

Black Forest Engineering, LLC

2455 Black Forest Drive, Coplay, PA 18037
570.239.4499
jerengineering@gmail.com

February 16, 2024

Ms. Jennifer Gomez, AICP
Director of Planning & Zoning
City of Allentown
435 Hamilton Street
Allentown PA, 18101-1699

RE: 25-27 North 10th Street
Sanitary Planning Module
Resolution of Adoption
City of Allentown
Lehigh County, PA

Dear Ms. Gomez:

Please find attached the following materials related to the above referenced project:

- Four (4) copies of the cover letter from the Pennsylvania Department of Environmental Protection (PA DEP), dated April 17, 2023;
- Four (4) copies of the standard PA DEP Transmittal Letter for Sewage Planning Modules;
- Four (4) copies of the "Resolution for Plan Revision for New Land Development";
- Four (4) copies of the Project Narrative & Alternative Sewage Facilities Analysis for the project, dated February 5, 2024;
- Four (4) copies of the project Architectural Plan sheets A-100 through A-101, prepared by Schillaci Architects Ltd., dated March 22, 2023, no revisions;
- Four (4) copies of the Will-Serve letter, prepared by Lehigh County Authority, dated January 2, 2024;
- Four (4) copies of the Environmental Review Approval Letter, prepared by the PHMC, SHPO, dated February 8, 2024;
- Four (4) copies of the completed "Component 3" of the Sewage Facilities Planning Module;
- Four (4) copies of the completed "Component 4A" of the Sewage Facilities Planning Module;
- Four (4) copies of the completed "Component 4B" of the Sewage Facilities Planning Module;
- Four (4) copies of the PNDI search receipt for the project, dated December 8, 2023 and associated correspondence dated December 21, 2023.

Upon your review of these materials, I would respectfully request to have the above Resolution placed on City Council's agenda for approval. Upon approval of same, please have the City Cleric complete and notarize the packages for submission to PA DEP. Note that proof of publication/advertisement of the resolution must also be included in the module package, so please include a copy of such as well. A copy of the package included herein may be retained for your records. For your convenience, the forms requiring completion by the City have been placed at the front of the submission package and are outlined below:

- PA DEP cover letter
- Resolution of Adoption
- Standard PA DEP transmittal letter

In the past, we have been made aware that the City may have their own standard resolution format for Sewage Facilities Planning Modules. We have spoken to PA DEP previously about this, and it has been found to be acceptable. However, for your convenience, we have included copies of the standard PA DEP forms should the City chose to use them.

Upon completion of the included copies, please return them to my attention with the proof of publication/advertisement so that I may submit them to Mr. Corby at PA DEP.

Upon receipt and review, should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,

Black Forest Engineering, LLC



Joseph E. Rentko, PE

Enclosure(s)

cc:



Date: 4/17/2023

Name: Jennifer DeJesus
Address: 456 UNION BLVD.
ALLENTOWN, PA 18109

RE: Planning Module for New Land Development
Subdivision EMPIRE PROPERTY CONSTRUCTION
MULTI-RESIDENTIAL 35706PD
City of Allentown, Lehigh County
DEP Code No: 2-39081302-3

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.

Clean Water Program

Bethlehem District Office | 4530 Bath Pike | Bethlehem, PA 18017-9074
610.861.2070 | Fax 610.861.2072 | www.dep.pa.gov

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

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



**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
2-39001302-3				

TO: Approving Agency (DEP or delegated local agency) Date _____
 PADEP, Bethlehem District Office
 4530 Bath Pike
 Bethlehem, PA 18017-9074

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Joseph Rentko
(Name)

 Agent for 25-27 North 10th Street

 (Title) (Name)
 a subdivision, commercial ,or industrial facility located in City of Allentown

Lehigh _____ County.

 (City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Michael P Hanlon Michael P Hanlon 3/6/20
 Municipal Secretary (print) Signature Date

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of the City 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 Empire Property Construction c/o Jennifer de Jesus has proposed the development of a parcel of land identified as _____

land developer

25-27 North 10th Street _____, 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, the 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 the 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 Michael P. Hel _____, 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 # 30805, adopted, MARCH 6, 20 24.

Municipal Address:

City of Allentown _____

435 Hamilton Street _____

Allentown, PA 18101 _____

Telephone 610-439-5999 _____

Seal of

Governing Body

Empire Property Construction – 25-27 North 10th Street
Project Narrative & Alternative Sewage Facilities Analysis
PADEP Sewage Facilities Planning Module

Component 3: Sections F & H

The scope of this project consists of the renovation and rehabilitation of the existing 3-story brick buildings at 25 North 10th Street and 27 North 10th Street to support thirteen (13) residential apartment units and one (1) commercial/open space. The properties are connected and are the southernmost units of a multi-building row-style length of buildings along North 10th Street. The project is located within the 7th Ward of the City of Allentown, Lehigh County, Pennsylvania, and is within the Central Business District (B-2) Zoning District. The project area is bordered by adjoiner parcels to the north, North 10th Street to the west, Court Street to the south, and North Hazel Street to the East. The adjacent parcels have existing residential and commercial uses, and are all also row-style buildings.

The project site currently contains a vacant building with commercial/open space on the ground floor, and residential apartment units on the second and third floors. In total, there are two (2) commercial/open spaces, and nine (9) existing residential apartment buildings. The project will renovate and retain the existing nine (9) apartment units and one (1) commercial/open space. The second existing commercial/open space (within 27 North 10th Street) will be renovated into four (4) residential apartment units. The building is serviced by existing public water and sewer service. However, for the purpose of this analysis and the proposed rehabilitation project, the existing flows are assumed to be zero.

The proposed renovation will enhance the building to support thirteen (13) residential apartment units and one (1) commercial/open space. For planning purposes, we are requesting 15 EDUs of allocation, or approximately 3,570 gallons per day (GPD).

