



SUBMITTAL SUMMARY REPORT (LMA-2025-00018) FOR CITY OF ALLENTOWN, PA

PERMIT ADDRESS: 836 CONSTITUTION DR
ALLENTOWN, PA 18103

PARCEL: 166724000

APPLICATION DATE: 09/12/2025

SQUARE FEET: 0

DESCRIPTION: Statewide Partners, LLC is proposing to develop 190 apartment units across (2) two four-story buildings. The site will have private driveways connecting to East Wyoming Street and Constitution Drive. In addition to the proposed apartment buildings, site improvements are also being proposed such as new parking areas, stormwater management, landscaping, lighting, etc. The proposed stormwater facilities have been designed to address the impacts of the proposed development on stormwater runoff in accordance with City of Allentown, Little Lehigh Creek Act 167 and NPDES requirements.

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Mike Roth		158 W. Gay Street Suite 300 Suite 300 West Chester, PA 19380
Engineer	Mike Roth		158 W. Gay Street Suite 300 Suite 300 West Chester, PA 19380
Owner		STATEWIDE PARTNERS LLC	3405 N 6th ST Harrisburg, PA 17110

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Major Land Development Review v.1	09/15/2025	10/07/2025		Requires Re-submit

SUBMITTAL DETAILS

Major Land Development Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Engineering - Stormwater (Engineering) <i>Comments</i> O&M agreement required, NPDES permit required	Michael Lichty	10/07/2025	10/07/2025	Requires Re-submit
Engineering - Surveyor (Engineering)	Brian Borzak	10/07/2025	09/23/2025	Requires Re-submit
Engineering (Engineering) <i>Corrections</i>	Joseph Millick	10/07/2025	10/09/2025	Requires Re-submit

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General (Not Resolved) - The Bureaus of Engineering and Traffic have reviewed the subject plans and supporting documentation prepared by Pennoni Associates Inc. dated August 8, 2025, no revision and offer the following comments and/or recommendations to be addressed in subsequent plan submissions:

Engineering:

