



August 28, 2025

Sent Via: FedEx and Online Submission

Mr. Jedadiah Bortz, Associate Engineer 2
City of Allentown Engineering Bureau
641 S 10th Street
Allentown, PA 18103

Dear Mr. Bortz:

Subject: 420 N. Albright Avenue
Sewer Planning Module Submission

On behalf of the *Ninth Metro LLC*, Carroll Engineering Corporation is hereby submitting the attached documentation for your review and processing.

- Four (4) copies of the Sewer Planning Module Package, dated August 2025

Thank you for your timely attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me directly at 215-268-3808 or jkoutsouros@carrollengineering.com.

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in blue ink, appearing to read 'JK' followed by a long horizontal stroke.

John L. Koutsouros, P.E., Vice President
Planning & Site Design Department Manager

JLK/CML:mem
Enclosure

Today's Commitment to Tomorrow's Challenges

Corporate Office: 949 Easton Road Warrington, PA 18976 215.343.5700	630 Freedom Business Center Third Floor King of Prussia, PA 19406 610.572.7093	433 Lancaster Avenue Suite 200 Malvern, PA 19355 610.489.5100	101 Larry Holmes Drive Suite 201 Easton, PA 18042 610.989.4940	105 Raider Boulevard Suite 206 Hillsborough, NJ 08844 908.874.7500
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www.carrollengineering.com



SEWAGE FACILITIES PLANNING MODULE

**420 N. ALBRIGHT AVENUE
LEHIGH COUNTY, PA
DEP CODE # 2-39001323-3**

AUGUST 2025

PREPARED FOR:

**NINTH METRO, LLC
1132 WEST HAMILTON STREET, SUITE 201
ALLENTOWN, PA 18101**

PREPARED BY:

**CARROLL ENGINEERING CORPORATION
949 EASTON ROAD
WARRINGTON, PA 18976**

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I. SECTION 1

23-1404.01



Date: 2/24/2024

Name: CARROLL ENGINEERING

Address: 949 EASTON ROAD
WARRINGTON, PA 18976

RE: Planning Module for New Land Development
Subdivision 420 N. ALBRIGHT AVENUE
4 LOT RESIDENTIAL
CITY OF ALLENTOWN County LEHIGH
DEP Code No: 2-39001323-3

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.

Clean Water Program

Bethlehem District Office | 4530 Bath Pike | Bethlehem, PA 18017-9074
610.861.2070 | Fax 610.861.2072 | www.dep.pa.gov

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Applicant Checklist (√ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
X	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
X	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3850-FM-BCW0355)		
X	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
X	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3850-FM-BCW0356)		
X	Resolution of Adoption is attached and completed	
X	Resolution of Adoption is signed by the municipal secretary	
X	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3850-FM-BCW0362A)		
X	Component 4A is attached, completed and signed	
	Municipal Responses to Component 4A comments are included	
Component 4B - County Planning Agency Review (Form 3850-FM-BCW0362B)		
X	Component 4B is attached, completed and signed	
X	Municipal Responses to Component 4B comments are included	
Component 4C - County or Joint Health Department Review (Form 3850-FM-BCW0362C)		
N/A	Component 4C is attached, completed and signed	
N/A	Municipal Responses to Component 4C comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
<i>Section A: Project Information</i>		
X	Section A.1. The Project Name is completed	
X	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
X	Client Information is completed	
<i>Section C: Site Information</i>		
X	Site Information is completed	
X	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
X	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
X	The appropriate box is checked in Section E	
X	For existing public water supplies, the name of the company is provided	
X	For public water supplies, the certification letter from the public water company is attached	

<i>Section F: Project Narrative</i>		
X	The Project Narrative is attached	
X	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
X	Section G.1.a. The collection system boxes are checked	
X	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
X	Section G.1.b. The questions on the collection system are completed	
X	Section G.2.a. The appropriate treatment facility box is checked	
X	For existing treatment facilities, the name is provided	
X	For existing treatment facilities, the NPDES permit number is provided	
X	For existing treatment facilities, the CSL permit # is provided	
N/A	For new treatment facilities, the discharge location is provided	
X	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
X	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
X	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
N/A	Copies of easement(s) or right-of-way(s) are attached	
X	Section G.4. The boxes are checked regarding Wetland Protection	
X	Section G.5. The boxes are checked regarding Primary Agricultural Land	
X	Section G.6. The boxes are checked confirming consistency with the National Historic Preservation Act	
X	The Project Review Form (PRF) (PHMC form) is attached	
X	The PHMC review letter or proof of online response is attached	
X	Proof that PHMC had notice for 15 days & failed to respond, if applicable	
X	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
X	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
X	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
X	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
N/A	A completed PNDI Manual Project Submission Form (PNDI Form) (Form 8100-FM-FR0161) is attached (if applicable) with all supplemental materials and not older than 2 years.	

<i>Section H: Alternative Sewage Facilities Analysis</i>		
X	The Alternative Sewage Facilities Analysis is attached	
X	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
N/A	The box is checked regarding Waters Designated for Special Protection	
N/A	The Social or Economic Justification is attached	
X	The box is checked regarding Pennsylvania Waters Designated As Impaired	
N/A	The box is checked regarding Interstate and International Waters	
N/A	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
N/A	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
N/A	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
X	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
X	Section J.1. The Project Flows are provided	
X	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
X	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
X	Section J.3.b. The Collection System information is completed, signed and dated	
X	Section J.3.b. The Conveyance System information is completed, signed and dated	
X	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
X	Section J.4.b. The Treatment Facility information is completed, signed and dated	
X	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
X	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
X	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	

X	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
N/A	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
N/A	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
N/A	The Preliminary Hydrogeologic Study is attached	
N/A	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Detailed Hydrogeologic Study</i>		
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
X	Section O.1. The box is checked indicating municipal or private facilities	
N/A	If municipal, the remainder of Section O is not applicable	
N/A	If private, the required analysis and evaluation of sewage management options is attached	
X	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
X	Section O.3. The private facilities' Project Flows are provided	
X	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
X	Section O.4.b. The private Collection System information is completed, signed and dated	
X	Section O.4.c. The private Conveyance System information is completed, signed and dated	
X	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
X	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
X	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
X	All Public Notification boxes in this section are checked	
N/A	The public notice is attached, if public notification is necessary	
N/A	All comments received as a result of the notice are attached	
N/A	The municipal responses to these comments are attached	
N/A	The box is checked indicating that no comments were received, if valid	

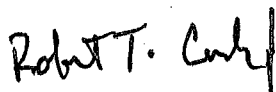
<i>Section Q: False Swearing Statements</i>		
X	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
X	The correct fee has been calculated	
X	The correct fee has been paid	
N/A	The request for fee exemption has been checked	
N/A	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
X	The module completeness checklist is included	
X	All completeness items have been checked as included by the municipality, as appropriate	
X	The Municipal Official has signed and dated the checklist	

NOTE: DEP should be notified at least ten days prior to soils testing activities for C-2 Module.

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.

If additional copies of the enclosed modules are needed, or if you have any questions concerning the information required, please contact me at 610.861.2157.

Sincerely,



Robert Corby
Sewage Planning Specialist
Clean Water Program

Enclosures:

Checklist Letter
Certification Statement
Component 3 Sewage Facilities Planning Module form
Instructions for Component 3 Sewage Facilities Planning Module form
County Planning Agency Review form and its Instruction, 4B
Municipality Planning Agency Review form and its Instruction, 4A
Resolution form
Transmittal Letter form

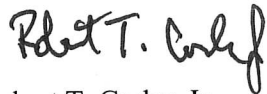
If you are applying for a planning module exemption for this project, the exemption was not granted for the following reason(s):

Materials Required	Municipal Checklist		DEP Completeness Review
X		Department cover / Checklist letter	
X		Transmittal letter, completed and signed by the Municipal Secretary	
X		Resolution of Adoption completed and signed by the Municipal Secretary and containing the municipal seal	
		Component 2 – Follow attached guidance	
X		Component 3 – Follow attached guidance	
		Component 3s – Follow attached guidance	
X		Component 4a – Municipal Planning Agency Review	
X		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	
		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 Pennsylvania 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
Clean 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(es) that should be copied if the planning module is returned to the municipality (if address(es) not provided, no copy will be sent):

Checklist



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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

II. SECTION 2



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)
 Pennsylvania Department of Environmental Protection
 Northeast Regional Office

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by John Koutsouros, P.E.

(Name)

Vice President of Carroll Engineering Corporation for 420 N. Albright Avenue

(Title)

(Name)

a subdivision, commercial, or industrial facility located in the City of Allentown

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

III. SECTION 3

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of the City 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 Ninth Metro, LLC has proposed the development of a parcel of land identified as
land developer

420 N. Albright Avenue, 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, the City of Allentown 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:

435 Hamilton Street

Allentown, PA 18101

Telephone (610) 439-5999

*Seal of
Governing Body*

IV. SECTION 4



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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 420 N. Albright Avenue

2. Brief Project Description Proposed construction of a 5-unit apartment building with associated amenities (driveways, parking areas, and sidewalks).

