDI) database and our own files. These species of special concern are listed under the Endangered Species Act of 1973, the Wild Resource Conservation Act, and the Pennsylvania Fish & Boat Code (Chapter 75), or the Wildlife Code.

An element occurrence of a rare, candidate, threatened, or endangered species under our jurisdiction is known from the vicinity of the proposed project. However, given the nature of the proposed project, the immediate location, or the current status of the nearby element occurrence(s), no adverse impacts are expected to the species of special concern.

This response represents the most up-to-date summary of the PNDI data and our files and is valid for two (2) years from the date of this letter. An absence of recorded species information does not necessarily imply species absence. Our data files and the PNDI system are continuously being updated with species occurrence information. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered, and consultation shall be re-initiated.

Our Mission:

www.fish.state.pa.us

To protect, conserve and enhance the Commonwealth's aquatic resources and provide fishing and boating opportunities.



CONSTRUCTION PERMIT

Applicant: Brewer's Hill Development Group, LP

Permit No.: 20-10

Address: 240 West 37th Street

Telephone No.: 201-696-7705

New York, NY 10018

Description and Location of the Work ("Improvement"): Water and sewer connections to the redevelopment project located at 401 N Front Street. **Water Tap:** LCA personnel will install a 2" water tap on the 8" water main on Liberty Street for connection to a proposed redevelopment mixed use medical office building. The tap location must be a minimum of 24" (preferably 3 feet) from the nearest joint. The contractor is responsible to dig the tapping ditch the day before the scheduled tap date. The ditch must then be inspected/approved by LCA and plated overnight. LCA's tap crew reserves the right to reschedule the tap to the following day if they arrive on site and either the ditch has not been completed or it does not match the specs listed in this permit. It is the contractor's responsibility to finish all pipe work after the tap, restore the area, provide traffic control and acquire any other permits that may be needed. All backfill in the street must be 2A modified. LCA will need to have an inspector on site to view the construction up until the curb stop. All piping after that point is considered private. Provide LCA with one week notice to schedule our tap crew and the inspector. **Sewer Tap:** The proposed plan is to use an existing sewer lateral. Sewer lateral are private to LCA. The sewer lateral can be reused but LCA recommends to CCTV the line and send it file to LCA so we can review the video to ensure the line is in good working condition. **Abandonments:** No abandonments noted with this project. All existing unused water and sewer laterals on the site must be properly abandoned per LCA guidelines. **General Notes:** Submit a PA One Call prior to any construction work being completed. See the attached documents for reference in regards to connection to the public water and sewer system. All private lateral construction must be approved by the City of Allentown. The contractor will need to provide LCA with a Certificate of Insurance that matches the limits in the attached document.

TERMS AND CONDITIONS

1. Applicant agrees to construct said Improvement in accordance with the applicable Lehigh County Authority ("Authority") policies and regulations, including the current General Specifications for Water System and Sanitary Sewer Construction. This work shall be subject to equipment and material approval and inspection by the Authority.
2. Applicant agrees to pay for all administrative, legal and engineering costs incurred by the Authority related to the Improvement, and to deposit with the Authority the sums of \$500 for plan review and inspection at the time this application is completed.
3. Applicant agrees to be responsible for, and repair or pay for the repair of, any damages or disturbances to the Authority's facilities resulting from or arising out of constructing the Improvement.
4. Upon acceptance of the Improvement by the Authority, the Improvement shall become the property of the Authority.
5. Applicant agrees to warrant the Improvement for an 18-month period from the date of acceptance by the Authority.
6. Applicant may not assign this Permit without the express written consent of the Authority.
7. Applicant agrees to indemnify and hold harmless the Authority, its employees, agents and officials (hereinafter together the "Authority"), from any and all liability arising directly or indirectly out of all activities associated with this Improvement. This indemnification shall include, without limitation, payment of all attorney fees and incidental litigation expenses in the event the Authority is sued upon a claim related to or supposedly related to the Improvement, whether or not the Authority is held liable. Applicant shall not, however, be liable for any portion of a judgment ultimately determined to be the result of the negligence of the Authority.
8. When Applicant desires to construct an Improvement to provide service from Authority facilities, an application for service must be made and the applicable connection fees paid to the Authority, in accordance with the established rates and charges of the Authority.

