MSL CONSULTING & DESIGN LLC
331 Hillview Drive Nazareth PA 18064
P. 484.821.6598

SEWER FACILITIES PLANNING MODULE

Project: **2852 Crest Ave N - Subdivision**
City of Allentown
Lehigh County, PA

Client: Matthew Sorrentino
6718 Overlook Court
Allentown, PA 18106

Date: 06/06/2025

DEP CODE: 2-39001354-3

Table of Contents

Section 1 ..... **1**
Department Cover/Checklist Letter 2
Component 3 Completeness Checklist 9

Section 2 ..... **10**
Transmittal Letter for City of Allentown 11

Section 3 ..... **12**
Resolution for City of Allentown 13

Section 4 ..... **14**
Component 3, City of Allentown 15

Section 5 ..... **26**
USGS Map 27
Sewer Map from Subdivision to LCA Kline's Island WWTP 28

Section 6 ..... **29**
Project Narrative 30

Section 7 ..... **31**
Sewer Will-Serve and Chapter 94 Certification Letter (LCA) 32
Will-Serve Letter from Water Authority (LCA) 36

Section 8 ..... **38**
Alternatives Analysis Narrative 39
Antidegradation Analysis 40

Section 9 ..... **41**
Property Deed 42
Plans (Survey, Subdivision, Utility Sketch) 43

Section 10 ..... **52**
PNDI 53
PHMC Exemption 59

Section 11 ..... **61**
Component 4A, City of Allentown 62
Component 4B, Lehigh Valley Planning Commission 64

Section 1

Department Cover/Checklist Letter
Component 3 Completeness Checklist

Pennsylvania
Department of
Environmental Protection

Date: 3/12/2025

NAME: MSL CONSULTING & DESIGN
ADDRESS: 331 HILLVIEW DRIVE
NAZARETH, PA 18064

Re: Planning Module for New Land Development
Component 3 – Sewage Collection and Treatment Facilities
Act 537 Planning
Subdivision 2852 CREST AVE
RESIDENTIAL 2 LOTS

DEP CODE NO. 2-3900135 4-3

TOWNSHIP City of Allentown ,COUNTY Lehigh

Dear

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Enclosed are the applicable module forms. Please submit the completed planning modules and supporting information to the municipality(ies) in which the project is located. DEP must receive three (3) copies. Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant's authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

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

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

Section H: Alternative Sewage Facilities Analysis		
	The Alternative Sewage Facilities Analysis is attached	
	All information required in the module directions has been addressed	
Section I: Compliance with Water Quality Standards and Effluent Limitations		
	The box is checked regarding Waters Designated for Special Protection	
	The Social or Economic Justification is attached	
	The box is checked regarding Pennsylvania Waters Designated As Impaired	
	The box is checked regarding Interstate and International Waters	
	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
	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	
Section J: Chapter 94 Consistency Determination		
	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
	Section J.1. The Project Flows are provided	
	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
	Section J.3.b. The Collection System information is completed, signed and dated	
	Section J.3.b. The Conveyance System information is completed, signed and dated	
	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
	Section J.4.b. The Treatment Facility information is completed, signed and dated	
	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	
	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
	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	

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

Section Q: False Swearing Statements		
	The planning module preparer's false swearing statement is completed and signed	
Section R: Planning Module Review Fee		
	The correct fee has been calculated	
	The correct fee has been paid	
	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	
Completeness Checklist		
	The module completeness checklist is included	
	All completeness items have been checked as included by the municipality, as appropriate	
	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 T. Corby

Robert Corby
Sewage Planning Specialist
Clean Water Program

Enclosures:

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: _____ Date: 6/5/2025
Applicant (or Applicant's authorized representative)

Signed: _____ Date: 8/6/2025
Municipal Secretary

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

7/30/25
Date submittal determined complete

Section 2

Transmittal Letter for City of Allentown

3850-FM-BCW0355 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
2-39001354-3				

TO: Approving Agency (DEP or delegated local agency)
PADEP - Bethlehem District Office
4530 Bath Pike
Bethlehem, PA 18017

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by MSL Consulting & Design LLC (Name)

Matthew S. Longenberger, Owner (Title) for 2852 Crest Ave N - Subdivision (Name)

a subdivision, commercial ,or industrial facility located in City of Allentown, (City, Borough, Township)

Lehigh County.

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.

☐ Resolution of Adoption
☐ Module Completeness Checklist
☐ 2 Individual and Community Onlot Disposal of Sewage
☐ 3 Sewage Collection/Treatment Facilities
☐ 3s Small Flow Treatment Facilities
☐ 4A Municipal Planning Agency Review
☐ 4B County Planning Agency Review
☐ 4C County or Joint Health Department Review

Mary P Hinkle — Municipal Secretary (print)
Mary P Hinkle — Signature
8/6/20 — Date

Section 3

Resolution for City of Allentown

3850-FM-BCW0356 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (~~SUPERVISORS) (COMMISSIONERS~~) (COUNCILMEN) of 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 Matthew Sorrentino (land developer) has proposed the development of a parcel of land identified as 2852 Crest Ave N - Subdivision (name of subdivision), and described in the attached Sewage Facilities Planning Module, and 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, _____ (municipality) finds that the subdivision described in the attached 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 _____ (Signature), Secretary, _____
~~Township Board of Supervisors (Borough Council~~) (City Councilmen), hereby certify that the foregoing is a true copy of the ~~Township (Borough~~) (City) Resolution # 31092, adopted, August 6, 20 25.

Municipal Address:

City of Allentown
435 Hamilton Street
Allentown, PA 18101

Telephone (610) 437-7630

Seal of Governing Body

Section 4

Component 3, City of Allentown

3800-FM-BPNPSM0353 Rev. 2/2015
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

Code No.
2-39001354-3

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

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 2852 Crest Ave Subdivision

2. Brief Project Description Matthew Sorrentino (Property Owner) is proposing to subdivide the subject residential lot located at 2852 Crest Ave N, City of Allentown. The property is 0.82 Acres (35,750 SF). Project proposal is to subdivide the existing residential lot into two separate lots. Lot 1 will retain the existing single-family dwelling. Lot 2 is proposed to create a new single-family residential lot.

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

Municipality Name	County	City	Boro	Twp
City of Allentown	Lehigh	☒	☐	☐

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Gomez	Jennifer			Director of Planning & Zoning

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	18101-1699

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
610.439.5999		jennifer.gomez@allentownpa.gov

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name
2852 Crest Ave Subdivision

Site Location Line 1	Site Location Line 2
2852 Crest Ave N.	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Allentown	PA	18104-6106	40.58814	-75.51573

Detailed Written Directions to Site From I-78 take US 222 east for approx. 1.5 miles to College Dr. Turn left on College Dr. and proceed north approx. 600 feet to Crest Ave N. Turn right on Crest Ave N. Site is approx. 150 feet on the right

Description of Site The property is 0.82 Acres (35,750 SF). The property has an existing one-story single-family dwelling with driveway access to Crest Ave N. The project lies within the (RL) Low Density Residential zoning district. The site slopes from north to south. The existing residence is served by both public water and sewer.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Sorrentino	Matthew				

Site Contact Title	Site Contact Firm (if none, leave blank)
Owner	

FAX	Email
	castle.builders@verizon.net

Mailing Address Line 1	Mailing Address Line 2
6718 Overlook Court	

Mailing Address Last Line -- City	State	ZIP+4
Allentown	PA	18106-9544

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

Last Name	First Name	MI	Suffix
Longenberger	Matthew	S	

Title	Consulting Firm Name
Owner	MSL Consulting & Design LLC

Mailing Address Line 1	Mailing Address Line 2
331 Hillview Dr	

Address Last Line – City	State	ZIP+4	Country
Nazareth	PA	18064-8540	USA

Email	Area Code + Phone	Ext.	Area Code + FAX
mlongenberger_msl@outlook.com	484.821.6598		

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: City of Allentown; Lehigh County Authority (LCA)

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 Permit 1948 - Pipe Installed 1948 * See attached

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 1

Connections 1

Name of:

existing collection or conveyance system City of Allentown

owner Lehigh County Authority Lessee/City of Allentown Lessor

existing interceptor Jordan Creek Int

owner Lehigh County Authority Lessee/City of Allentown Lessor

2. **WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

☐ New facility ☒ Existing facility ☐ Upgrade of existing facility ☐ Expansion of existing facility

Name of existing facility Kline's Island WWTP

NPDES Permit Number for existing facility PA-26000

Clean Streams Law Permit Number 3910S403

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 permitee or their representative.