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
Bortz	Jedariah			Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
435 Hamilton Street				
Address Last Line -- City	State	ZIP+4		
Allentown	PA	18101-1603		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-439-5999				

Form

C. SITE INFORMATION (See Section C of instructions)**Site (Land Development or Project) Name**

420 N. Albright Avenue

Site Location Line 1

420 N. Albright Avenue

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18104+0000

Latitude

40.600247

Longitude

-75.504837

Detailed Written Directions to Site Located on the southeast corner of N. Ruhr Street and Warren Street

Description of Site Existing lawn

Site Contact (Developer/Owner)

Last Name

Colasuonno

First Name

Joseph

MI

Suffix

Phone

908-692-5213

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

Owner

Ninth Metro, LLC

FAX

Email

jrcola@gmail.com

Mailing Address Line 1

1132 West Hamilton Street

Mailing Address Line 2

Suite 201

Mailing Address Last Line -- City

Allentown

State

PA

ZIP+4

18101+1024

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

Last Name

Koutsouros

First Name

John

MI

L

Suffix

P.E.

Title

Consulting Firm Name

Vice President

Carroll Engineering Corporation

Mailing Address Line 1

949 Easton Road

Mailing Address Line 2

Address Last Line -- City

Warrington

State

PA

ZIP+4

18976-1812

Country

Bucks

Email

jkoutsouros@carrollengineering.com 215-268-3808

Area Code + Phone

Ext.

Area Code + FAX

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: 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

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 _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 2

Connections 2

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown / LCA - Lessee

existing interceptor Jordan Creek Interceptor

owner City of Allentown / LCA - Lessee

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 Klines Island WWTP

NPDES Permit Number for existing facility -26000

Clean Streams Law Permit Number 3915403

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 _____
(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, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature  Date 6/18/2025

(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. | j. Any designated recreational or open space area. |
| b. Lot lines and lot sizes. | k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping. |
| c. Adjacent lots. | l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping) |
| d. Remainder of tract. | m. Prime Agricultural Land. |
| 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. | n. Any other facilities (pipelines, power lines, etc.) |
| f. Show tap-in or extension to the point of connection to existing collection system (if applicable). | o. Orientation to north. |
| g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.) | p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable). |
| h. Existing and proposed rights-of-way. | q. Soils types and boundaries when a land based system is proposed. |
| i. Existing and proposed buildings, streets, roadways, access roads, etc. | 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.
- 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.
- ☐ ☒ Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

- ☒ Applicants shall coordinate with the State Historic and Preservation Office (SHPO) and the Pennsylvania Historic and Museum Commission (PHMC) using the PA-SHARE online consultation tool at <https://www.pa.gov/agencies/phmc/pa-share.html>. The planning submittal must include the response received by the applicant from PA-SHARE.

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 Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- ☐ A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

Applicant or Consultant Initials JLK.

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.

☒ **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 1192.8 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	*	*	0.98	4.13	0.98	4.14
Conveyance	58	81	30	79	31	80
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities ** Now sewer main needed to connect*

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 City of Allentown, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross* Date 6/18/2025

☒ **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 [Signature]
Date 6/18/2025

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 [Signature]
Date 6/18/2025

☒ **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 1192.5 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?

Form

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

Name (Print)



Signature

Vice President

07-14-2025

Title

Date

949 Easton Road, Warrington, PA 18976

215-268-3808

Address

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 \$_____ 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.

$$\#2 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ 100 \text{ _____}$$

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:

$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

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

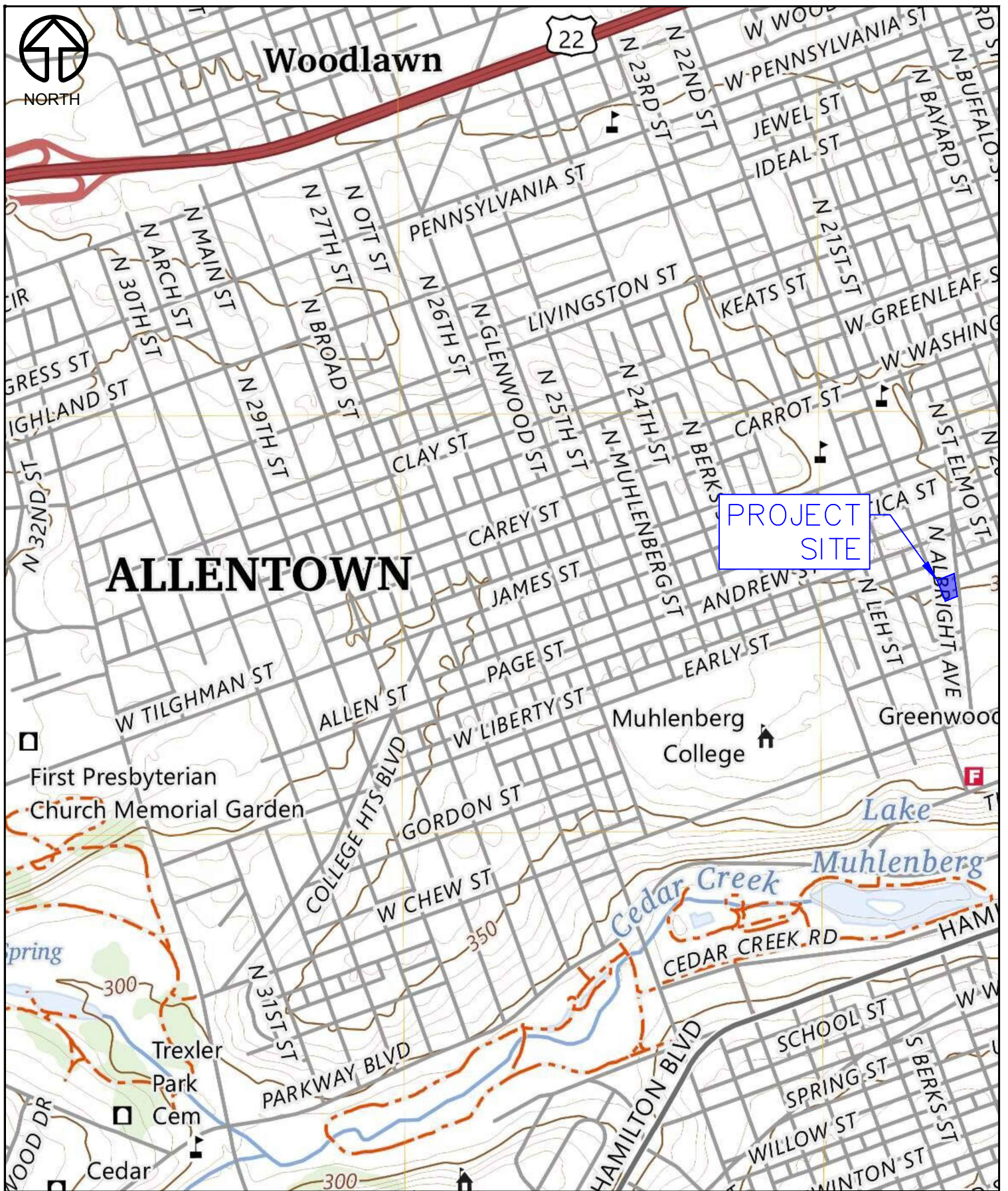
The fee is based upon:

- 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)

