



## NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) INDIVIDUAL PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES APPLICATION

Before completing this form, read the step-by-step instructions provided in the individual permit package.

### DEP / CCD USE ONLY

Date Received: \_\_\_\_\_ Permit ID: \_\_\_\_\_  
 Application Complete Date of:  Return  Withdrawal  Denial  
 Date Determined Complete: \_\_\_\_\_  
 Issuance Date: \_\_\_\_\_ Date Resubmission Received: \_\_\_\_\_  
 Effective Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

### GENERAL INFORMATION

1. Applicant Name(s): **River Pointe Logistics Center, LLC**
2. Appl. Type:  New  Renewal  Major Amendment  Minor Amendment Permit No. PA\_\_\_\_\_
3. Primary NAICS Code: **23** 4. Additional NAICS Codes: **236210**
5. Project Description: **Phase I of the project proposes the construction of roadway infrastructure, stormwater facilities, and three (3) industrial buildings as depicted on the Plans, with projected future buildings to be designed and permitted in subsequent phases.**
6.  Site Restoration Project **DP-002 & portion of DP-003** 7.  Discharges to Special Protection Waters (Module 3 Attached)
8.  Project Site Within 150 Feet of Special Protection Waters (Module 4 Attached)
9.  Common Plan of Development or Sale No. phases: **2 (Projected)** No. phases complete: **0**

### PROJECT SITE INFORMATION

1. Project Site Name: **River Pointe Logistics Center**
2. Total Project Site Area: **360** acres
3. Project Site Impervious Area – Pre-Construction: **1.65** acres Percent of Total: **0.46** %
4. Project Site Impervious Area – Post-Construction: **104.95** acres Percent of Total: **29.2** %
5. Hydric soils or other wetland features are present within the Project Site.  Yes  No  
 If Yes, the wetland determination is attached to the application.
- | 6. County Name | Municipality Name  | City                     | Boro                     | Twp                                 | State |
|----------------|--------------------|--------------------------|--------------------------|-------------------------------------|-------|
| Northampton    | Upper Mount Bethel | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | PA    |
| 7. County Name | Municipality Name  | City                     | Boro                     | Twp                                 | State |
|                |                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | PA    |
8. Site Location Address  
**Marshfield Drive, River Road and Potomac Street**
9. Site Location City State ZIP+4  
**Mount Bethel PA 18343+5610**

**OPERATOR INFORMATION**

1. Operator Name: \_\_\_\_\_ 2. Contact Name: \_\_\_\_\_  
 3. Operator Address: \_\_\_\_\_ 4. Operator Phone: \_\_\_\_\_  
 5. Operator City, State, ZIP: \_\_\_\_\_  
 6. Operator's Role in Project:  General Contractor  Consultant  Excavation Contractor  Other  
 7. Operator's Responsibilities: \_\_\_\_\_

1. Operator Name: \_\_\_\_\_ 2. Contact Name: \_\_\_\_\_  
 3. Operator Address: \_\_\_\_\_ 4. Operator Phone: \_\_\_\_\_  
 5. Operator City, State, ZIP: \_\_\_\_\_  
 6. Operator's Role in Project:  General Contractor  Consultant  Excavation Contractor  Other  
 7. Operator's Responsibilities: \_\_\_\_\_

**EARTH DISTURBANCE INFORMATION**

1. Total Earth Disturbance Area 285.75 acres 12,447,270 sf  
 2. Pre-Construction Impervious Area: 71,875 sf  
 3. Post-Construction Impervious Area: 4,571,625 sf  
 4. Pre-Construction/Present Land Use(s):  
Vacant undeveloped land 99.5 %  
Municipal Roadways 0.5 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 5. Post-Construction Land Use(s):  
Open Space 63.3 %  
Impervious 36.7 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 6.  A map/drawing showing the site, LOD, surface waters, discharge points, BMPs and drainage is attached.  
 7. Report latitude and longitude at the center of the proposed disturbed area.  
 Latitude: 40.903479 Longitude: -75.091918  
 8. Horizontal Reference Datum:  NAD of 1927  NAD of 1983  WGS of 1984  Unknown  
 9. There will be off-site construction support activities.  Yes  No  
 10. If Yes, identify the nature of known off-site support activities whose disturbance is included in #1, above:

Description of Off-Site Support Activity	Distance from Site	Disturbance Area
	mi	acres
	mi	acres

11. Identify any other off-site support activities whose disturbance is not included in #1, above (see instructions).

Description of Off-Site Support Activity	Distance from Site	Disturbance Area
	mi	acres
	mi	acres

12. Check the appropriate box concerning fill material (see instructions):

No fill material is expected to be imported to the project site.