1. All resubmissions must be accompanied by a written response letter addressing each Engineering and Traffic comment and referencing appropriate plan revision locations in the plan set. Attach a copy of the most recent City review letter to your written response.
2. Provide 1 paper copy of all resubmitted documents to the Engineering Bureau at 641 S 10th St, 3rd Floor, Allentown PA 18103. Include a transmittal letter identifying all documents being submitted and reference the City application number.
3. Provide LCCD approval of the E&S control plan and an approved NPDES permit.
4. Provide LVPC review and stormwater consistency approval.
5. PCSM Report
 - a. Provide the geotechnical report.
 - b. Per § 538-15M, 80% or more of pre-development volume shall leave the site. The post development 2yr-volume outflow from the basin and bypass drainage area is only 696 cf or only 14% of the 4,896 CF of the pre-development volume.
 - c. Clarify the discrepancies between the worksheet 4 volume calculations and the 2-yr pre- and post-development volumes determined using hydrocad for the hydrographs and basin routings.
 - d. Both methods for calculating the WQv and the REv calculation required by § 538-15 shall be shown in the PCSM report.
 - e. The PCSM report should identify the Act 167 subarea the site is located within as well as the required release rates of the subarea.
6. Prior to final plan signatures for recording, the owner shall sign an operation and maintenance agreement for stormwater BMP's. The agreement template(s) must be requested from the City Engineering Department (Please contact Mike Lichty at Michael.Lichty@allentownpa.gov). The Owner will sign and notarize, and return to the City Engineering Department, The City will have the agreement signed by the Mayor and notarized. The City will return to the Owner, the Owner shall record the agreement at the office of the Lehigh County Recorder of Deeds, and then the Owner will supply a copy of the recorded documents to the City Engineering Department. (Stormwater Management Ordinance § 538-Appendix E). Due to the lengthy nature of this process, we encourage the applicant to start the process as soon as the stormwater BMP Plans are approved.
7. § 350-22B.(1)(a) Remove references to "preliminary" from the plan. Add the notation "final plan" to the title block.
8. § 350-22B.(1)(c) Review the written scale on all sheets. Some sheets have typos and do not say the drawing scale accurately.
9. § 350-22B.(1)(d) Add the parcel ID to the title block.
10. § 350-22B.(3)(a) Update text for line O24 in plan view.
11. § 350-22B.(3)(b) Show on plan all existing and proposed monuments.
12. § 350-22B.(3)(c) Add dimensions and text that show the cartway and right-of-way width of all existing streets adjacent to the proposed land development.
13. § 350-22B.(3)(e) Add the name of record owner and PIN of the site to the plan.
14. § 350-22B.(3)(j) Show the size, rim, and invert elevations of the sanitary line running through the property. Show the invert of the 72" RCP exiting through a headwall on the southwest corner of the site.
15. § 350-22B.(3)(o) It appears that a planning module was processed for a previous iterations of proposed development on this site in 2016/2017. There shall be an analysis made to determine if additional sewage planning is required considering any previous Planning. If a sanitary sewer planning module is required. It shall be routed through LCA and the City for adoption and PADEP approval.
16. § 350-29A. Sanitary sewage facilities. Approval for the sanitary sewer connection shall be provided by LCA.
17. § 350-30 Water supply. Approval for the water connection shall be provided by LCA.
18. § 350-22B.(3)(p) Proof of plan approval or payment of any accepted fee-in-lieu of planting to the Shade Tree Commission must be provided prior to mylar signature.
19. § 350-22B.(3)(q) The proposed unit numbers for addressing should be listed for each building. 100 series for first floor, 200 series second floor, etc.
20. In accordance with § 355-12B. no living tree with a diameter of more than 6" shall be removed except where buildings or appurtenances are to be placed. Provide a tabulation of existing trees to be removed in locations where building or appurtenances are not to be placed. In the tabulation provide the name and diameter of each tree to be removed.
21. § 355-7 All earthmoving activities and land development projects as defined herein shall be conducted in such a way as to prevent accelerated erosion and the resulting sedimentation. To accomplish this, all persons engaged in earthmoving activities and land development projects shall design, implement, and maintain erosion and sedimentation control measures which effectively prevent accelerated erosion and sedimentation. These erosion and sedimentation control measures must be set forth in a plan as

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described in § 355-14 through 355-23 and must be available at all times at the site of the activity. Provide an erosion and sedimentation control report.

22. The easement for 121 East Wyoming Street's future sewage disposal system that was dedicated by a Minor Subdivision in 2016 will need to be discussed. At the time the easement was dedicated the subject site was to construct a Public street to the west of 121 East Wyoming Street and the owner purchased a portion of 121 East Wyoming Street so the City required that 121 East Wyoming street to attach to the proposed public sewer within the proposed Public Street and the easement area was reserved in case the road was never constructed. In 2021 121 East Wyoming Street's septic system failed and a sewage absorption area was constructed within the easement area, the previous owner was informed of this so the easement cannot be extinguished without the consent of 121 East Wyoming Street and the lot being attached to public sewer being they were not a signee of the subdivision plan. The City cannot require 121 East Wyoming Street to attach to the proposed sewage system being it is not within a City Street. The City would like to see it attached to Public sewer and would suggest the applicant approach the owners of 121 East Wyoming Street about attaching to the sewer. If the applicant decides to let the on lot system remain then disposal area should be field located and the easement possibly can be reduced. The sewage design plan is in attachments in Energov. We recommend that the developer consider building a lateral for 121 E Wyoming to the terminal manhole on E Wyoming St to eliminate the need for the septic system and eliminate the proposed connection through the private sanitary line proposed for this development.

23. The existing sanitary easement should be noted as sanitary and should be delineated along the existing sanitary main and extended to the subject property western line.