V. SECTION 5



www.carrollengineering.com

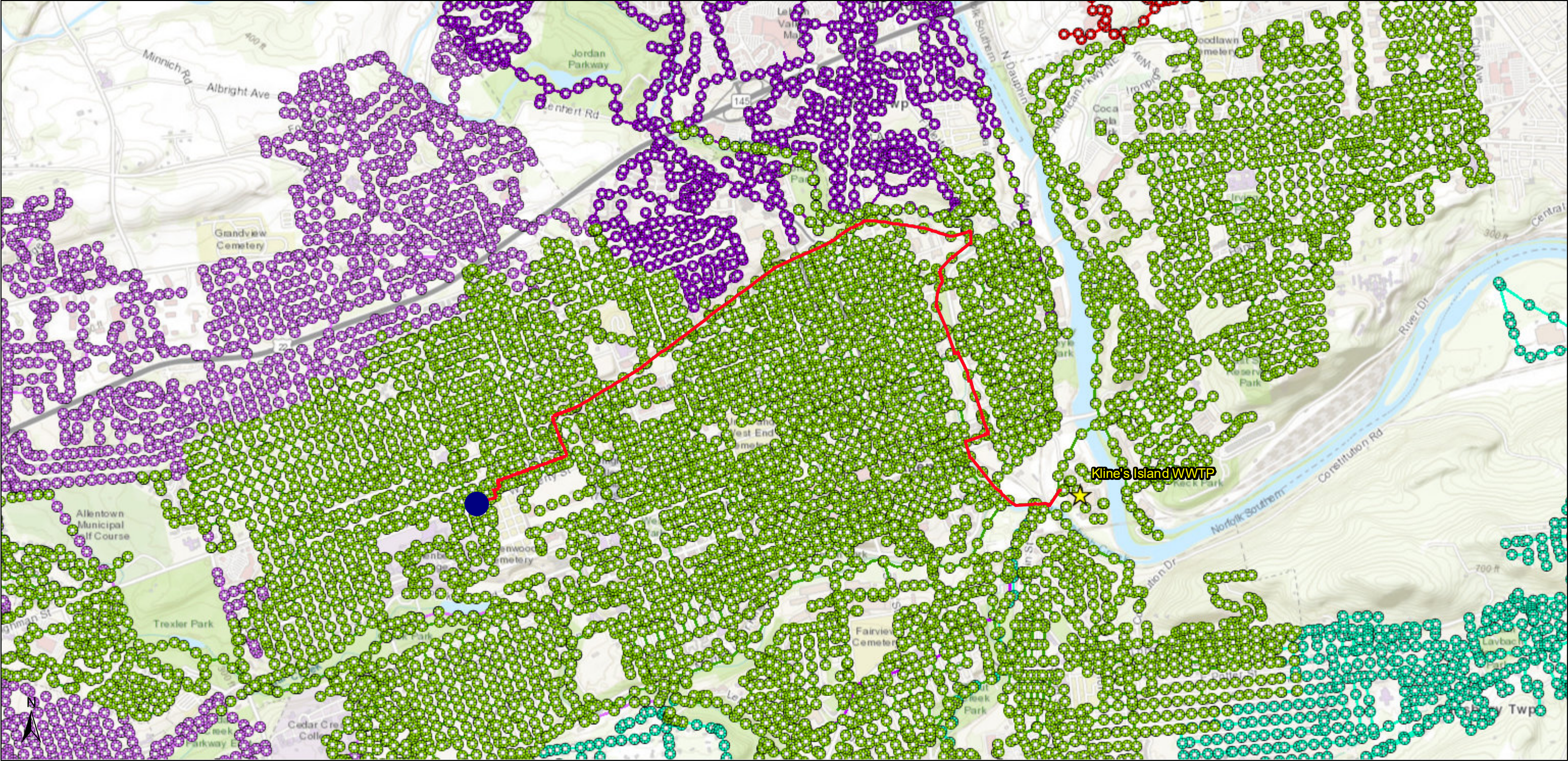
USGS MAP

PREPARED FOR
420 N. ALBRIGHT AVENUE
SITUATED IN
CITY OF ALLENTOWN
LEHIGH COUNTY, PA

DATE 12/21/2023
JOB NO. 231404.00
SCALE 1"=1,000'
DWG. NO.

29

LCA GIS MAP - 420 N Albright Ave



6/18/2025, 10:33:37 AM

1:36,112

- | | | | |
|--------------------|--------------------------|--------------------------------|-------------------------------|
| Allentown Customer | Salisbury Manholes | CWSA Sanitary Mains | Suburban Force Mains |
| COA Manholes | South Whitehall Manholes | Hanover Sanitary Mains | Suburban Gravity Mains |
| CWSA Manholes | LCA Suburban Manholes | Salisbury Sanitary Mains | Suburban Interceptor Mains |
| Hanover Manholes | COA Sanitary Mains | South Whitehall Sanitary Mains | |

Sources: Esri, HERE, Garmin, Intermap, inc, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



VI. SECTION 6

PROJECT NARRATIVE
420 N. ALBRIGHT AVENUE
CITY OF ALLENTOWN, LEHIGH COUNTY

Ninth Metro, LLC proposes the construction of a new apartment building with associated amenities (driveways, parking areas, and sidewalks). The apartment building will contain five (5) dwelling units total for the entire project. The project will take place on Parcel 549619843667-1 in the City of Allentown on the southeast corner of N. Ruhr Street and Warren Street. The parcel is mainly wooded in the existing condition.

A water and sanitary sewer main extension from the existing water and sewer mains in Liberty Street is proposed. The proposed apartment building will have a water and sanitary lateral to the proposed water and sanitary main extensions in N. Ruhr Street. The receiving collection system is the Klines Island Wastewater Treatment Plant.

Based on correspondence with Lehigh County Authority, there is existing water and sewer capacity for this project. Five (5) additional EDU's are required for the scope of work.

VII. SECTION 7



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

June 18, 2025

Jennifer Gomez, AICP
Planning Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

RE: 420 N Albright Ave – 420 N Albright Ave, City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Gomez,


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 1,192 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)	-2,231,708
This submission	-1,192
Remaining Allocation in KISS Connection Management Plan (as of 6/18/25)	2,384,229

Please contact me if you have any questions about this information.

Sincerely,


Liesel M. Gross
Chief Executive Officer

cc: Scott Novatnak, DEP
Jeffrey Mondulick, DEP
Brandon Jones, COA
Jesus Sadiua, COA
David Petrik, COA
Jedadiah Bortz, COA
Phil DePoe, LCA
John Koutsouros, Carroll Engineering Corporation

Christopher Lang

From: Jacob D. Hunsicker <JacobHunsicker@lehighcountyauthority.org>
Sent: Monday, December 18, 2023 9:51 AM
To: Christopher Lang
Subject: RE: 420 N Albright Ave - Water and Sewer Availability
Attachments: LCA GIS MAP - 420 N Albright Rear.PDF; Application-for-Plan-Review.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Filed by Newforma

External Sender - From: ("Jacob D. Hunsicker"
<JacobHunsicker@lehighcountyauthority.org>)
This message came from outside your organization.

[Learn More](#)

Chris,

LCA is currently unavailable to provide any water or sewer will serve letters for this property. See attached for a GIS Map of the property. Currently there is no public water or sewer mains that run parallel to the property. If the project were to consist of multiple townhouses the owner would be responsible to extend the public water and sewer main in the street and then each home would need its own private water and sewer lateral connecting to it. I can go over more details of what will be involved after LCA has more information on this project. LCA would need a utility plan submittal first to see how the developer would propose to extend the water and sewer public mains for N Ruhr Street. After plans would be approved the developer would then need to enter into a Developers water and sewer agreement with LCA and provide the necessary deposits based on the cost of add the new water and sewer public infrastructure.

LCA would have the water and sanitary sewer capacity for this project but cannot provide official will serve letters until the infrastructure is addressed.

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)
Phone: 610-351-6313

From: Petrik, David <David.Petrik@allentownpa.gov>
Sent: Monday, December 18, 2023 9:16 AM
To: Christopher Lang <clang@carrollengineering.com>
Cc: Bortz, Jedadiah <Jedadiah.Bortz@allentownpa.gov>; Jacob D. Hunsicker

<JacobHunsicker@lehighcountyauthority.org>

Subject: [External] RE: 420 N Albright Ave - Water and Sewer Availability

Good Morning Chris,

The Lehigh County Authority (LCA) will be able to help you with these requests.

I have copied Jacob to assist. The site would drain to the Klines Island Wastewater Treatment Plant.

Best,

David P.



David Petrik

Deputy Director of Public Works

Department of Public Works | City of Allentown

641 S. [10th.St.](#)

Allentown, Pa., 18013

📞 +1 (610) 437-7574 x2255

📱 +1 (484) 661-8977

✉️ David.Petrik@allentownpa.gov



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From: Christopher Lang <clang@carrollengineering.com>

Sent: Monday, December 18, 2023 8:55 AM

To: Bortz, Jedadiah <Jedadiah.Bortz@allentownpa.gov>; Petrik, David <David.Petrik@allentownpa.gov>

Subject: 420 N Albright Ave - Water and Sewer Availability

Some people who received this message don't often get email from clang@carrollengineering.com. [Learn why this is important](#)

Good Morning,

I am in the beginning process of a residential development project located in the City of Allentown and my team is looking for water and sewer availability or will-serve letters for those utilities.

The project is located at 420 N Albright Ave, Allentown, PA 18104 (PIN 549619843667-1) more specifically the southeast corner of N Ruhr Street and Warren Street. The scope is to build 4 multi-unit twin dwellings for a total of 8 dwelling units and connect to the public water and sewer system. We are currently scheduled for a pre-application with the city on 1/22 to discuss the project and we would like to be able to discuss where the nearest existing sewer/water service is.

Also, to confirm the treatment facility for this address would be Lehigh County Authority Wastewater Treatment Plant, correct?

Please reach out with any questions and I appreciate your time. Thank you!

Chris Lang E.I.T. | Project Manager II | clang@carrollengineering.com



949 Easton Road, Warrington, PA 18976

215-343-5700 x 248 (o) | (215) 392-0942 (d)

<https://link.edgepilot.com/s/39e3def8/NtDZmrW5EkyxmOYa7YPjMw?u=http://www.carrollengineering.com/>

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Please consider the environment before printing this e-mail.

