

Date: September 11, 2022 | Revised Date: November 30, 2022

SEWAGE FACILITIES PLANNING MODULE COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES AND SUPPORTING DOCUMENTS PREPARED FOR

WIP EMAUS AVENUE REDEVELOPMENT
ALLENTOWN CITY, LEHIGH COUNTY, PENNSYLVANIA

PADEP CODE NO: 2-39001283-3

PaDEP Client (Municipality):

City of Allentown
435 Hamilton Street
Allentown, PA 18101

Developer:

Emmaus Avenue QOZ B, LLC.
100 Passaic Avenue, Suite 240
Fairfield, New Jersey 07004

Prepared by:

Van Cleef Engineering Associates
John Barbaz, P.E.
1685 Valley Center Parkway, Suite 100
Bethlehem, PA 18017



Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

Department of Environmental Protection's Cover/Checklist Letter

Date 5/31/2022

Name VAN CLEFF
Address 1685 VALLEY CENTER PARKWAY
SUITE 100
BETHLEHEM, PA 18017

Use: Planning Module for New Land Development
Subdivision WIP EMMAS AVENUE
COMMERCIAL 8330 GPD
CITY OF ALLENTOWN, LEHIGH County
DEP Code No: 2-3900/283-3

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.

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

<u>Materials required</u>	<u>Municipal Checklist</u>		<u>DEP Completeness Review</u>
<u>X</u>	<u>X</u>	Department cover/Checklist letter	_____
<u>X</u>	<u>X</u>	Transmittal letter, completed and signed by the Municipal Secretary.	_____
<u>X</u>	<u>X</u>	Resolution of Adoption completed and signed by the Municipal Secretary and containing the municipal seal.	_____
_____	_____	Component 2-Follow attached guidance.	_____
<u>X</u>	<u>X</u>	Component 3-Follow attached guidance.	_____
_____	_____	Component 3s-Follow attached guidance.	_____
<u>X</u>	<u>X</u>	Component 4a-Municipal Planning Agency Review	_____
<u>X</u>	<u>X</u>	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	_____

Completeness
Review

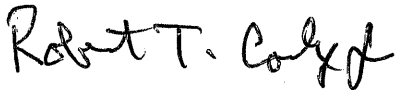
Socio-economic justification

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)

In all cases, address the immediate and long range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

Please note that the Department will return the planning module package if an incomplete revision is submitted.

Sincerely,



Robert T. Corby, Jr.
Sewage Planning Specialist
Clear Water Program

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. Failure to submit a complete module package will result in return of package.

Municipal Address _____

Municipal Telephone Number _____

Signed: _____, Municipal Secretary

List below any individuals and address that should be copied if the planning module is returned to the municipality (if address is not provided, no copy will be sent):

John C. Barbaz, P.E.
Van Cleef Engineering Associates
1685 Valley Center Parkway, Suite 100
Bethlehem, PA 18017

Checklist



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- Details of chosen financial assurance method.
- Proof of Public Notification (if applicable).
- Name of existing collection and conveyance facilities.
- Name and NPDES number of existing treatment facility to serve proposed development.
- Plot plan of project with required information.
- Total sewage flows to facilities table.
- Signature of existing collection and/or conveyance Chapter 94 report preparer.
- Signature of existing treatment facility Chapter 94 report preparer.
- Letter granting allocation to project (if applicable).
- Signature acknowledging False Swearing Statement.
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- Information on selected treatment and disposal option.
- Permeability information (if applicable).
- Preliminary hydrogeology (if applicable).
- Detailed hydrogeology (if applicable).

Municipal Action

- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- Proof of Public Notification.
- Long-term operation and maintenance option selection.
- Comments, and responses to comments generated by public notification.
- Transmittal Letter

Signature of Municipal Official

Date submittal determined complete

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Municipal Transmittal Letter
Resolution for Plan Revision**



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

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

TO: Approving Agency (DEP or delegated local agency) Date _____

Pennsylvania Department of Environmental Protection
4530 Bath Pike
Bethlehem, PA 18017

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by John Barbaz, P.E.
(Name)
Senior Project Manager, Van Cleef Engineering Assoc., LLC for WIP Emaus Avenue Redevelopment
(Title) (Name)
 a subdivision, commercial ,or industrial facility located in Allentown City
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 checked="" 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 |

Municipal Secretary (print)

Signature

Date



DEP Code No.
2-39001283-3

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE ~~(SUPERVISORS)~~ ~~(COMMISSIONERS)~~ (COUNCILMEN) 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 Emmaus Avenue QOZ B, LLC. has proposed the development of a parcel of land identified as
land developer

WIP Emaus Avenue Redevelopment, 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, Allentown City 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 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 _____, 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 # _____, adopted, _____, 20_____.

Municipal Address:

Allentown City

435 Hamilton Street

Allentown, PA 18101

Seal of
Governing Body

Telephone (610) 439-5999

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

Completed Component 3 Form



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No.
2-39001264-3

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 #
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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)

- Project Name **WIP Emaus Avenue Redevelopment**
- Brief Project Description **Construction of a 224,000 SF warehouse with associated access drives, loading areas, parking areas, utility infrastructure, stormwater management BMPs, etc. Public water and public sewer will be provided to the project by City of Allentown systems (LCA, operator).**

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

Municipality Name	County	City	Boro	Twp
Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Hartney	Mark			Deputy Director
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
Department of Community and Economic Development	435 Hamilton Street			
Address Last Line -- City	State	ZIP+4		
Allentown	PA	18101-1699		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-437-7610 Ext2734	610-437-8781	Mark.Hartney@allentownpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

WIP Emaus Avenue Redevelopment

Site Location Line 1

2401 W Emaus Avenue

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18103

Latitude

40d 34' 04" N

Longitude

75d 28' 31" W

Detailed Written Directions to Site

Refer to supporting documents for detailed directions to the site from PaDEP NERO and Bethlehem District Office.

Description of Site

Refer to supporting documents for description of site (written description of the proposed project).

Site Contact (Developer/Owner)

Last Name

Hainzl

First Name

Matthew

MI

Suffix

P.E.

Phone

973-487-1794

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

Emmaus Avenue QOZ B, LLC.

FAX

973-316-5520

Email

Matthew.Hainzl@woodmontproperties.com

Mailing Address Line 1

100 Passaic Ave., Suite 240

Mailing Address Line 2

Mailing Address Last Line -- City

Fairfield

State

NJ

ZIP+4

07004-3508

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

Last Name

Barbaz

First Name

John

MI

Suffix

P.E.

Title

Senior Project Manager

Consulting Firm Name

Van Cleef Engineering Associates

Mailing Address Line 1

1685 Valley Center Parkway

Mailing Address Line 2

Address Last Line -- City

Bethlehem

State

PA

ZIP+4

18017

Country

United States of America

Email

jbarbaz@vancleefengineering.com

Area Code + Phone

610-332-1772

Ext.

Area Code + FAX

610-332-1771

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: **City of Allentown (Lehigh County Authority)**

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 (Tap-in only)**

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 See below

Connections One (1)

Muni EDUs: **28.98 (6,898 gpd @ 238 gpd/EDU)**

DEP EDUs: **17.25 (6,898 gpd @ 400 gpd/EDU)**

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown owner, Lehigh County Authority, agent

existing interceptor Jordan Creek Interceptor

owner City of Allentown owner, Lehigh County Authority, agent

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 Kline's Island Wastewater Treatment Plant

NPDES Permit Number for existing facility PA0026000

Clean Streams Law Permit Number 3973402

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 **Kline's Island Wastewater Treatment Plant** (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 owner, Lehigh County Authority, agent

Name of Responsible Agent _____

Agent Signature _____

*** REFER TO SUPPORTING DOCUMENTS FOR SIGNED VERSION ***

(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.

- N/A 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.

- N/A 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 website at www.dep.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-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

X 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 6,898 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)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	*** REFER TO SUPPORTING DOCUMENTS FOR VALUES PROVIDED BY EACH PROVIDER ***					
Treatment						

3. Collection and Conveyance Facilities

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. 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 _____
 Name of Responsible Agent _____
 Agent Signature _____

*** REFER TO SUPPORTING DOCUMENTS FOR SIGNED VERSION ***

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

*** REFER TO SUPPORTING DOCUMENTS FOR SIGNED VERSION ***

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

- 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 _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

*** REFER TO SUPPORTING DOCUMENTS FOR SIGNED VERSION ***

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 sponsor), 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)
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?

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

- 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?
- N/A Attached is a copy of:
- the public notice,
 - all comments received as a result of the notice,
 - the municipal response to these comments.
- N/A 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.

<p><u>John Barbaz</u> Name (Print)</p> <p><u>Senior Project Manger, Van Cleef Engineering Associates</u> Title</p> <p><u>1685 Valley Center Parkway Bethlehem, PA 18017</u> Address</p>	<p style="text-align: center;"> Signature</p> <p style="text-align: center;"><u>June 27, 2022</u> Date</p> <p style="text-align: center;"><u>Off: 610-332-1772</u> <u>Fax: 610-332-1771</u> Telephone Number</p>
---	--

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 \$ 900.00 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 _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\# \underline{18} \text{ Lots (or EDUs)} \times \$50.00 = \$ \underline{900.00}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs)} \times \$35.00 = \$ \underline{\hspace{2cm}}$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section A – Project Information
Supporting Documents**

***** No supporting documents for Section A *****

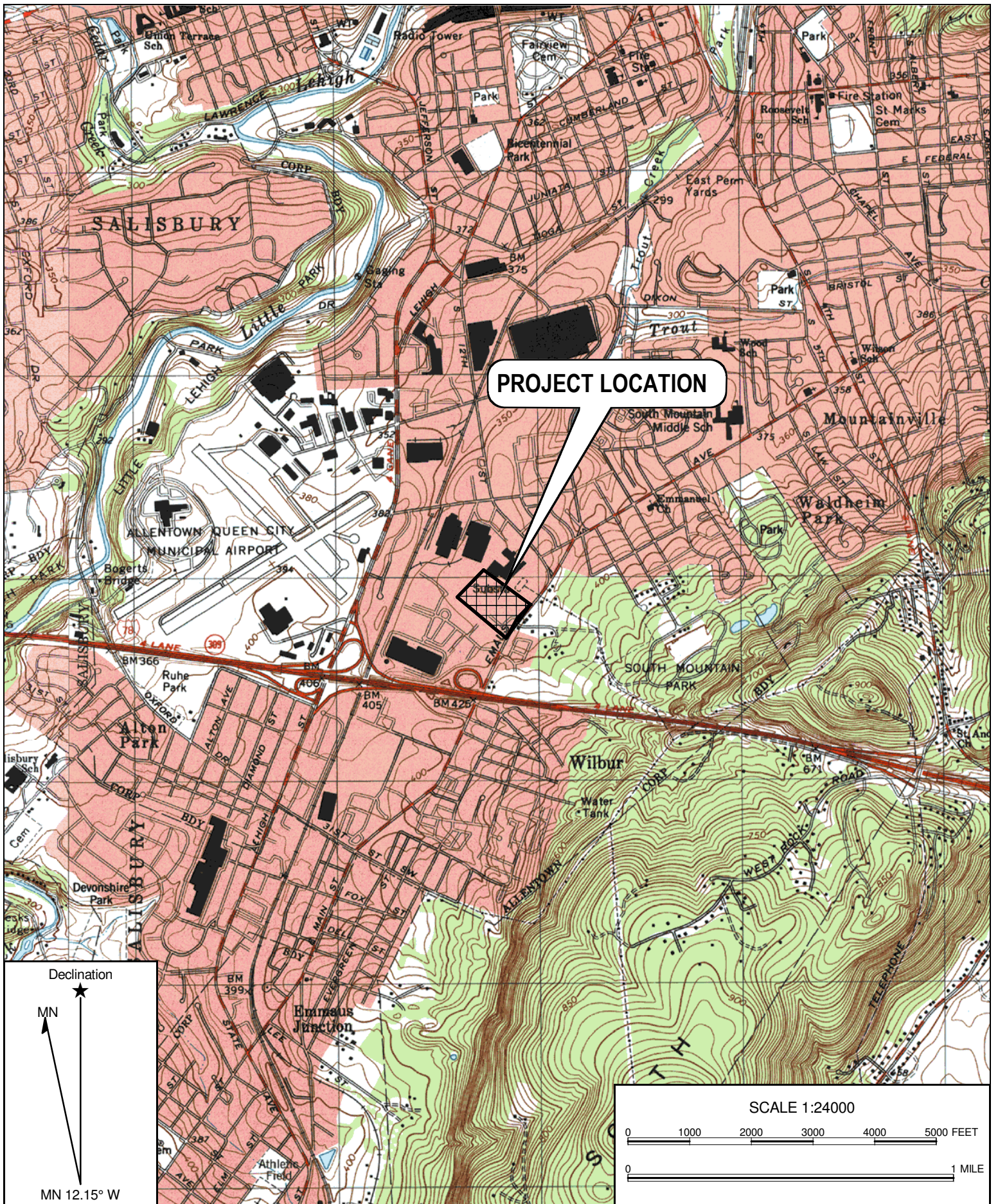
Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section B – Municipal Information
Supporting Documents**

***** No supporting documents for Section B *****

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section C – Site Information
Supporting Documents**



Map: ALLENTOWN EAST, PA
 Scale: 1 inch = 2,000 ft.
 Contour Interval: 10 Feet

Location Map
 WIP Emaus Avenue Redevelopment
 Allentown City, Lehigh County, Pennsylvania





A Environmental Protection Department, 2 Public Sq, Wilkes-Barre, PA 18701

1 hr 34 min , 65 miles
 Moderate traffic (Leave at 2:43 PM)
 Via I-476 S
 · Toll on route