24. S Ann Street was vacated by Ordinance 15620 and the Ordinance number should be labeled on Sheet 3. Also, the ordinance required easements to be provided for existing utilities. Easements should be shown for the existing storm line and fire hydrant located at the southern end of vacated S Ann St.

25. S Albert Street was vacated by Ordinance 15621 and the Ordinance number should be listed on Sheet 3. Also, the ordinance required easements to be provided for existing utilities. Easements should be shown for the existing PP&L and water facilities within vacated S Albert Street.

26. The subdivision for 910 Constitution Drive recorded in ID2016005600 shows a 10' drainage and utility easement along the subject property.

27. An access easement should be provided to the City for its ability to access its facilities on the Northern end of the subject property.

28. Land Development Plan Sheet 1 of 30

a. Sheet list table. Cover and Notes sheet do not need to be recorded. Record the Consolidation Plan, Site Plan, and the PCSM Plan sheets. All sheets to be recorded shall have all required certification blocks.

29. Land Development Plan Sheet 2 of 30

a. General Construction and Grading Notes, 2.G. and 22. Change "Municipality" to "City of Allentown."

30. Land Development Plan Sheet 3 of 30

a. The subject property contains multiple Tax Parcels so sheet 3 should be changed to a Consolidation Plan and a Consolidation Deed should be recorded.

31. Land Development Plan Sheet 4 of 30

a. Add a note describing the horizontal and vertical benchmark and elevation. Show the benchmark in plan view with an elevation and description callout.

b. There is a hatch for full depth pavement removal in the southeast corner of the site. This area appears to be grass.

c. Removal of the concrete pad in the southeast corner of the site will require a temporary construction permit from the property owner.

d. Show the location of the test pits for the infiltration testing.

32. Land Development Plan Sheet 5 of 30

a. Add a slope table that shows the percentage of the parcel that has steep slopes and very steep slopes.

33. Land Development Plan Sheet 6 of 30

a. Provide ADA access from each building to the public right-of-way.

b. Add the legend to this sheet.

c. Is there a retaining wall around the perimeter of each building? Call out if it is a retaining wall, landscape wall, or a different feature.

d. What does the black line extending into Constitution Drive adjacent to the proposed sidewalk represent? If it is proposed roadway, add hatching or a callout to clarify.

e. The 25' halfwidth of Constitution Dr along the property frontage shall be improved to provide the 15' cartway and 10' sidewalk area consisting of curb, planting strip, and sidewalk consistent with city block plan and street layout standards.

f. If feasible, move the proposed sidewalk along Constitution Drive at least 3 feet off of the edge of curb. If existing features prevent this, relocate the existing utility poles into the area behind the sidewalk.

g. Provide a concrete crossover at the driveway on Constitution Drive and extend the sidewalk to the northern limit on this frontage.

h. The property has frontage on Constitution Dr further North than shown on the Site plan. Sidewalk is required to be proposed. A sidewalk postponement may be applied for by the applicant on forms available from the Planning Bureau.

i. The proposed curb ramps on the E Wyoming St frontage shall be oriented to provide for the North-South crossing of E Wyoming. We recommend the receiving ramps on the SE and SW corners of the intersection and marked crosswalks be provided to enhance the pedestrian connection to the neighborhood.