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

VIII. SECTION 8

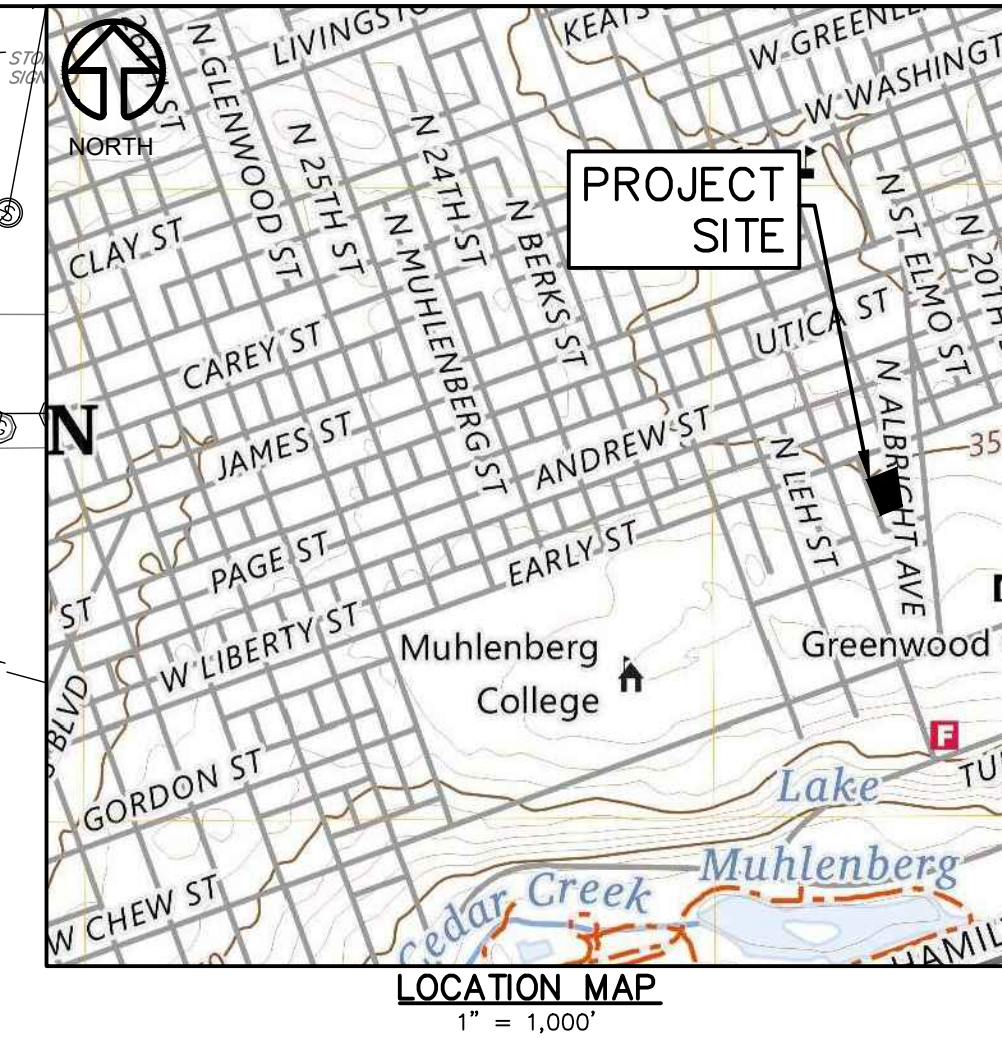
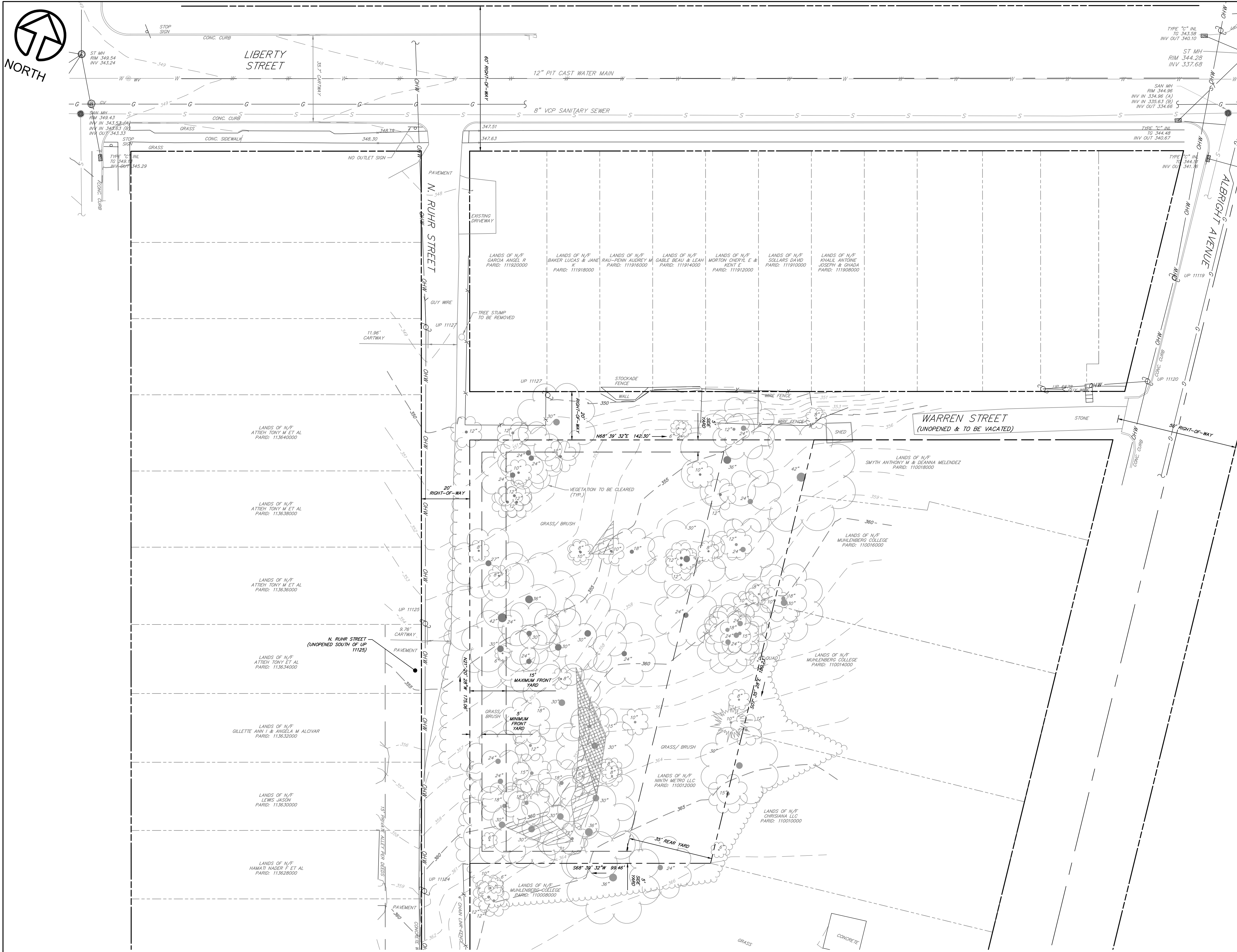
ALTERNATE SEWAGE FACILITIES ANALYSIS

The proposed sanitary laterals will connect to the proposed sewer main extension in Ruhr Street from the existing main in Liberty Street. The project proposes 1192.5 GPD of flow that are tributary to Klines Island Wastewater Treatment Plant. Five (5) additional EDUs are required for the scope of work.

Lehigh County Authority has indicated that the existing interceptor and wastewater treatment plant have capacity for the proposed flows (1192.5 gpd or 5 EDUs).

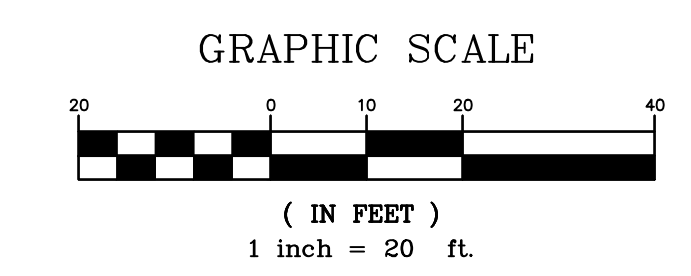
Alternate methods of sewerage disposal were investigated, specifically discharging to the Albright Avenue sewer mains, but due to the proximity of the Liberty Street sewer main and Warren Street not being publicly open, the proposed method of sewerage disposal was chosen.