As an authorized representative of the permittee, I confirm that the Kline's Island WWTP (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, Lehigh County Authority, Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M Gross Date 5/19/2015

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

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

4. WETLAND PROTECTION

	YES	NO	
a.	☐	☒	Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
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

YES	NO	
☐	☒	Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. **PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

☐ A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us , and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

☒ An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.

The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. **Waters designated for Special Protection**

☐ The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. **Pennsylvania Waters Designated As Impaired**

☐ The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. **Interstate and International Waters**

☐ The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4 **Tributaries To The Chesapeake Bay**

☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permitee. The permitee 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 238 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" 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) M60		b. Present Flows (gpd) M60		c. Projected Flows in 5 years (gpd) M60 (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.22	0.87	0.24	0.58	0.24	0.58
Conveyance	58	81	30	M 78	31	M 80
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities — a) Peak Hourly Flow – Estimated

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

	YES	NO	
a.	☐	☒	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, Lehigh County Authority, Agent

   Name of Responsible Agent Liesel M. Gross

   Agent Signature Liesel M Gross Date 5/19/2025

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

c. Conveyance System

Name of Agency, Authority, Municipality Lehigh County Authority Lessee/City of Allentown Lessor

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M Gross

Date 5/19/2015

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 Lehigh County Authority Lessee/City of Allentown Lessor

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M Gross

Date 5/19/2015

☐ 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 238 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 puchase 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 Kline's Island WWTP

Name of Responsible Agent City of Allentown, Lehigh County Authority, Agent

Agent Signature _____

Date _____

(For completion by the municipality)

6. ☐ The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

	Yes	No	
1.	☐	☒	Does the project propose the construction of a sewage treatment facility ?
2.	☐	☒	Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3.	☐	☒	Will the project result in a public expenditure for the sewage facilities portion of the project in excess of $100,000?
4.	☐	☒	Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5.	☐	☒	Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6.	☐	☒	Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7.	☐	☒	Does the project involve a major change in established growth projections?
8.	☐	☒	Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

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

9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?

☐ 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.

Matthew S. Longenberger	Matthew S. Longenberger
Name (Print)	Signature
Consultant/Project Manager	03/26/25
Title	Date
331 Hillview Dr, Nazareth, PA 18064	484-821-6598
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 $50.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.

☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

   #1_____ Lots (or EDUs) X $50.00 = $ 50.00_____

   The fee is based upon:

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

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

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

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

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

   #_____ Lots (or EDUs) X $35.00 = $ _____

   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)

Section 5

USGS Map
Sewer Map from Subdivision to LCA Kline's Island WWTP

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

The National Map US Topo

ALLENTOWN WEST QUADRANGLE
PENNSYLVANIA
7.5-MINUTE SERIES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery ..... NAIP, June 2017 - December 2017
Roads ..... U.S. Census Bureau, 2016 - 2016
Names ..... GNIS, 1979 - 2023
Hydrography ..... National Hydrography Planner, 2001 - 2003
Contours ..... National Elevation Dataset, 1972
Boundaries ..... multiple sources; see publication file 2021 - 2022
Wetlands ..... FWS National Wetlands Inventory 1981

SCALE 1:24 000

UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard

QUADRANGLE LOCATION

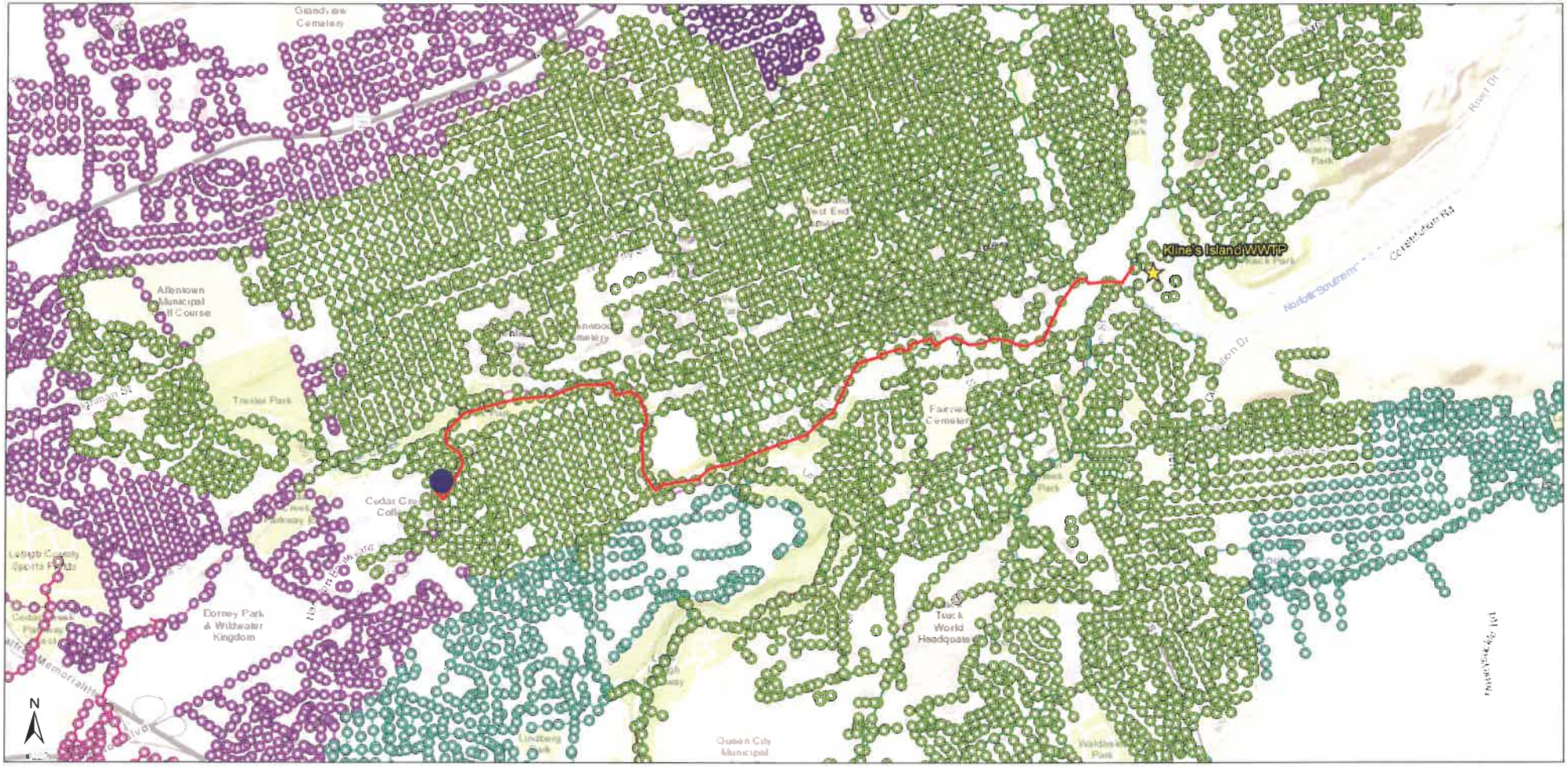
ADJOINING QUADRANGLES
1 Slatedale
2 Catasauqua
3 Coplay
4 Egypt
5 Allentown East
6 Neffsville
7 East Greenville
8 Milford Square

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

ALLENTOWN WEST, PA
2023

MAP REF NO. 5 G K K 2 9 3 9

LCA GIS Flow Map - 2852 Crest Ave N



5/19/2025, 9:40:47 AM

1:36,112

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

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

Web AppBuilder for ArcGIS
Lehigh County PA, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA |

Section 6

Project Narrative

2852 CREST AVE N - ALLENTOWN

Date: March 10, 2025

Re: 2852 Crest Ave N - Subdivision
City of Allentown
Lehigh County, PA

PROJECT NARRATIVE

General
Matthew Sorrentino (Property Owner) is proposing to subdivide the subject residential lot located at 2852 Crest Ave N, City of Allentown. The property has frontage on Crest Ave N & Crest Ave S and is 0.82 Acres (35,750 SF). The property has an existing one-story single-family dwelling with driveway access to Crest Ave N. The project lies within the (RL) Low Density Residential zoning district. The site slopes from north to south.