B Aetna Felt, 2401 W Emaus Ave, Allentown, PA 18103

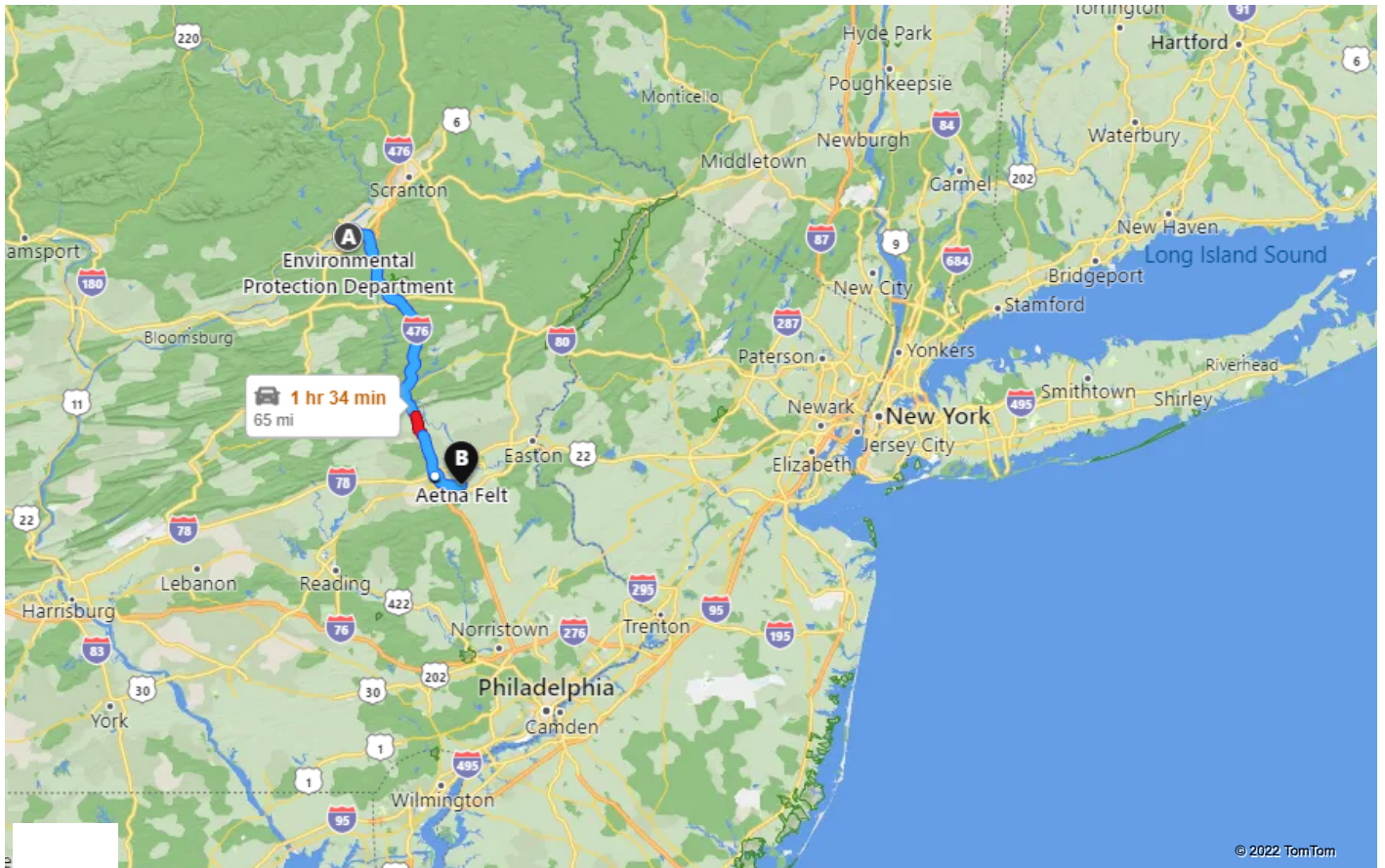
Detailed directions from PaDEP NERO to 2401 W Emaus Ave, Allentown, PA 18103

A Environmental Protection Department

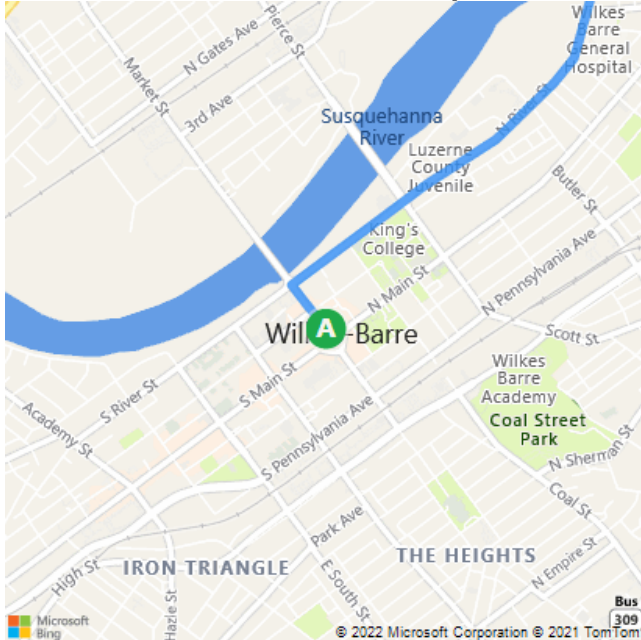
↑	1.	Head west on Public Sq toward W Market St	36 ft
↗	2.	Turn right onto W Market St	0.2 mi
↗	3.	Turn right onto N River St	1.4 mi
↑	4.	Road name changes to S River St	0.3 mi
	5.	Take the ramp on the right and follow signs for PA-309 South Pass Sunoco on the left in 3.2 mi ▲ Moderate Congestion	6.9 mi
	6.	Take the ramp on the right for I-476 S ▲ Serious Congestion • Toll road • Toll road	48.7 mi, 1 hr 9 min
	7.	At Exit 56 , head right on the ramp for I-78 / PA-309 / US-22 toward Allentown / Harrisburg • Toll road	0.9 mi
	8.	Take the ramp on the right for PA-309 South and head toward Quakertown	5.1 mi
↗	9.	At Exit 57 , head right on the ramp for Lehigh St N toward Allentown / Center City	0.4 mi
↙	10.	Turn left onto Lehigh St toward Allentown / Center City / Lehigh St N	0.6 mi
↗	11.	Turn right onto Downyflake Ln	0.3 mi

➤	12. Turn right onto S 12th St	0.3 mi
➤	13. Turn right onto W Emmaus Ave	0.2 mi
	Arrive at W Emmaus Ave on the right	
14.	The last intersection before your destination is Roy St SW If you reach Allenbrook Dr, you've gone too far	

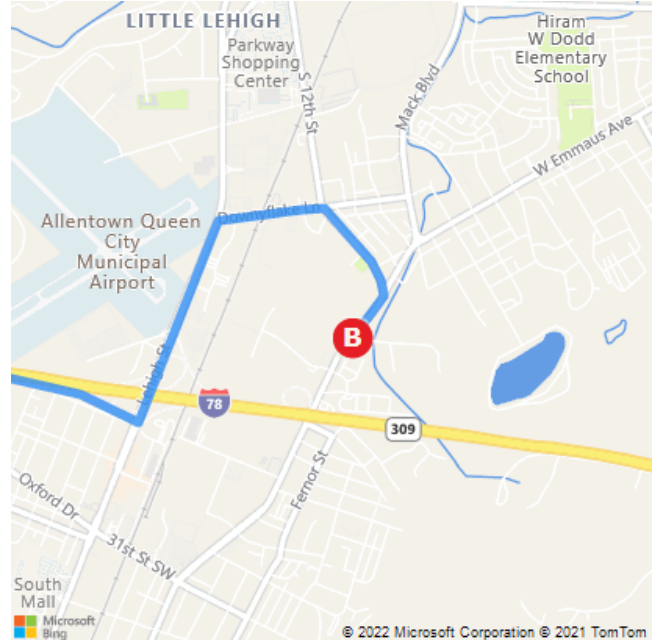
B Aetna Felt



A Environmental Protection Department, 2 ...



B Aetna Felt, 2401 W Emaus Ave, Allentown...



These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2022 TomTom.

A Department-Environmental Protect, 4530 Bath Pike, Bethlehem, PA 18017

25 min , 13.1 miles
 Light traffic (Leave at 2:45 PM)
 Via PA-378 S, E Emmaus Ave

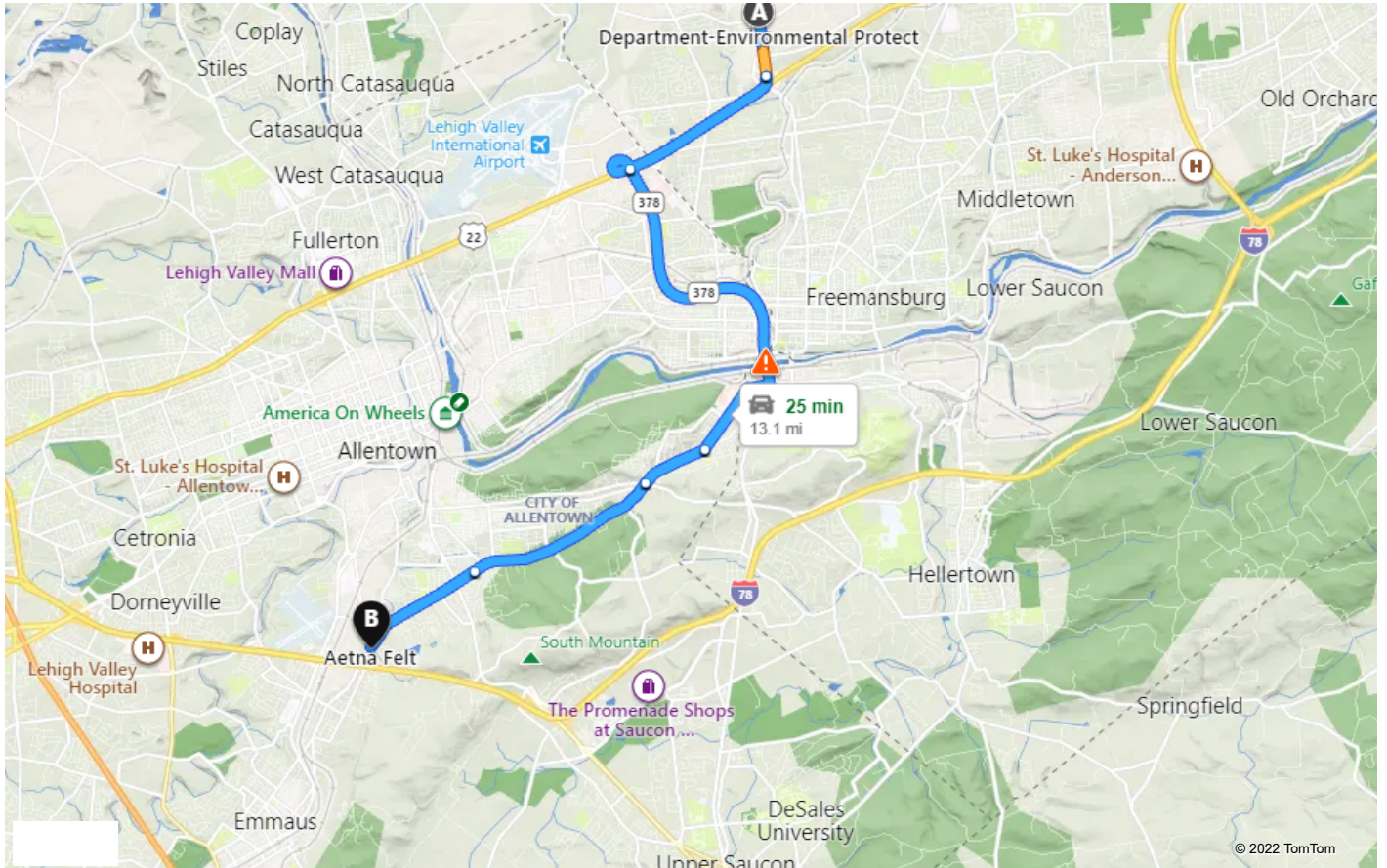
B Aetna Felt, 2401 W Emaus Ave, Allentown, PA 18103

Detailed directions from PaDEP Bethlehem District Office to 2401 W Emaus Ave, Allentown, PA 18103

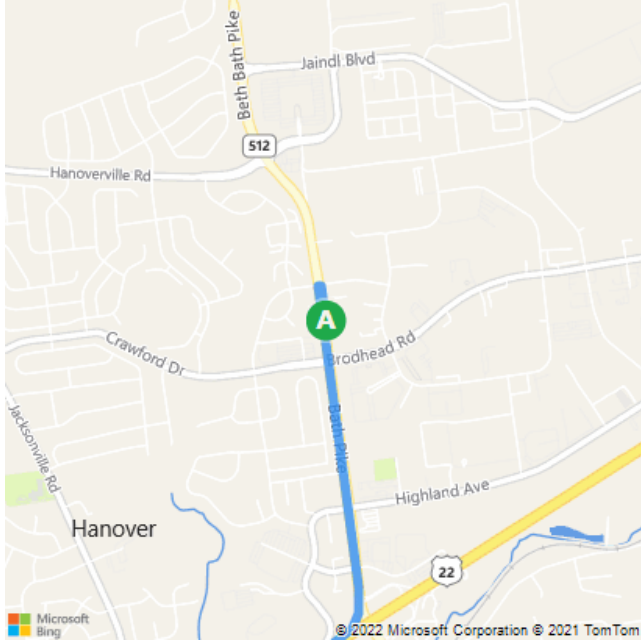
A Department-Environmental Protect

↑	1. Head north on PA-512 / Bath Pike toward Southland Dr	0.1 mi
↪	2. Make a U-turn	0.9 mi
22	3. Take the ramp on the right and follow signs for US-22 West ▲ <i>Minor Congestion</i>	2.0 mi
378	4. Take the ramp on the right for PA-378 South and head toward Bethlehem ▲ <i>Moderate Congestion</i>	4.2 mi
↘	5. Turn right onto W 3rd St	0.3 mi
↑	6. Road name changes to Delaware Ave	0.9 mi
↘	7. Turn right onto Broadway	0.8 mi
↑	8. Road name changes to E Emmaus Ave	2.4 mi
↑	9. Road name changes to W Emmaus Ave	1.5 mi
	10. Arrive at W Emmaus Ave on the right The last intersection before your destination is Roy St SW If you reach Allenbrook Dr, you've gone too far	

B Aetna Felt



A Department-Environmental Protect, 4530 ...



B Aetna Felt, 2401 W Emaus Ave, Allentown...



These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2022 TomTom.

Section C – Description of Site (Provide a written description of the proposed project)

The project site (property) is situated in Allentown City, Lehigh County, Pennsylvania. The property, with a total area of approximately 13.74 acres, is located at 2401 W. Emaus Avenue (SR 2002). The property is located along the western side of W. Emaus Avenue, north of W. Emaus Ave's intersection with 26th Street SW and south of W. Emaus Ave's intersection with S. 12th Street. In accordance with the Allentown City Zoning Map, the property is located in General Industrial District (I-3).

The property fronts on W. Emaus Avenue and has two access driveways onto W. Emaus Avenue. The property is bordered on the eastern side by W. Emaus Avenue, the northern and southern sides by industrial/commercial uses and on the western side by a property that is located in the industrial district, but is currently vacant with woods and brush cover. The property currently has an existing building which was most recently home to the AETNA Felt Corporation. The existing building and associated parking, loading and access drives are located on eastern half of the property with the remainder of the property undeveloped, consisting of mostly wooded areas with grass/brush. A PPL substation is located immediately northeast of the site, bordering the northern property line. The PPL substation property contains a gravel lane driveway with access to W. Emaus Avenue; this gravel lane continues through the project site along the northern and western property lines within an existing easement. It appears that the portion of the gravel lane within the project site is positioned near the existing PPL poles (located along the project site's northern and western property lines) for maintenance access. An 85 ft wide PPL easement runs along the northern and western property lines. The gravel lane continues offsite and into the vacant industrial property mentioned above.

The existing building on the property is serviced by public water and sewer. The existing water, sewer and gas service lines are located on the eastern side of the site and connections are to the utility mains located in W. Emaus Avenue. The vertical site topography for the site varies with a high point located near the northern property line and a closed depression located along the southern property line. Stormwater runoff from the site drains in different directions toward the property lines, but the entire site is ultimately tributary to the Trout Creek.