34. Land Development Plan Sheet 7 of 30

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- a. Provide blowup details for both sidewalk crossovers and all ADA parking curb ramps.
 - b. Reduce text height of elevation callouts. Provide elevations for curb at grade breaks, corners, and points of curvature.
 - c. Show the top of berm elevation for basin as well as a dimension that shows a 10 foot width. Show the emergency spillway elevation and length. Callout the basin bottom elevation.
 - d. How is maintenance access provided for the infiltration basin and level spreader?
 - e. Show sidewalk running slopes.
35. Land Development Plan Sheet 8 of 30
- a. It should be noted whether the utilities are going to be public or private.
 - b. Add a callout at the sewer connection to 121 E. Wyoming St that describes that connection.
 - c. Add rim and invert elevations.
 - d. Some pipes are missing size and material callouts. Review and label all pipe sizes and materials.
 - e. How will electricity be provided to the site? Will the site use gas?
 - f. A water quality inlet is required at the inlet upstream of the infiltration basin.
36. Land Development Plan Sheet 10 of 30
- a. Remove utility linework, add parking stall linework.
 - b. Add a light pole schedule and light details.
 - c. Add a photometric grid to the plan.
37. Land Development Plan Sheet 11 of 30
- a. Profiles are labeled as Access Drive 1 and 2. In plan view, the driveways are both named "Private Driveway." Update the plan view labels to match the profile labels.
 - b. Above the profiles show, in plan view, the driveway the profile is referencing and include all utilities, grading, and the stationing.
 - c. Show the existing and proposed water line in access drive 1.
38. Land Development Plan Sheet 12 of 30
- a. Show all utility crossings include size and material. For water line crossings, show the water line at minimum depth allowable by LCA or deeper if there is a conflict with the profile. Dimension the distance between the water line and the profile.
 - b. Provide a water quality inlet upstream of the infiltration bed at inlet I-1.01. Due to the depth of this inlet a sump may be insufficient at settling sediment under the high kinetic energy conditions it will be subject to. In addition, the depth will create a unique maintenance condition which will have to be addressed.
 - c. SMH-1.02. The pipe entering SMH-1.02 from I-1.11 is coming in too low (303.83) and needs to be above the outlet pipe (304.32).
39. Land Development Plan Sheet 13 of 30
- a. Show all utility crossings, include size and material. For water line crossings, show the water line at minimum depth allowable by LCA or deeper if there is a conflict with the profile. Dimension the distance between the water line and the profile. For sanitary sewer crossings, provide the invert elevation of the sewer pipe at the crossing.
 - b. I-1.22 and I-1.21 have a text conflict. SMH-1.01 also has a text conflict with the border of the profile.
 - c. Storm Profile I-1.11 to SMH-1.02. The pipe entering SMH-1.02 from I-1.11 is coming in too low (303.83) and needs to be above the outlet pipe (304.32). The invert of the pipe exiting I-1.11 is 304.30. To maintain positive flow to the infiltration basin, the pipe exiting SMH-1.02 will have to be lowered and the rest of the run to the basin will also have to be lowered.
40. Land Development Plan Sheet 14 of 30
- a. Show all utility crossings, include size and material. For water line crossings, show the water line at minimum depth allowable by LCA or deeper if there is a conflict with the profile. Dimension the distance between the water line and the profile. For sanitary sewer crossings, provide the invert elevation of the sewer pipe at the crossing.
 - b. The pipe coming in from I-1.26 is coming in below the pipe exiting SMH-1.07.
 - c. Text conflicts for I-1.01 on the Proposed storm 1 (5) 6+00 profile
 - d. Update the name of Proposed Storm 1 (5) 6+00 profile to match the naming convention of the rest of the profiles.
41. Land Development Plan Sheet 15 of 30
- a. Show all utility crossings, include size and material. For water line crossings, show the water line at minimum depth allowable by LCA or deeper if there is a conflict with the profile. Dimension the distance between the water line and the profile. For storm sewer crossings, provide the invert elevation of the storm pipe at the crossing.
 - b. Add a callout at the sewer connection to 121 E. Wyoming St that describes that connection.
 - c. Call out laterals connecting to the sewer line.
 - d. The sanitary sewer profile is inconsistent with what is shown on the plans. The number and name of inlets is incorrect as well as the overall length/run of pipe.
 - e. A drop pipe shall be provided for a sewer entering a manhole at an elevation of 24 inches or more above the manhole invert.
 - f. Provide a profile for the proposed water line.
42. Land Development Plan Sheet 16 and 17 of 30
- a. Accessible Pavement Striping Detail. Unless the standard parking stall sizes vary, show the dimensions of the standard parking stalls in this detail.
 - b. The retaining wall detail provided appears to be for the retaining wall surrounding the infiltration basin. Provide an additional retaining wall detail for the walls that will not have a guardrail.
 - c. For walls that don't meet the requirements to qualify as a retaining wall, provide a landscaping wall detail.
 - d. Provide the City standard details for curbs and sidewalk. Add a note that specifies City of Allentown details are to be used in the right-of-way and the private sidewalk and curb details are to be used on site.
 - e. The Pavement Striping Detail shows the stall width as 9' and the plan has them scaled to 8.5'.
 - f. Provide a pad and screening detail for the trash enclosures.
43. Land Development Plan Sheet 18 and 19 of 30
- a. Add a drop inlet detail