It is expected that fill will be needed for this project. The source of fill has not yet been determined but will undergo environmental due diligence when identified.

It is expected that fill will be needed for this project. The applicant has identified the source of the fill and has determined the material to be clean fill. DEP's online Certification of Clean Fill form has been submitted.

**EARTH DISTURBANCE INFORMATION (CONTINUED)**

- It is expected that fill will be needed for this project, which is located on a site that is being remediated to Act 2 standards and will be utilized in accordance with DEP standards under that program.
- It is expected that fill will be needed for this project. The applicant has identified the source of the fill and has determined it to be regulated fill. The regulated fill is authorized on the project site under a Waste Management General Permit No. WMGR096 authorization dated: \_\_\_\_\_.
- It is expected that fill will be needed for this project, which is not on an Act 2 site. The applicant has identified the fill and has determined that it does not meet criteria for clean fill. The applicant is seeking authorization to use the regulated fill from DEP's Waste Management Program.

13. The site is enrolled in DEP's Act 2 Program.  Yes  No
14. The site was previously enrolled in DEP's Act 2 Program and cleanup standards have been met.  Yes  No
15. Is Act 537 sewage planning approval needed for this project?  Yes  No  
 The Act 537 approval letter is attached to the NOI.  Yes  No (will be submitted prior to approval)  N/A
16. A Chapter 105 permit or authorization is required.  Yes  No
17. If Yes, identify the necessary authorization.  Joint Permit  General Permit  Waiver
18. Other DEP/CCD permits or authorizations are required.  Yes  No
19. If Yes, identify the necessary authorizations.

**EXISTING PERMITS**

Identify all environmental permits issued by DEP/CCD/EPA or are pending for this facility/project site within the past 5 years.

Type of Permit	Permit No.	Date Issued	Issued By
Chapter 105 Joint Permit	TBD (Pending)	TBD (Pending)	PADEP/ACOE
Act 537	TBD (Pending)	TBD (Pending)	PADEP

**COMPLIANCE HISTORY**

Was/Is the facility owner or operator in violation of any DEP regulation, permit, order, or schedule of compliance at this or any other facility or project site within the past 5 years?  Yes  No

If "Yes," list each permit, order or schedule of compliance and provide current compliance status. Use additional sheets to provide information on all permits.

Permit Program: \_\_\_\_\_ Permit No.: \_\_\_\_\_

Brief Description of Non-Compliance:

Steps Taken to Achieve Compliance \_\_\_\_\_ Date(s) Compliance Achieved \_\_\_\_\_

Current Compliance Status:  In Compliance  In Non-Compliance

**STORMWATER DISCHARGE INFORMATION**

1. List all stormwater discharge points during construction and provide the information requested below (see instructions).  Not Applicable

Discharge Point No.	LATITUDE	LONGITUDE	RECEIVING WATERS					
	Degrees	Degrees	Name of Receiving Waters	Ches. Bay?	Non-Surface Waters	Ch. 93 Class.	Impaired?	TMDL?
				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
			SEE ATTACHED SHEET	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

2. List all stormwater discharge points after construction and stabilization are complete and provide the information requested below.  Not Applicable

Discharge Point No.	LATITUDE	LONGITUDE	RECEIVING WATERS					
	Degrees	Degrees	Name of Receiving Waters	Ches. Bay?	Non-Surface Waters	Ch. 93 Class.	Impaired?	TMDL?
				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
			SEE ATTACHED SHEET	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

3. Will any of the points identified above discharge to a storm sewer system?  Yes  No      Is the storm sewer an MS4 or CSS?  Yes  No

Name of storm sewer owner/operator: **Upper Mount Bethel Township**      Discharge points discharging to storm sewer: **DP-004**

4. Identify and describe all non-stormwater discharges that are expected to occur during permit coverage. Describe the frequency and volume of all such discharges.