Applicant hereby accepts the terms and conditions of the Construction Permit:

Applicant

Application Date

Approved for Lehigh County Authority

Effective Date

Lehigh County Authority, PO Box 3348, Allentown, PA 18106-0348 (610) 398-2503

*Lca will supply & install tapping sleeve, valve, and
 1/2" valve for water tap will be left on for fire*



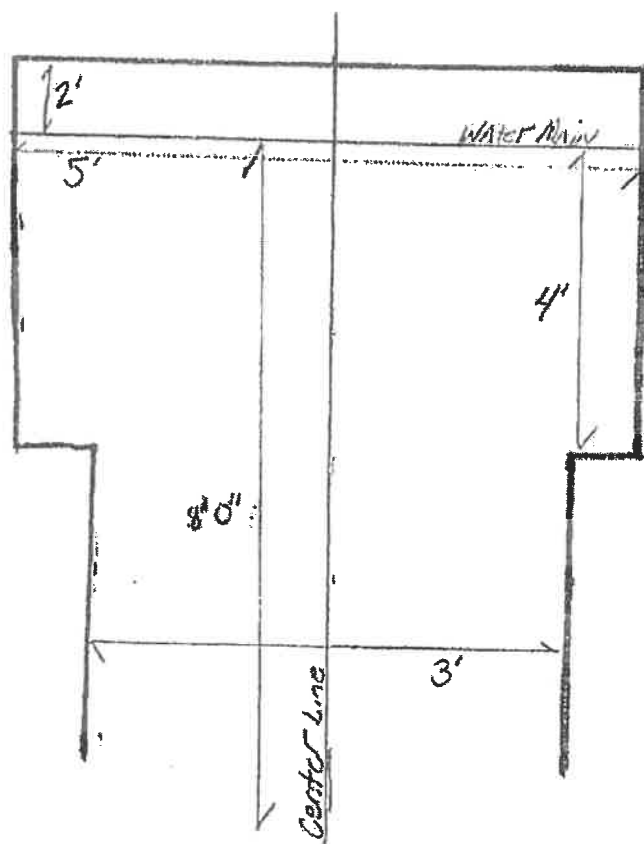
LEHIGH COUNTY AUTHORITY

** per Lehigh County 11/15/11 (Allentown)
 double check meter & for contact with fire
 joint, class 52.*

Field lock washers required (2) at each joint
 1053 SPRUCE STREET • P.O. BOX 3348 • ALLENTOWN, PA 18106-0348
 610-398-2503 • FAX 610-398-8413
 email: service@lehighcountyauthority.org