Existing and proposed flows are as follows:

<u>Proposed Development</u>	EDUs
13 residential apartment units	13
1 commercial/open space	2
Total: 15 EDUs	
<u>Previous Development</u>	
None (Vacant building)	0
Total: 0 EDUs	

NET INCREASE: 15 EDUs (3,570 GPD)
TOTAL FLOW: 15 EDUs (3,570 GPD)
Note: 1 EDU = 238 Gal/Day

This development project will be developed as a “by right” use in accordance with the City of Allentown Zoning Ordinance for the Central Business District (B-2) Zoning District. The City of Allentown, Title Five, Article 940.03(n) states that when a public sewer becomes accessible, the use of on-site sewage disposal systems shall be abandoned. Public sewage infrastructure, including sewage mains and manholes with routing to a sewage treatment plant, currently exists within the public roadway adjacent to the project area. Additionally, the building is already connected to the public sewer system. Resultantly, on-site sewage disposal methods are not a permitted option for this project.

The project site is located within the existing service area of the City of Allentown Collection System. Sanitary sewer flows from this area are conveyed to the Kline Island WWTP as part of the Jordan Creek Interceptor Network as defined in the “City of Allentown Master Sewer Plan – April 1977” (MSP). An excerpt from the existing sewer network plan is shown below in Figure 1.

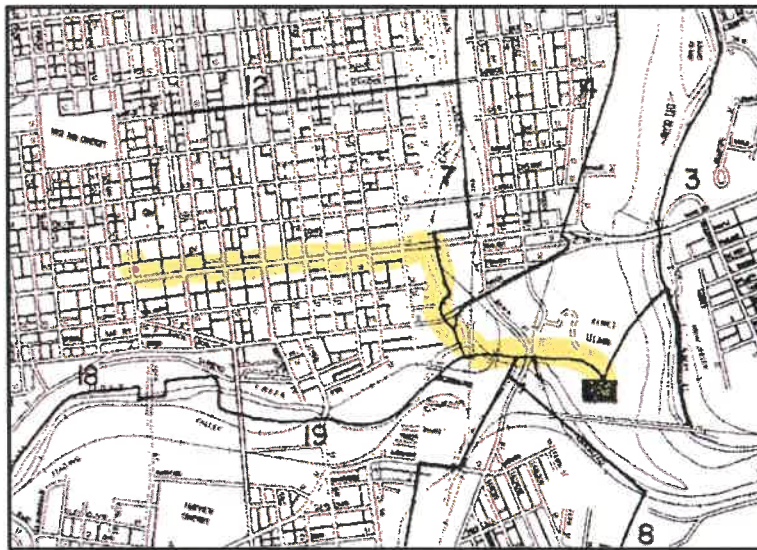


Fig. 1 City of Allentown/LCA Existing Sewerage Map

As indicated in Figure 1, the project site is located within an area with existing public sewer service. This disposal method is anticipated to remain identical within the Act 537 Plan currently under development by the LCA. Additionally, the primary land uses of the surrounding area is residential and commercial properties, which are also served by the City’s collection system.

The Kline Island WWTP (NPDES #PA-26000) is currently permitted for a capacity of 40 million gallons per day (MGD). The average reported flows to the WWTP as of October 2023 were approximately 32.3 MGD with 33.4 MGD projected in 5 years. Based on project estimates, the proposed addition of 3,570 GPD by this project will utilize approximately 0.05% of the currently remaining permitted capacity of the WWTP.

Based upon the above information, local Zoning ordinances, the City of Allentown Title Five - Sewers, and previous land use history, the most reasonable method of sanitary sewer disposal for the proposed project is connection to the existing City of Allentown sewage collection system with flows ultimately being treated at the Kline Island Wastewater Treatment Plant in Allentown.



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 2, 2024

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

SUBJECT: Land Development – 25-27 N 10th Street
Will Serve - Water Service

Dear Mrs. Gomez:

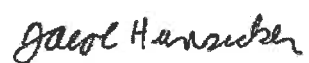
Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 2,392 GPD (15 EDU) to the proposed 13 apartment units and commercial space renovation at 25-27 N 10th Street. LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

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

Water service is conditioned upon the following:

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

Sincerely,

A handwritten signature in black ink that reads "Jacob Hunsicker". The signature is written in a cursive style.

Jacob Hunsicker
Capital Works Project Specialist

cc: Jennifer de Jesus – Steel City Realty
Brandon Jones - COA
Jesus Sadiua - COA



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

February 8, 2024

Sent Via PA-SHARE

RE: ER Project # 2024PR00579.001, Empire Property Construction - 25-27 North 10th Street, Department of Environmental Protection, Allentown City, Lehigh County

Dear Submitter,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources

No Above Ground Concerns - Environmental Review - No Adverse Effect - Above Ground

Based on the information received and available within our files, in our opinion, the proposed project will have No Adverse Effect on the following historic properties: Allentown City Historic District (Resource #2004RE01929). Should the scope of the project change and/or should you be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning above ground resources, please contact Emma Diehl at emdiehl@pa.gov.

Archaeological Resources

No Archaeological Concerns - Environmental Review - No Effect - Archaeological

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

For questions concerning archaeological resources, please contact Sara-Ladd Manley at samanley@pa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Emma Diehl". The signature is written in a cursive style with a long horizontal stroke at the end.

Emma Diehl
Environmental Review Division Manager



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: October 17, 2023

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

Re: 25-27 North 10th Street – 25-27 North 10th Street,
Allentown, Lehigh County, PA

<u>No. of Copies</u>	<u>Date</u>	<u>Description</u>
1	10/17/23	Completed Sewer Planning Module
1	10/17/23	Plan Showing Path of Sewage to WWTP
1	10/17/23	Appendix A Cover Letter

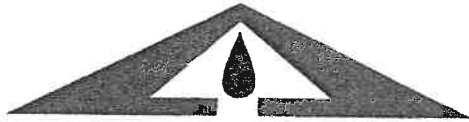
As Requested
 For Your Information
 For Your Comments
 For Action By You

Approved
 Approved As Noted
 Revise And Resubmit
 For Your Files

Comments:

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

From: Jacob Hunsicker
cc: Scott Novatnak, DEP (via email)
Robert Corby, DEP (via email)
David Petrik, COA (via email)
Brandon Jones, COA (via email)
Jesus Sadiua, COA (via email)
Phil DePoe, LCA (via email)
Liesel Gross, LCA (via email)
Dan Nguyen, Integrated Design Solution Group, LLC