Proposed Development
Project proposal is to subdivide the existing residential lot into two separate lots. Lot 1 will retain the existing single-family dwelling. The existing residence is served by public water and sewer via lateral connections to water and sanitary sewer mains located in Crest Ave N. Lot 2 is proposed to create a single-family residential lot. The subdivision anticipates water and sanitary sewer lateral connections from a future single-family dwelling to the existing water and sanitary sewer service mains located in Crest Ave S. The sewer interceptor line in Crest Ave S conveys flows to the Kline's Island Waste Water Treatment Plant.

The proposed water usage for the future single-family dwelling is anticipated to be 400 GPD based on the PADEP Ch 73 sewer flows for a single-family residence (1 EDU). Utilizing the City of Allentown current EDU equivalency of 238 GPD, 1 EDU = 238 GPD, as confirmed by the City Engineer. The property currently has sewer allocation for the existing residence but not for the future residence, meaning that the proposed subdivision will require a total of **one (1) EDU** to be allocated.

Section 7

Sewer Will-Serve and Chapter 94 Certification Letter (LCA)
Will-Serve Letter from Water Authority (LCA)

LEHIGH COUNTY AUTHORITY 1053 SPRUCE ROAD * P.O. BOX 3348 * ALLENTOWN, PA 18106-0348
610-398-2503 * FAX 610-398-8413 * www.lehighcountyauthority.org
email: service@lehighcountyauthority.org

March 12, 2025

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

SUBJECT: Land Subdivision – 2848 (2852) Crest Ave N
Will Serve - Sewer Service

Dear Mrs. Gomez:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 400 GPD to the proposed residential subdivision located at 2848 (2852) Crest Ave N. LCA has ample capacity to. The final GPD total will be reflected in the approved DEP sewer planning module.

LCA has capacity at this time to provide sewer service in our collection system and at the city wastewater treatment plant for this development.

Tapping fees will be based upon the City of Allentown's ordinances and LCA's schedule of rate fees.

Sewer service is conditioned upon the following:

1. The developer obtaining approval of a PA-DEP Sewage Facilities Planning Module.
2. LCA approval of the site and plumbing plans.
3. Developer obtaining any road opening permits from the municipality and/or PA-DOT to construct the sewer mains and/or services.
4. Developer executing a Developer's Sewer System Agreement or a Construction Permit with LCA for construction of the sewer mains and/or services.
5. Developer installation of the sewer system in accordance with the approved plans and applicable LCA policies and regulations, including the current General Specifications for Sewer System Construction.
6. Developer compliance with the terms and conditions of LCA's Rules and Regulations for Sewer Service, including completion of an Application for Sewer Service and payment of applicable fees and charges in its Schedule of Wastewater Rates & Charges. Tapping fees shall be paid to LCA prior to building permits being provided by the City.

Sincerely,

Jacob Hunsicker

Jacob Hunsicker
Capital Works Project Specialist

cc: Matthew Longenberger – MSL Consulting & Design LLC
Brandon Jones - COA
Jesus Sadiua – COA
Jedadiah Bortz – COA
Melissa Velez - COA

LEHIGH COUNTY AUTHORITY 1053 SPRUCE ROAD * P.O. BOX 3348 * ALLENTOWN, PA 18106-0348
610-398-2503 * FAX 610-398-8413 * www.lehighcountyauthority.org
email: service@lehighcountyauthority.org

May 19, 2025

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

RE: 2852 Crest Ave Subdivision – 2852 Crest 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 238 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)	-2,155,451
This submission	-238
Remaining Allocation in KISS Connection Management Plan (as of 5/19/25)	**2,461,440**

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
Matthew Longenberger, MSL Consulting & Design LLC

VOL 139 PAGE 409

60

PERMIT
relative to
SEWERAGE

Bruce Lance Klick, et ux
Lehigh #344 Linden Ave.
Att. Frank Lance

6.50 Paid

RECORDER OF DEEDS
LEHIGH COUNTY, PENNA.

JUN 25 1948
7.59 am

City of Allentown
Lehigh County

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS
IN AND FOR LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA IN Misc.
BOOK VOL. 169 PAGE 409 &C.
WITNESS MY HAND AND SEAL OF OFFICE THIS 25th DAY
OF June A.D. 1948

RECORDER

LEHIGH COUNTY AUTHORITY 1053 SPRUCE ROAD * P.O. BOX 3348 * ALLENTOWN, PA 18106-0348
610-398-2503 * FAX 610-398-8413 * www.lehighcountyauthority.org
email: service@lehighcountyauthority.org

March 12, 2025

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

SUBJECT: Land Subdivision – 2848 (2852) Crest Ave N
Will Serve - Water Service

Dear Mrs. Gomez:

Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 400 GPD to the proposed residential subdivision located at 2848 (2852) Crest Ave N. LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

Tapping fees, connection fees, and meter fees are based upon the City of Allentown's ordinances and LCA's schedule of rate fees. Any abandoned lines must be properly capped.

Water service is conditioned upon the following:

1. LCA approval of the site, plumbing and fire protection system plans.
2. Developer obtaining any road opening permits from the municipality and/or PA-DOT to construct the water mains and/or services.
3. Developer executing a Developer's Water System Agreement or a Construction Permit with LCA for construction of the water mains and/or services.
4. Developer installation of water mains and/or services in accordance with the approved plans and applicable LCA policies and regulations, including the current General Specifications for Water System Construction.
5. Developer compliance with the terms and conditions of LCA's Rules and Regulations for Water Service, including completion of an Application for Water Service and payment of all applicable fees. Tapping fees shall be paid to LCA prior to building permits being provided by the City.

Sincerely,

Jacob Hunsicker

Jacob Hunsicker
Capital Works Project Specialist

cc: Matthew Longenberger – MSL Consulting & Design LLC
Brandon Jones - COA
Jesus Sadiua – COA
Jedadiah Bortz – COA
Melissa Velez - COA

Section 8

Alternative Analysis Narrative
Antidegradation Analysis

2852 CREST AVE N - ALLENTOWN

Date: March 26, 2025

Re: 2852 Crest Ave N - Subdivision
City of Allentown
Lehigh County, PA

ALTERNATIVE ANALYSIS NARRATIVE

Construction of the proposed development will produce an estimated 238 gallons per day (1 EDU) of sewage. The decision to connect to the existing sewer system was made from an analysis of the surrounding site conditions.

The following sewage disposal alternatives were considered for this property.

Connection to an Existing Wastewater Treatment Facility – This option is the specified method of sewage disposal for this area in the Municipal Authority's Official Sewage Facilities Act 537 Plan. The development can connect to the Municipal Sewer Authority Interceptor with a gravity lateral that has been determined to be feasible for the project scope.

Individual On-Lot Sewage Disposal – Given the lot configuration and constraints, in addition to the fact that the site is located within an urban lot that is less than one acre, individual on-lot sewage disposal for this development is infeasible. Lastly, public sewer currently runs within Crest Ave N & Crest Ave S along the property frontages. This option was not selected due to lot configuration constraints and the availability of public sewer for this site.

Spray Irrigation Disposal – In order to service this development with spray irrigation disposal, a large storage lagoon and spray irrigation disposal field plus horizontal isolation distances would be required. The lot configuration and constraints (size and location of the existing dwelling, anticipated future dwelling, remaining lot area, existing and proposed slopes, and proximity to adjacent residential uses) do not allow for a sufficient area for storage and isolation distances or a sufficient area of suitable soil for disposal. This option was not selected due to lot configuration constraints and the availability of public sewer for this site.

In conclusion, the proposed connection to the public sanitary sewer in accordance with the Municipal Authority's Act 537 Plan has been evaluated to be the best method of sewage disposal for this project. Therefore, connection to the public sanitary sewer system represents the most practical, environmentally sensitive, economical alternative.