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44. Land Development Plan Sheet 20 of 30
 - a. Remove the softball field infield mix notes.
 - b. Add mix notes for the infiltration basin.
45. Land Development Plan Sheet 21 of 30
 - a. Adjust the LOD to include the infiltration basin outlet pipe and level spreader.
 - b. EW-1.00 will require a riprap apron.
 - c. Review the legend and update as necessary. Temporary skimmer is shown twice, there is no proposed super silt fence, the project site area linetype is incorrect, ect.
 - d. Show the skimmer and temp riser.
 - e. Show tree protection and construction fencing on the plan.
46. Land Development Plan Sheet 26 of 30
 - a. Provide a table that lists the proposed BMPs and label them on the plans.
47. Land Development Plan Sheet 27 of 30
 - a. Remove Rain Garden Seed Mix and replace with Infiltration Basin Seed mix.
48. Land Development Plan Sheet 29 of 30
 - a. Provide a blowup detail of the infiltration basin.
 - b. Provide anti-seep collar details.
 - c. Include an underdrain in the infiltration basin that connects to the outlet structure.
 - d. The infiltration basin detail should show pipe size, material, length, and slope. Include pipe invert elevations of the level spreader and top of grade elevations of the level spreader.
49. Land Development Plan Sheet 30 of 30
 - a. Include a truck turn for a dump truck.
50. In reference to the Record/Site Plan, the following notes shall be added to the plan.
 - a. Water quality drainage structures shall be periodically inspected and maintained by the owner. In the event that the recorded owner(s) fails to properly maintain the facilities which are the responsibility of the recorded owner(s) after notification to said owner(s) by the City, the City is authorized to enter upon the property to perform such maintenance and thereafter recover the cost of performing such maintenance from the record owner(s). In order to enforce the recovery of such cost maintenance, the City shall have the right to file a municipal lien against the recorded owner(s) and therefore to exercise its remedies in accordance with the Home Rule Charter.
 - b. Owner is required to periodically inspect and maintain the on-site water facilities, primarily the BMP and storm water management devices, and have a log on hand of when such inspection & maintenance has been performed. This log shall be made available to the City during a post storm water inspection.
 - c. All Storm sewer collection system piping shall have water-tight joints conforming to the latest or supersession of ASTM C361, C443, C877, C1628, C1896, D3212, and others as approved by the City Engineer.
 - d. The developer shall comply with the stipulations of the City of Allentown codified ordinance NO. 14476 (ACT 167).
 - e. Runoff from all on-site impervious areas shall not be directed into the public sanitary sewer, across the sidewalk area within the public right-of-way, or onto adjoining properties, § 455-106, § 455-108B(4) of City Property Rehabilitation & Maintenance Code.
 - f. All lateral sanitary sewer piping is to be sch 40 or SDR-26 PVC piping.
 - g. The plumber shall utilize one of the existing wyes to connect the sanitary sewer lateral to the existing sanitary sewer main.
 - h. Any work to be done in the public rights-of-way shall be done in accordance to City and LCA standards.
 - i. Work to be performed onsite, shall be done in accordance with the IBC.
51. The plan must include a note that states: "The proposed retaining wall design will be prepared, signed and sealed by Professional Engineer registered in the state of Pennsylvania and shall be submitted at the time of building permit application to be reviewed and approved by an approved third party reviewer. The wall shall be designed to be contained completely within the applicant's property or an easement shall be acquired and indicated on the record plan to allow for the construction of any portion of the wall and / or wall tie-backs to be constructed on the adjoining property."
52. Provide a protective device such as fence or handrail at least 42" high at the top of any retaining walls higher than 30".
53. § 355-16A. Approval or denial. No plans shall be approved nor permits issued until grading, erosion and sediment control plans, specifications, timing schedule, and cost estimate are approved by the City and the developer certified that all work shall be performed pursuant to the approved plans, specifications, and schedules.
54. § 350-15E. and 355-15D. Developer's obligations. Upon final approval of the land development, the developer/owner shall submit final cost estimates for all public improvements shown on the final land development plan and to be installed by the developer including items for E&S controls and maintenance, stormwater BMPs and appurtenant storm sewer as applicable. The security cost estimate shall be titled, dated, signed, and sealed by a registered professional. The cost estimate must also provide at a minimum a 10% contingency cost, a 5% inspection fee, and a 2% as-built cost. A colored plan shall be provided indicating the proposed improvements that security will be provided for.
55. § 350-15F. and 350-16 Surety. Upon approval of the cost estimates by the City, the developer shall furnish surety in an amount equal to the approved cost estimate and in a form satisfactory to the City Solicitor.
56. § 350-15G. and 355-11C. Land development agreement. A land development agreement shall be prepared and executed by the developer and the City. The land development agreement shall include, but not be limited to, the items identified in these Sections.
57. Upon completion of addressing all outstanding comments and at the time of record plan mylar signature by the City Engineer,