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

October 11, 2023

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

RE: 25-27 North 10th Street – 25-27 North 10th Street, City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Gomez,

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

In accordance with the Interim Act 537 Plan submitted by the Kline’s Island Sewer System (KISS) municipalities to the Pa. Department of Environmental Protection and approved on June 25, 2021, an amount equal to the property or development’s wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development’s wastewater flow need, as represented in the attached Sewage Planning Module, is 3,570 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	3,117,129
Previously allocated from prior planning module submissions (since 1/17/20)	-1,722,965
This submission	-3,570
Remaining Allocation in KISS Connection Management Plan (as of 10/11/23)	2,890,594

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

Sincerely,

Liesel M. Gross
Chief Executive Officer

cc: Scott Novatnak, DEP
Robert Corby, DEP
Brandon Jones, COA
Jesus Sadiua, COA
David Petrik, COA
Phil DePoe, LCA
Dan Nguyen, Integrated Design Solution Group, LLC



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

Code No.
2-39001302-2

JER 2/15/24

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of Instructions)

1. Project Name 25-27 North 10th St.

2. Brief Project Description

Renovation/alteration of an existing building into a 13 unit apartments and 1 commercial space

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

Municipality Name <u>Allentown</u>	County <u>Lehigh</u>	City <input checked="" type="checkbox"/>	Boro <input type="checkbox"/>	Twp <input type="checkbox"/>
Municipality Contact Individual - Last Name <u>Gomez</u>	First Name <u>Jennifer</u>	MI	Suffix	Title <u>Director of Planning & Zoning</u>
Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1 <u>435 Hamilton Street</u>	Mailing Address Line 2
Address Last Line -- City <u>Allentown</u>	State <u>PA</u>
Phone + Ext. <u>610 437 7630</u>	ZIP+4 <u>18101</u>
FAX (optional)	Email (optional)

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

25-27 North 10th Street

Site Location Line 1

25-27 North 10th Street

Site Location Line 2

Site Location Last Line - City

Allentown

State

PA

ZIP+4

1810

Latitude

40.601440

Longitude

-75.478060

Detailed Written Directions to Site

From Highway St bridge take American Parkway + Linden Street to N. 9th Street Drive to west Court Street - Address is 25-27 N. 10th Street

Description of Site

Residential apartments + 1 Commercial space

Site Contact (Developer/Owner)

Last Name

Dejesus

First Name

Jennifer

MI Suffix

L.

Phone

6102176330

Ext.

Site Contact Title

Owner

Site Contact Firm (if none, leave blank)

Empire Property Construction

FAX

Email

jenedejesusteam.com

Mailing Address Line 1

430 Union Blvd

Mailing Address Line 2

Mailing Address Last Line - City

Allentown

State

PA

ZIP+4

18109

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

Last Name

Nguyen

First Name

Dan

MI

Suffix

Title

Consulting Firm Name

Integrated Design Solution Group, LLC

Mailing Address Line 1

21 Bala Ave

Mailing Address Line 2

Address Last Line - City

Bala Cynwyd

State

PA

ZIP+4

19004

Country

Email

Dnguyen@idsg.design

Phone

267-667-6939

Ext.

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

JER 2/15/24

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number N/A

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 15

Connections _____

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown

existing interceptor Jordan Creek Interceptor

owner City of Allentown / LCA - Lessee

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility Klein's Island treatment facility

NPDES Permit Number for existing facility PA-26000

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 Klein's Island wwTF (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 10/11/2023

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)**3. PLOT PLAN**

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

- a. Existing and proposed buildings.
- 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 Web site at www.depweb.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-WSFR0353-1) 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 3570 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	0.33	1.30	0.17	0.36	0.18	0.37
Conveyance	58	81	30	78	31	80
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

(1) Peak Hourly Flows - 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. YES NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 10/11/2023

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown, LCA - Agent
 Name of Responsible Agent Liesel M. Gross
 Agent Signature *Liesel M. Gross*
 Date 10/11/2023

4. Treatment Facility

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

Yes No ^{JDH}

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

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

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

b. Name of Agency, Authority, Municipality City of Allentown, LCA - Agent
 Name of Responsible Agent Liesel M. Gross
 Agent Signature *Liesel M. Gross*
 Date 10/11/2023

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

- 2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

- 4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

1. Does the project propose the construction of a sewage treatment facility ?
2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)

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

- 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?
 - 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.

Jonnie Marie Cortes Name (Print) [Signature] Signature
owner Title 10/10/23 Date
456 Union Blvd Allentown PA 1809 Address 6102176370 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 \$ _____ 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 _____

Introduction

This Conservation Planning Report compiles names, descriptions, maps, locations, measurements, links and references for Natural Heritage Areas (core and supporting habitats), Important Bird Areas, State Lands, and agency designated water resources that are coincident with an area of interest defined by the user of the Pennsylvania Conservation Explorer tool. For an overview and additional details, please be sure to visit the website at www.naturalheritage.state.pa.us and download the applicable County Natural Heritage Inventory report(s).