ANTIDEGRADATION ANALYSIS

Construction of the proposed development will produce an estimated 238 gallons per day (1 EDUs) of sewage. The decision to connect to the existing gravity sanitary sewer main owned by Lehigh County Authority was made from an analysis of the surrounding site conditions. On-lot absorption and treatment would not be practical due to the size of the site and the fact that surrounding properties are connected to public sewer, which are not ideal to support on-lot treatment facilities. Therefore, connection to the public sanitary sewer system represents the most practical, environmentally sensitive, economical alternative.

With the project being located within the Little Lehigh Creek Watershed, the project is in accordance with Chapters 93.4(b), 93.4(a), and 93.4c(b)(2) of 25 PA Code as the proposed lot to be serviced by public sewer is accounted for in the Act 537 planning boundary. The existing main runs parallel along the site's southern property line within Crest Ave S. The proposed utility connection will be a lateral tap-in connection to the existing main and is permitted by the City of Allentown and Lehigh County Authority. The lateral will be designed and constructed in accordance with the City of Allentown and Lehigh County Authority construction requirements and standards.

The sewer main is owned by the City of Allentown for operations and maintenance, in accordance with state regulations and water quality standards. The lateral from the anticipated future residential dwelling to the public system will be owned and maintained by the property owner in accordance with City and state regulations and water quality standards.

The surrounding area is a mix of residential and institutional uses. The existing sewage disposal method being used by the surrounding area is public sewer service, which is the preferred method of sewage disposal. No on-lot septic fields are proposed and all sanitary effluent discharged from the land development will be conveyed to the Lehigh County Authority's Allentown Kline's Island Wastewater Treatment Plant. No future development on this property beyond the current proposal is anticipated.

For the above noted reasons, the receiving waters of the Little Lehigh Creek will not be degraded due to any sewer effluent discharged from the proposed development.

Section 9

Property Deed
Plans (Survey, Subdivision, Utility Sketch)

Prepared by and Return to:

All American Settlement Services, LLC
4400 Walbert Avenue
Allentown, PA 18104

File No. ALL2024-141

Parcel ID # 548694093571 1

2848-2856 North Crest Avenue
Allentown City, Lehigh County, PA 18104

This Indenture, made the 19th day of February, 2025,

BETWEEN

PHILIP PORESKY, EXECUTOR of the ESTATE OF ADINA PORESKY, DECEASED, and PHILIP PORESKY, individually, and SANDI GOLLER, individually,

(hereinafter called the Grantors), of the one part, and

MATTHEW J. SORRENTINO, TRUSTEE OF THE MATTHEW J. SORRENTINO IRREVOCABLE REAL ESTATE TRUST

(hereinafter called the Grantee), of the other part,

WITNESSETH, that the said Grantors for and in consideration of the sum of **Four Hundred Thousand And 00/100 Dollars ($400,000.00)** unto them well and truly paid by the said Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, convey, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN tract of land with building thereon, situate in the City of Allentown, County of Lehigh and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point marked by an iron pin located in the Southerly legal right-of-way line of Crest Avenue North (50 feet wide), said point being distant 67.42 feet along the course North 34 degrees 00 minutes East from the Easterly legal right-of-way line of College Drive (50 feet wide), said point being also the Northeast corner of Premises No. 2862 Crest Avenue North; thence along said Southerly legal right-of-way line of Crest Avenue North, North 34 degrees 00 minutes East 125.00 feet to a point marked by an iron pin, said point being the Northwest corner of Premises No. 2846 Crest Avenue North; thence along the Westerly property line of same, South 56 degrees 00 minutes East 110.00 feet to a point marked by an iron pin, said point being the Southwest corner of said Premises No. 2846 Crest Avenue North; thence along the Southerly property line of same and also along the Southerly property line of Premises No. 2842 Crest Avenue North, North 34 degrees 00 minutes East 75.00 feet to a point marked by an iron pin,

110.00 feet to a point marked by an iron pin located in the Northerly legal right-of-way line of Crest Avenue South; thence along same, South 34 degrees 00 minutes West 200.00 feet to a point marked by an iron pin, being the Southeast corner of Premises No. 2885 Crest Avenue South; thence along the Easterly property line of same and also along the Easterly property line of Premises No. 2862 Crest Avenue North, North 56 degrees 00 minutes West 220.00 feet to a point, the place of beginning.

CONTAINING: 35,750 sq. ft or .8207 acre, more or less.

PIN 548694093571 1

BEING the same premises which Mark A. Worksman and Leslie E. Worksman, husband and wife, by Deed dated 01/18/1988 and recorded 01/19/1988 in the Office of the Recorder of Deeds in and for the County of Lehigh in Deed Book Volume 1409, Page 426, granted and conveyed unto Adina Poresky.

AND THE SAID Adina Poresky, has since departed this life on 08/21/2024, leaving a Last Will and Testament, duly filed and probated to No. 2024-1866 in the Office of the Register of Wills of Lehigh County, wherein she did nominate Philip Poresky, to whom Letters Testamentary were granted on 10/28/2024.

AND in accordance with the Last Will and Testament of Adina Poresky, the said premises was devised unto Philip Poresky and Sandi Goller.

UNDER AND SUBJECT to and together with the benefit of, any easements, restrictions, agreements, conditions, covenants, exceptions, reservations, plan notes, rights-of-way and encumbrances visible on the ground or of record and all documents of record affecting the subject premises; provided, however, that this provision shall not be construed as an acknowledgment of the validity of any such easements, restrictions, agreements, conditions, covenants, exceptions, reservations, plan notes, rights-of-way and documents of record, an extension thereof, or a renewal thereof in the event that they or any one of them, do not affect the premises hereby conveyed or have expired or become unenforceable by their own terms or by limitation, violation, or for any other reason.

TOGETHER with all and singular the buildings and improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, trust, property, claim and demand whatsoever of it, the said Grantors, their heirs, executors and administrators and its successors and assigns, in law, equity or otherwise, howsoever, of, in and to the same, and every part and parcel thereof.

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND the said Grantors, their heirs, executors and administrators and for itself, its successors and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantors, and their heirs, executors and administrators and for itself, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantors, and against all and every other person or persons, whomsoever, lawfully claiming to claim the same or any part thereof, by, from or under him, her, them or any of them,

SHALL AND WILL WARRANT SPECIALLY AND FOREVER DEFEND

Signatures and Notaries Continue on the Following Pages

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of

Witness

Witness

Estate of Adina Poresky, Deceased

By: _____
Philip Poresky, Executor

_____
Philip Poresky, individually

Witness

Sandi Goller, individually

State of MA
County of Norfolk } ss

ON, this the 20th day of February, 2025, before me, a Notary Public, the undersigned officer, personally appeared **Philip Poresky, Executor, of Estate of Adina Poresky, deceased,** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TIAJUANA R BUCHANAN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires on
June 7, 2030

Notary Public Tiajuana R. Buchanan
My commission expires 06/07/2030

State of MA
County of Norfolk } ss

ON, this the 20th day of February, 2025, before me, a Notary Public, the undersigned officer, personally appeared **Philip Poresky, individually**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TIAJUANA R BUCHANAN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires on
June 7, 2030

Notary Public Tiajuana R. Buchanan
My commission expires 06/07/2030

State of Illinois
County of Cook } ss

ON, this the _____ day of February, 2025, before me, a Notary Public, the undersigned officer, personally appeared **Sandi Goller, individually**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

6817 Overlook Court
Allentown, PA 18106

On behalf of the Grantee

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of

Estate of Adina Poresky, Deceased

_____
Witness

By: _____
Philip Poresky, Executor

_____
Witness

_____
Philip Poresky, individually

Witness Paul A Brocksmith

Sandi Goller
Sandi Goller, individually

State of MA
County of _____ } ss

ON, this the _____ day of February, 2025, before me, a Notary Public, the undersigned officer, personally appeared **Philip Poresky, Executor, of Estate of Adina Poresky, deceased,** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires _____

State of MA
County of _____ } ss

ON, this the _____ day of February, 2025, before me, a Notary Public, the undersigned officer, personally appeared **Philip Poresky, individually**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires _____

State of Illinois
County of Cook } ss

ON, this the 19 day of February, 2025, before me, a Notary Public, the undersigned officer, personally appeared **Sandi Goller, individually**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires 11-19-26

