Lehigh County Conservation District
Chapter 102 Applicant's Pre-Application Meeting Form

Meeting Information: *Informal meetings – Please submit meeting minutes to our office within 5 days after meeting*

Meeting Date:	01/12/2023	**Meeting Time:**	9:00	**Informal/Formal:**	Formal
Project Name:	Core5 at Route 100				
Permit Type (Individual, General, Major, Minor, Renewal or Unknown):				Individual	
Multiple Program Permits Involved:	☐ Yes ☒ No		If yes, use PACT: *www.ahs.dep.pa.gov/PACT*		
Applicant's Name:	Core5 Industrial Partners				
Applicant's Company:	Core5				
Mailing Address:	121 Towne Square, Suite 202				
City, State, Zip:	Hershey PA 17033				
Phone:	717-461-7730	**Email:**	breisinger@c5ip.com		
Consultant's Name:	Greg Holtzman				
Consultant's Company:	BL Companies				
Consultant's City/ State:	2601 Market Place, Suite 350, Harrisburg PA 17110				
Phone:	717-943-1667	**Email:**	gholtzman@blcompanies.com		

Project Information:

NPDES Acreage:	18.45	**Limits of Disturbance:**	12.54
Municipality:	Lowhill Twp	**Drainage Areas (#):**	1
Site Address:	7503 Kernsville Road, Orefield PA 18069		
Receiving Watercourse:	Cherith Brook via existing swale	**Chapter 93 Classification:**	HQ-CWF, MF
LVPC Act 167 Ordinance:	Global Act 167	**Date of Ordinance:**	2006
Impaired:	☐ Yes ☒ No		
Cause of Impairment:			
Karst Soils within LOD:	☐ Yes ☐ No		
Hydric Soils within LOD:	☒ Yes ☐ No		
Existing Wetlands:	☒ Yes ☐ No ☐ EV		
Potential Contaminants:	☐ Yes ☒ No	**Contaminant:**	
Riparian Buffers:	☒ Yes ☐ No		
PNDI Hits:	Yes	**Cleared:**	☒ Yes ☐ No
Other Permits Required (105, 106, Air Quality, etc.):	n/a		
Wellhead Protection Area:	☐ Yes ☒ No ☐ Unknown		

Formal Pre-Application Meetings: Please bring 1 set of E&S and PCSM plans, as well as 2 copies of the NOI/Application, Modules (including infiltration testing) and Spreadsheets/worksheets to the meeting. Complete the sections below and be prepared to discuss the following information at the time of the formal pre-application meeting.

E&S Plans:

ABACT BMPs included with design (special protection watersheds)	☒ Yes ☐ No ☐ N/A
New E&S manual dated March 2012 used	☒ Yes ☐ No ☐ N/A
Standard E&S worksheets provided	☒ Yes ☐ No ☐ N/A
Maximum during construction drainage areas provided	☒ Yes ☐ No ☐ N/A
Sediment basin was checked for high water table and locations shown	☒ Yes ☐ No ☐ N/A
1' separation between sediment basin and infiltration BMP provided	☐ Yes ☐ No ☒ N/A
Is the sediment basin or detention basin lined	☐ Yes ☒ No ☐ N/A
Emergency spillway based on 2cfs/acre or 25 year storm elevations	☒ Yes ☐ No ☐ N/A
Emergency spillway discharge capacity using 100 year storm	☒ Yes ☐ No ☐ N/A

PCSM Plans:

Soil Types and hydrologic soil groups shown on plan drawings	☒Yes ☐No ☐N/A
Existing conditions or special features identified	☒Yes ☐No ☐N/A
Test pit locations provided on plan drawings	☒Yes ☐No ☐N/A
All PCSM BMPs shown on plan drawings	☒Yes ☐No ☐N/A
NPDES/LOD provided on drawings	☒Yes ☐No ☐N/A
Complete legend provided on plan drawings	☒Yes ☐No ☐N/A
Floodplain and floodway shown on plan drawings	☒Yes ☐No ☐N/A
Critical stages provided on PCSM plans	☐Yes ☒No ☐N/A
Existing and proposed easements shown on plan drawings	☒Yes ☐No ☐N/A
Offsite discharge analysis and/or easement provided	☐Yes ☐No ☒N/A
PCSM BMP details provided for each structural PCSM BMP	☒Yes ☐No ☐N/A
Construction sequence provided for each PCSM BMP	☒Yes ☐No ☐N/A
Operation and Maintenance Procedures for each PCSM BMP	☒Yes ☐No ☐N/A
Non-structural BMPs on plan drawings (include checklist from BMP Manual Ch. 8)	☒Yes ☐No ☐N/A
Responsible party note and contact information	☒Yes ☐No ☐N/A
Permanent stabilization specifications	☒Yes ☐No ☐N/A

PCSM Information:

Amendments using old forms: NOI section D provided for each POI	☒Yes ☐No ☐N/A
Volume Spreadsheet or PCSM Worksheets 4 & 5 for each receiving water	☒Yes ☐No ☐N/A
Water Quality Spreadsheet utilized	☒Yes ☐No ☐N/A
Spreadsheet/Worksheet 4 curve numbers consistent with TR-55 for on-site soils	☒Yes ☐No ☐N/A
Spreadsheet/Worksheet 4 curve numbers consistent with plan drawings	☒Yes ☐No ☐N/A
Rainfall data using latest NOAA/Atlas 14 figures	☒Yes ☐No ☐N/A
Loading ratio calculations provided (karst ratios used if applicable)	☒Yes ☐No ☐N/A
Design infiltration rates – using safety/reduction factors and geometric mean	☒Yes ☐No ☐N/A
Volume of stormwater (2 year storm) to each structural PCSM BMP is provided	☒Yes ☐No ☐N/A
Provide drainage areas to each structural PCSM BMP on post- drainage area plans	☒Yes ☐No ☐N/A
Cover types labeled (with acreages) on post-development drainage area plans	☒Yes ☐No ☐N/A
Demonstration of available storage space in each structural PCSM BMP is provided	☒Yes ☐No ☐N/A
Calculations for drawdown time for each infiltration BMP is provided	☐Yes ☐No ☒N/A
Infiltration/Geotechnical report is provided	☒Yes ☐No ☐N/A
Maximum ponding depth for each PCSM BMP is met	☒Yes ☐No ☐N/A

Provide a list of all PCSM BMPS:

Infiltration Information: Please complete the following chart for each infiltration BMP.

	A	B	C	D	E
BMP	BMP Bottom Elevation*	Elevation of Infiltration Test	Elevation Difference (B-A)*	Elevation of Limiting Zone**	Elevation Difference (A-D)*
1	634	634	0	Silty soils throught	0

*Note: (A) Rain Garden bottom elevation would be at the bottom of the 18" of planting soil. (C) Maintain maximum 1', or within same soil horizon. (E) Maintain minimum of 2'.

**Please list the elevation of limiting zone. If no limiting zone was encountered, please list the elevation of the bottom of the test pit (to ensure that a 2' separation has been met.