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provide three complete sets of signed and sealed land development plans stamped "FOR CONSTRUCTION" for the Engineering Department's use. The Grading Plan and sheets 8, 11, 12, and 14 should be provided on mylar to the City Engineering department upon Final Planning approval.

58. § 350-15H. and 350-19A. Signing and Recording. Approved and signed plans shall be recorded within 90 days of City signature at the Lehigh County Recorder of Deeds office. Recorded mylars shall be returned to the City's Engineering Bureau prior to issuance of the building permit.

59. Before the start of construction, the developer should schedule a pre-construction meeting with the City and City Engineer.

Traffic:

60. Provide a signing and pavement marking plan or add the proposed signing and pavement markings to an existing plan.

61. Add a sign schedule that shows the number, location, size, and sign code for all proposed signs.

62. Trip generation calculations for the proposed development shall be provided for review and to determine if a Transportation Impact Study or Transportation Impact Assessment will be required. Also provide an anticipated distribution of trips as a percentage to the local road network.

Engineering (Engineering)	David Petrik	10/07/2025	10/09/2025	Requires Re-submit
Fire (Fire/AFD)	Jon Steed	10/07/2025	09/29/2025	Approved
Floodplain (Planning)	Hannah Hart	10/07/2025	09/16/2025	Not Required
HARB (Planning)	Brandon Jones	10/07/2025	09/15/2025	Not Required
Parks (Parks)	Bryne Heffner	10/07/2025	09/30/2025	Not Required
<i>Comments</i>	Project is in close proximity to a park or city owned land, however, has no effect on parks.			
Planning (Planning)	Jesus Sadiua	10/07/2025	10/09/2025	Requires Re-submit
<i>Corrections</i>	General (Not Resolved) - While Planning Staff does not object to the proposed residential land development at this location, staff would rather consider a revised plan, as well as elevations /renderings that address the comments included in the Planning Staff report and the City Comment Letter.			
Shade Tree Commission (Engineering)	Meghan Wells	10/07/2025	10/08/2025	Requires Re-submit
<i>Corrections</i>	General (Not Resolved) - The Allentown Shade Tree Commission (ASTC) has performed a review of the above referenced project. We are in receipt of a set of plans dated August 8, 2025 prepared by Pennoni Associates, Inc., and offer the following comments:			
	1. All trees proposed and intended to meet the requirements of the Shade Tree Ordinance shall be planted within the Right-of-way. Trees that are unable to be planted within the right-of-way but are immediately adjacent shall be acknowledged and shown on the Record Plan as "Street Trees as required by the City of Allentown Shade Tree ordinance subject to all rules and regulations concerning, pruning, protection, maintenance, replacement, and preservation". Please show all street trees on the record plan.			
	Thank you on behalf of the Allentown Shade Tree Commission for this opportunity to provide this review. Please feel free to contact me should you have any questions.			