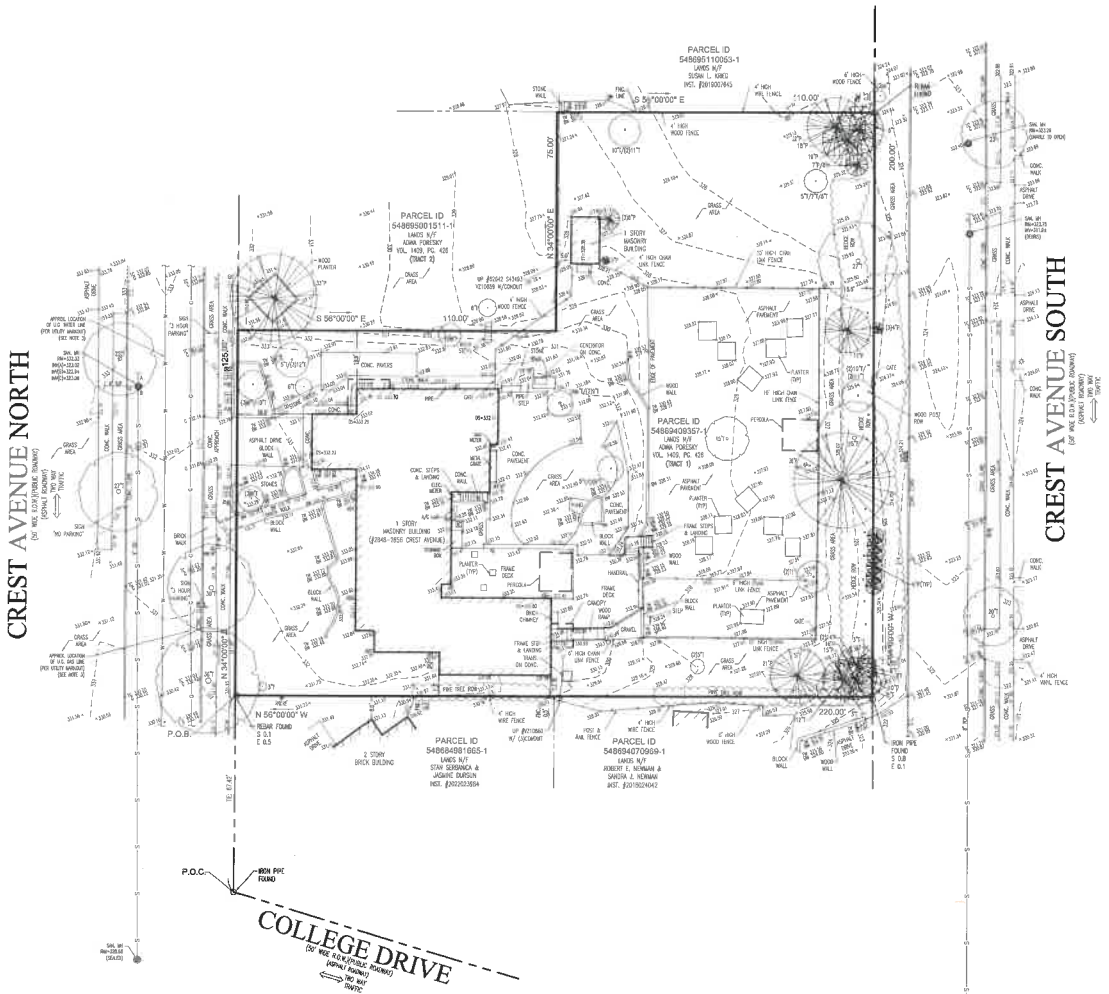
The precise residence and the complete post office address of the above-named Grantee is:

6817 Overlook Court
Allentown, PA 18106

_____
On behalf of the Grantee

OFFICIAL SEAL
JANIS A VESELY-HARTSHORNE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/19/2026

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN:
ZONE "X" (areas determined to be outside the 0.2% annual chance floodplain) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42077C0234F, WHICH BEARS A REVISED DATE OF JULY 16, 2004.
AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE.
BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.



VICINITY MAP

NOT TO SCALE

NOTES

1. PROPERTY KNOWN AS PARCEL ID 548694098357-1 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF LEHIGH COUNTY, CITY OF ALLENTOWN, COMMONWEALTH OF PENNSYLVANIA.
2. AREA = 35,750 S.F. OR 0.821 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAT IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
7. ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

REFERENCES

1. THE OFFICIAL TAX MAPS OF LEHIGH COUNTY, CITY OF ALLENTOWN, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, LEHIGH COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 234 OF 340, MAP NUMBER 42077C0234F, MAP REVISED: JULY 16, 2004.
3. MAP ENTITLED "PLAN OF PARK RIDGE, SO. WHITEHALL TWP., LEHIGH CO., PA, PLAN NO. 3 OF COLLEGE HEIGHTS DEVELOPMENT CO., ALLENTOWN, PA" FILED IN MAJOR VOL. 2, PG. 74.
4. GAS MAPPING PROVIDED BY UGI UTILITIES, INC.

LEGEND OF SYMBOLS & ABBREVIATIONS

- 530 — CONTOUR (MAJOR/MINOR)
- 527.56 — SPOT ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- DOOR SILL ELEVATION
- GARAGE SILL ELEVATION
- TREE W/TRUNK DIAMETER
- PROPERTY CORNER EVIDENCE
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- EDGE OF WOODS
- OVERHEAD WIRES
- APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- SIGN
- AREA LIGHT
- ROOF DRAIN
- VALVE
- VENT
- ELECTRIC METER
- GAS METER
- MANHOLE
- UTILITY POLE
- WATER VALVE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1 One Call
1-800-242-1776
TICKET #20250633135

GRAPHIC SCALE
10 0 10 20 40 80
SCALE : 1 " = 20'

DATE:	3-27-2025
SCALE:	1" = 20'
FIELD BK. NO.:	25-02
PROJECT NO.:	25-B-060
DRAWN BY:	S.N.W./S.C.H.
REVIEWED BY:	T.D.M./J.J.W.
REV-1:	
REV-2:	
REV-3:	
REV-4:	
REV-5:	

BOUNDARY & TOPOGRAPHIC SURVEY
MATTHEW J. SORRENTINO IRREVOCABLE R.E. TRUST
2848-2856 CREST AVENUE NORTH
PARCEL ID 548694098357-1
CITY OF ALLENTOWN, LEHIGH COUNTY
COMMONWEALTH OF PENNSYLVANIA

BLUE MARSH ASSOCIATES, INC
LAND SURVEYORS & PLANNERS
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
215-378-4053 (MAIN)
215-343-0214 (FAX)
1541 ROUTE 37 EAST, SUITE B
TOMS RIVER, NJ 08753
732-202-3641 (MAIN)
732-929-8915 (FAX)
www.BlueMarshAssociates.com

SHEET: 1 OF 1

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS, THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF FENCE, PERMANENT ADDITION, ETC.

JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR (RS)-078626-E

3-27-2025
DATE

LEGEND

EX. PROPERTY/BOUNDARY / ROW
EX. ADJ. PROPERTY LINE / ROW
EX. BUILDING
EX. PROPERTY CORNER EVIDENCE
PR. SUBDIVISION LINE
PR. SETBACK
PR. CONC. MONUMENT

ZONING REQUIREMENTS

REQUIREMENTS TAKEN FROM: CITY OF ALLENTOWN ZONING ORDINANCE CHAPTER 660 ADOPTED 11-3-2010 BY ORD NO 14635

ZONING: R-L (LOW DENSITY RESIDENTIAL)
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: (LOT 1) SINGLE FAMILY RESIDENTIAL; (LOT 2) SINGLE FAMILY RESIDENTIAL

OVERALL BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA (SQUARE FEET)	7,200 SF	35,750 SF (0.821 AC.)	27,500 SF (0.631 AC.)	8,250 SF (0.189 AC.)
MINIMUM LOT WIDTH (FEET) [M]	60 FT	125.0 FT	125.0 FT	75.0 FT
MINIMUM BUILDING SETBACKS:				
FRONT YARD SETBACK: [A]	25 FT	28.0 FT	28.0 FT	N/A
REAR YARD SETBACK: [B]	30 FT	111.1 FT.	111.1 FT.	N/A
EA OF 2 SIDE YARDS SETBACK: [C]	7 FT TOTAL OF 16 FT	7.2 FT.	7.2 FT.	N/A
MINIMUM ACCESSORY STRUCTURE SETBACKS:				
SIDE YARD SETBACK:	3 FT	36.8 FT.	N/A	25.1 FT.
REAR YARD SETBACK:	3 FT	5.0 FT.	N/A	5.0 FT.
MAXIMUM REQUIREMENTS:				
MAXIMUM BUILDING HEIGHT (STORIES / FEET): [E]	3 / 38 FT	<38 FT	<38 FT	N/A
MAXIMUM BUILDING COVERAGE	30%	13.0% (4,644 SF)	16.9% (4,644 SF)	0.02% (193 SF)

(A) = UP TO 1/2 OF THE REQUIRED FRONT YARD SETBACK MAY BE OCCUPIED BY AN UNENCLOSED OPEN PORCH (SEE DEFINITION IN § 660-2). SUCH PORCH MAY INCLUDE A ROOF, BUT SHALL NOT INCLUDE A SECOND FLOOR, WITH OR WITHOUT A ROOF.