No non-stormwater discharges are anticipated.

5. Will there be any new or increased discharge to non-surface waters prior to reaching surface waters?  Yes  No

*If Yes, the applicant is expected to 1) secure legal authority for the non-surface water discharge if the discharge will be to property not owned by the applicant, and 2) provide for adequate controls during and after earth disturbance activities to prevent accelerated erosion.*

**STORMWATER DISCHARGE INFORMATION**

1. List all stormwater discharge points during construction and provide the information requested below (see instructions).

Discharge Point No.	LATITUDE	LONGITUDE	RECEIVING WATERS					
	Degrees	Degrees	Name of Receiving Waters	Ches. Bay?	Non-Surface Waters	Ch. 93 Class.	Impaired?	TMDL?
DP-001	40.903479	-75.091918	UNT to Delaware River via Surface Waters	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
N/A (001)*	40.903479	-75.091918	UNT to Delaware River via EV Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
N/A (002)*	40.892752	-75.106274	UNT to Allegeheny Creek (No DP/Site Restoration)	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-003	40.903479	-75.091918	UNT to Delaware River via Non-Surface waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
N/A (003)*	40.903479	-75.091918	UNT to Delaware River via Non-Surface waters to EV Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-004	40.907567	-75.08273	UNT to Delaware River via Non-Surface waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-3A-1 <sup>[3]</sup>	40.910626	-75.098254	UNT to Delaware River via Non-Surface waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1B-4 <sup>[1]</sup>	40.901253	-75.079246	UNT to Delaware River via MS4	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1B-3 <sup>[1]</sup>	40.903958	-75.080831	UNT to Delaware River via MS4	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1B-2 <sup>[1]</sup>	40.904932	-75.081301	UNT to Delaware River via MS4	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1B-1 <sup>[1]</sup>	40.905757	-75.081787	UNT to Delaware River via MS4	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-2B-2 <sup>[4]</sup>	40.907438	-75.082629	UNT to Delaware River via MS4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-2B-1 <sup>[4]</sup>	40.907068	-75.085971	UNT to Delaware River via MS4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-4D-1 <sup>[4]</sup>	40.907502	-75.087388	UNT to Delaware River/Ordinary Value Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1D-5 <sup>[1]</sup>	40.901474	-75.085797	UNT to Delaware River/Ordinary Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1D-4 <sup>[1]</sup>	40.902863	-75.086792	UNT to Delaware River/Ordinary Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1D-3 <sup>[1]</sup>	40.902923	-75.087302	UNT to Delaware River/Ordinary Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1D-2 <sup>[1]</sup>	40.903325	-75.093681	UNT to Delaware River/Ordinary Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1D-1 <sup>[1]</sup>	40.902824	-75.096106	UNT to Delaware River/Ordinary Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>

See Next Page for Additional Information

**STORMWATER DISCHARGE INFORMATION CONTINUED**

2. List all stormwater discharge points after construction and stabilization are complete and provide the information requested below.

Discharge Point No.	LATITUDE	LONGITUDE	RECEIVING WATERS					
	Degrees	Degrees	Name of Receiving Waters	Ches. Bay?	Non-Surface Waters	Ch. 93 Class.	Impaired?	TMDL?
DP-001	40.903479	-75.091918	UNT to Delaware River via Surface Waters	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
N/A (001)*	40.903479	-75.091918	UNT to Delaware River via EV Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
N/A (002)*	40.892752	-75.106274	UNT to Allegeheny Creek (No DP/Site Restoration)	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-003	40.903479	-75.091918	UNT to Delaware River via Non-Surface waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
N/A (003)*	40.903479	-75.091918	UNT to Delaware River via Non-Surface waters to EV Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-004	40.907567	-75.08273	UNT to Delaware River via Non-Surface waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-3A-1 <sup>[3]</sup>	40.910626	-75.098254	UNT to Delaware River via Non-Surface waters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1B-4 <sup>[1]</sup>	40.901253	-75.079246	UNT to Delaware River via MS4	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1B-3 <sup>[1]</sup>	40.903958	-75.080831	UNT to Delaware River via MS4	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1B-2 <sup>[1]</sup>	40.904932	-75.081301	UNT to Delaware River via MS4	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1B-1 <sup>[1]</sup>	40.907438	-75.082629	UNT to Delaware River via MS4	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-2B-2 <sup>[4]</sup>	40.907438	-75.082629	UNT to Delaware River via MS4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-2B-1 <sup>[4]</sup>	40.907068	-75.085971	UNT to Delaware River via MS4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
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DP-1D-4 <sup>[1]</sup>	40.902863	-75.086792	UNT to Delaware River/Ordinary Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1D-3 <sup>[1]</sup>	40.902923	-75.087302	UNT to Delaware River/Ordinary Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1D-2 <sup>[1]</sup>	40.903325	-75.093681	UNT to Delaware River/Ordinary Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>
DP-1D-1 <sup>[1]</sup>	40.902824	-75.096106	UNT to Delaware River/Ordinary Value Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	CWF,MF	<input type="checkbox"/>	<input type="checkbox"/>