The project proposes to remove the existing building and to construct a new 224,000 SF warehouse with associated improvements including parking areas, sidewalks, driveway connections, access drives, truck loading docks and storage

spaces, utilities, stormwater management systems, and landscaping. Access to the new warehouse will be via two proposed driveways connecting to W. Emaus Avenue. The passenger vehicle parking area will be located on the northern side of the new building with a separate access driveway connected to W. Emaus Avenue. Truck parking, including loading docks and storage spaces, will be located on the southern side of the building, and will be separate from the passenger vehicle parking. The truck court (parking and storage) will be accessed via a driveway connection to W. Emaus Avenue located at the southern end of the property that is separate from the passenger vehicle access. A loop drive providing for full access around the entire new building will be constructed. This section of the drive (along the western side of building) serves as an emergency access drive providing connection from the truck parking to the passenger vehicular parking and will be limited to emergency use only.

The new building will connect to public water and sewer utilities. Water service and sanitary sewer service for the new building will be provided via connection to the existing utility lines located along W. Emaus Avenue. The sanitary sewer main and water main are located within the paved section of W. Emaus Avenue. Site access will be via new driveways connecting to W. Emaus Avenue, which is a state highway (S.R.2002). A Highway Occupancy Permit (HOP) will be obtained from PennDOT for the proposed driveway connections and lane widening of W. Emaus Avenue.

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section D – Project Consultant Information
Supporting Documents**

***** No supporting documents for Section D *****

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section E – Availability of Drinking Water Supply
Supporting Documents**



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

September 15, 2022

Brandon Jones
Associate Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

SUBJECT: Land Development – WIP Emaus Ave Redevelopment
Will Serve - Water Service

Dear Mr. Jones:

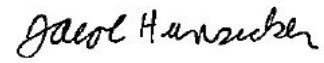
Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 7,145 GPD to the proposed 224,000 SF warehouse building located at 2401 W Emaus Ave. LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent 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, slightly slanted style.

Jacob Hunsicker
Capital Works Project Specialist

cc: Matthew Hainzl – Woodmont Properties
Mark Bahnick – Van Cleef Engineering

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section F – Project Narrative
Supporting Documents**

Section F – Project Narrative

WIP Emaus Avenue Redevelopment (the “Project”) is an industrial land development in Allentown City, Lehigh County. The proposed industrial use, as defined by Allentown City Zoning Ordinance, is “Warehouse.” The Project proposes a 224,000 SF warehouse with 43 loading docks and associated improvements including truck and passenger vehicle parking areas, access drives, utilities, stormwater management BMPs, and landscaping.

The Project’s site, with a total area of approximately 13.74 acres, is located at 2401 W. Emmaus Avenue (SR 2002). The site is located along the northern side of W. Emmaus Avenue, west of W. Emmaus Ave’s intersection with 26th Street SW and east of W. Emmaus Ave’s intersection with S. 12th Street. The site is bordered on the southerly side by W. Emmaus Avenue and on the easterly, northerly, and westerly sides by industrial/commercial uses.

The Project’s site currently has two access driveways onto W. Emmaus Avenue. The site has an existing building which was most recently home to the AETNA Felt Corporation. The existing building and associated parking, loading and access drives are located on southern half of the site with the remainder of the property undeveloped, consisting of mostly wooded areas with some grass and brush. A PPL Electric Utilities (“PPL”) substation is located immediately east of the site. The PPL substation property contains a gravel lane driveway with access to W. Emmaus Avenue; this gravel lane continues through the project site along the eastern and northern property lines within an existing easement. It appears that the portion of the gravel lane within the project site is positioned near the existing PPL poles (located along the project site’s eastern and northern property lines) for maintenance access. An 85 ft wide PPL easement runs along the eastern and northern property lines. The gravel lane continues offsite and into the industrial property to the north.

The existing building on the property is to be removed by the Project. The Project site is serviced by public water and sewer and gas service from the utility mains located in W. Emmaus Avenue.

The forecasted sewage generation for the Project is based on the following: a new warehouse with 238 workers with a forecasted sewage generation unit flow of 35 gpd/worker. The unit flow is in accordance with the design data for “factories” in Section 43.51 of PaDEP’s Domestic Wastewater Facilities Manual (DWFM).

Using the number of expected workers and the forecasted sewage generation unit flow from above, it can be seen from

Equation (F.1) that the sewage generation for the Project is 8,330 gpd.

Allentown City through its agent, Lehigh County Authority, indicates the sewage allocation for the existing use on the site to be 1,432 gpd (Refer to the enclosed e-mail from LCA May 5, 2022).

As shown in Equation (F.2), the net amount of sewage capacity needed for the project is 6,898 gpd.

The number of EDUs under the Allentown City definition of 238 gpd per Equivalent Dwelling Unit (“EDU_{AC}”) is calculated to be 29 EDU_{AC} (28.98 EDU_{AC}) in Equation (F.3).

The number of EDUs under the DEP definition of 400 gpd per Equivalent Dwelling Unit (“EDU_{DEP}”) is 18 EDU_{DEP} (17.24 EDU_{DEP}) as shown in Equation (F.4).

The proposed sewage disposal facilities for the Project consist of a tap-in (service line connection) to the existing Allentown City sewerage system, which passes in front of the Project site in W Emmaus Ave.

Flows from the Project will go to the Allentown City sewerage system (Owner: City of Allentown, Lehigh County Authority, Agent). The sewage system will convey the sewage east to Kline’s Island Wastewater Treatment Plant (Owner: City of Allentown, Lehigh County Authority, Agent), located in Allentown at 112 W Union St, where it will be treated and ultimately discharged to the Lehigh River at the plant’s existing outfall.

A map indicating the path of the sewage to the treatment facility included with this narrative.

The DWFM uses a design basis per capita flow of 100 gallons per day per capita. Based on this per capita flow and the Project’s forecasted flow of 6,898 gpd, it can be seen from Equation (F.5) that the Equivalent Design Population for the project is 69 persons (68.98 persons).

Equations:

$$\text{Forecasted Sewage Generation} = 238 \text{ Workers} \times 35 \frac{\text{gpd}}{\text{Worker}} = 8,330 \text{ gpd} \quad (\text{F.1})$$

$$\text{Net Amount of Sewage Capacity Needed} = 8,330 \text{ gpd} - 1,432 \text{ gpd} = 6,898 \text{ gpd} \quad (\text{F.2})$$

$$\text{Allentown City EDU}(\text{EDU}_{\text{AC}}) = 6,898 \text{ gpd} \div 238 \frac{\text{gpd}}{\text{EDU}_{\text{AC}}} = 28.98 \text{ EDU}_{\text{AC}} \quad [\text{CALL 29 EDU}_{\text{AC}}] \quad (\text{F.3})$$

$$\text{Department of Environmental Resources EDU} (\text{EDU}_{\text{DEP}}) = 6,898 \text{ gpd} \div 400 \frac{\text{gpd}}{\text{EDU}_{\text{DEP}}} = 17.24 \text{ EDU}_{\text{DEP}} \quad [\text{CALL 18 EDU}_{\text{DEP}}] \quad (\text{F.4})$$

$$\text{Equivalent Design Population} = 6,898 \text{ gpd} \div 100 \text{gpcd} = 68.98 \text{ Persons} \quad [\text{CALL 69 Persons}] \quad (\text{F.5})$$

From: Jacob D. Hunsicker <JacobHunsicker@lehighcountyauthority.org>
Sent: Thursday, May 5, 2022 9:45 AM
To: 'John Barbaz'
Subject: RE: [External] WIP Emaus Avenue Redevelopment -Existing Sewage Allocation

John,

The credit available for this property is 1,432 GPD.

Thanks,

Jacob Hunsicker
Capital Works Project Specialist
Lehigh County Authority
1053 Spruce Road
P.O. Box 3348
Allentown, PA 18106
Phone: 610-398-2503 (ext. 158)

From: Jacob D. Hunsicker
Sent: Thursday, May 05, 2022 7:48 AM
To: 'John Barbaz' <jbarbaz@vancleefengineering.com>
Subject: RE: [External] WIP Emaus Avenue Redevelopment -Existing Sewage Allocation

John,

Let me check into this to see what information LCA has on file.

Thanks,

Jacob Hunsicker
Capital Works Project Specialist
Lehigh County Authority
1053 Spruce Road
P.O. Box 3348
Allentown, PA 18106
Phone: 610-398-2503 (ext. 158)

From: John Barbaz <jbarbaz@vancleefengineering.com>
Sent: Wednesday, May 04, 2022 5:38 PM
To: Jacob D. Hunsicker <JacobHunsicker@lehighcountyauthority.org>
Subject: [External] WIP Emaus Avenue Redevelopment -Existing Sewage Allocation

Jacob

We are working on a project in the City and will be submitting in the near future.

It is a redevelopment on an existing site. I would like to find out what the existing sewage allocation is for the property to determine if sewage planning is required for the proposed project.

If the existing sewage allocation for the property is less than the sewage generation for the proposed project, I will use the allocation to offset a portion of what is needed for the proposed project.

Property address is 2363-2401 W Emaus Ave. Allentown Pa 18103 and is the site of Aetna Felt (now, Creative Foam dba Aetna Felt), which uses 2401 W Emaus as their address.

Please let me know what sewage allocation associated with the property.

I have some water billing data and there are several periods with ADFs of 2,000-3,000 gpd so I am hopeful that there is a large existing sewage allocation associated with the property.

Thanks,

John



Consulting Civil Engineers • Surveying • Environmental Planning • Land Development • Water/Wastewater Landscape Architecture • Bridges • Highways • Geotechnical

John Barbaz, P.E.
Associate, Senior Project Manager

Main: (610) 332-1772 Ext 1360

Direct: (484) 403-0239

jbarbaz@vancleefengineering.com

1685 Valley Center Parkway, Suite 100, Bethlehem, PA 18017

<https://link.edgepilot.com/s/a85ad377/QVcETCxtDEOjixawsKChjQ?u=http://www.vancleefengineering.com/>



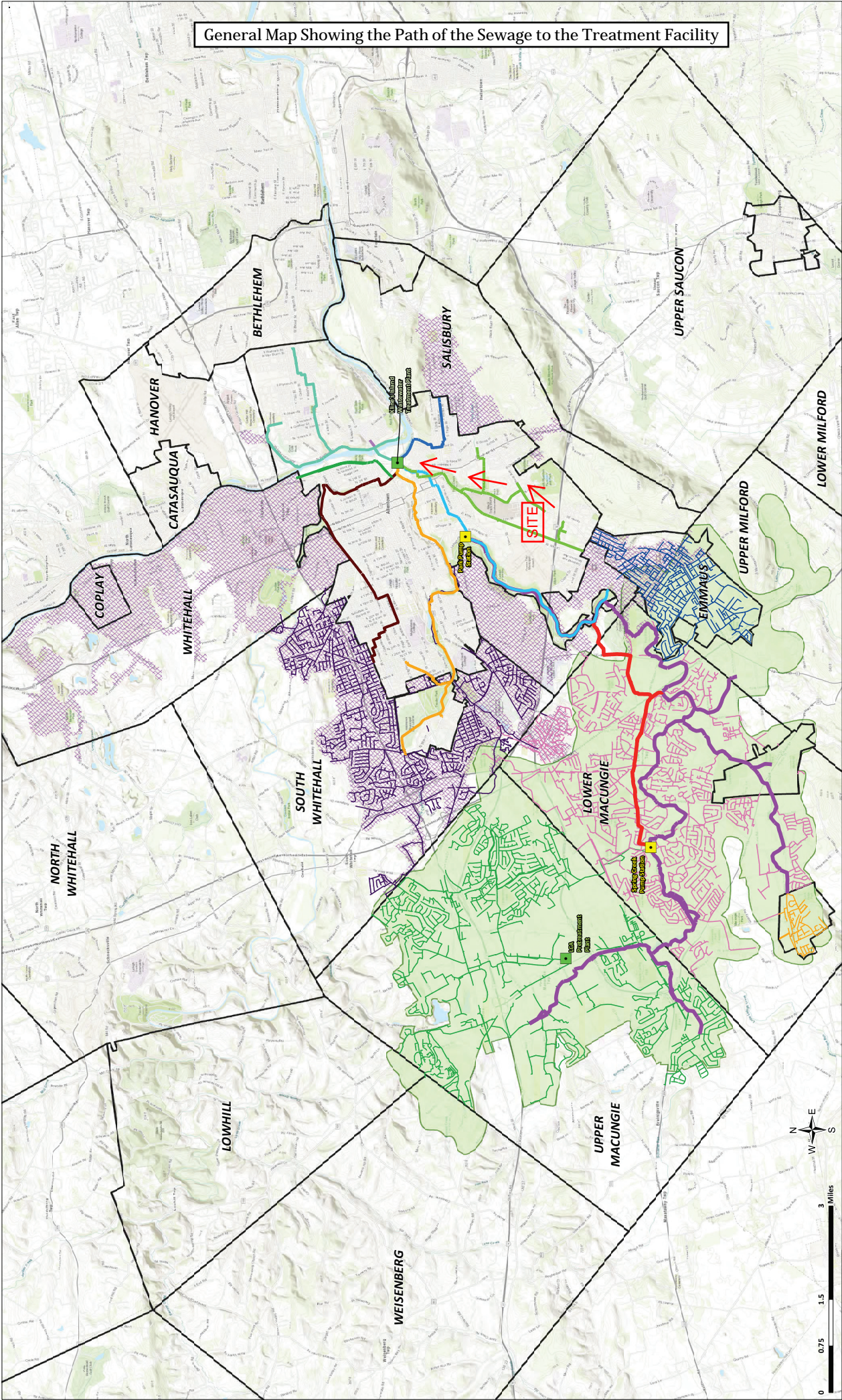
Please notice that our address has changed.

To better serve you and to meet our needs for growth, we have moved to **1685 Valley Center Parkway, Suite 100 in Bethlehem PA.**

This message, and any attachments, is for the intended recipient(s) only, may contain information that is privileged, confidential and/or proprietary, and is subject to important terms and conditions available by contacting the sender of this e-mail. If you are not the intended recipient, please delete this message. This e-mail does not constitute consent to the use of sender's contact information for direct marketing purposes or for transfers of data to third parties.

[THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT. BE CAUTIOUS WITH LINKS AND REQUESTS.]

General Map Showing the Path of the Sewage to the Treatment Facility



LEHIGH COUNTY AUTHORITY
GIS
DATE: 3/4/2020
CREATED: AKW
SCALE: 1:40,000
CHECKED: MDB

Remarks:
1. Borough of Macungie infrastructure not shown
2. Salisbury infrastructure not shown
3. Coplay - Whitehall Sewer Authority Infrastructure not shown
4. Hanover infrastructure not shown

LEHIGH COUNTY AUTHORITY
KISS COLLECTION SYSTEM
INTERIM 537 PLAN
LEHIGH COUNTY, PENNSYLVANIA

	Pump Station		Western Lehigh Interceptor		Lehigh River Trunk Line
	Treatment Plant		Allentown Sanitary Main		Little Lehigh Trunk Line
	Spring Creek Force Main		Emmeraus Sanitary Main		Upper Macungie Sanitary Main
	Western Lehigh Sanitary Service Area		South Whitehall Sanitary Main		Mack Street Sewer
	Western Lehigh Sanitary Service Area		Lower Macungie Sanitary Main		City of Lehigh Signatures
	Western Lehigh Sanitary Service Area		Upper Macungie Sanitary Main		
	Toad Creek Trunk Sewer Line		Flood Street - Union Street Trunk Line		
	District No. 29 Trunk Sewer Line				
	Emmeraus Sewer Trunk Line				
	Judas Creek Trunk Line				



Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section G – Proposed Wastewater Disposal Facilities
Supporting Documents**

Section G – Proposed Wastewater Disposal Facilities

Section G.1. Collection System

No additional supporting information.