Site Area: 0.56 acres

County(s): Lehigh

Township/Municipality(s): ALLENTOWN

Quadrangle Name(s): ALLENTOWN EAST

Watersheds HUC 8: Lehigh

Watersheds HUC 12: Lower Jordan Creek

Decimal Degrees: 40.601323 N, -75.478036 W

Degrees Minutes Seconds: 40° 36' 4.7632" N, 75° 28' 40.9312" W

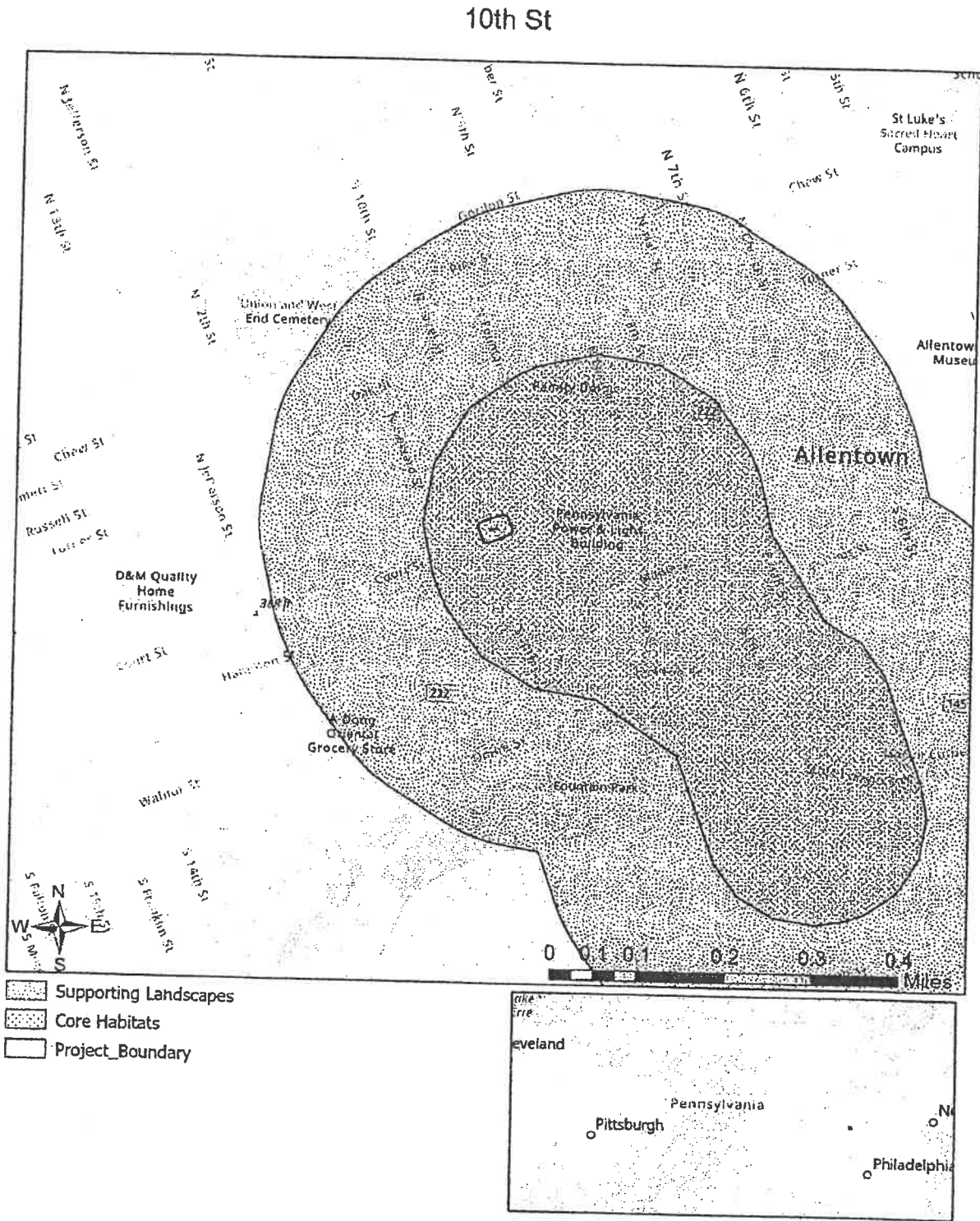
SEARCH RESULT SUMMARY

Conservation Planning Category

Natural Heritage Areas

Detected Area Summary

1 site



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

Natural Heritage Areas

Natural Heritage Areas (NHAs) are sites that have been identified as critical habitat for species or natural communities of concern. This dataset is designed to identify, map and discuss areas that support species of concern, exemplary natural communities, and broad expanses of intact natural ecosystems that support components of Pennsylvania's native species biodiversity. These areas are prioritized based upon their ecological qualities and provided with recommendations regarding their management and protection. Most of the existing NHAs have been developed through PNHP's County Natural Heritage Inventories -- systematic studies of the critical biological resources of a county.

Natural Heritage Site Name	Description	Reference
Allentown Eighth Street Bridge-PPL Office Building	Manmade structures serve as cliff-like habitat for a breeding population of the PA Endangered peregrine falcon.	Link

For additional information about the Pennsylvania Natural Heritage Program, visit the website at www.naturalheritage.state.pa.us or you can email your questions and comments to RA-HeritageReview@pa.gov.

LCA Flow Map - 25-27 North 10th St



10/11/2023, 10:20:28 AM

- ⊙ Allentown Customer
- ⊙ COA Manholes
- ⊙ CWSA Manholes
- ⊙ Satisfury Manholes
- ⊙ Suburban Force Manholes
- COA Sanitary Mains
- CWSA Sanitary Mains
- Satisfury Sanitary Mains
- Suburban Force Mains

1:9 028

Sources: Esri, HERE, Garmin, Intermap, Inc, GEBCO, USGS, FAO, NPS, MRCAN, GeoBase, Ordnance Survey, Esri Japan, METI, Esri China, OpenStreetMap contributors, and the GIS User Community

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



**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 25-27 N. 10th Street

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

1. Date plan received by municipal planning agency November 6, 2023
2. Date review completed by agency November 7, 2023

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? If yes, describe impacts <u>UNKNOWN. No proof of coordination with PHMC provided.</u>
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts <u>UNKNOWN. No findings on PNDI provided.</u>
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies <u>Needs to be compliant with parking requirement.</u> |
| <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 type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? (not applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances?
If no, describe the inconsistencies _____ |

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

Name: Jesus Sadiua

Title: City Planner

Signature: _____

Date: November 7, 2023

Name of Municipal Planning Agency: City of Allentown

Address 435 Hamilton Street

Telephone Number: 610-437-7613 x2865

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

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

February 14, 2024

Ms. Jennifer de Jesus
Empire Property Construction
456 Union Boulevard
Allentown, PA 18109

Re: Act 537 Review - Sewage Facilities Planning Module
25-27 North 10th Street
City of Allentown, Lehigh County
DEP Code No. 2-39001302-3

Dear Ms. de Jesus:

The Lehigh Valley Planning Commission (LVPC) reviewed the above-referenced planning module according to the requirements of Act 537, the Pennsylvania Sewage Facilities Act. We offer the following comments.