DIMENSIONS FOR TAPPING SLEEVE & VALVE

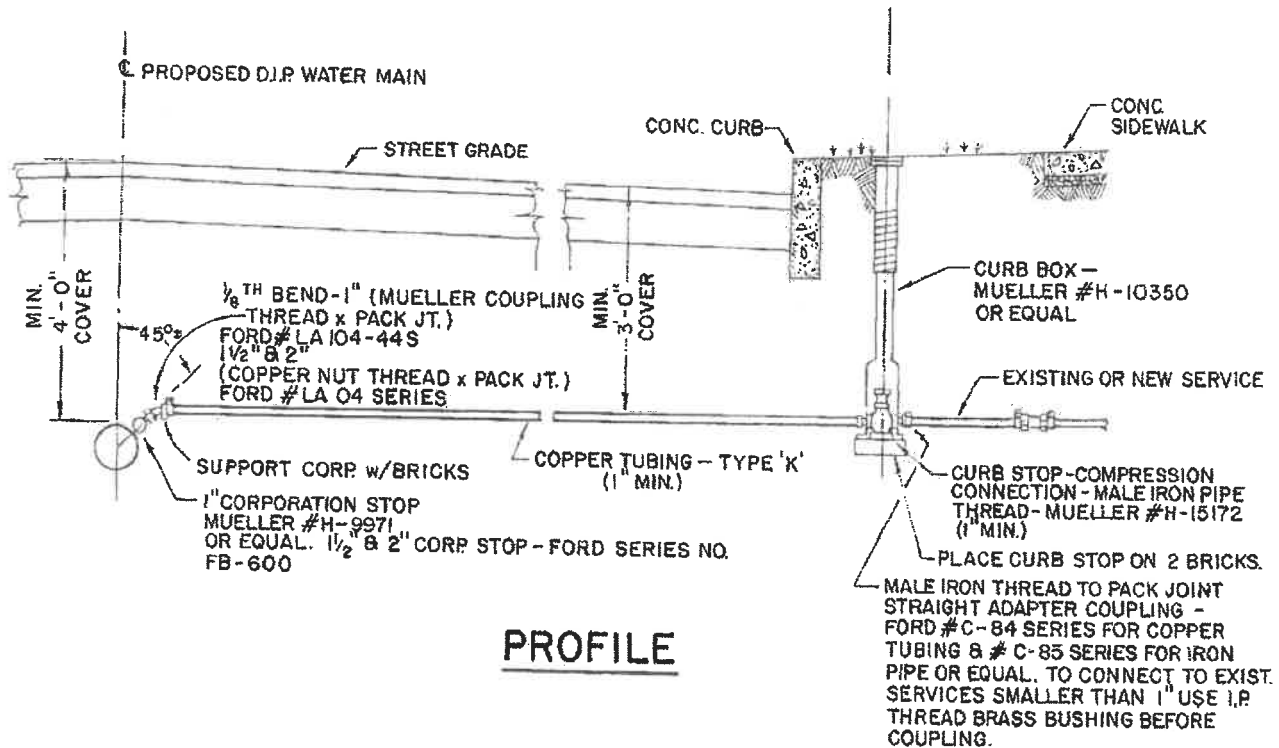
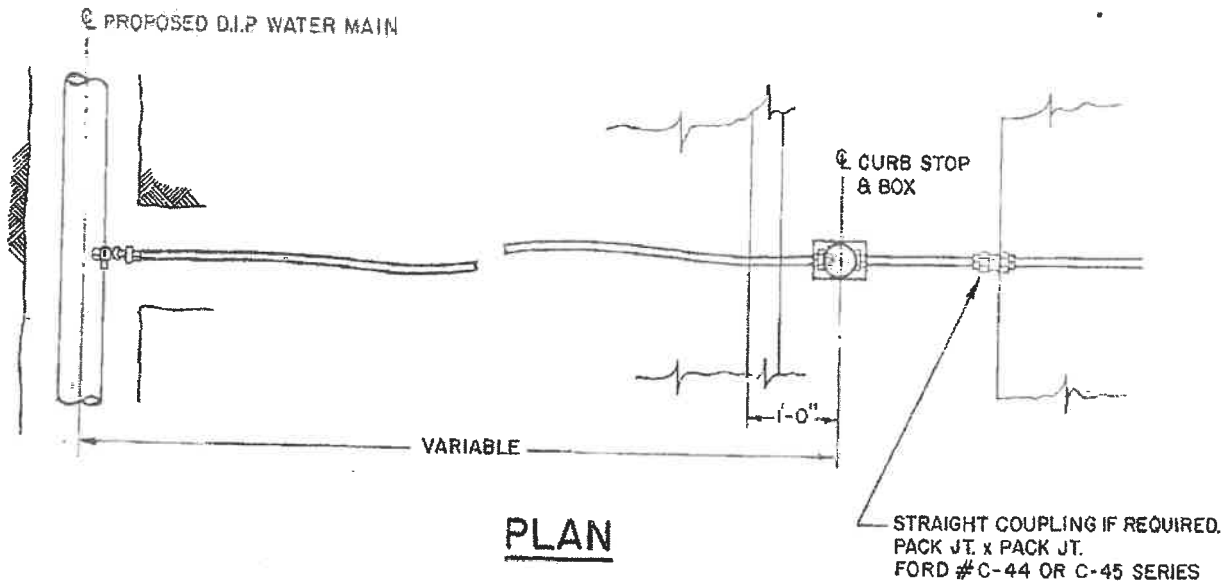
ALLENTOWN DIVISION