Section G.2. Wastewater Treatment Facility

The confirmation statement signed by the wastewater treatment facility permittee or their representative is included in this booklet.

Section G.3. Plot Plan

The following sheets from *Final Major Land Development Plan prepared for WIP Emaus Avenue Redevelopment*, prepared by Van Cleef Engineering Associates, provide the applicable plot plan information:

- Sheet 3, *Existing Features Plan*, last dated September 9, 2022;
- Sheet 4, *Grading Plan*, last dated September 9, 2022; and
- Sheet 5, *Utility Plan*, last dated September 9, 2022.

Section G.4. Wetland Protection

No jurisdictional wetlands or waters were found to be present at the Project site. Therefore, the Project does not propose encroachments, nor obstructions in, along, or through jurisdictional wetlands.

Section G.5. Prime Agricultural Land Protection

The Project site does not meet the definition of “Prime Agricultural Land.”

The site consists of wooded areas with some areas of open space/lawn/meadow. Therefore, the Project site is not in active agricultural use.

Aerial photographs of site back to April of 2018 do not show any active agricultural use. Therefore, the project Site does not consist of land devoted to active agricultural use the preceding three years.

The site does not fall into any of the following categories of agricultural land:

- a) Preserved Farmland;
- b) Farmland in Agricultural Security Areas;
- c) Farmland Enrolled in Act 319 of 1974, As Amended, (Clean and Green) or Act 515 of 1966,

- As Amended;
- d) Farmland Planned for Agricultural Use and Subject to Effective Agricultural Zoning;
 - e) Land in Soil Capability Classes I, II, III & IV and Unique Farmland;
 - f) Farmland historically used for production agriculture;
 - g) Farms that have and implement nutrient management or manure management plans and erosion and sedimentation plans as required; or
 - h) Farmland enrolled in the USDA Conservation Reserve Program, Conservation Reserve Enhancement program and Environmental Quality Incentives Program.

Section G.6. Historic Preservation Act

Pennsylvania State Historic Preservation Office (PA SHPO) is now conducting its Environmental Review through Pennsylvania’s State Historic and Archaeological Resource Exchange (PA-SHARE). PA-SHARE integrates all of PA SHPO’s cultural resources data into one GIS database. The information submitted to PA SHPO and PA SHPO’s responses are included with this planning module. On March 9, 2022, PA SHPO issued its opinion that there are no archaeological concerns and on March 16, 2022, issued its opinion that there are no above ground concerns.

Section G.7. Protection of Rare, Endangered or Threatened Species

A Pennsylvania Natural Diversity Inventory (PNDI) online search was conducted on March 7, 2022. A copy of the signed review receipt is included in this planning module.

The search results, agency responses, and agency comments are summarized in Table 1

As summarized Table 1, PNDI records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information provided, no further coordination is required with the jurisdictional agencies.

Table 1. Summary of PNDI Search Results, Agency Responses, and Agency Comments dated March 7, 2022

AGENCY	RESULTS	RESPONSE	AGENCY COMMENTS
PA Game Commission	No Known Impact	No Further Review Required	No Impact is anticipated to threatened and endangered species and/or special concern species and resources.
PA Dept of Conservation and Natural Resources	No Known Impact	No Further Review Required	No Impact is anticipated to threatened and endangered species and/or special concern species and resources.
PA Fish and Boat Commission	No Known Impact	No Further Review Required	No Impact is anticipated to threatened and endangered species and/or special concern species and resources.
US Fish and Wildlife Service	No Known Impact	No Further Review Required	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.

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 (Tap-in only)**

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 **See below**

Connections One (1) Muni EDUs: **28.98 (6,898 gpd @ 238 gpd/EDU)**
DEP EDUs: **17.25 (6,898 gpd @ 400 gpd/EDU)**

Name of:
existing collection or conveyance system City of Allentown
owner City of Allentown owner, Lehigh County Authority, agent
existing interceptor Jordan Creek Interceptor
owner City of Allentown owner, Lehigh County Authority, agent

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 Kline's Island Wastewater Treatment Plant

NPDES Permit Number for existing facility PA0026000

Clean Streams Law Permit Number 3973402

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 **Kline's Island Wastewater Treatment Plant** (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 owner, Lehigh County Authority, agent

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 9/14/2022

(Also see Section I. 4.)



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

For Planning Module Subsection G.6

March 16, 2022

Morgan Will
1685 Valley Center Parkway
Suite 100
Bethlehem PA 180170000

RE: ER Project # 2022PR00953.002, Woodmont Warehouse, Department of Environmental Protection, Allentown City, Lehigh County

Dear Morgan Will:

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 Historic Properties - Above Ground

Based on the information received and available in our files, it is our opinion that there are no above ground historic properties (resources listed in or eligible for listing in the National Register) present in the project area of potential effect. Therefore, no above ground historic properties will be affected by the proposed project. Should the scope of the project change and/or new information be brought to your attention regarding historic properties located within the project area of potential effect, please reinstate consultation with our office using PA-SHARE.

For questions concerning above ground resources, please contact Barbara Frederick at bafrederic@pa.gov.

Sincerely,

A handwritten signature in black ink that reads 'Emma Diehl'.

Emma Diehl
Environmental Review Division Manager



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

March 9, 2022

Morgan Will
1685 Valley Center Parkway
Suite 100
Bethlehem PA 180170000

RE: ER Project # 2022PR00953.001, Woodmont Warehouse, Department of Environmental Protection, Allentown City, Lehigh County

Dear Morgan Will:

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

More Information Requested - Update Existing Resource

Please provide more information on the history of the commercial/industrial building located at 2401 W Emmaus Avenue (2022RE00328). This should include information on the historic use of the building and changes made to it since its initial construction. Please also provide a historic and current aerial mapping comparison; historic aerial mapping is available at the link provided under Attachments below. Please submit the requested materials to the PA SHPO through PA-SHARE using the link under SHPO Requests More Information on the Response screen.

For questions concerning above ground resources, please contact Barbara Frederick at bafrederic@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 Clark at saralclark@pa.gov.

Sincerely,

A handwritten signature in black ink that reads "Emma Diehl". The signature is written in a cursive style with a long horizontal flourish at the end.

Emma Diehl
Environmental Review Division Manager

PROJECT Woodmont Warehouse

Summary Resources and Surveys

Open 1 | Under Review 2 | Opinion 3 | Pending Mitigation 4 | Closed 5

Preservation Planning Goals

1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.5	3.6	4.1	4.4	4.5
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Project Summary

Project Name
Woodmont Warehouse

Project Description
The project includes demolishing the existing building located on site. The proposed building will be a warehouse with truck loading docks, car parking, landscaping, stormwater management, utilities, etc.

Legacy Number
No Data

Comments
No Data

Date Created
03/07/2022

Book Closed
03/16/2022

Submitted from PATH

Created By
Sara-Lead Clark

Created By
Barbara Frederick

Environmental Review

Involved Ground Disturbance
10 or More Resources in the APE

Present Land Use
The land use is developed on a portion of the site with an existing commercial building. The remainder of the site (approx. half) is undeveloped and consists of woodland/bush. The existing building was building around 1955.

Past Land Use
Prior to approximately 1955 the land was undeveloped.

Approximate Age of Buildings
1955

This project includes
Construction, Demolition, Rehabilitation, Disposition

Opinion
No Historic Properties

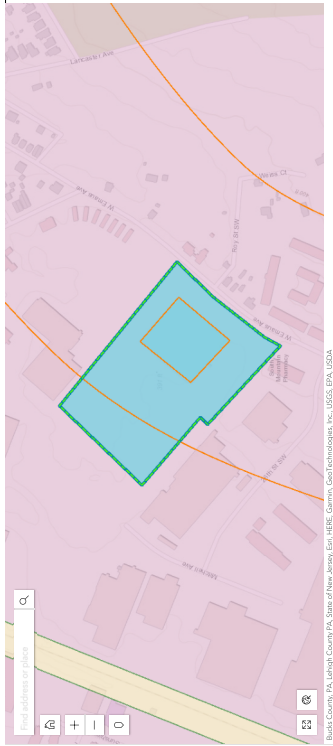
Opinion Date
03/16/2022

Opinion Comment
No Data

Submissions

Requests

Resources



Environmental Review Location

Site Location Description
The APE is limited to the parcel boundary and any roadway widening required by PennDOT for the HOP permit.

Lot Location Description
The LOD is limited to the parcel boundary and any roadway widening required by PennDOT for the HOP permit.

Age
13.01

Lot Area
13.01

Project Address
2401 W. Emmaus Ave

Project City
Allentown

Project State
PA

Project Zip
181030000

This project includes
Project Located On Federal, Project Located On State, Project Located On Municipal, Project Located On Private

Submissions

Go To	Book	Due Date	Type	Status	Submitted By	Submitted T	Reviewer Decision
	Closed	03/16/2022	Initial	Closed	Korqan Will	2022PR00953.001	<p>Site Lead Clerk - Archeology Review - No Archeological Concerns - 03/07/2022 Sara-Lead Clark - Tripe - Resource Requested - 03/07/2022</p> <p>Barbara Frederick - Above Ground Review - More Information Requested - 03/09/2022</p> <p>Barbara Frederick - Above Ground Review - No Above Ground Concerns - 03/16/2022 Taylor Nijolson - Tripe - Resource Requested - 03/09/2022</p> <p>The details of the building are not known. The building was purchased to be demolished. The information an aware of will be detailed below. The property was used for agricultural purposes until 1957 when the existing building was constructed. The property was purchased by J.L. Hennessey Associates, Inc. of NY in August 1996. The warehouse was built and leased to the Gemmes Company who utilized the building for Metal Finishing for Mack Trucks. 1995 the property was sold to Courten-Citizen Company, Inc. who leased the building to Lullium Printing and Supply Inc. In 1988 Wespro Associates purchased the building. The most recent user was MFT Aerial-Fit Corp.</p>
	Closed	03/16/2022	Requested	Closed	Korqan Will	2022PR00953.002	

Other Project Names

Project Name: No records have been added.

Other Project Name: 0

Municipalities

Municipality: County: Lehigh

Alenstown City

Municipality: 1









Agencies

Agency	Code	Type	Program/Permit Name	Program/Permit/Track...	Primary Agency
Department of Environment...	DIP	State			Yes
Agencies: 1					

Contacts

Email	First Name	Last Name	Title	Organization	Role	Primary ?
emills@wvcenterengineering.com	Morgan	Witt				Yes
Contacts: 1						

Project Photos

Image	Name	Date	Date Created	Description
	Existing Building	6/1/21	03/07/2022	Existing Building
	Photo	6/1/21	03/07/2022	Existing Building
	Photo	6/1/21	03/07/2022	Existing Building
	Photo	6/1/21	03/07/2022	Existing Building
	Photo	6/1/21	03/07/2022	Existing Building
	Photo	6/1/21	03/07/2022	Existing Building
	Photo	6/1/21	03/07/2022	Existing Building
	Photo	6/1/21	03/07/2022	Existing Building



Photo

03/07/2022

Existing Building

6/1/21

03/07/2022

Existing Building

6/1/21

03/07/2022

Existing Building



Photo

03/07/2022

Existing Building

6/1/21

03/07/2022

Existing Building

6/1/21

03/07/2022

Existing Building



Photo

03/07/2022

Existing Building

6/1/21

03/07/2022

Existing Building

6/1/21

03/07/2022

Existing Building

Project Documents

Attachment Type	Attachment Name	Date Created	Submission Number	Description
Drawing	Concept Plan	03/07/2022	2022PR00963.001	Concept plan of warehouse
Map	USGS location	03/07/2022	2022PR00963.001	USGS location

SHPO Response Attachments

Attachment Type	Attachment Name	Date Created	Submission Number	Description
Correspondence	ES Summary Letter	03/09/2022		ES Summary Letter
Map	Historic Aerial View	03/09/2022		
Correspondence	ES Summary Letter	03/06/2022		ES Summary Letter

Inquiries

Request Item	Request	Response
	Existing Building	No records have been added.

Associated Projects

Go To	Number	Name	Type
			No records have been added.

Project Agreements

Go To	Name	Type
		No records have been added.

Engagements

Date ↓	Name	Engagement Number	Audience	Type	County	Municipality	Submitted From	Total Attendance
								No records have been added.

Reports

Go To	Report Number	Report Title	Date	Author
				No records have been added.

Success Stories

Go To	Name	Type	
			No records have been added.