This sewage facilities planning module is intended for the proposed renovation of a 3-story building that currently contains nine existing apartment units and two commercial spaces located at 25-27 North 10th Street. The project will renovate and retain the nine apartment units and one commercial space. The second existing commercial space will be renovated into four apartment units for a total of thirteen units. The building is already connected to the existing sewer system and ultimate treatment will take place at the Kline's Island wastewater treatment plant. According to *FutureLV: The Regional Plan*, the proposed project is in an area designated for Development in the General Land Use Plan and aligns with the FutureLV actions to 'match development intensity with sustainable infrastructure capacity' (of Policy 1.1) and 'promote development in areas with public sewer and water capacity' (of Policy 3.2).

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

Sincerely,

Susan L. Rockwell
Senior Environmental Planner

Enclosure

cc: Jennifer Gomez, Director of Planning and Zoning, City of Allentown
Joseph Rentko, PE, Black Forest Engineering, LLC
Robert Corby, PA Department of Environmental Protection
Dan Nguyen, Integrated Design Solution Group, LLC



**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

25-27 North 10th Street

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 5, 2024
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency February 14, 2024

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <i>Area designated for Development in Future LV General Land Use Plan.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? <i>Generally meets goals and objectives.</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>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	
<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 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><i>S. L. Rockwell</i></u>		
Date: <u>February 14, 2024</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.

1. PROJECT INFORMATION

Project Name: **25 -27 N 10th St**

Date of Review: **12/7/2023 10:25:02 AM**

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

Project Area: **0.13 acres**

County(s): **Lehigh**

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

ZIP Code:

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lower Jordan Creek**

Decimal Degrees: **40.601430, -75.478031**

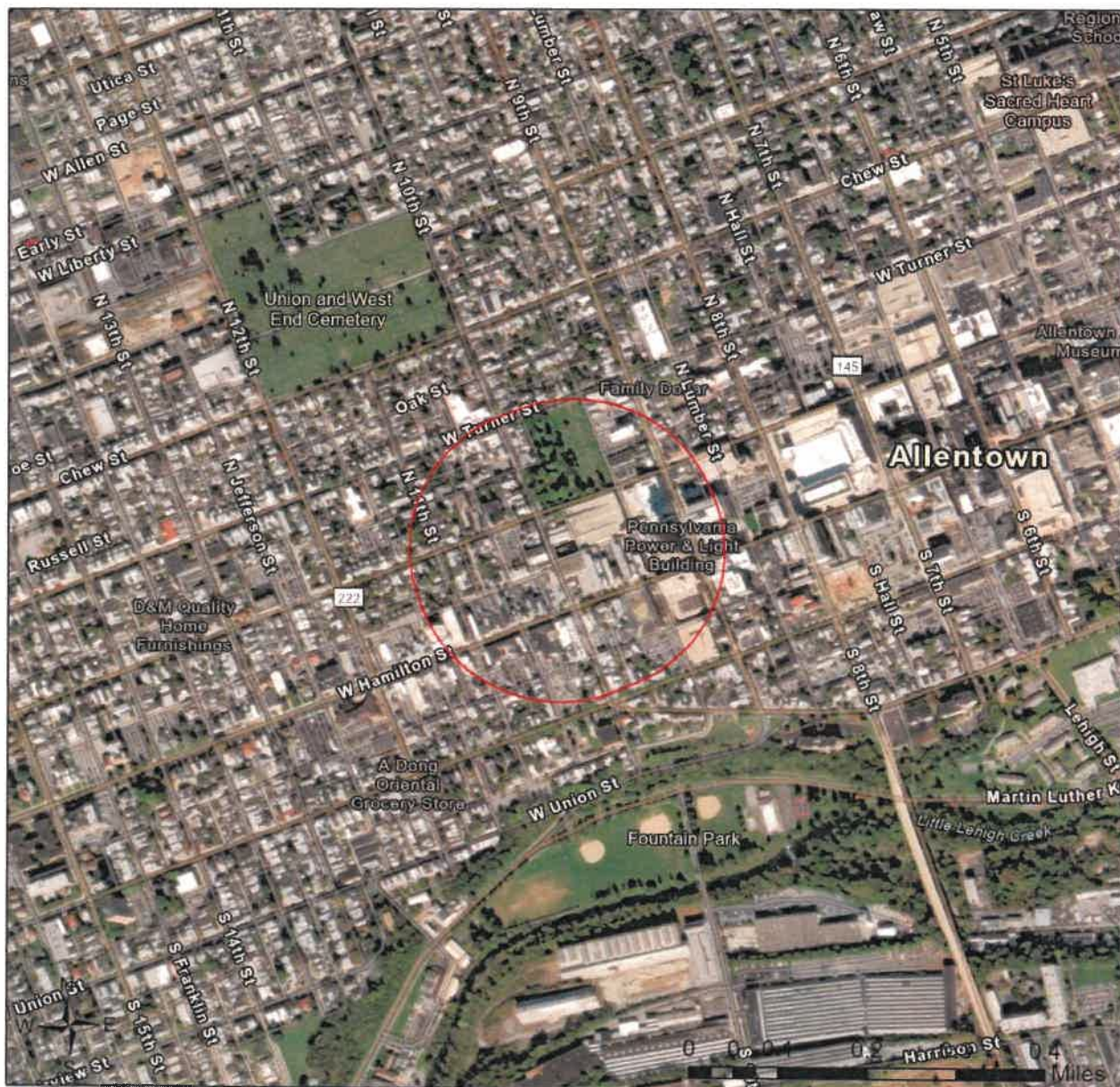
Degrees Minutes Seconds: **40° 36' 5.1495" N, 75° 28' 40.9122" W**



2. SEARCH RESULTS

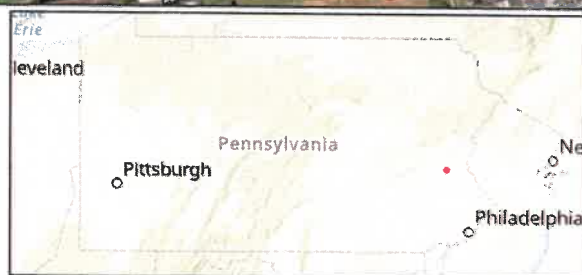
Agency	Results	Response
PA Game Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service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