STAINLESS STEEL TAPPING SLEEVE WITH IRON GATE VALVE ATTACHED. OUTLET SIDE MECHANICAL JOINT. TAP PERFORMED BY ALLENTOWN WATER DISTRIBUTION / COLLECTIONS UNIT.

1242 MARTIN LUTHER KING JR. DRIVE, ALLENTOWN, PENNSYLVANIA 610-437-7646

Every drop matters. Every customer counts.



NEW WATER SERVICE ASSEMBLY DETAIL.

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

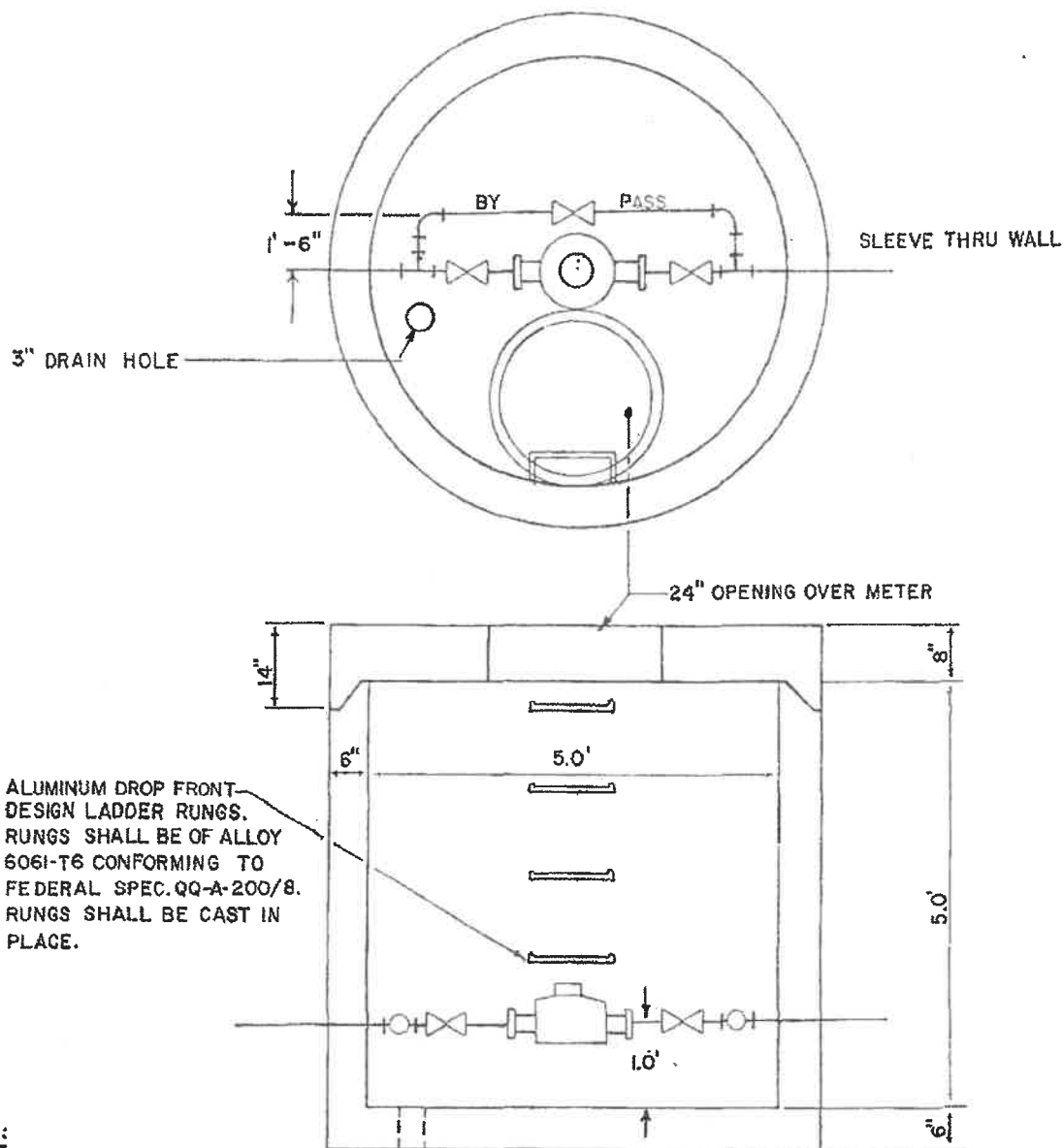
STANDARD # W-20A

DATE
MAR. 1985

SCALE
N.T.S.

DRAWN BY
R.H.R.
TRACED BY
V.L.F.

DEPT. DIRECTOR
HARRY BISCH
UTILITY DESIGN ENGINEER
RICHARD H. RASCH



NOTES:

- METER ONLY TO BE FURNISHED BY CITY.
- IN AREAS WHICH ARE NOT SUBJECT TO VEHICULAR TRAFFIC, THE OPENING IN TOP OF CHAMBER SHALL BE COVERED WITH A SUITABLE DIAMOND PLATE STEEL COVER 3/8" THICK. TOP SLAB SHALL BE SUITABLY REINFORCED.
- IN TRAFFIC AREAS, THE OPENING SHALL BE EQUIPPED WITH A CAMPBELL FDY CO. 1032 M.H. FRAME & SOLID COVER. TOP SLAB SHALL BE DESIGNED FOR H-20-44 LOADING.
- IF ADDITIONAL FACILITIES ARE TO BE LOCATED IN CHAMBER (SUCH AS FIRE LINES), SIZE OF CHAMBER SHALL BE INCREASED AS DIRECTED BY THE CITY.
- CHAMBER TO CONFORM TO ASTM SPEC. C-478.

STANDARD WATER METER CHAMBER FOR 1 1/2" & 2" METERS.

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

STANDARD # W-23B

DATE
NOV. 1989

SCALE
N.T.S.

DRAWN BY
D.S.L.
TRACED BY
J.L.M.