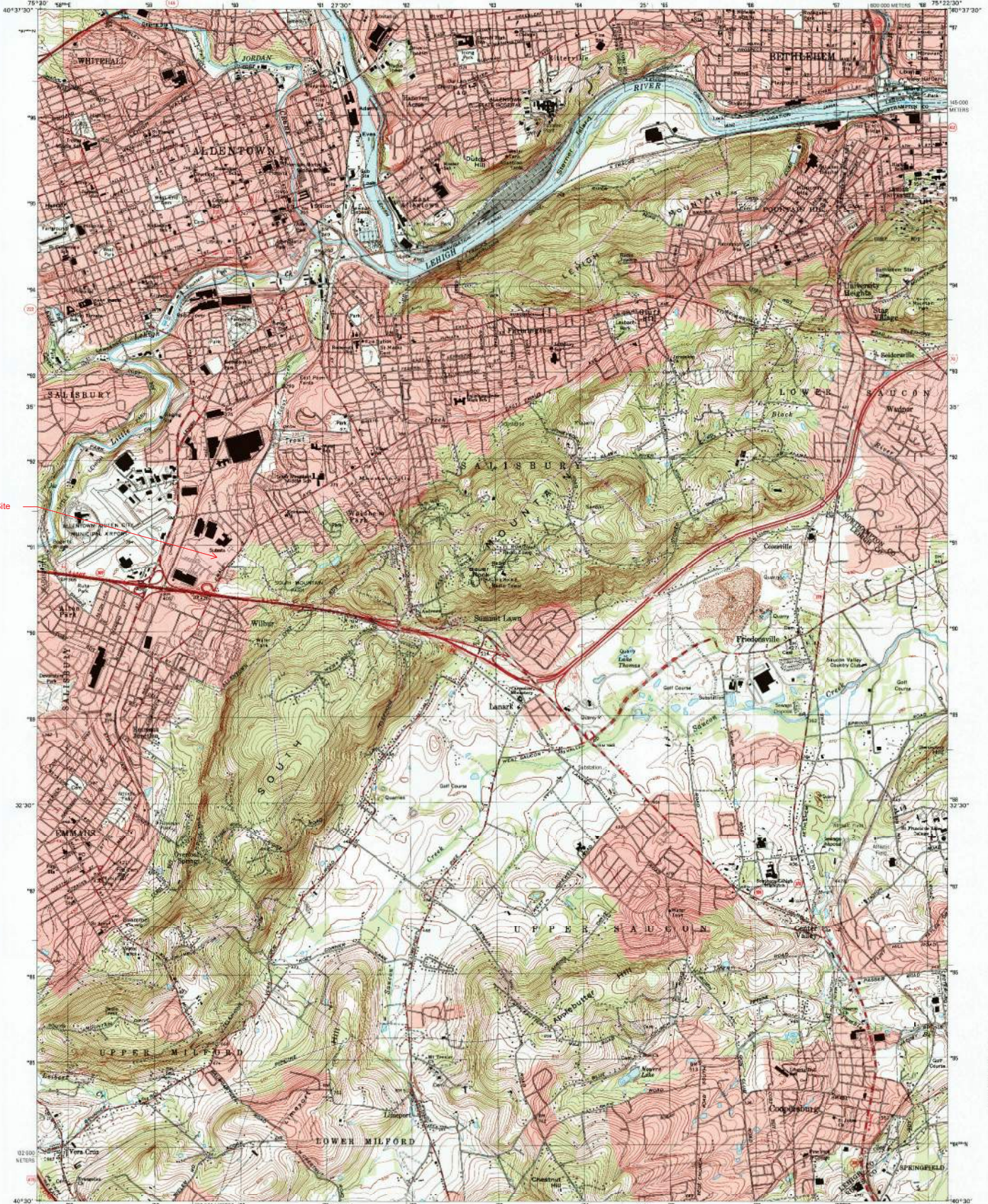


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY

ALLENTOWN EAST QUADRANGLE
PENNSYLVANIA
7.5-MINUTE SERIES (TOPOGRAPHIC)



Project Site

Produced by the United States Geological Survey in cooperation with Pennsylvania Department of Conservation and Natural Resources, Bureau of Topographic and Geologic Survey.

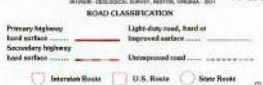
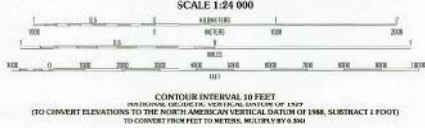
Topography compiled 1999. Planimetry derived from Imagery taken 1999 and other sources. Survey control current as of 1964. Boundaries current as of 2001.

North American Datum of 1983 (NAD 83). Projection and 1:250,000 scale. Universal Transverse Mercator, zone 18 (south zone). Pennsylvania Coordinate System of 1983 (south zone).

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 at 7.5-minute intervals are available from National Geographic Survey NADCON software.

There may be private inholdings within the boundaries of the National of State reservations shown on this map.

Houses of worship, schools, and other labeled buildings verified 1964.



1	2	3	1 Contour
4	5	6	2 Contour
7	8	9	3 Contour
10	11	12	4 Contour
13	14	15	5 Contour
16	17	18	6 Contour
19	20	21	7 Contour
22	23	24	8 Contour
25	26	27	9 Contour
28	29	30	10 Contour

ADJOINING 7.5-MINUTE QUADRANGLE NUMBERS

ALLENTOWN EAST, PA
1999
DMA 9803 25 SW-SERIES 7501

RECEIVED
SEP 30 2001
TOPOGRAPHIC MAP ARCHIVES



ZONING TABLE
2401 W. EMMAUS AVENUE, ALLENTOWN
I-3 ZONE

STANDARD	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	579,000 SF ±
MINIMUM LOT WIDTH	80 FEET	620 FEET
MINIMUM FRONT YARD	20 FEET	168 FEET
MINIMUM REAR YARD	10 FEET	100 FEET
MINIMUM SIDE YARD	8 FEET	64 FEET
MAXIMUM HEIGHT	50 FEET	LESS THAN 50 FEET
MAXIMUM BUILDING COVERAGE	70%	39%

NORTH



SCALE: 1" = 80'

2401 W. EMMAUS AVENUE
 ALLENTOWN, PENNSYLVANIA

MAY 11, 2021



INQUIRY #: 6525253.8

YEAR: 1955

— = 500'



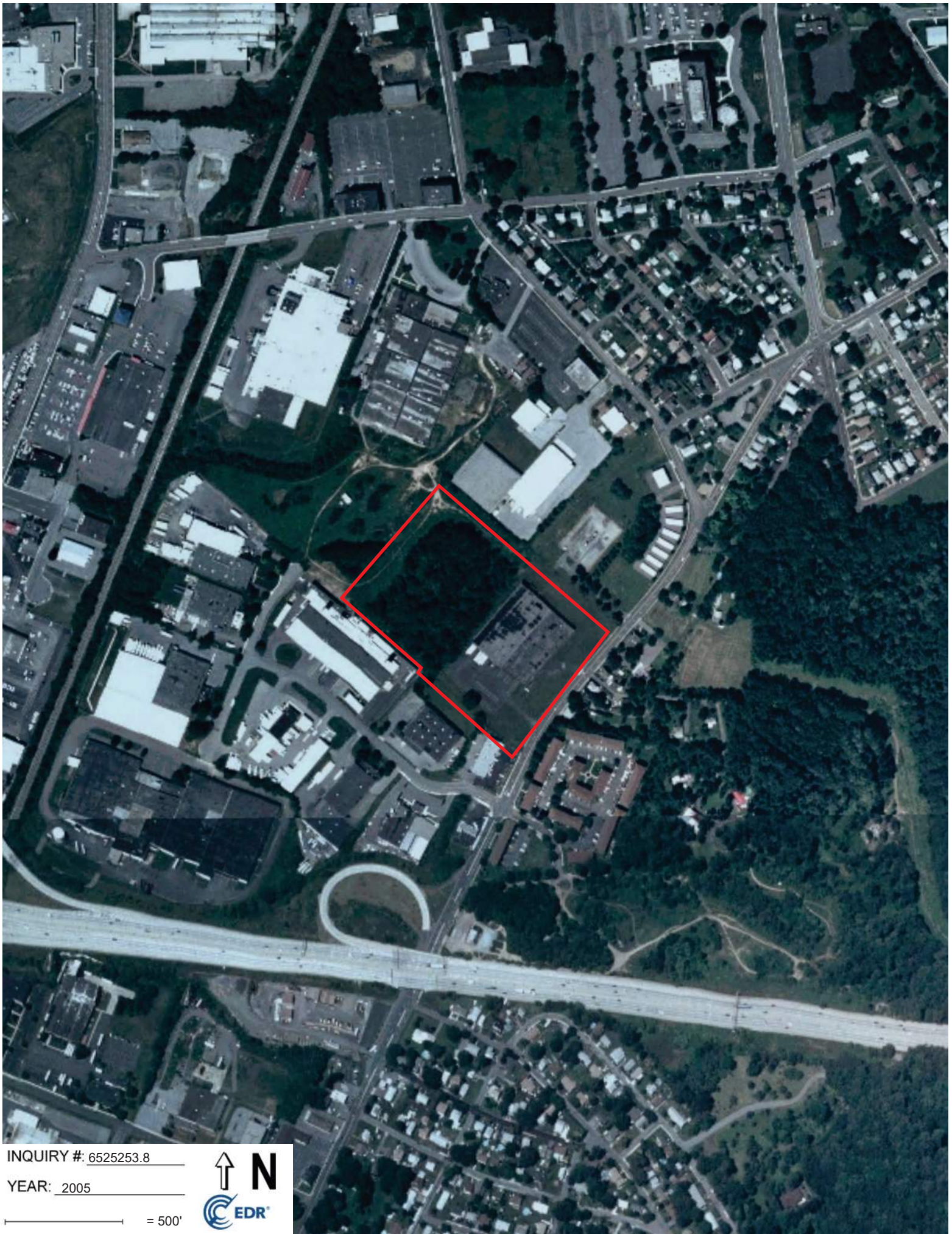


INQUIRY #: 6525253.8

YEAR: 1958

 = 500'



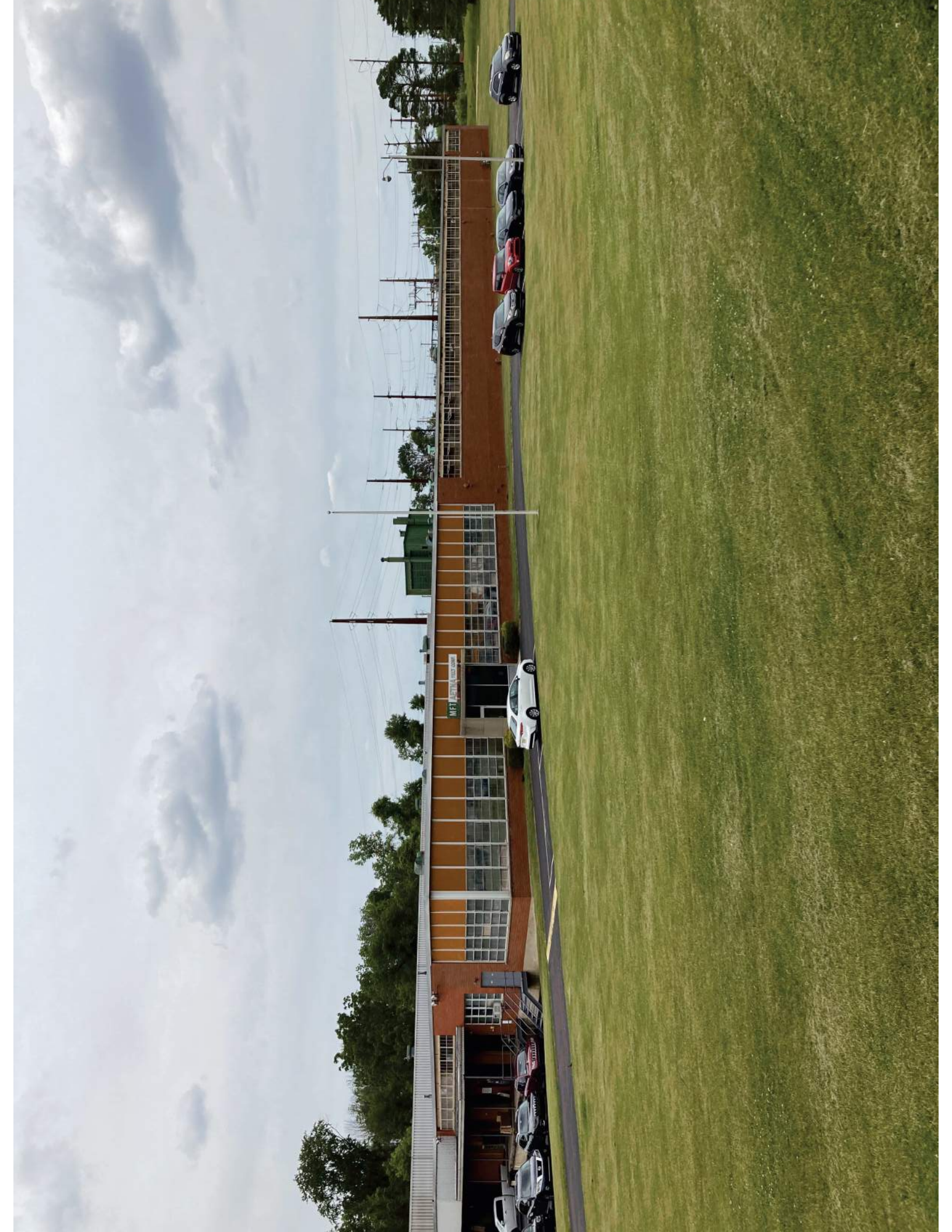


INQUIRY #: 6525253.8

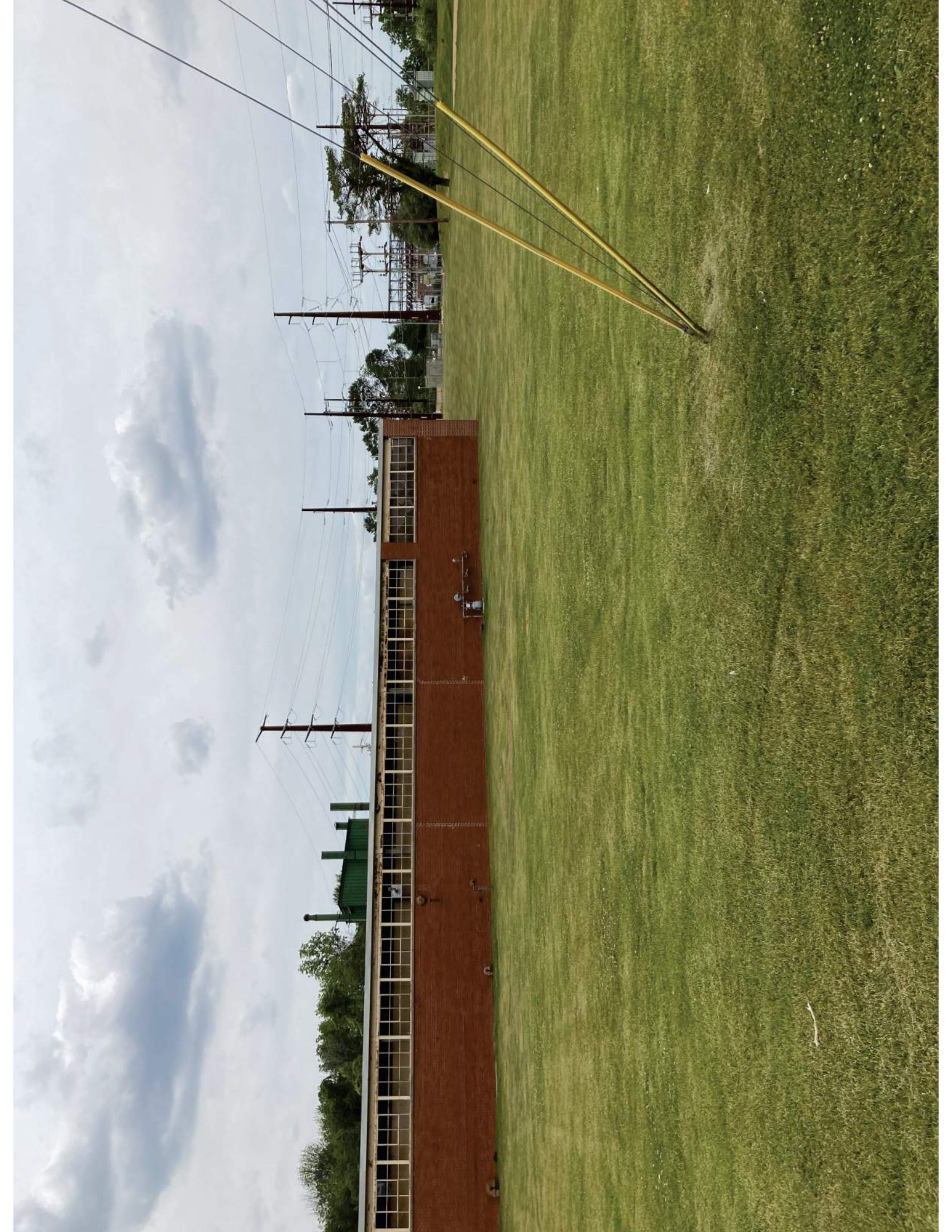
YEAR: 2005

— = 500'