25 -27 N 10th St

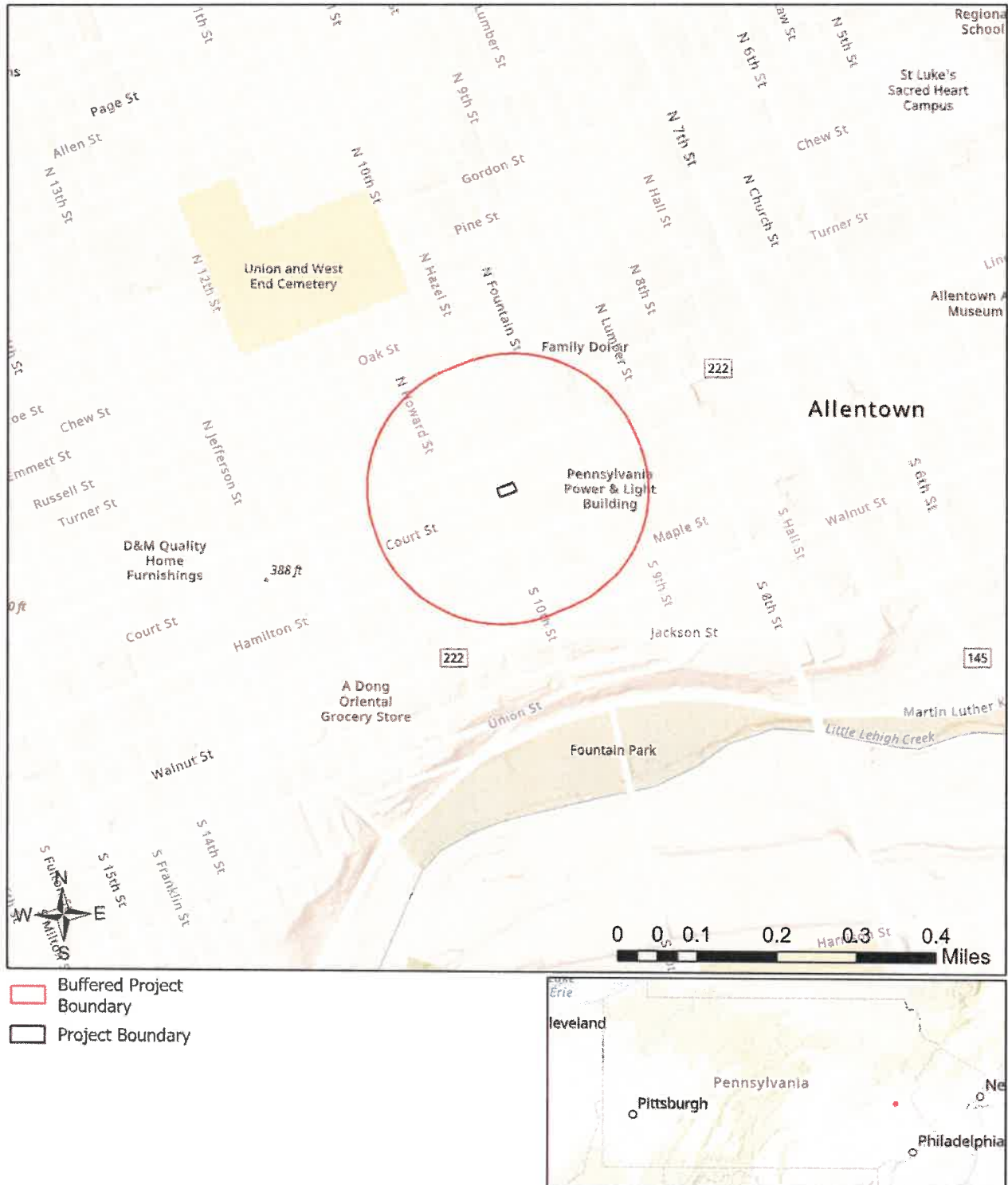


-  Buffered Project Boundary
-  Project Boundary



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

25 -27 N 10th St



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

RESPONSE TO QUESTION(S) ASKED

Q1: Is tree removal, tree cutting or forest clearing necessary to implement all aspects of this project?

Your answer is: No

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

Your answer is: zero acres

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

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

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

*If information was requested by USFWS, applicants must email, or mail, project information to IR1_ESPenn@fws.gov to initiate a review. USFWS will not accept uploaded project materials.

Check-list of Minimum Materials to be submitted:

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

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

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

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

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

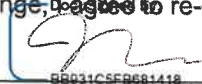
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Jennifer DeJesus
Company/Business Name: Empire Property Construction
Address: 456 Union Blvd
City, State, Zip: Allentown, PA 18109
Phone: (610)217-6330 Fax: ()
Email: jen@dejesusteam.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, please to re-do the online environmental review.



58031C5F9681418

applicant/project proponent signature

12/8/2023 | 7:49 PM EST

date



PENNSYLVANIA GAME COMMISSION

BUREAU OF WILDLIFE MANAGEMENT

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

December 21, 2023

Jennifer de Jesus
Empire Property Construction
456 Union Blvd
Allentown, PA 18109
jen@dejesusteam.com

Project Search ID: PNDI- 800979
PNDI Receipt: *project_receipt_25_27_n_10th_st_800979_FINAL_1.pdf*
Re: 25 -27 N 10th St Development Project
City of Allentown; Lehigh County, PA

Dear Jennifer de Jesus,

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project_receipt_25_27_n_10th_st_800979_FINAL_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated – PNDI Species