IX. SECTION 9



- LEGEND**
- RIGHT OF WAY LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK LINE
 - EXISTING MAJOR CONTOUR LINE
 - EXISTING MINOR CONTOUR LINE
 - EXISTING FENCE
 - EXISTING TREE LINE
 - EXISTING EVERGREEN TREE
 - EXISTING DECIDUOUS TREE
 - EXISTING STORM SEWER
 - EXISTING STORM STRUCTURES
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY STRUCTURES
 - EXISTING WATER LINE
 - EXISTING WATER STRUCTURES
 - EXISTING GAS METER
 - EXISTING GAS LINE
 - EXISTING OVERHEAD WIRE
 - EXISTING UTILITY POLE
 - EXISTING 25-35% SLOPES
 - EXISTING 35% & GREATER SLOPES

- SURVEY NOTES**
- FIELD WORK FOR BOUNDARY SURVEY AND EXISTING FEATURES SURVEY OF 420 N. ALBRIGHT AVE REAR, ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA WAS COMPLETED IN JANUARY, 2024.
 - HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE NAD 83. METES AND BOUNDS ARE LABELED PER STATE PLANE.
 - VERTICAL DATUM IS BASED ON NAVD88.
 - BOUNDARY INFORMATION IS BASED ON FIELD LOCATED MONUMENTATION FOUND ON SUBJECT TRACT.
 - BY GRAPHIC PLOTTING ONLY THE FOLLOWING PROPERTY IS LOCATED IN THE FOLLOWING FLOOD HAZARD ZONE: PARCEL 549619843667: ZONE X PER FEMA FLOOD MAP NUMBERS: 42077C0232F DATED 07/16/2004.
 - THE FOLLOWING DOCUMENTS WERE USED IN RESOLUTION OF THE BOUNDARY IN PREPARATION OF THE SURVEY MAP:
 - A) DEEDS OF RECORD RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS. DOCUMENT 2022032924 (PARCEL 549619843667)
 - B) A PLAN TITLED "ALBRIGHT AVE", PREPARED BY BLACK FOREST ENGINEERING, LLC DATED 10/10/22.
 - A PA ONE CALL WAS PLACED FOR THIS SURVEY WITH SERIAL NO. 20233490297. A DOCUMENT FROM UCI WAS RECEIVED ON JANUARY 18, 2024 VIA EMAIL. GAS LINE IS PLOTTED FROM SAID DOCUMENT. ALL OTHER UTILITIES SHOWN WERE OBTAINED FROM ABOVE GROUND OBSERVATIONS.
 - A TITLE COMMITMENT WAS NOT PROVIDED FOR SUBJECT TRACTS. ADDITIONAL EASEMENTS AND RIGHT-OF-WAYS MAY EXIST.
 - ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS DESIGNATED REPRESENTATIVE. ZONING INFORMATION IS NOT SHOWN.
 - A LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA CAN ONLY CERTIFY TO AS-CONSTRUCTED INFORMATION THAT CAN BE OBTAINED FROM ABOVE GROUND OBSERVATIONS. LOCATIONS OF UNDERGROUND UTILITY LINES SUCH AS ALL SANITARY MAINS, STORM SEWER PIPING, WATER LINES, GAS PIPING, ELECTRICAL AND CABLE LINES ARE NOT CERTIFIED BY THE BELOW SIGNED INDIVIDUAL AND ARE CONSIDERED TO BE APPROXIMATE.
 - LEGAL RIGHT OF WAY INFORMATION SHOWN IS BASED ON CALLOUTS FROM SUBJECT TRACTS DEED AS WELL DEEDS FROM ADJOINING PROPERTIES AND PLAN REFERENCED IN NOTE 6B.
 - THE EXISTING DRIVEWAY FOR 2138 LIBERTY STREET SHOWN ON THE PLAN IS BASED ON AERIAL IMAGERY.



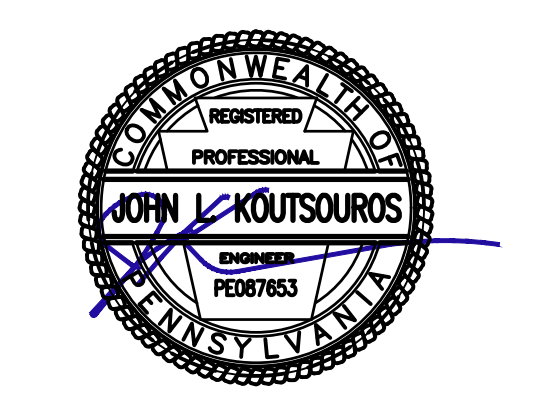
Carroll Engineering Corporation

CORPORATE OFFICE
949 . EASTON . ROAD
WARRINGTON, . PA . 18976
PHONE: 215.343.5700
FAX: 215.343.0875

630 Freedom Business Cir., 3rd Fl. 105 Rader Boulevard, Suite 206
King of Prussia, PA 19406 Hillsborough, NJ 08844
Phone: 610-572-7093 Phone: 908-874-7500
Fax: 908-874-5702 Fax: 908-874-5702

433 Lancaster Avenue, Suite 200 101 Larry Holmes Drive, Suite 201
Malvern, PA 19355 Easton, PA 18042
Phone: 610-489-5100 Phone: 610-589-4940

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EXISTING FEATURES PLAN

420 N. ALBRIGHT AVENUE REAR
(PARCEL 110012000)

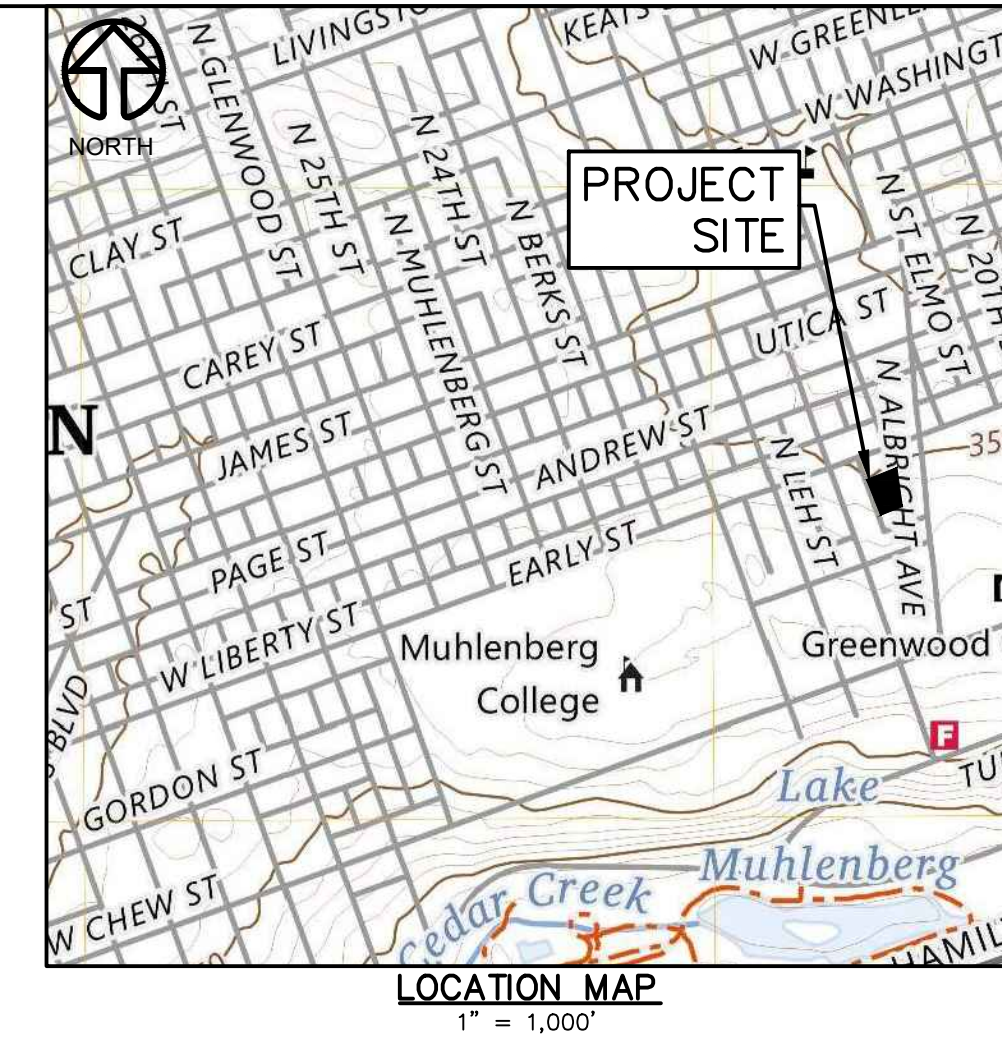
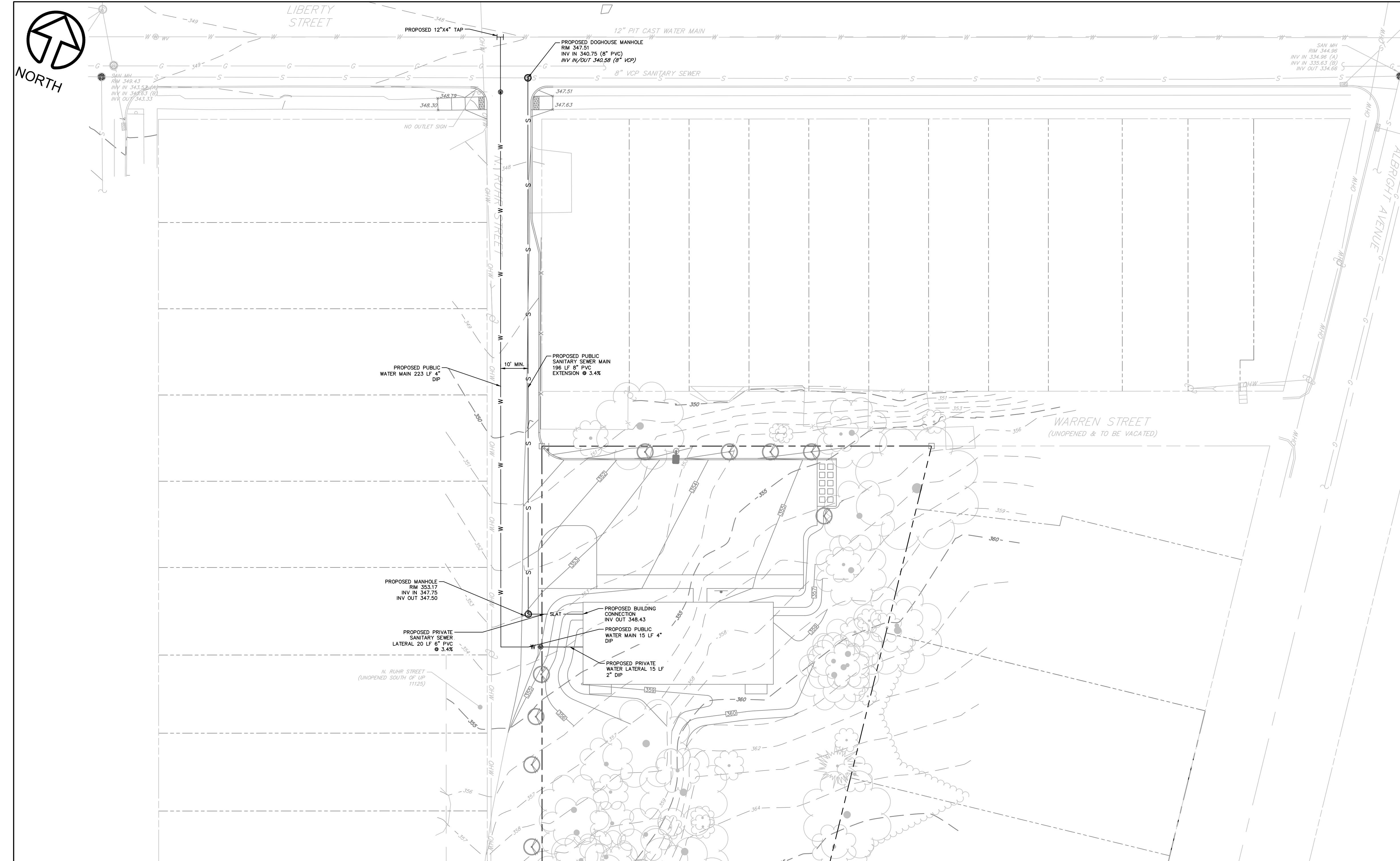
SITUATED IN
CITY OF ALLENTOWN, WARD 11, LEHIGH COUNTY, PENNSYLVANIA