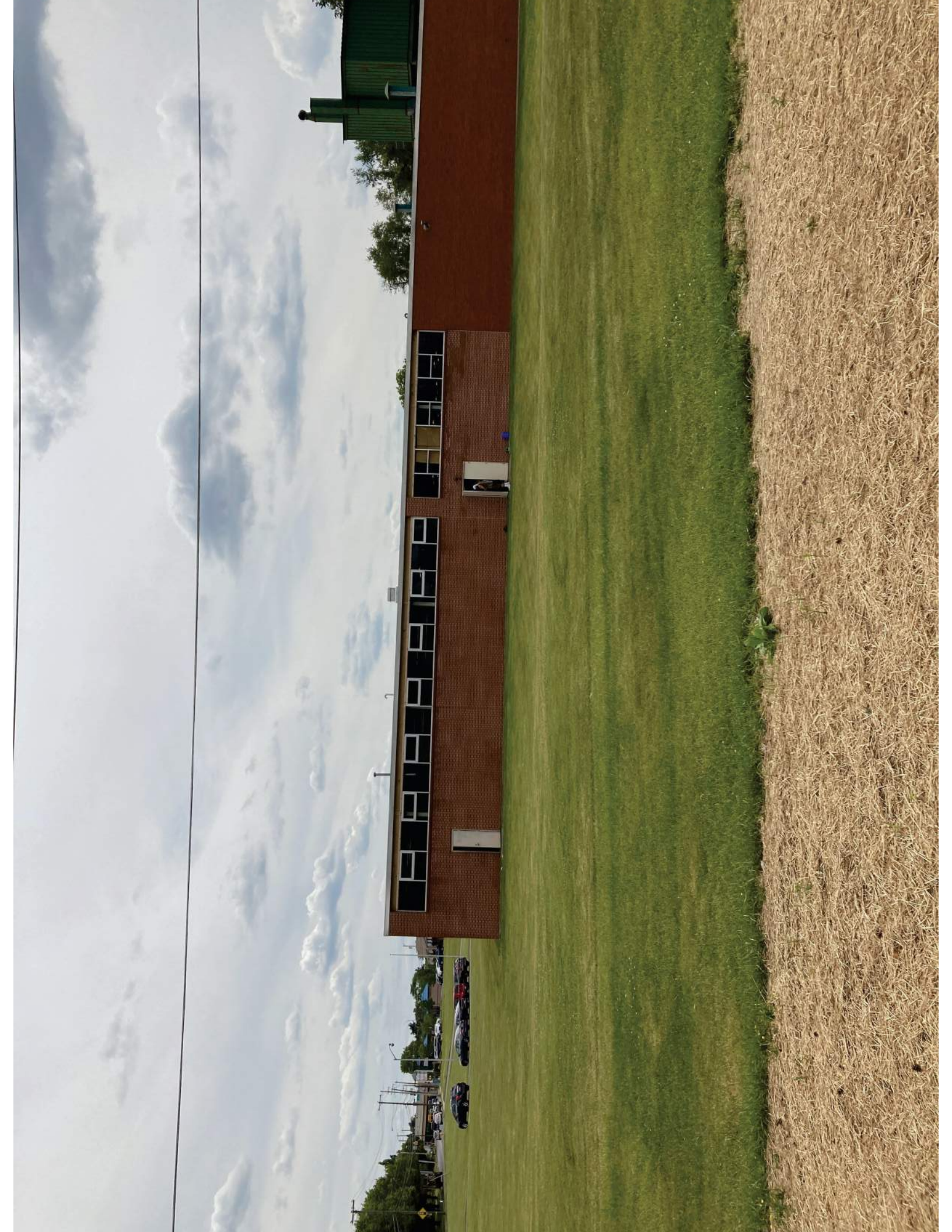




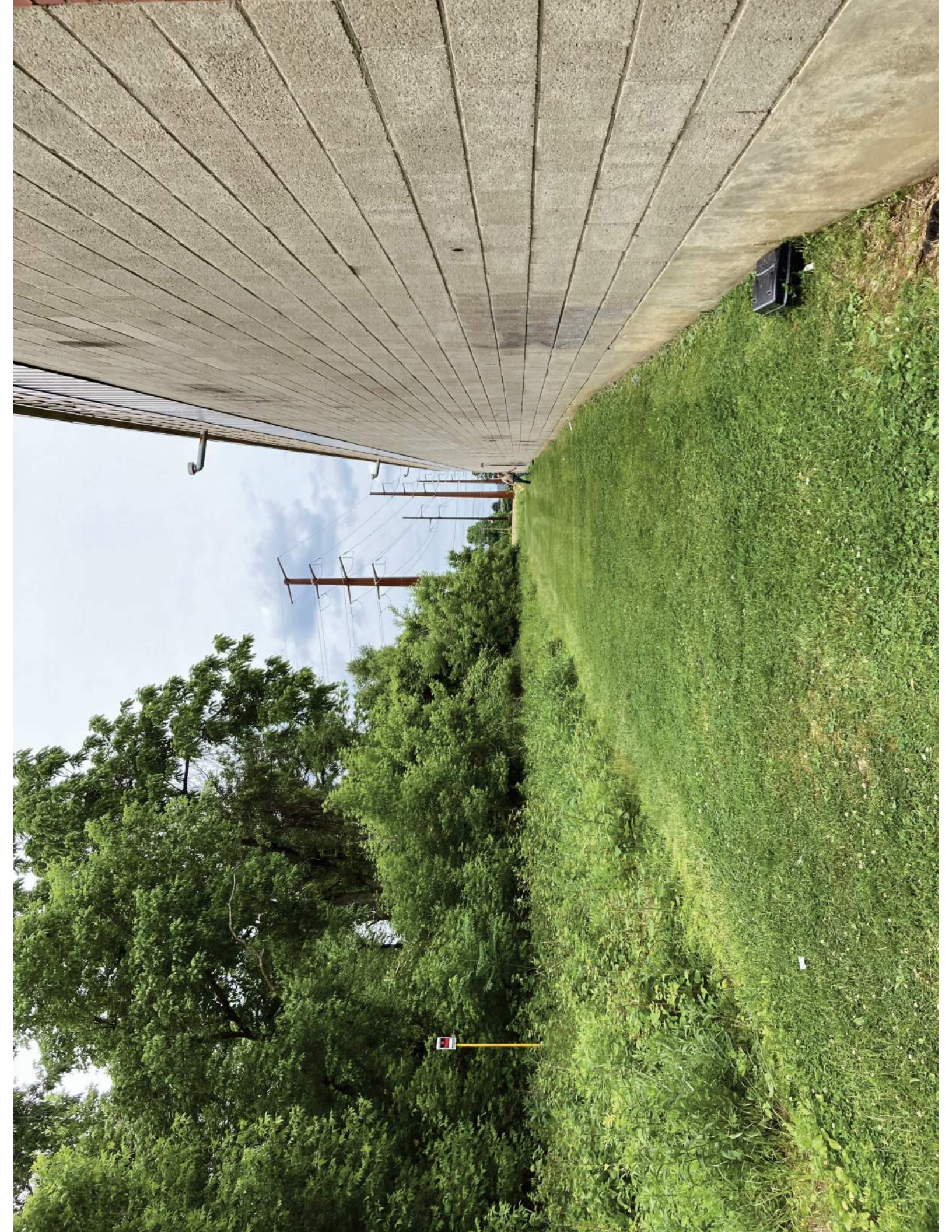






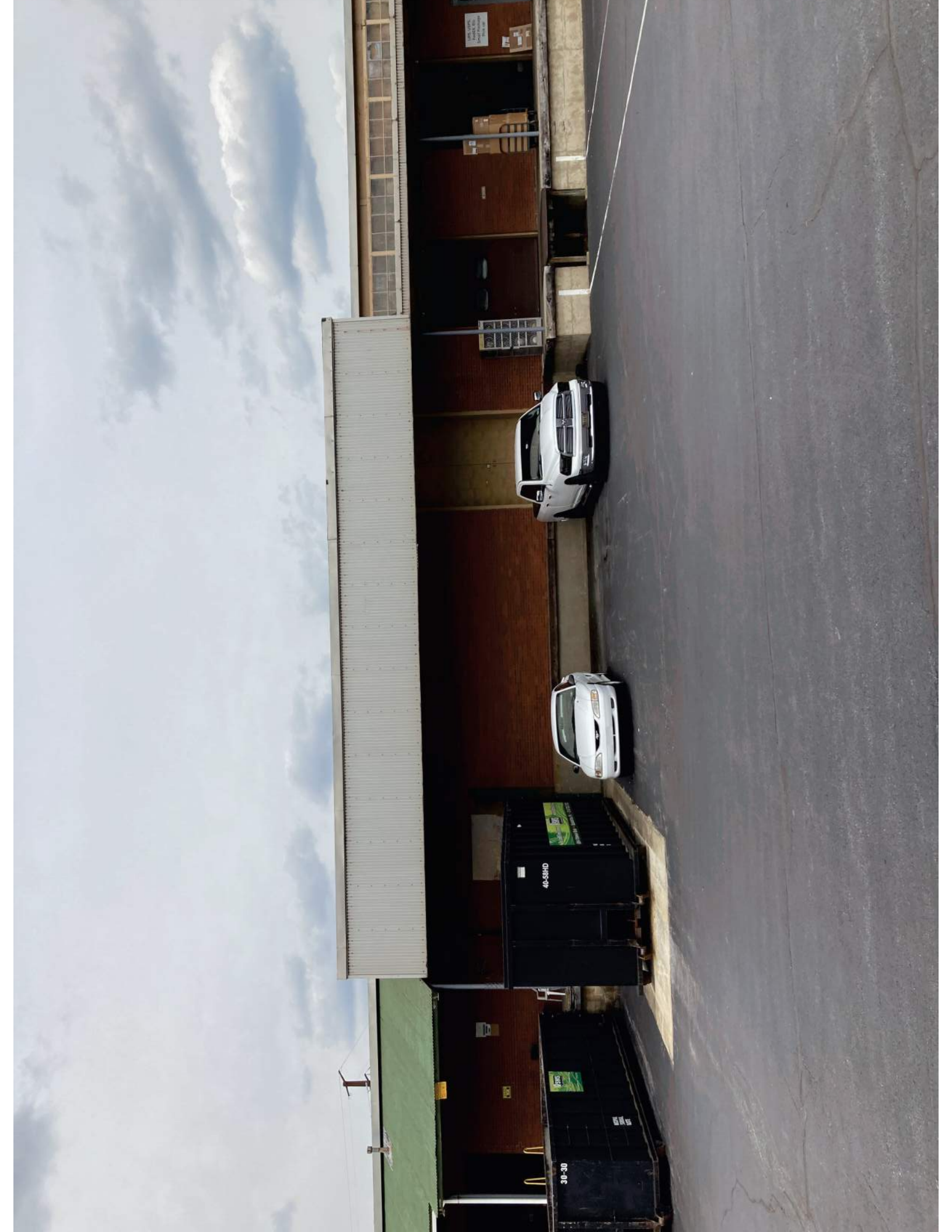








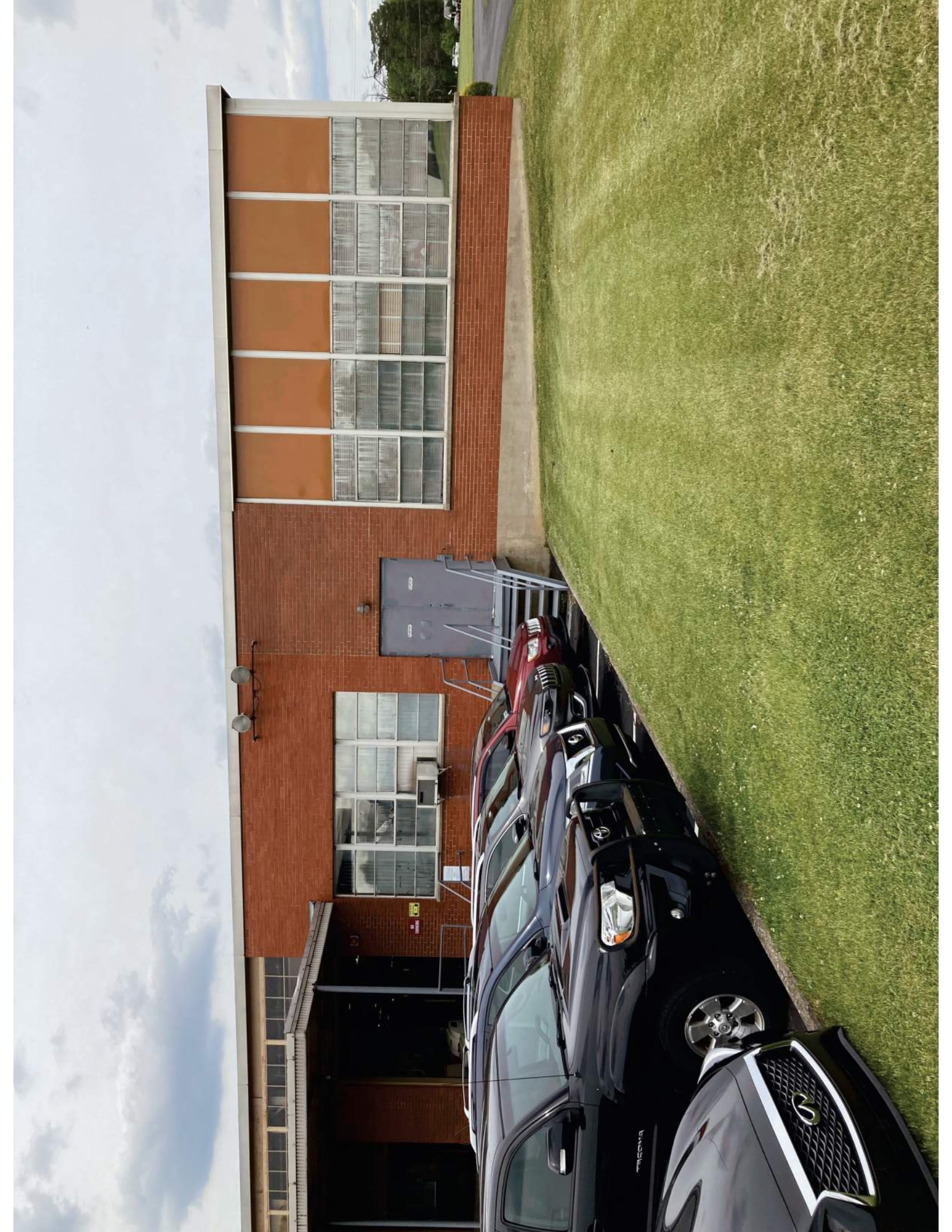
RECEIVING
ALPINA FEET CORP



Handy Signs
Signs & Graphics

40-58HD

30-30



1. PROJECT INFORMATION

For Planning Module Subsection G.7

Project Name: **Woodmont Warehouse**

Date of Review: **3/7/2022 10:18:31 AM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **14.30 acres**

County(s): **Lehigh**

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

ZIP Code:

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Little Lehigh Creek-Lehigh River**

Decimal Degrees: **40.567646, -75.475159**

Degrees Minutes Seconds: **40° 34' 3.5266" N, 75° 28' 30.5741" W**

2. SEARCH RESULTS

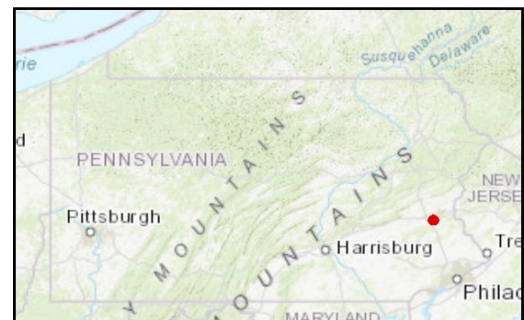
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Woodmont Warehouse



- Project Boundary
- Buffered Project Boundary



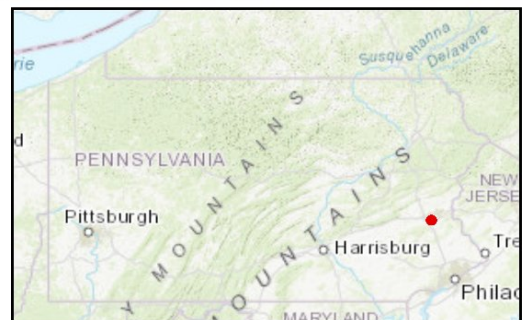
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

Woodmont Warehouse



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, Garmin, Intemap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

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:

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

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.