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

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

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

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

Sincerely,



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

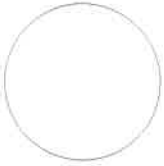
A PNHP Partner



Pennsylvania Natural Heritage Program

SLG/slg

PROFESSIONAL ARCHITECTURAL PLAN PERMITTED BY THE
 BOARD OF ARCHITECTS OF THE COMMONWEALTH OF PENNSYLVANIA
 ARCHITECT: SCHILLACI ARCHITECTS LTD.
 161 N. REAMSTOWN RD., STEVENS, PA 17578
 TEL: 717.951.7468
 WWW.SCHILLACIARCHITECTS.COM
 PROJECT: RENOVATION OF AN EXISTING BUILDING
 25-27 NORTH 10TH STREET, ALLENTOWN, PA 18101
 DRAWING NO: A-100-EXISTING FLOOR PLAN
 DATE: 02/22/2023



**SCHILLACI
 ARCHITECTS LTD.**
 MARK SCHILLACI
 717.951.7468
 KYLE SCHILLACI
 717.875.8835
 SCHILLACIARCHITECTS.COM
 SCHILLACIARCHITECTS.COM

161 N. Reamstown Rd.
 Stevens, PA 17578
 WWW.SCHILLACIARCHITECTS.COM

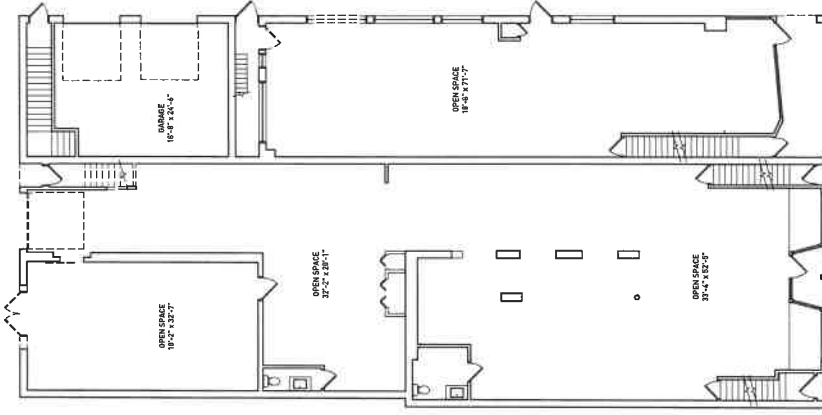
25-27 North 10th Street
 Renovations to an Existing Building
 Allestown PA 18101

Existing Floor
 Plans

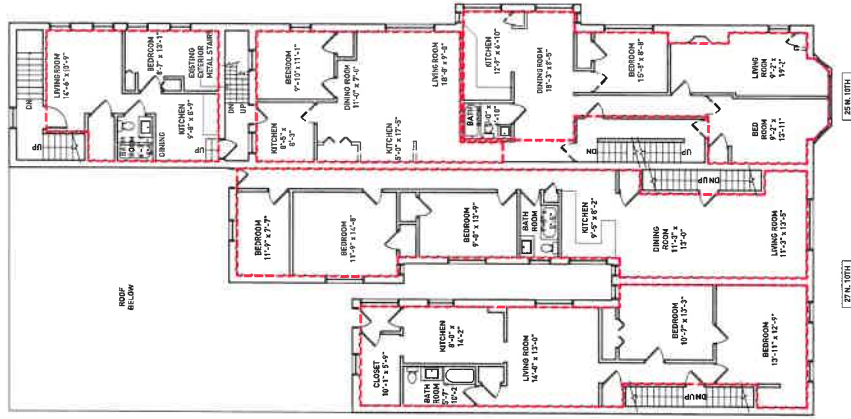
REVISIONS:
 # DATE DESCRIPTION

ISSUED: 02/22/2023

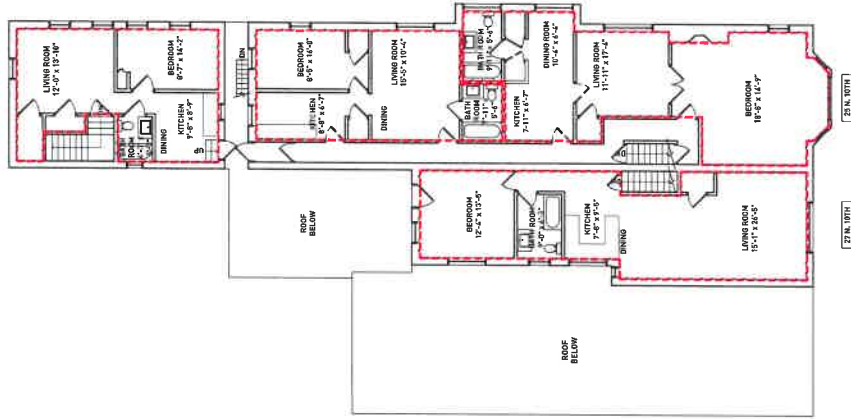
A100



1 EXISTING FIRST FLOOR PLAN
 SCALE: 3/4\"/>



2 EXISTING SECOND FLOOR PLAN
 SCALE: 3/4\"/>



3 EXISTING THIRD FLOOR PLAN
 SCALE: 3/4\"/>

GENERAL NOTES

1. ALL NEW PARTITIONS AND WALLS ARE 1-HOUR FIRE RATED.
2. ALL FLOOR CEILING ASSEMBLIES ARE 1-HOUR FIRE RATED.
3. ALL FLOOR CEILING ASSEMBLIES ARE 1-HOUR FIRE RATED.

DRAWING KEY

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALL - SEE SCHEDULE
- 1-HOUR RATED WALL