PREPARED FOR
NINTH METRO LLC
1132 WEST HAMILTON STREET, SUITE 201
ALLENTOWN, PA 18102

NO.	DATE	REVISION PER CITY COMMENTS	DESCRIPTION	CML	INITIALS
1	7/2/25				

DATE	4/30/2025
CADD FILE	2314040103
JOB NO	231404.01
DSG BY	CML
DWN BY	CML
CKD BY	JLK
SCALE	1" = 20'
DRAWER NUMBER	-
SHEET	3
OF	12 SHEETS
DRAWING NUMBER	V-101

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL NUMBER 20233490297
1-800-242-1776

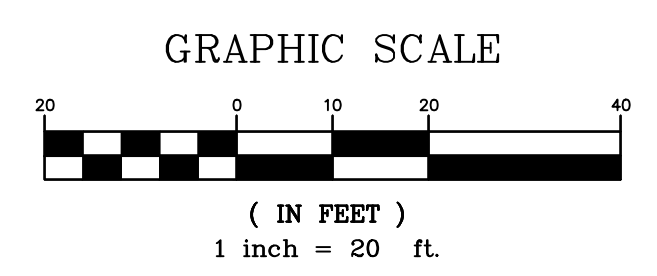


LEGEND	
	RIGHT OF WAY LINE
	PROPERTY LINE
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	EXISTING UTILITY POLE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED WATER MAIN
	PROPOSED WATER LATERAL
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER CURB STOP
	PROPOSED MONUMENT
	PROPOSED STREET TREE

- UTILITY NOTES:**
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
 - ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
 - ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS.
 - ACCESS WILL BE PROVIDED TO AFFECTED OWNERS/TENANTS ON 22ND STREET WITH AT LEAST 72 HOURS NOTICE OF RUHR STREET CLOSURES FOR UTILITY TRENCHING. THE RUHR STREET CLOSURES WILL BE LIMITED TO THE HOURS OF 8:00 - 5:00 MONDAY THROUGH FRIDAY FOR A TOTAL OF NO MORE THAN 8 DAYS DURING CONSTRUCTION.

LCA SITE PLAN NOTES:

- ALL WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE "GENERAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION" OF LEHIGH COUNTY AUTHORITY (LCA) DATED JUNE 1976, OR AS AMENDED.
- WATER SYSTEM CONSTRUCTION IS SUBJECT TO INSPECTION BY LCA. CONTACT LCA AT (610) 398-2503 TO SCHEDULE AN INSPECTION A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE START OF WORK. ONLY LCA PERSONNEL SHALL OPERATE VALVES IN THE WATER SYSTEM.
- ADEQUATE HORIZONTAL AND VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER, SANITARY SEWER AND STORM SEWER LINES IN CONFORMANCE WITH PA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
- SEPARATION BETWEEN WATER LINES AND SEWERS: (1) PARALLEL: A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN A WATER LINE AND SANITARY OR STORM SEWERS. WHERE LCA APPROVES AN EXCEPTION TO THIS, THE WATER LINE MAY BE INSTALLED TO WITHIN 5' OF A SEWER IF THE BOTTOM OF THE WATER LINE IS LAID SO THAT ITS ELEVATION IS A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER LINE AND IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHEL. (2) CROSSINGS: WHEN A WATER LINE CROSSES A SANITARY OR STORM SEWER, THE BOTTOM OF THE WATER LINE SHALL BE MAINTAINED A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND A FULL LENGTH OF WATER PIPE SHALL BE CENTERED ON THE CROSSING. WHERE LCA APPROVES AN EXCEPTION TO THIS FOR A CROSSING OF A GRAVITY SEWER, A MINIMUM OF 6" SEPARATION SHALL BE MAINTAINED. THE SEWER SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS, AND THE WATER LINE SHALL BE ENCASED IN CONCRETE FOR 10' ON EITHER SIDE OF THE CROSSING UNLESS CROSSING ABOVE A STORM SEWER OR BELOW A STORM SEWER WITH GREATER THAN 18" SEPARATION. WATER LINE FITTINGS AND VALVES SHALL NOT BE ENCASED IN CONCRETE. SEWERS SHALL BE ADEQUATELY SUPPORTED TO PREVENT ANY EXCESS DEFLECTION OF THE JOINTS AND THE SETTLING ON AND BREAKING OF THE WATER LINE.
- PROVIDE A CHART ON THE PROFILE SHEETS SHOWING THE VERTICAL CLEARANCES OF ANY WATER MAIN CROSSINGS WITH THE STORM AND SANITARY SEWERS. THE PIPES AND LATERALS SHALL HAVE NO LESS THAN EIGHTEEN (18') OF VERTICAL CLEARANCE.
- MEGALUGS SHALL BE USED TO RESTRAIN MECHANICAL JOINT FITTINGS AND FIELD LOCK GASKETS TO RESTRAIN PUSH-ON JOINTS WITHIN 40' OF BOTH HORIZONTAL AND VERTICAL BENDS IN WATER LINES 12" IN DIAMETER AND SMALLER.
- A 10' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER/SANITARY SEWER UTILITIES AND TREE PLANTING.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 4' OF COVER.
- ALL WATER LINES SHALL BE DUCTILE IRON PIPE CLASS 52, UNLESS OTHERWISE NOTED.
- VALVES SHALL BE SET 5' FROM A FITTING.
- A METER PIT WILL BE REQUIRED ON ANY SERVICE LINE WHERE THE DISTANCE FROM THE CURB STOP TO THE POINT WHERE THE METER WOULD BE SET INSIDE OF THE BUILDING WILL BE GREATER THAN 100'.
- SEWER LATERALS AND WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 5' OF HORIZONTAL CLEARANCE BETWEEN THEM IN TOWNHOUSE AREAS AND A MINIMUM OF 10' OF HORIZONTAL CLEARANCE BETWEEN THEM IN SINGLE FAMILY AREAS, AND WITH THE WATER SERVICE A MINIMUM OF 18" ABOVE THE SEWER LATERAL WITHIN STREET RIGHTS-OF-WAY. ON BUILDING LOTS, INSTALL WATER SERVICES AND SEWER LATERALS IN ACCORDANCE WITH THE APPLICABLE LOCAL PLUMBING CODES.
- PLUMBING AND FIRE PROTECTION SYSTEM PLANS SHALL BE SUBMITTED FOR LCA REVIEW AND WRITTEN APPROVAL OF THE PROPOSED INSTALLATION OF METERS, DETECTOR CHECKS AND BACKFLOW PREVENTION DEVICES PRIOR TO INSTALLATION.
- LEHIGH COUNTY AUTHORITY REVIEWS FIRE PROTECTION SYSTEM PLANS FOR CONFORMANCE OF BACKFLOW PREVENTION AND METERING TO ITS POLICIES AND RULES AND REGULATIONS. THIS IS NOT A REVIEW OF THE ADEQUACY OF THE FIRE PROTECTION SYSTEM.
- A MINIMUM TWO (2)-HOUR 150 PSI PRESSURE TEST SHALL BE PERFORMED ON A WATER SERVICE LATERAL.
- THE EXISTING VALVE AT THE CONNECTION POINT TO THE WATER SYSTEM MAY NOT PASS A PRESSURE TEST AS REQUIRED BY LCA, NFPA OR OTHER AGENCY FOR NEW CONSTRUCTION. THE DEVELOPER SHALL BEAR THE COST TO REPAIR OR REPLACE THIS VALVE TO MEET TESTING REQUIREMENTS.
- CONTACT LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION AT 610-437-7515 TO SCHEDULE A PROPOSED CONNECTION TO/DISCONNECTION FROM THE WATER SYSTEM. A MINIMUM OF 3 BUSINESS DAYS NOTICE SHALL BE GIVEN. ONLY AUTHORITY PERSONNEL SHALL OPERATE VALVES IN THE WATER SYSTEM.
- THE LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION (610-437-7515) MUST BE NOTIFIED AT LEAST 2 WEEKS PRIOR TO PERFORMING A HIGH VOLUME FLUSH OF THE PLUMBING OR FIRE PROTECTION SYSTEM, A FIRE FLOW TEST OR FIRE PUMP TEST.
- THE LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION (610-437-7515) SHALL BE NOTIFIED TO SCHEDULE AN INSPECTION OF THE METER SETTING PRIOR TO INITIATION OF WATER SERVICE.
- ALL ABANDONED WATER LINES MUST BE ABANDONED AT THE MAIN. IF THE CORPORATIONS DO NOT SHUT OFF CORRECTLY AND ARE LEAKING OR DEEMED NECESSARY BY THE INSPECTOR, THE CONTACTOR IS FULLY RESPONSIBLE TO INSTALL AND PURCHASE AN APPROVED CAPSULATION DEVICE.
- ALL ABANDONED SEWER LINES MUST BE ABANDONED AT THE MAIN BY AN APPROVED TRENCHLESS SEWER REPAIR CONTRACTOR.
- DROPS THROUGH MANHOLES: 0.1 FOR 180-DEGREES, 0.15 FOR 25-DEGREES TO 60-DEGREES, 0.2 OR 0.25 FOR GREATER THAN 60-DEGREES AND LESS THAN 90-DEGREES.
- THE DEVELOPER IS RESPONSIBLE FOR SUBMITTING A DEPOSIT FOR LEAK DETECTION DEVICES. LCA WILL DETERMINE THE NUMBER OF LEAK DETECTION DEVICES THAT ARE NEEDED FOR THE PROJECT. LCA IS RESPONSIBLE FOR ORDERING AND INSTALLING THE DEVICES IN THE FIRE HYDRANTS.



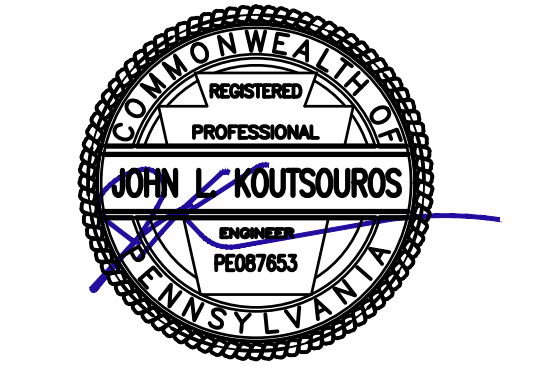
Carroll Engineering Corporation

CORPORATE OFFICE
949 . EASTON . ROAD
WARRINGTON, . PA . 18976
PHONE: 215.343.5700
FAX: 215.343.0875

630 Freedom Business Ctr., 3rd Fl. 105 Rader Boulevard, Suite 206
King of Prussia, PA 19406 Hillsborough, NJ 08044
Phone: 610-572-7093 Phone: 908-874-7500
Fax: 908-874-5762 Fax: 908-874-5762

433 Lancaster Avenue, Suite 200 101 Larry Holmes Drive, Suite 201
Malvern, PA 19355 Easton, PA 18042
Phone: 610-489-5100 Phone: 610-589-4940

www.carrollengineering.com



UTILITY PLAN

420 N. ALBRIGHT AVENUE REAR
(PARCEL 110012000)

SITUATED IN
CITY OF ALLENTOWN, WARD 11, LEHIGH COUNTY, PENNSYLVANIA

PREPARED FOR
NINTH METRO LLC
1132 WEST HAMILTON STREET, SUITE 201
ALLENTOWN, PA 18102

REVISIONS		DATE	INITIALS
2	REVISION PER LCA COMMENTS	8/28/25	CML
1	REVISION PER CITY COMMENTS	7/27/25	CML
1		DATE	NO.

DATE 4/30/2025
CADD FILE 2314040106
JOB NO 231404.01

DSG BY CML
DWN BY CML
CKD BY JLK
SCALE 1" = 20'
DRAWER NUMBER -

SHEET 6 OF 14 SHEETS

DRAWING NUMBER
C-103

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CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL NUMBER 20233490297
1-800-242-1776



X. SECTION 10

1. PROJECT INFORMATION

Project Name: **420 N Albright Ave**

Date of Review: **9/9/2024 02:50:47 PM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

Project Area: **0.51 acres**

County(s): **Lehigh**

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

ZIP Code:

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lower Jordan Creek**

Decimal Degrees: **40.600357, -75.505052**

Degrees Minutes Seconds: **40° 36' 1.2839" N, 75° 30' 18.1889" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	Conservation Measure	No Further Review Required, See Agency Comments
PA Department of Conservation and Natural Resources	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	Avoidance Measure	See Agency Response

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

420 N Albright Ave



- Buffered Project Boundary
- Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

420 N Albright Ave



- Buffered Project Boundary
- Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap 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 necessary to implement all aspects of this project?

Your answer is: Yes

Q3: 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

Q4: How many acres of woodland, forest, forested fencerows and trees will be cut, cleared, removed, disturbed or flooded (inundated) as a result of carrying out all aspects or phases of this project? [Round acreages UP to the nearest acre (e.g., 0.2 acres = 1 acre).]

Your answer is: 1 to 10 acres

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:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

PA Department of Conservation and Natural Resources

RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

DCNR Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below. After desktop review, if a botanical survey is required by DCNR, we recommend the DCNR Botanical Survey Protocols, available here:

<https://conservationexplorer.dcnr.pa.gov/content/survey-protocols>)

Scientific Name	Common Name	Current Status	Proposed Status	Survey Window
Alisma triviale	Northern Water-plantain	Endangered	Endangered	Late July - late August

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:

Avoidance Measure: The proposed project is located in the vicinity of northern long-eared bat spring staging/fall swarming habitat. To ensure take is not reasonably certain to occur, do not conduct tree removal from May 15 to August 15. The U.S. Fish and Wildlife Service determined take is not reasonably certain to occur from tree removal if activities are avoided during the pup season (i.e., the range of time when females are close to giving birth (i.e., two weeks prior to birth) and have non-volant (i.e., unable to fly) young). For more information, see the Interim Voluntary Guidance for the Northern Long-Eared Bat: Forest Habitat Modification, available here:

<https://www.fws.gov/library/collections/interim-habitat-modification-guidance>.

As the project proponent or applicant, I certify that I will implement the above Avoidance Measure:

 (Signature)

SPECIAL NOTE: If you agree to implement the above Avoidance Measure and if applicable, any Information Requests, no further coordination with this agency regarding threatened and endangered species and/or special concern species and resources is required. If you are not able to comply with the Avoidance Measures, you are required to coordinate with this agency - please send project information to this agency for review (see "What to Send" section).

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

*If information was requested by USFWS, applicants must email, or mail, project information to IR1_ESPenn@fws.gov to initiate a review. USFWS will not accept uploaded project materials.

