



MEMORANDUM

To: South Whitehall Township

From: Andrew Lohr, P.E.
Kimley-Horn and Associates, Inc.

Date: December 3, 2025

Subject: Erosion and Sediment Control Narrative for Project Atlas

This narrative summarizes the erosion and sediment control design approach proposed for Project Atlas.

CDE Acquisitions, LLC is proposing to develop a data center campus on a site located at 2493 North Cedar Crest Boulevard in South Whitehall Township. This project will be known as Project Atlas. The site consists of three parcels that total 410.6528 acres. The site is bordered by North Cedar Crest Boulevard (State Route 1019) to the west, Orefield Road (State Route 4006) and residential properties to the north, Mauch Chunk Road (State Route 1017) to the east, and an industrial site to the south. The site is located within the proposed *Planned Innovation, Research, and Technology (PIRT) District*. This Overlay Zone is intended to encourage technology campus-style developments in the currently zoned Industrial (I) District. In the PIRT District, data centers are permitted as a primary use subject to the regulations listed in §350-33(g) of the South Whitehall Township zoning ordinance.

The proposed improvements include the construction of an industrial campus that contains six data center buildings. The campus will also include associated site improvements such as internal access roads, employee parking areas, perimeter security fencing, landscaped buffers, stormwater management facilities, and a multi-use path.

The project site currently consists of gently sloping terrain with mixed vegetation and areas of compacted soil from prior use. Existing drainage patterns convey runoff toward adjacent rights-of-way and low-lying areas, creating potential for sediment transport during disturbance. No formal stormwater infrastructure is present on site. To address these conditions, the proposed project introduces a comprehensive erosion and sediment control strategy aligned with Pennsylvania Chapter 102 requirements.

Prior to grading, perimeter compost filter socks will be installed along downgradient limits and temporary sediment basins will be installed to intercept sediment runoff. Conveyance channels will be installed to direct sediment to the sediment basins. Stabilized construction entrances will be installed to help prevent sediment tracking onto public roads, and designated concrete washout areas will be

installed to help eliminate contamination risks. Areas to be utilized for infiltration basins for Post Construction Stormwater Management (PCSM) will be fenced off to avoid construction equipment compacting the soils of these areas. As earthwork progresses, detention and infiltration basins will be excavated and stabilized promptly. Sediment basins will not be converted to PCSM basins until the drainage area flowing to that basin is stabilized. Once the site is fully stabilized, the temporary erosion and sediment control measures including perimeter silt sock, rock construction entrances, and concrete washouts will be removed.