(B) = UP TO 1/3 OF THE REQUIRED MINIMUM REAR YARD MAY BE OCCUPIED BY AN UNENCLOSED REAR PORCH OR WOOD DECK, WITH OR WITHOUT A ROOF, HOWEVER, IF AN UNENCLOSED REAR PORCH OR WOOD DECK WITHOUT A ROOF IS ELEVATED LESS THAN THREE FEET ABOVE THE GROUND LEVEL, THEN NO SETBACK SHALL BE REQUIRED.

(C) = ON A CORNER LOT THAT IS ADJACENT TO TWO INTERSECTING STREETS, A FRONT YARD SHALL BE PROVIDED ABUTTING ONE STREET, AND ABUTTING THE SECOND STREET, A SIDE YARD SHALL BE PROVIDED WITH THE FOLLOWING MINIMUM WIDTH
1.) 10 FEET IN THE RH AND RMH DISTRICTS
2.) 15 FEET IN ANY OTHER DISTRICT, A SIDE YARD IS NOT REQUIRED FROM A LOT LINE ALONG WHICH BUILDINGS ARE LAWFULLY ATTACHED

(D) = A MAXIMUM OF 15% OF THE BUILDING COVERAGE OF A BUILDING MAY EXTEND AN ADDITIONAL 10 FEET ABOVE THE MAXIMUM BUILDING HEIGHT FOR THE SOLE PURPOSE OF PROVIDING FOR DECORATIVE PEAKED OR PITCHED ROOFS OR SKYLIGHTS. HOWEVER, SUCH AREA THAT EXTENDS ABOVE THE MAXIMUM BUILDING HEIGHT SHALL NOT BE OCCUPIED BY PERSONS.

LANDSCAPE COMPLIANCE CHART

SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
ZONING: §660-79.A STREET TREES	A. NUMBER. A MINIMUM AVERAGE OF ONE SUCH TREE SHALL BE PLANTED FOR EACH 40 FEET OF LENGTH OF STREET RIGHT-OF-WAY AROUND THE LOT, IN ORDER TO AVOID CONFLICT WITH UTILITIES, CLEAR SIGHT TRIANGLES AND OTHER NECESSARY FACILITIES, TREES ARE NOT REQUIRED TO BE UNIFORMLY SPACED. D. WHERE SHADE TREES MAY BE REQUIRED UNDER ANOTHER CITY REQUIREMENT, THE SAME TREE MAY BE USED TO COUNT TOWARDS BOTH REQUIREMENTS.	REQUIRED: CREST AVE N 125' FRONTAGE/ROW 125 / 40 = 3.1 (4) 4 TREES REQUIRED EXISTING: 4 EXISTING TREES REQUIRED: CREST AVE S 200' FRONTAGE/ROW 200 / 40 = 5 5 TREES REQUIRED EXISTING: 9 EXISTING TREES SEE SHEET C-02 FOR EXISTING TREES	COMPLIES
ZONING: §957-5.A.(4) TREES IN ROW	A. TREE REQUIREMENTS (4) QUANTITY AND LOCATION OF STREET TREES. IN ALL SUBDIVISIONS, LAND DEVELOPMENTS AND OR IMPROVED PROPERTIES, SHADE TREES SHALL BE PLANTED WITHIN THE STREET RIGHT-OF-WAY AT A QUANTITY OF NOT LESS THAN ONE PER 40 FEET OF FRONTAGE ON ANY PUBLIC RIGHT-OF-WAY, BUT IN NO CASE SHALL THE REQUIRED NUMBER OF TREES BE LESS THAN ONE.		

SITE NOTES

1. THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION
   A. A SURVEY PREPARED BY:
   BLUE MARSH ASSOCIATES, INC.
   151 EASTON ROAD, SUITE A
   WARRINGTON, PA 18976
   ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
   PREPARED FOR: MATTHEW J. SORRENTINO IRREVOCABLE R.E. TRUST
   FILE NO. 23-9-056
   DATE: 03-27-2023
2. APPLICANT / RECORD OWNER:
   MATTHEW J. SORRENTINO IRREVOCABLE R.E. TRUST
   6718 OVERLOOK COURT
   ALLENTOWN, PA 18106
3. PROPERTY KNOWN AS PARCEL ID 548694093971-1 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF LEHIGH COUNTY, CITY OF ALLENTOWN, COMMONWEALTH OF PENNSYLVANIA.
4. AREA = 35,750 S.F. OR 0.821 AC.
5. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY
7. FOR ANY FUTURE DEVELOPMENT ON EITHER LOT, CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SPECIFIC RESOURCES, TECHNICAL REPORTS, AND DESIGN DOCUMENTS RELATED TO THIS PROJECT AND FAMILIARIZE HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
8. NO WETLANDS OR WATERS OF THE U.S ARE PRESENT PER FIELD OBSERVATION, THE NATIONAL WETLANDS INVENTORY MAPPER AND PAGIS EMAPPA.
9. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 'X' OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) AS PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MAP #42077C0224F, PANEL #224, DATED JULY 16, 2004".
10. ANY FUTURE DEVELOPMENT ON EITHER LOT SHALL REQUIRE SITE PLAN APPROVAL AND MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF CITY OF ALLENTOWN ZONING ORDINANCE.
11. THERE ARE NO PROPOSED DEED RESTRICTIONS OR COVENANTS AFFECTING THIS SUBDIVISION.

ADDITIONAL NOTES:

1. ALL EXISTING STREET TREES IDENTIFIED ON EXISTING CONDITIONS PLAN SHEET C-02 AND AS REQUIRED BY THE CITY OF ALLENTOWN SHADE TREE ORDINANCE ARE SUBJECT TO ALL RULES AND REGULATIONS CONCERNING, PRUNING, PROTECTION, MAINTENANCE, REPLACEMENT, AND PRESERVATION.

   EXISTING STREET TREES
2. NO VISION OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH EXCEEDS A HEIGHT OF 30 INCHES ABOVE THE ELEVATION OF THE INTERSECTING DRIVEWAY AND STREET WITHIN THE CLEAR SIGHT TRIANGLES.
3. NEW DEEDS FOR EACH LOT SHALL BE RECORDED WITHIN 60 DAYS OF FINAL PLANNING APPROVAL.
4. PRIOR TO APPLY FOR ANY BUILDING PERMIT, COUNTY TAX PARCEL IDENTIFICATION NUMBERS SHOULD BE REASSIGNED FOR ALL NEW LOTS.
5. ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION.