DEPT. DIRECTOR
NEAL E. KERN
UTILITY DESIGN ENGINEER
RICHARD H. RASCH

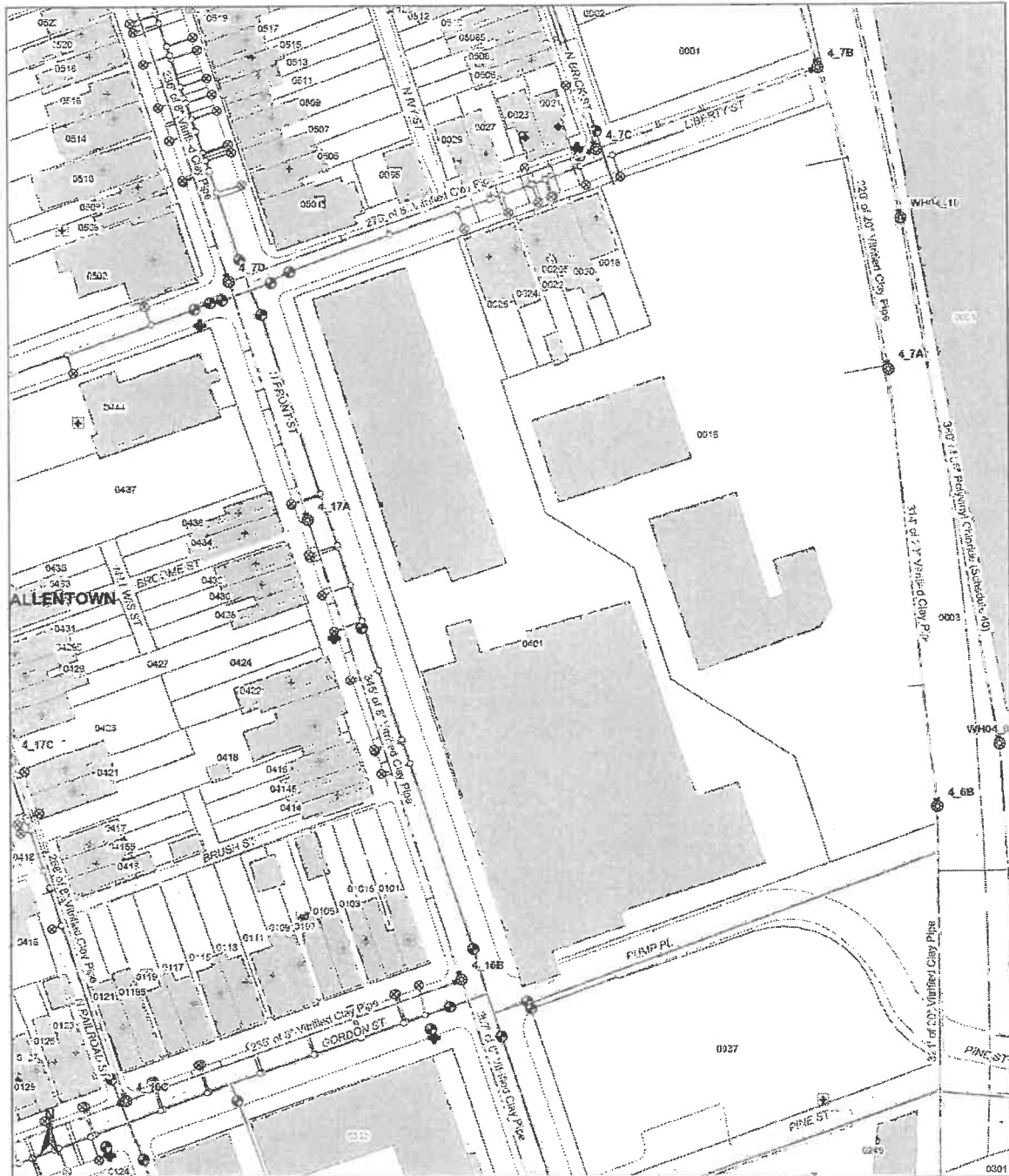
Insurance Policy Coverage Limits

Developer/contractor shall name Lehigh County Authority (Authority) as an additional insured on its liability insurance policies with minimum insurance policy coverage limits as follows:

- (a) General Liability, Bodily Injury, and Property Damage combined, with Explosion, Collapse, Underground Damage, & Blasting (XCU) coverage to be included - \$1,000,000 each occurrence, \$1,000,000 aggregate;
- (b) Automobile Liability, Bodily Injury and Property Damage combined - \$1,000,000 each occurrence;
- (c) Blanket Excess Liability - \$1,000,000 each occurrence, \$1,000,000 aggregate; and
- (d) Worker's Compensation - as required by law.

The insurance policy coverage in (a), (b) and (c) above shall be with insurers which have at least a "B+" operating and "Class VIII" financial rating as listed in "Best's Key Rating Guide," latest edition. Workers' Compensation coverage shall be through the State Workmen's Insurance Fund, or in any insurance company, or mutual association or company, authorized to insure such liability in Pennsylvania. Insurance coverage shall be primary coverage; be of an "occurrence" basis and not a "claims-made" basis; remain in full force and effect until final acceptance of the improvements by the Authority; and the insurance policy or policies shall contain a provision that the Authority be given at least ten (10) days prior written notice of any intention to cancel or otherwise terminate such policy or policies. The original Certificate(s) of Insurance shall be provided to the Authority.