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 Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Justin M. Tyler
Company/Business Name: VanCleeef Engineering
Address: 1685 Valley Center Parkway Suite 100
City, State, Zip: Bethlehem, PA 18017
Phone: (610) 332-1772 Fax: ()
Email: jtyler@vancleeefengineering.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, I agree to re-do the online environmental review.

Justin M. Tyler
applicant/project proponent signature

09/23/2022
date

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section H – Alternative Sewage Facilities Analysis
Supporting Documents**

Section H – Alternative Sewage Facilities Analysis

The chosen disposal method for WIP Emaus Avenue Redevelopment (the "Project") is treatment at a municipal wastewater treatment facility. The municipal wastewater treatment facility is the existing City of Allentown Kline's Island Wastewater Treatment Plant located at 112 West Union Street in Allentown. As presented in the Project Narrative, the forecasted daily sewage flow from the Project is 6,898 gpd This is 28.98 Equivalent Dwelling Units (EDU) based on the municipal definition of an EDU (238 gpd/EDU) or 17.25 EDU based on the DEP definition of an EDU (400 gpd/EDU). Treatment at a municipal treatment plant will be the ultimate method of disposal (to serve the Project in the long term, for 5 years or more).

The chosen method will provide compliance with effluent limitations through the processes employed at the wastewater treatment facility. These processes, which are under the control and direction of PaDEP certified operators, remove or alter the objectionable constituents of the wastewater for the purpose of meeting the effluent limitations of the facility's NPDES permit.

The Project site is located in the I-3 zoning district.

The present land uses on the adjacent properties and the zoning districts, as reported by the Lehigh County Assessment Office are:

To the North:

- Parcel Id 640508060137 1: NIP - 1 St Whse - Mfg 100000 To 500000 Sqft (I-3 District)

To the East:

- Parcel Id 640508630464 1: NIP - 1 St Whse - Mfg 50000 To 100000 Sqft (I-3 District)
- Parcel Id 640508913562 1: Public Utility (Assessed State Taxable) (I-3 District)

To the South (across W. Emmaus Ave):

- Parcel Id 640517161220 1: Day Care/Nursery School (R-M District)
- Parcel Id 640507959358 1: Garage On Lot (R-M District)
- Parcel Id 640507943730 1: Single Family - Detached (R-M District)
- Parcel Id 640507945232 1: More Than 1 Residential Dwelling (R-M District)
- Parcel Id 640507932773 1: Single Family - Detached (R-M District)

- Parcel Id 640507808773 1: Garden Type 101 Units and Up (R-M District)

To the West:

- Parcel Id 640507417701 1: 1st Strip Store Or Offices (No Major Food Store) (B-3 District)
- Parcel Id 640507222967 1: IP - 1 St Whse - Mfg 25000 To 50000 Sqft (I-3 District)
- Parcel Id 549597863155 1: NIP - 1 St Whse - Mfg 50000 To 100000 Sqft (I-3 District)

The Zoning Districts designations are:

B-3 District - Highway Business District
I-3 District - General Industrial District
R-M District - Medium Density Residential District

Lehigh County Assessment Office lists the utilities of the adjacent properties as Public Water/Sewer so the sewage disposal method of the adjacent properties is municipal treatment.

Treatment at a municipal treatment plant is to be the ultimate sewage disposal method for the adjacent uses.

There are no reported malfunctions of the sewage facilities adjacent to the site. There are not overloaded public sewers adjacent to the Project. The sewage facilities adjacent to the Project are not in need of improvement or upgrade.

Potential sewage disposal methods for the Project include a community sewerage system, onlot sewage system and connection to existing public sewage treatment facilities.

The Project site is located in the Trout Creek Basin, which is classified in 25 Pa. Code Chapter 93 as Cold Water Fishes, Migratory Fishes (CWF, MF). Construction of a community sewage system (treatment plant) at the site is not a reasonable possibility because Municipal Ordinance (Allentown Sewage Disposal Ordinance of the City of Allentown Code Section 490-3.E.) requires the property owner to provide a sanitary sewer facilities to be connected to the City sewerage system. Additionally, a community sewage system (treatment plant) would create non-municipal sewage facilities that would require implementing a sewage management program meeting the requirements of 25 Pa Code, §71.72 to assure long-term operation and maintenance of the proposed sewage facilities.

An onlot sewage system does not appear to be feasible for the Project. Municipal Ordinance (Allentown Sewage Disposal Ordinance of the City of Allentown Code Section 490-3.E.) requires the property owner to provide a sanitary sewer facilities to be connected to the City sewerage system.

The extent of the existing and proposed development with the minimum horizontal isolation distance requirements for absorption areas of 25 Pa Code, §73.13 and DEP's *Pennsylvania Stormwater Best Management Practices Manual* make locating an onlot sewage system and replacement area technically problematic. This makes utilizing onlot sewage system administratively and legally problematic.

The chosen disposal method is treatment at a municipal wastewater treatment facility. Connection to existing public sewage treatment facilities is readily accessible as existing public sewage facilities exist in front of the site. There are no existing sewage management program(s) in the area, nor any sewage management program(s) that this project would be required to participate in.

Connection to existing public sewage treatment facilities was chosen over other potential methods because it:

- Does not have the placement constraints of onlot disposal systems;
- Does not have the legal and administrative complexities associated with non-municipal community sewerage systems;
- Does not require implementing a sewage management program meeting the requirements of 25 Pa Code, §71.72 to assure long-term operation and maintenance of the proposed sewage facilities as a non-municipal community sewerage systems would;
- Is readily implementable as the Project has access to the public sewerage system; and
- Is consistent with municipal ordinances that require connection to the public sewerage system.

The adequacy of the chosen disposal method for the short-term (up to 5 years) is demonstrated by the certifications of the appropriate officials in Section J of this planning module relative to available capacity and existing/projected overloads for each portion of the sewerage system (collection, conveyance and treatment). Additional confirmation is provided to DEP through the 5-year projections of hydraulic and organic loadings in the annual municipal wasteload management report that is submitted to DEP each year.

The adequacy of the chosen disposal method for the long-term (beyond 5 years) is assured through the sewage facilities planning process and the NPDES permitting process.

The sewage facilities planning process requires the appropriate officials to certify for each project (including exemptions) that the sewage facilities have capacity, that no overload exists, and that no overload is projected within 5 years. Long-term adequacy is assured when officials certify, for projects in future years, that there is capacity and no overloads exist or are projected.

The NPDES permitting for the treatment facility is on a 5-year renewal cycle. With every renewal, treatment plant effluent monitoring results from the previous 5 years and

receiving water quality are reviewed by DEP. The renewed NPDES permit will specify acceptable levels of pollutants and pollutant parameters in the discharge.

The proposed sewage facilities (sanitary-sewage service line and tap-in to the public sewerage system) required for the Project will be constructed by the developer. The portion of the sanitary-sewage service line within a public utility right-of-way or easement ultimately will be owned and operated by the City of Allentown, Lehigh County Authority, Agent, in accordance with the existing municipal agreements. The portion of the sanitary-sewage service line within the Project site will be owned and operated by the property owner. The existing public sewerage system, including Kline's Island Wastewater Treatment Plant, will continue to be owned, operated, and maintained by the City of Allentown, Lehigh County Authority, Agent, in accordance with the existing municipal agreements.

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

Section I – Compliance with Water Quality Standards & Effluent Limitations

Section I – Compliance with Water Quality Standards and Effluent Limitations

Section I.1. Waters designated for Special Protection

The selected sewage disposal alternative identified through evaluation under Section H utilizes an existing discharge to the Lehigh River. In accordance with PA Code Title 25, Chapter 93.9, the classification of the Lehigh River (Main Stem, Allentown Dam to Mouth) is Warm Water Fishery, Migratory Fish (WWF, MF). As there is no proposed discharge or increase of an existing discharge into a High-Quality Waterway, a Social or Economic Justification (SEJ) and published public notice is not required as part of the sewage facilities planning process.

Section I.2. Pennsylvania Waters Designated as Impaired

The selected sewage disposal alternative utilizes an existing discharge to the Lehigh River. The Pennsylvania Department of Environmental Protection's GIS based website and mapping tool, eMapPA, was accessed on September 8, 2022. The results shown below indicate Lehigh River as a non-attaining watercourse.

Fields	Values
Assessment Unit ID:	16583
GNIS Name:	Lehigh River
GNIS ID:	01198082
Assessed Use:	Aquatic Life
Attain Use:	Impaired
Source Cause:	Urban Runoff/Storm Sewers - Siltation; Municipal Point Source Discharges - Organic Enrichment
Attained:	N
ReachCode:	02040106000004
COMID:	26296349
Length Miles:	0.77427
HUC:	02040106
Map Symbology:	
Date Created:	9/16/2008 2:21:00 PM

The eMapPA tool indicates this reach of Lehigh River is impaired for Aquatic Life. However, the Project's discharge will not require a new sewage discharge or an increase in an existing permitted sewage discharge to impaired waters. Therefore, a pre-planning meeting and water quality based

discharge limitations are not required for the Project.

Section I.3. Interstate and International Waters

The selected sewage disposal alternative utilizes an existing discharge to the Lehigh River. Although the Lehigh River is within the Delaware River basin, the selected alternative does not propose a new discharge or propose increasing the existing permitted discharge. Therefore, a pre-planning meeting and additional effluent limitations that might be necessary to meet the requirements of the current Delaware River Basin compact are not applicable.

Section I.4. Tributaries to the Chesapeake Bay

The selected sewage disposal alternative utilizes an existing discharge to the Lehigh River. The Lehigh River is not a tributary to the Chesapeake Bay. Therefore, special procedures for tributaries to the Chesapeake Bay are not applicable.

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section J – Chapter 94 (Municipal Wasteload Management) Consistency
Supporting Documents**

John Barbaz

From: Jacob D. Hunsicker <JacobHunsicker@lehighcountyauthority.org>
Sent: Tuesday, September 20, 2022 9:55 AM
To: Jones, Brandon
Cc: 'snovatnak@pa.gov'; 'Corby, Robert'; Messinger, Craig; Philip M. DePoe; Liesel Gross; John Barbaz; Hartney, Mark; Sadiua, Jesus
Subject: Sewer Planning Module - 2401 W Emaus Ave
Attachments: Sewer Planning Module Document - 2401 Emaus Ave.pdf

Brandon,

I attached a copy of the executed Sewer Planning Module for the City facilities as requested. The originals will be mailed out shortly. Let me know if you have any questions.

Thanks,

Jacob Hunsicker
Capital Works Project Specialist
Lehigh County Authority
1053 Spruce Road
P.O. Box 3348
Allentown, PA 18106
Phone: 610-398-2503 (ext. 158)



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: September 20, 2022

To: Brandon Jones
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Re: WIP Emaus Ave Redevelopment – 2401 W Emaus Ave
Allentown, Lehigh County, PA

<u>No. of Copies</u>	<u>Date</u>	<u>Description</u>
1	9/20/22	Completed Sewer Planning Module
1	9/20/22	Plan Showing Path of Sewage to WWTP
1	9/20/22	Appendix A Cover Letter

<input checked="" type="checkbox"/> As Requested	<input type="checkbox"/> Approved
<input type="checkbox"/> For Your Information	<input type="checkbox"/> Approved As Noted
<input type="checkbox"/> For Your Comments	<input type="checkbox"/> Revise And Resubmit
<input type="checkbox"/> For Action By You	<input type="checkbox"/> 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)
Craig Messinger, COA (via email)
Mark Hartney, COA (via email)
Jesse Sadua, COA (via email)
Phil DePoe, LCA (via email)
Liesel Gross, LCA (via email)
John Barbaz, Van Cleef Engineering (via email)



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

September 14, 2022

Brandon Jones
 Associate Planner
 City of Allentown
 435 Hamilton Street
 Allentown, PA 18101

RE: WIP Emaus Ave Redevelopment – 2401 W Emaus Ave, City of Allentown
 Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mr. Jones,

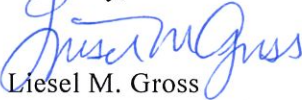
This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations, 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 6,898 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)	-1,520,685
This submission	-6,898
Remaining Allocation in KISS Connection Management Plan (as of 9/14/22)	3,089,546

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
 Craig Messinger, COA
 Mark Hartney, COA
 Jesse Sadua, COA
 Phil DePoe, LCA
 John Barbaz, Van Cleef Engineering

COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

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 **WIP Emaus Avenue Redevelopment**

2. Brief Project Description **Construction of a 224,000 SF warehouse with associated access drives, loading areas, parking areas, utility infrastructure, stormwater management BMPs, etc. Public water and public sewer will be provided to the project by City of Allentown systems (LCA, operator).**

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

Municipality Name	County	City	Boro	Twp
Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Woodward	Irene		ACIP	Director of Planning & Zoning
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
Bureau of Planning and Zoning		435 Hamilton Street		
Address Last Line -- City		State	ZIP+4	
Allentown		PA	18101-1699	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-437-7611	610-437-8781	Irene.Woodward@allentownpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

WIP Emaus Avenue Redevelopment

Site Location Line 1 2401 W Emaus Avenue		Site Location Line 2		
Site Location Last Line -- City Allentown	State PA	ZIP+4 18103	Latitude 40d 34' 04" N	Longitude 75d 28' 31" W
Detailed Written Directions to Site				

Refer to supporting documents for detailed directions to the site from PaDEP NERO and Bethlehem District Office.