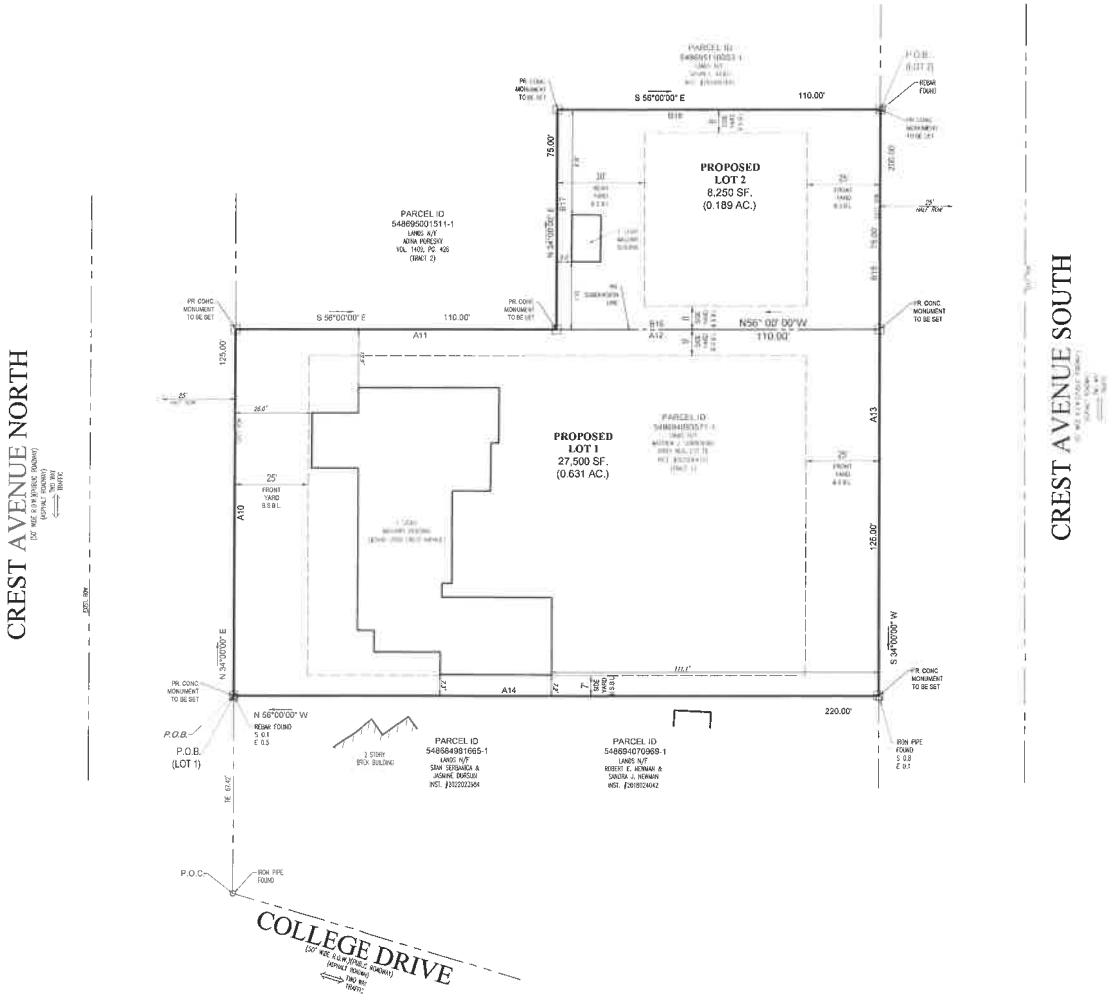
REFERENCES

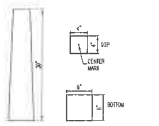
1. THE OFFICIAL TAX MAPS OF LEHIGH COUNTY, CITY OF ALLENTOWN, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, LEHIGH COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 224 OF 342, MAP NUMBER 42077C0224F, MAP REVISED: JULY 16, 2004
3. MAP ENTITLED "PLAN OF PARK RIDGE, SD. WHITEHALL TWP., LEHIGH CO., PA, PLAN NO. 3 OF COLLEGE HEIGHTS DEVELOPMENT CO., ALLENTOWN, PA" FILED IN MAJOR VOL. 3, PG. 74.
4. GAS MAPPING PROVIDED BY UGI UTILITIES, INC

STATEMENT OF INTENT

MATTHEW J. SORRENTINO, PROPERTY OWNER, IS PROPOSING TO SUBDIVIDE THE SUBJECT RESIDENTIAL LOT LOCATED AT 2853 CREST AVE N, CITY OF ALLENTOWN. PROJECT PROPOSAL IS TO SUBDIVIDE THE EXISTING LOT INTO TWO SEPARATE RESIDENTIAL LOTS. LOT 1 PROPOSES TO RETAIN THE EXISTING SINGLE-FAMILY RESIDENCE. LOT 2 PROPOSES TO CREATE A NEW SINGLE-FAMILY RESIDENTIAL LOT. THE EXISTING DWELLING IS CURRENTLY SERVED BY BOTH PUBLIC WATER AND SEWER SERVICE. THE PROPOSED NEW LOT WILL ALSO BE SERVED WITH PUBLIC WATER AND SEWER SERVICE FROM SERVICE MAINS IN CREST AVE S.

NO DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS PROPOSED




3'
C
SIP
LOWER MAS
S'
BOTTOM

1.) SPECIFICATIONS:
- CLASS 'A' CONCRETE - MINIMUM STRENGTH (3,000 PSI @ 28 DAYS)
- STEEL REINFORCING (#4 REBAR)

SURVEYOR'S MONUMENT DETAIL
SCALE: N.T.S.

PR. LOT 1

Line Table		
Line #	Length	Direction
A10	125.00'	S34° 00' 00"W
A11	110.00'	N56° 00' 00"W
A12	110.00'	N56° 00' 00"W
A13	125.00'	N34° 00' 00"E
A14	220.00'	S56° 00' 00"E

PR. LOT2

Line Table		
Line #	Length	Direction
B15	75.00'	N34° 00' 00"E
B16	110.00'	S56° 00' 00"E
B17	75.00'	S34° 00' 00"W
B18	110.00'	N56° 00' 00"W

N
W E
S

20 10 5 0 20
1"=20'

RECORD 3 OF 3

REVISIONS

REV	DATE	COMMENT	BY

811 Know what's below. Call before you dig.
PENNSYLVANIA LAW REQUIRES YOU MUST CALL 811 TO HAVE ANY EXCAVATION WITHIN A CITY OR PHYSICAL OR PYHSICAL CANCEL 2 WORKING DAYS NOTICE PRIOR TO ANY EXCAVATION START AND NO MARKING EXPIRATION DATE.
1-800-242-1776
www.pa1call.org
TICKET #20250623125

FINAL MINOR SUBDIVISION PLANS
2848-2856 CREST AVENUE NORTH
FOR
MATTHEW J. SORRENTINO
SITUATED IN
CITY OF ALLENTOWN
WARD 16
LEHIGH COUNTY
COMMONWEALTH OF PENNSYLVANIA
RECORD OWNER
MATTHEW J. SORRENTINO IRREVOCABLE R.E. TRUST
6718 OVERLOOK COURT
ALLENTOWN PA 18106-9544

MSL CONSULTING & DESIGN LLC
331 HILLVIEW DRIVE
NAZARETH PA 18064
P. 484-521-6598

MATTHEW SCOTT LONG BERGER
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LA001762
NEW JERSEY LA#24GA28400
FLORIDA LICENSE NO. LA0001732

SHEET TITLE:
SUBDIVISION PLAN

SHEET NUMBER:
C-03
3 OF 3

DATE: REV 0: 04-10-2025

2815
2836
2812
CREST AVE N
2855
2844
6" DIP WATER MAIN
8" VCP SEWER MAIN
2820
2861
LOT 2
PR.
SUBDV
LINE
2852
W
S
2830
FUTURE
LATERAL
CONNECTIONS
LOT 1
2838
2862
CREST AVE S
2844
2823
COLLEGE DRIVE
2885
2850
2841
N
W
E
S
60 30 15 0 60
1"= 60'

Section 10

PNDI
PHMC Exemption

1. PROJECT INFORMATION

Project Name: **2852 Crest Ave N**
Date of Review: **3/11/2025 05:09:13 PM**
Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**
Project Area: **1.32 acres**
County(s): **Lehigh**
Township/Municipality(s): **Allentown City**
ZIP Code:
Quadrangle Name(s): **ALLENTOWN WEST**
Watersheds HUC 8: **Lehigh**
Watersheds HUC 12: **Little Lehigh Creek-Lehigh River**
Decimal Degrees: **40.588105, -75.515433**
Degrees Minutes Seconds: **40° 35' 17.1796" N, 75° 30' 55.5604" W**