LCA GIS MAP



May 19, 2020

1 inch = 94 feet

- | | |
|----------------------------|------------------------|
| COA Water and Sewer Meters | COA Water Hydrant |
| Active | COA Water Service |
| COA Sanitary Manhole IDs | COA Water Main Segment |
| COA Sanitary Manhole | Road Edge |
| COA Sanitary Lateral | Street Names |
| COA Sanitary Main Labels | Street Centerlines |
| COA Sanitary Main | Municipality Names |
| COA Curb stop | Municipalities |
| COA Corp stop | Parcel Addresses |
| COA Water Service | Parcels |
| COA Water Valve | Building Footprints |

This map is intended for reference only.

STONEFIELD

PADEP PROJECT NARRATIVE BREWERS HILL

**BREWERS HILL DEVELOPMENT GROUP, LP
PROPOSED MIXED USE BUILDING
WARD #6
PARCEL IDS: 640744636767 I AND 640744852027
401 NORTH FRONT STREET
CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**

**PREPARED FOR:
BREWERS HILL DEVELOPMENT GROUP, LP**

**PREPARED BY:
STONEFIELD ENGINEERING & DESIGN, LLC
92 PARK AVENUE
RUTHERFORD, NEW JERSEY**

**REPORT DATE:
OCTOBER 30, 2020**



**CHARLES D. OLIVO, PE, PP, PTOE
PA PE LICENSE # 075700**

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED IN THIS DOCUMENT AND ALL ATTACHMENTS AND THAT, BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING AND PREPARING THE INFORMATION, I BELIEVE THAT THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR KNOWINGLY SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT.