Check-list of Minimum Materials to be submitted:

____ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

____ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

____ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

____ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

____ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

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

7. PROJECT CONTACT INFORMATION

Name: Christopher Lang, P.E.
Company/Business Name: Carroll Engineering Corporation
Address: 949 Easton Road
City, State, Zip: Warrington, PA 18976
Phone: (215) 343-5700 Fax: ()
Email: CLang@Carrollengineering.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.



applicant/project proponent signature

6/2/2025

date

BUREAU OF FORESTRY

September 17, 2024

PNDI Number: 822384

Version: Final_1; 9/9/24

John Koutsouros
Carroll Engineering Corporation
949 Easton Road
Warrington, PA 18976
Email: sitedesign@carrollengineering.com (hard copy will not follow)

Re: 420 N Albright Ave
Allentown Township, Lehigh County, PA

Dear John Koutsouros,

Thank you for the submission of the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt Number **822384 (Final_1)** for review. PA Department of Conservation and Natural Resources screened this project for potential impacts to species and resources under DCNR's responsibility, which includes plants, terrestrial invertebrates, natural communities, and geologic features only.

No Impact Anticipated

PNDI records indicate species or resources under DCNR's jurisdiction are located in the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, DCNR has determined that no impact is likely. No further coordination with our agency is needed for this project.

Recommended Best Management Practices:

- Use a conservative approach to project design that minimizes permanent and temporary disturbances to soil and native vegetation. This will conserve habitat and limit opportunities for invasive plants.
- Clean boot treads, tools, construction equipment, and vehicles thoroughly (especially the undercarriage and wheels) before they are brought on site. This will remove invasive plant seeds and invasive earthworms/cocoons that may have been picked up at other worksites.
- Use clean project materials (e.g., weed-free straw) or materials native to the worksite to avoid introducing invasive species from contaminated sources.
- Revegetate or cover disturbed soil and stockpiles quickly to discourage the germination of invasive plants. Implement proper erosion control practices to stabilize soil and reduce runoff.
- Do not use seed mixes that include invasive species. More information about invasive plants in Pennsylvania can be found at the following link: <http://www.dcnr.pa.gov/Conservation/WildPlants/InvasivePlants/Pages/default.aspx>
- Use habitat appropriate seed mixes. For example, use a riparian seed mix when reseeding along a waterway. The Bureau of Forestry Planting & Seeding Guidelines can be found at the following link for recommendations: http://www.docs.dcnr.pa.gov/cs/groups/public/documents/document/dcnr_20031083.pdf

- Use native plants for landscaping, revegetation, and stormwater management. Do not use nonnative invasive species. Reduce the area of lawn and impermeable surfaces to the fullest extent practicable in favor of native gardens or habitat restoration (e.g., forest, meadow, wetland, etc.). More information about lawn conversion can be found at the following link: <https://www.dcnr.pa.gov/Conservation/Water/LawnConversion/Pages/default.aspx>
- Plant forest buffers where trees were historically present along streams, wetlands, and bodies of water. Buffers should be a minimum of 35 feet in width (ideally at least 100 feet in width). Where trees are not appropriate (e.g., powerline rights-of-way), buffer with native shrubs and herbaceous plants. More information about riparian buffers can be found at the following link: <https://www.dcnr.pa.gov/Conservation/Water/RiparianBuffers/Pages/default.aspx>
- Manage rights-of-way for diverse native plant communities and wildlife (e.g., monarch butterfly). In seed mixes, include wildflowers that have overlapping bloom periods and provide forage for pollinators throughout the growing season. Avoid blanket herbicide applications; instead, spot-treat undesirable tall woody vegetation and invasive weeds. Where mowing is necessary, reduce frequency to once every few years during the dormant season (i.e., after first frost in late fall and before bird nesting in early spring), leaving some refugia for overwintering wildlife.
- Monitor for invasive plants before, during, and after project activities and promptly control any identified infestations. Frequent monitoring allows for early detection and rapid response.

This response represents the most up-to-date review of the PNDI data files and is valid for two (2) years only. If project plans change or more information on listed or proposed species becomes available, our determination may be reconsidered. Should the proposed work continue beyond the period covered by this letter and a permit has not been acquired, please resubmit the project to this agency as an “Update” (including an updated PNDI receipt, project narrative, description of project changes and accurate map). As a reminder, this finding applies to potential impacts under DCNR’s jurisdiction only. Visit the PNHP website for directions on contacting the Commonwealth’s other resource agencies for environmental review.

Should you have any questions or concerns, please contact Alexander Dogonniuck, Ecological Information Specialist, by phone (717-783-3913) or via email (c-adogonni@pa.gov).

Sincerely,



Greg Podnieszinski, Section Chief
Natural Heritage Section



June 2, 2025

Sent Via PA-SHARE

RE: ER Project # 2025PR02793.001, 420 N. Albright Avenue, Department of Environmental Protection, Allentown City, Lehigh County

Dear Submitter,

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 Effect - Above Ground

Based on the information received and available within our files, it is our opinion that the proposed project will have No Effect on above ground historic properties, including historic buildings, districts, structures, and/or objects, should they exist. Should the scope of the project change 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 above ground resources, please contact Sara-Ladd Manley at samanley@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. 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 regarding archaeological resources, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact Sara-Ladd Manley at samanley@pa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Frederick". The signature is fluid and cursive, with the first letter of the last name being a large, stylized 'F'.

Barbara Frederick

Environmental Review Division Manager

XI. SECTION 11



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
2-39001323-3

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

420 N. Albright Avenue

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

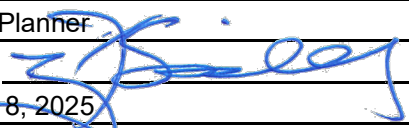
1. Date plan received by municipal planning agency July 7, 2025

2. Date review completed by agency July 8, 2025

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 _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts <u>Per PHMC: No Above Ground Concerns; No Archaeological Concerns.</u>
<input checked="" 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>DCNR Finding: Potential impact on Northern Water-plantain; Requires further review.</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)

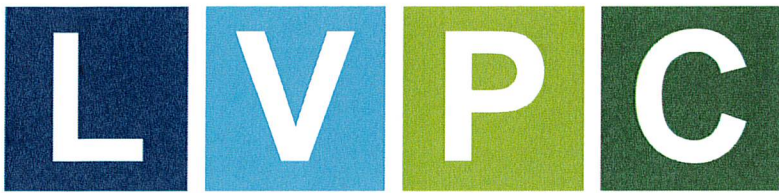
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? 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? (not applicable)
<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: <u>Jesus Sadiua</u> Title: <u>City Planner</u> Signature: <u></u> Date: <u>July 8, 2025</u> Name of Municipal Planning Agency: <u>City of Allentown</u> Address: <u>435 Hamilton Street, Allentown, PA 18101</u> Telephone Number: <u>610-437-7613 x2865</u>		

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.



Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

August 21, 2025

Mr. John Koutsouros, PE
Carroll Engineering Corporation
949 Easton Road
Warrington, PA 18976-1812

**Re: Act 537 Review - Sewage Facilities Planning Module
420 N Albright Avenue
City of Allentown, Lehigh County
DEP Code No. 2-39001323-3**

Dear Mr. Koutsouros:

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 five-unit, multi-family apartment building, totaling 2,099 square feet with associated amenities which consists of driveways, eight parking stalls and sidewalks at 402 N Albright Avenue. The five-unit apartment building is proposed to be served by public sewage disposal. Wastewater generated from the development will be conveyed to the existing City wastewater collection system in Liberty Street, with ultimate treatment at the Kline's Island wastewater treatment plant. The provision of public sewage disposal aligns with the *FutureLV: The Regional Plan* actions to 'match development intensity with sustainable infrastructure capacity' (of Policy 1.1) and 'promote development in areas with public sewer and water capacity' (of Policy 3.2).

Enclosed please find an executed Module Component 4b. Please call me if you have any questions regarding this review.

Sincerely,

Corinne Ruggiero
Environmental Planner

Enclosure

cc: Jesse Sadiua, Chief Planner, City of Allentown
Brandon Jones, Planner, City of Allentown
Jedadiah Bortz, Associate Engineer 2, City of Allentown
Jeffrey Mondulick, PA Department of Environmental Protection
Joseph Colasuonno (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

420 N Albright Avenue

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 July 14, 2025
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency August 21, 2025

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>Area designated for Development in Future LV.</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> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. | Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" 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 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 | |
|--|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? <u>N/A</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <u>Not applicable to the City of Allentown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? <u>N/A</u>
If no, describe which requirements are not met --- |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? <u>See municipal interpretation</u>
If no, describe inconsistency --- |
| <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? <u>N/A</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies --- |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: <u>Corinne Ruggiero</u> | | |
| Title: <u>Environmental Planner</u> | | |
| Signature: <u>Corinne Ruggiero</u> | | |
| Date: <u>August 21, 2025</u> | | |
| Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u> | | |
| Address: <u>615 Waterfront Drive, Suite 201, Allentown, PA 18102</u> | | |
| Telephone Number: <u>610-264-4544</u> | | |

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.