3. Will any of the points identified above discharge to a storm sewer system?  Yes  No      Is the storm sewer an MS4 or CSS?  Yes  No  
 Name of Storm Sewer Owner/Operator: **Upper Mount Bethel Township**      Discharge points discharging to a storm sewer: **DP-004, DP-007 - DP-011**

**Additional Notes:**

- N/A (001)\* - A portion of DP001 w/in the permit boundary includes EV wetlands (WE-18) associated with a bog turtle. No concentrated discharge point is proposed within this area.
- N/A (002)\* - Entirely a site restoration project.
- N/A (003)\* - A portion of DP003 outside of the permit boundary, includes EV wetlands (WE-1) associated with a bog turtle. No concentrated discharge point is proposed w/in this area.
- [1] - Drainage point is tributary to DP-001. This point is identified for the purpose of future maintenance requirements, refer to the overall DP-001 analysis for conformance with DEP Requirements.
- [3] - Drainage point is tributary to DP-003. This point is identified for the purpose of future maintenance requirements, refer to the overall DP-003 analysis for conformance with DEP Requirements.
- [4] - Drainage point is tributary to DP-004. This point is identified for the purpose of future maintenance requirements, refer to the overall DP-004 analysis for conformance with DEP Requirements.

**DISCHARGES TO IMPAIRED WATERS**

1. Are stormwater discharges anticipated to impaired waters during or following construction activities?  Yes  No
2. If Yes to #1, is Antidegradation Module 3 attached to the application?  Yes  No
3. Is there an EPA-approved TMDL for the impaired waters?  Yes  No
4. If Yes to #3, is there a WLA(s) in the TMDL that would apply to the applicant's discharges?  Yes  No
5. If Yes to #4, explain in the space provided or in a separate attachment how the discharges will comply with the WLA(s).

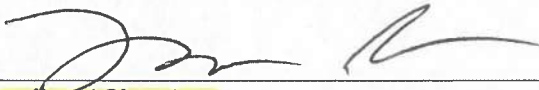
**CERTIFICATION FOR APPLICANTS**

I certify under penalty of law and subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities) that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I certify that I will abide by the terms and conditions of the permit until the Notice of Termination (NOT) is submitted. I will not commence in construction resulting in earth disturbance until all criteria specified in the permit are met for commencing construction. I will ensure that a licensed professional or a designee is present on-site and be responsible during critical stages of implementation of the PCSM Plan, as applicable. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

*River Point Logistics Center, LLC*

By: Louis Pektor, III  
**Applicant Name** (type or print legibly)

President  
**Official Title**

  
**Applicant Signature**

4/1/2023  
**Date Signed**

**CERTIFICATION FOR OPERATORS**

I understand that I am assuming joint and severable responsibility, coverage, and liability under the permit for all duties, responsibilities, and non-compliance with the Chapter 102 permit, as a co-permittee of this permit coverage. I certify that I will implement the requirements of the permit and the approved design plans and will notify the permittee and the agency that issued permit coverage prior to implementing changes to the plans.

\_\_\_\_\_  
**Operator Name** (type or print legibly)

\_\_\_\_\_  
**Official Title**

\_\_\_\_\_  
**Operator Signature**

\_\_\_\_\_  
**Date Signed**

\_\_\_\_\_  
**Operator Name** (type or print legibly)

\_\_\_\_\_  
**Official Title**

\_\_\_\_\_  
**Operator Signature**

\_\_\_\_\_  
**Date Signed**