**STONEFIELDENG.COM
201.340.4468 T. 201.340.4472 F.**

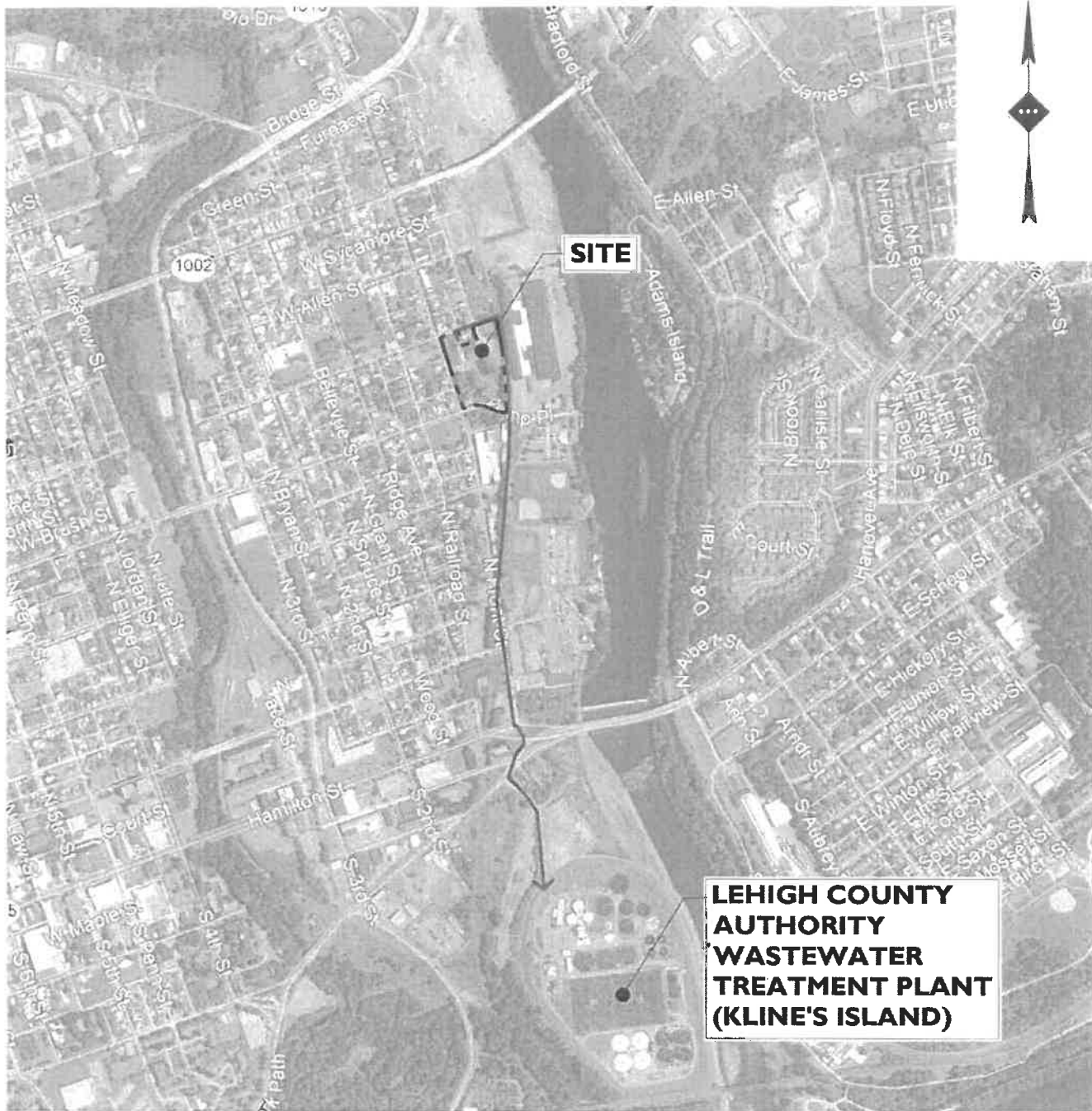
1.0 PROJECT DESCRIPTION

Brewers Hill Development Group, LP is proposing to repurpose the existing two-story masonry building that previously served as a brewery at the southeast quadrant of the intersection between North Front Street and West Liberty Street. The existing brewery will be converted to a mixed use building with ground floor medical office and two stories of general office space above. Additional improvements associated with the proposed mixed use building include a reconfigured parking layout, utilities, landscaping, lighting, and stormwater management facilities. The total project area is 176,327 SF (4.05 acres).

2.0 SANITARY SEWER SERVICE DESCRIPTION

The project site is within a 537 sewer service area. Discharge produced on-site from the four EDUs created by the proposed development is to be collected utilizing the existing sanitary laterals on site, which connect to the existing sanitary sewer main on West Liberty Street. The wastewater discharge is ultimately conveyed to and treated by the Lehigh County Authority Kline's Island Wastewater Treatment Plant. A map showing the path of the sewage to the treatment facility can be found in **APPENDIX A**.

The proposed building to be served is comprised of 41,828 SF gross floor area with a medical office use proposed on the ground floor and two stories of general office space above. The proposed sewage flow for the proposed building is calculated to be 4,116 GPD per the City of Allentown's ordinance.



SEWAGE PATH TO TREATMENT FACILITY MAP

SOURCE: GOOGLE EARTH PRO, IMAGE OBTAINED 10/30/2020

BREWERS HILL DEVELOPMENT GROUP, LP
PROPOSED MIXED USE BUILDING

WARD #6
PARCEL IDS: 640744636767 I AND 640744852027
401 NORTH FRONT STREET
CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

| | |
|--------------------|------------|
| DRAWN BY: | MGM |
| CHECKED BY: | AK |
| DATE: | 10/30/2020 |
| SCALE: | 1" = 1000' |
| PROJECT ID: | T-17706 |



STONEFIELD
engineering & design

Rutherford, NJ • New York, NY
Princeton, NJ • Tampa, FL • Detroit, MI
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Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 • Fax 201.340.4472