Description of Site

Refer to supporting documents for description of site (written description of the proposed project).

Site Contact (Developer/Owner)

Last Name Hainzl	First Name Matthew	MI 	Suffix P.E.	Phone 973-487-1794	Ext.
Site Contact Title		Site Contact Firm (if none, leave blank) Emmaus Avenue QOZ B, LLC.			
FAX 973-316-5520	Email Matthew.Hainzl@woodmontproperties.com				
Mailing Address Line 1 100 Passaic Ave., Suite 240		Mailing Address Line 2			
Mailing Address Last Line -- City Fairfield		State NJ	ZIP+4 07004-3508		

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

Last Name Barbaz	First Name John	MI 	Suffix P.E.
Title Senior Project Manager	Consulting Firm Name Van Cleef Engineering Associates		
Mailing Address Line 1 1685 Valley Center Parkway		Mailing Address Line 2	
Address Last Line -- City Bethlehem		State PA	ZIP+4 18017
Email jbarbaz@vanclleafengineering.com	Area Code + Phone 610-332-1772	Ext. 	Area Code + FAX 610-332-1771

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: **City of Allentown (Lehigh County Authority)**

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 (Tap-in only)**

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 See below

Connections One (1)

Muni EDUs: 28.98 (6,898 gpd @ 238 gpd/EDU)

DEP EDUs: 17.25 (6,898 gpd @ 400 gpd/EDU)

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown owner, Lehigh County Authority, agent

existing interceptor Jordan Creek Interceptor

owner City of Allentown owner, Lehigh County Authority, agent

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 Kline's Island Wastewater Treatment Plant

NPDES Permit Number for existing facility PA0026000

Clean Streams Law Permit Number 3973402

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 **Kline's Island Wastewater Treatment Plant** (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 owner, Lehigh County Authority, agent

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross* Date 9/14/2022

(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.
- N/A 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.
- N/A 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 website at www.dep.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-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

X 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 6,898 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	0.66	2.63	0.07	0.20	0.08	0.24
Conveyance	58	81	30	78 ⁽¹⁾	31	80 ⁽¹⁾
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities (1) Peak Hourly Flow - 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 9/14/2022

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

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 9/14/2022

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

- 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 9/14/2022

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)
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?

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

- 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?

N/A Attached is a copy of:

- the public notice,
- all comments received as a result of the notice,
- the municipal response to these comments.

N/A 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.

John Barbaz
Name (Print)

John Barbaz
Signature

Senior Project Manger, Van Cleef Engineering Associates
Title

September 11, 2022
Date

1685 Valley Center Parkway Bethlehem, PA 18017
Address

Off: 610-332-1772 Fax: 610-332-1771
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 \$ 900.00 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 _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\# \underline{18} \text{ Lots (or EDUs)} \times \$50.00 = \$ \underline{900.00}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs)} \times \$35.00 = \$ \underline{\hspace{2cm}}$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

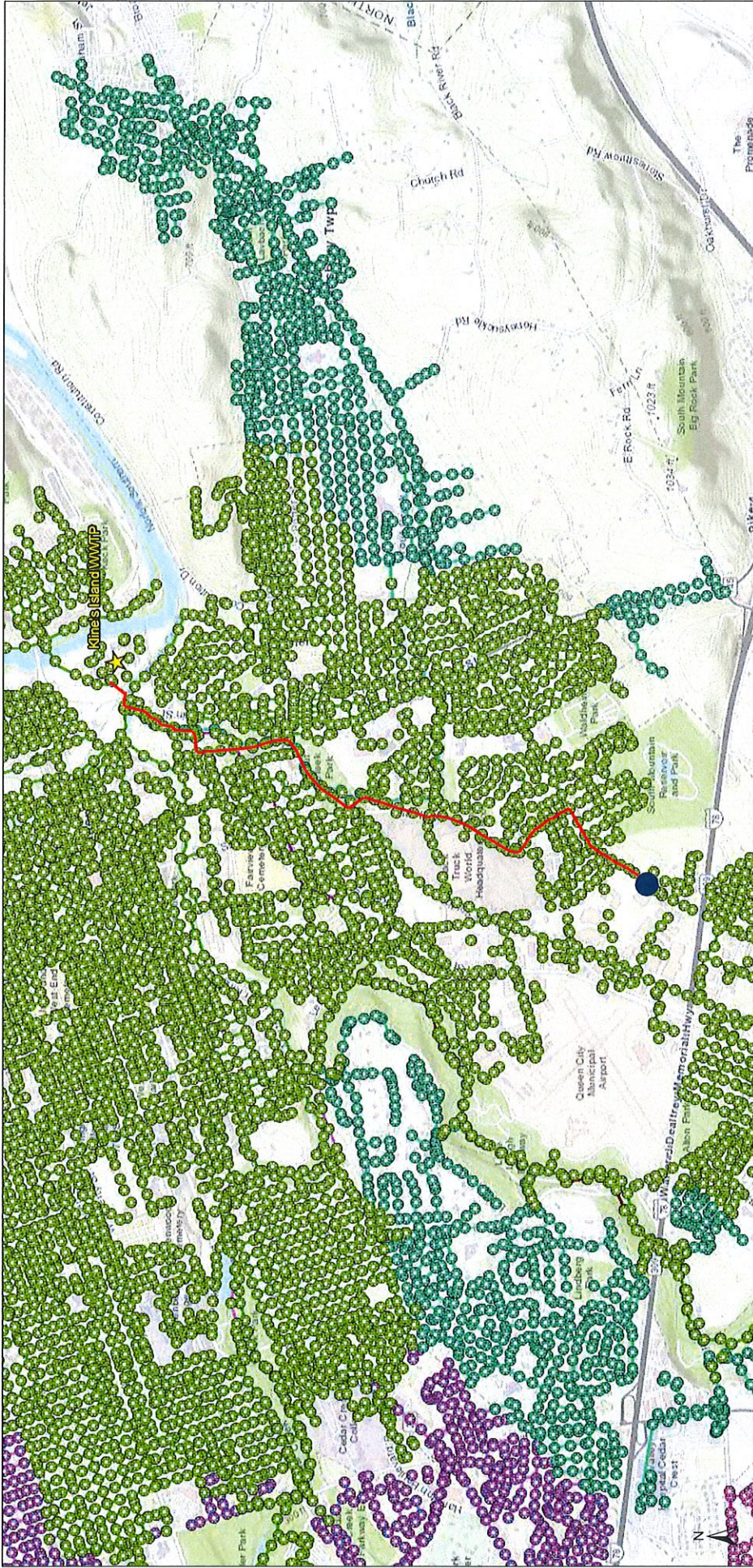
The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

LCA Flow Map - 2401 W Emaus Ave



9/14/2022, 10:37:16 AM

1:36,112

- Allentown Customer
- COA Manholes
- CWSA Manholes
- Lower Macungie Manholes
- Salisbury Manholes
- South Whitehall Manholes
- LCA Suburban Manholes
- COA Sanitary Manholes
- CWSA Sanitary Mains
- Lower Macungie Sanitary Mains
- Salisbury Sanitary Mains
- South Whitehall Sanitary Mains
- Suburban Force Mains
- Suburban Gravity Mains
- Suburban Collector Mains
- Suburban Interceptor Mains

Sources: Esri, HERE, Garmin, Intermap, Inc, GEBCO, USGS, FAO, NPS, NRCAN, Geobase, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, DeLorme, NAVTEQ, United Technologies, OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS
 Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METINASA, EPA, USDA |
 Bucks County, PA, Lehigh County PA, State of New Jersey

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

- Section K – Treatment and Disposal Options**
- Section L – Permeability Testing**
- Section M – Preliminary Hydrogeologic Study**
- Section N – Detailed Hydrogeologic Study**
- Section O – Sewage Management**
- Supporting Documents**

Section K – Treatment and Disposal Options
Section L – Permeability Testing
Section M – Preliminary Hydrogeologic Study
Section N – Detailed Hydrogeologic Study
Section O – Sewage Management

Section K – Treatment and Disposal Options

Section K is not marked for completion by DEP and not applicable because the Project does not propose a discharge of treated effluent.

Section L – Permeability Testing

Section L is not marked for completion by DEP and not applicable because the Project does not propose an absorption area.

Section M – Preliminary Hydrogeologic Study

Section M is not marked for completion by DEP and not applicable because the Project does not propose a soil-dependent treatment method.

Section N – Detailed Hydrogeologic Study

Section N is not marked for completion by DEP, no determination has been made by DEP that the additional study is necessary and not applicable because the Project does not propose a soil-dependent treatment method.

Section O – Sewage Management

The Project proposes gravity service line with tap-in to an existing public collection system with treatment at a publicly owned wastewater treatment plant. DEP does not consider the gravity service line as part of the sewer system. DEP considers a gravity service line to be part of the drainage system carrying sewage from an individual structure or property to the public sewer system. Therefore the measures to assure long-term proper operation and maintenance of non-municipal sewage facilities are not applicable because the Project does not propose non-municipal sewage facilities.

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section P – Public Notification Requirement
Supporting Documents**

P. Public Notification Requirement

None of the conditions requiring public notice occur for the Project. Therefore, newspaper publication is not required.

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section Q – False Swearing Statement
Supporting Documents**

***** No supporting documents for Section Q *****

Sewage Facilities Planning Module
Component 3 – Sewage Collection and Treatment Facilities

**Section R – Review Fees
Supporting Documents**

R. Review Fee

For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual taps to an existing collection system, the fee is based on the number of lots created or number of EDUs whichever is higher. For fee computation purposes, the number of lots is one and the number of EDUs, using the DEP definition of 400 gpd/EDU, for the forecasted flow of 6,898 gpd is 18 EDU_{DEP}, as calculated in Equation (R.1)

The number of EDUs controls.

Using 18 EDUs, the planning module review fee for the Project is calculated to be \$900.00 in Equation (R.2).

Equations:

$$\text{EDU}_{\text{DEP}} = 6,898 \text{ gpd} \div 400 \frac{\text{GPD}}{\text{EDU}_{\text{DEP}}} = 17.24 \text{ EDU}_{\text{DEP}} \quad [\text{Use } 18 \text{ EDU}_{\text{DEP}} \text{ for Fee Computations}] \quad (\text{R.1})$$

$$\text{DEP REVIEW FEE FOR PROJECT} = 18 \text{ EDU}_{\text{DEP}} \times \$50.00 \frac{\text{Fee}}{\text{EDU}_{\text{DEP}}} = \$900.00 \text{ Fee} \quad (\text{R.2})$$

Sewage Facilities Planning Module
Component 4A – Municipal Planning Agency Review

**Allentown City Planning
Supporting Documents**



**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

WIP Emaus Avenue Redevelopment

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

1. Date plan received by municipal planning agency Oct 17, 2022
2. Date review completed by agency Oct 27, 2022

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

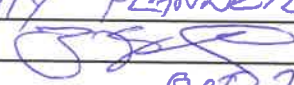
Yes No

- | | | |
|-------------------------------------|-------------------------------------|---|
| <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 <u>PLEASE REFER TO PDMC LETTER.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts <u>PLEASE REFER TO PDMC LETTER.</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>PLEASE REFER TO PNDI REPORT</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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <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? <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 _____ |

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

Name: JESUS SADIQA
 Title: CITY PLANNER
 Signature: 
 Date: OCT 27, 2022
 Name of Municipal Planning Agency: CITY OF ALLENTOWN
 Address: 435 HAMILTON ST, ALLENTOWN, PA 18101
 Telephone Number: 610-437-7613

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.



**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

WIP Emaus Avenue Redevelopment

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

1. Date plan received by municipal planning agency _____
2. Date review completed by agency _____

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

Yes	No	
<input 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 type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input 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 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 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 _____
<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 _____
<input type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input 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 type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input 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 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?
<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: _____ Title: _____ Signature: _____ Date: _____ Name of Municipal Planning Agency: _____ Address _____ Telephone Number: _____

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.

Sewage Facilities Planning Module
Component 4B – Municipal Planning Agency Review

**Lehigh Valley Planning Commission
Supporting Documents**



Lehigh Valley Planning Commission

STEVEN GLICKMAN
Chair

CHRISTOPHER AMATO
Vice Chair

KEVIN SCHMIDT
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste 310, Allentown, PA 18109 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

October 26, 2022

Mr. John Barbaz, PE
Van Cleef Engineering
1685 Valley Center Parkway, Suite 100
Bethlehem, PA 18017

**Re: Act 537 Review - Sewage Facilities Planning Module
WIP Emaus Avenue Redevelopment
City of Allentown, Lehigh County
DEP Code No. 2-39001283-3**

Dear Mr. Barbaz:

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 construction of a 224,000 square foot warehouse on approximately 13.7 acres located at 2401 W. Emaus Avenue. The development is proposed to be served by public sewage disposal by connecting to the existing sewer system, with ultimate treatment at the Kline's Island wastewater treatment plant. This proposal aligns with the *FutureLV: The Regional Plan* action to 'match development intensity with sustainable infrastructure capacity' (under Policy 1.1) and 'promote development in areas with public sewer and water capacity' (under 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: Brandon Jones, Associate Planner, City of Allentown
Mark Hartney, Deputy Director of Community and Economic Development, City of Allentown
Jesus Sadiua, Senior Planner, City of Allentown
Robert Corby, PA Department of Environmental Protection
Matthew Hainzl, Applicant

**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

WIP Emaus Avenue Redevelopment

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 October 19, 2022
 Agency name Lehigh Valley Planning Commission
3. Date review completed by agency October 26, 2022

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>Located in 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 type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
<i>Located in area recommended to be served by public sewer & water.</i>
If no, describe inconsistency _____ |
| <input 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?
<i>Located in area designated for Development in Future LV General Land Use Plan.</i>
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

- 11. Have all applicable zoning approvals been obtained? *N/A*
- 12. Is there a county or areawide subdivision and land development ordinance? *NOT applicable to City of Allentown*
- 13. Does this proposal meet the requirements of the ordinance? *N/A*
If no, describe which requirements are not met ---
- 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? *See municipal interpretation*
If no, describe inconsistency ---
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe ---
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? *N/A*
- If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies ---
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- 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: Susan L. Rockwell

Title: Senior Environmental Planner

Signature: *S. L. Rockwell*

Date: October 26, 2022

Name of County or Areawide Planning Agency: Lehigh Valley Planning Commission

Address: 961 Marcon Blvd., Suite 310

Telephone Number: 610-264-4544

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.



**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

WIP Emaus Avenue Redevelopment

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 _____
Agency name _____
3. Date review completed by agency _____

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

- | Yes | No | |
|--------------------------|--------------------------|--|
| <input 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? |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input 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 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?
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?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input 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?
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

Yes No

- 11. Have all applicable zoning approvals been obtained?
- 12. Is there a county or areawide subdivision and land development ordinance?
- 13. Does this proposal meet the requirements of the ordinance?
If no, describe which requirements are not met _____
- 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
 If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies _____
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
 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: _____
Title: _____
Signature: _____
Date: _____
Name of County or Areawide Planning Agency: _____
Address: _____
Telephone Number: _____

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.