Traffic (Traffic)	Yeimy Delgado	10/07/2025	10/09/2025	Requires Re-submit
Zoning (Zoning)	Michael Handzo	10/07/2025	09/17/2025	Requires Re-submit
<i>Corrections</i>	Disclaimer (Not Resolved) - Disclaimer			

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General (Not Resolved) - (1) General. Zoning permit required. Zoning review is not complete until building plans are submitted to the Bureau of Building Standards & Safety.

(2) General. The applicant has previously received all zoning relief necessary to proceed with this project under Zoning Hearing Board Decisions No. A-70984, dated 3/1/2021, concerning steep slope disturbance; and A-2024-00942, dated 4/7/2025, concerning maximum building height. No further use or dimensional variances or special exception approvals are mandatory for this project.

(3) Drafting. Sheets CS0002 and CS1001 contain a typo in the reference to the April 7, 2025, Zoning Hearing Board Decision. Revise with correct reference to ZPM-2024-00942.

(4) Zoning Hearing Board compliance. Condition (c) of said Decision reads as follows:

The areas designated on A-7, Zoning Exhibit "A" as "LANDS TO REMAIN UNDEVELOPED" and "POTENTIAL GREEN SPACE APPROX. 2.2 ACRES" shall remain as designated, shall not be subdivided, sold or developed in any way except possibly for passive recreational purposes for the use of the tenants of the 190 dwelling units EXCEPT HOVERER, in the event the City of Allentown is willing to acquire those areas for public park or recreational uses.

Condition (d) of said Decision orders a notation of condition (c) be included on the record plan. Provide a note of this condition on the plan and ensure the "LANDS TO REMAIN UNDEVELOPED" and "POTENTIAL GREEN SPACE APPROX. 2.2 ACRES" are marked similarly to the referenced A-7, Zoning Exhibit.

(5) 660-59. Provide a breakdown of the number of efficiency, 1br, 2br, and 3+br apartments, along with the square footage of each unit type.

(6) Ch. 660 Article XI. No signage has been submitted along with this application. Signage will require a zoning permit and compliance with the requirements of the article.

(7) 660-73(W)(2). Bicycle parking facilities of some type will be required. There is no specific requirement as to the type of facilities or number of bicycle parking spots. Indicate the type and location of bicycle parking facilities to be provided.

(8) 660-79. The Zoning Office deems proposed shade and street trees acceptable for zoning compliance purposes, but defers to all comments and requirements of the Shade Tree Commission.

(9) 660-84(26)(d). Any apartments below 700 sq. ft. will require 16 sq. ft. of storage space. Indicate as such on the plans.

(10) 660-84(26)(f)(9). Interior roads of multifamily developments are to be provided with sufficient illumination to minimize hazards to pedestrians and vehicles, but such lighting must be directed and shielded as to avoid glare to neighboring properties. As per the lighting plan on sheet CS2201, there appears to be limited illumination of the access drives from Constitution Dr and E Wyoming St. Provide additional illumination in these areas.