GENERAL NOTES

1. WHERE EXISTING WALLS ARE SHOWN TO BE REMOVED, THIS INCLUDES FRAMING, STUDS, BRICKS, OR TERMINALS AND APPOINTANCES.
2. REMOVE FRAMES IN THESE ELEMENTS: EXISTING PARTITIONS, WALLS, CEILING, FLOOR, AND TILES. REMAINING CEILING FINISHES, GROUND CEILING TILES, PARTITIONS, WALLS, FLOORS, AND TILES SHALL BE REMOVED TO THE EXISTING FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PARTITIONS, WALLS, CEILING, FLOOR, AND TILES AND ACCESSORIES, CAP, RELOCATE OR REMOVE AS NECESSARY. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL INTERIOR CARPET SHALL BE REMOVED TO THE SUBFLOOR. ALL INTERIOR PARTITIONS, WALLS, CEILING, FLOOR, AND TILES SHALL BE REMOVED TO THE EXISTING FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PARTITIONS, WALLS, CEILING, FLOOR, AND TILES AND ACCESSORIES, CAP, RELOCATE OR REMOVE AS NECESSARY. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THIRD FLOOR ATTIC SPACE (SEE STOREY REAR) - CUT THROUGH EXISTING PARTITIONS, WALLS, CEILING, FLOOR, AND TILES TO MATCH EXISTING FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PARTITIONS, WALLS, CEILING, FLOOR, AND TILES AND ACCESSORIES, CAP, RELOCATE OR REMOVE AS NECESSARY. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THIRD FLOOR ATTIC SPACE (SEE STOREY REAR) - CUT THROUGH EXISTING PARTITIONS, WALLS, CEILING, FLOOR, AND TILES TO MATCH EXISTING FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PARTITIONS, WALLS, CEILING, FLOOR, AND TILES AND ACCESSORIES, CAP, RELOCATE OR REMOVE AS NECESSARY. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

EXISTING THIRD FLOOR PLAN ALTERATIONS
SCALE: 8"=1'-0"

EXISTING SECOND FLOOR PLAN ALTERATIONS
SCALE: 8"=1'-0"

PROPOSED FIRST FLOOR PLAN ALTERATIONS
SCALE: 8"=1'-0"

REVISIONS:

DATE DESCRIPTION

A101

ISSUED: 03/22/2023

SCHILLACI ARCHITECTS LTD.

MARK SCHILLACI
717.951.7468
KSCHILLACI@GMAIL.COM
SCHILLACIARCHITECTS.COM

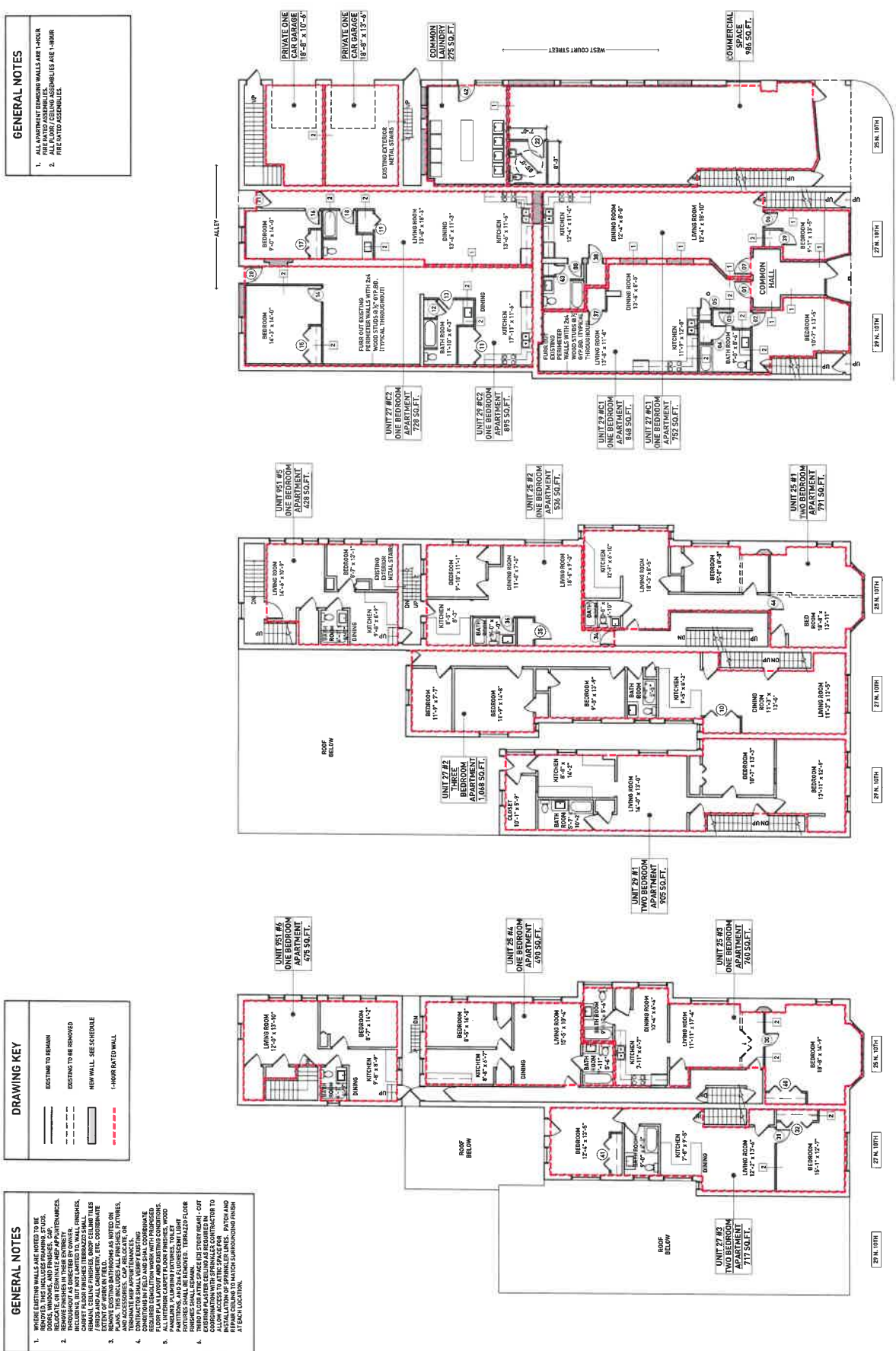
141 N. Reamstown Rd.
Stevens, PA 17578
WWW.SCHILLACIARCHITECTS.COM

25-27 North 10th Street

Renovations to an Existing Building

25-27 North 10th Street
Allentown, PA 18101

Existing Floor Plan Alterations



1 PROPOSED FIRST FLOOR PLAN ALTERATIONS
SCALE: 8"=1'-0"

2 EXISTING SECOND FLOOR PLAN ALTERATIONS
SCALE: 8"=1'-0"

3 EXISTING THIRD FLOOR PLAN ALTERATIONS
SCALE: 8"=1'-0"

A101

ISSUED: 03/22/2023