2. SEARCH RESULTS

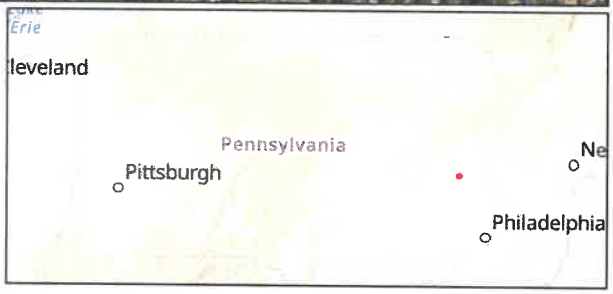
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

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

2852 Crest Ave N

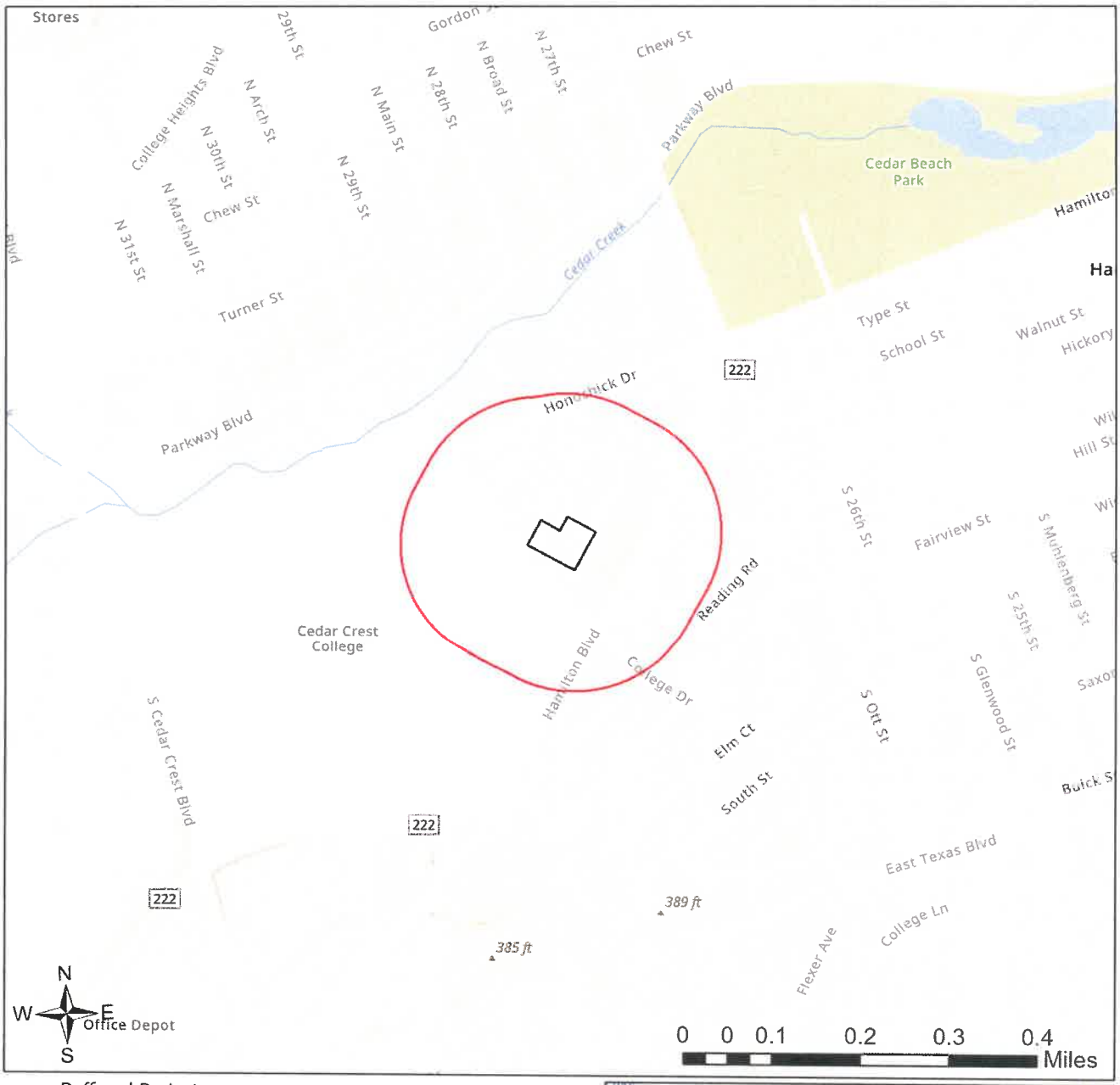
Buffered Project Boundary

Project Boundary



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2852 Crest Ave N



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

RESPONSE TO QUESTION(S) ASKED

Q1: Is tree removal, tree cutting or forest clearing necessary to implement all aspects of this project?
Your answer is: No

Q2: 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: zero 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 jursidictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service
RESPONSE:
No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at https://conservationexplorer.dcnr.pa.gov/content/resources.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

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 Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

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: MATTHEW LONGENBERGER
Company/Business Name: MSL CONSULTING & DESIGN LLC
Address: 331 HILLVIEW DRIVE
City, State, Zip: NAZARETH PA 18064
Phone: (484) 821 6598 Fax: ( )
Email: mlongenberger-msl@outlook.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

3/12/25
date

DEP/PHMC POLICIES AND PROCEDURES IMPLEMENTATION OF THE HISTORY CODE LIST OF EXEMPTIONS

May 2006

These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
FOR ALL WATER MANAGEMENT BUREAUS	The following Water Management permits are exempt unless the project also requires a NPDES Individual Permit for Storm Water Discharges Associated with Construction Activities (NPDES Construction Permit) and the earth disturbance is greater than 10 acres.
E. BUREAU OF WATERSHED MANAGEMENT I. Division of Waterways, Wetlands and Stormwater Management 1. Chapter 105 Emergency Permit 2. Chapter 105 General Permit 3. NPDES General Permit for Storm Water Discharges Associated with Construction Activities (NPDES Construction Permit) 4. NPDES Individual Permit for Storm Water Discharges Associated with Construction Activities (NPDES Construction Permit) II. Division of Water Use Planning 1. Water Allocation Permit III. Division of Conservation Districts and Nutrient Management 1. CAFOs	Exempt unless more than 10 acres of earth disturbance.
F. BUREAU OF WATER STANDARDS AND FACILITY REGULATION I. Division of Planning and Permits 1. National Pollutant Discharge Elimination System (NPDES) Permit for Sewage Discharge 2. Water Quality Management (Permit - Sewage Treatment Plants, Pump Stations or Sewer Extensions) 3. General National Pollutant Discharge Elimination System (NPDES) Permits 4. National Pollutant Discharge Elimination System (NPDES) Permit for Industrial Wastewater 5. General Water Quality Management Permits. 6. Water Quality Management Permit (Industrial Wastewater)	

These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
7. Planning Approval Under the Sewage Facilities Act	
a. Component 1 – Exception to the Requirement to Revise the Official Plan	
b. Component 2 – Individual and Community Onlot Disposal of Sewage	Exempt unless more than 10 acres of each disturbance.
c. Component 3 – Sewage Collection and Treatment Facilities	Exempt unless more than 10 acres of earth disturbance.
d. Component 3s – Small Flow Treatment Facilities	Exempt unless more than 10 acres of earth disturbance.
e. Exemption from Sewage Facilities Planning	
II. Division of Operations Monitoring and Training	
1. Public Water Supply Permits that do not involve any earth moving activity	
2. Public Water Supply Permits for wells	
3. Other Public Water Supply Permits	Exempt unless more than 10 acres of earth disturbance.
G. BUREAU OF WATERWAYS ENGINEERING	
I. Division of Dam Safety	
1. Limited Power Permit – Major Water Power Project	
H. BUREAU OF MINING AND RECLAMATION	
Permit Renewals/Transfers	
Permits for Small Non-Coal Mining (≤2,000 tons per year)	
Permits for Non-Coal Mining <10,000 tons per year	
Coal/Non-Coal Exploration Notices	
Deep Mine Provisions	
Bonding authorizations within an approved Surface Mining Permit	
Strip mine reclamation using on-site previously disturbed material	
Portals without permanent linings or facings	
Exploratory drilling or well drilling	
Abandoned mine refuse pile grading or fire extinguishment	
Drainage control work in previously disturbed areas	

Section 11

Component 4A, City of Allentown
Component 4B, Lehigh County Planning Commission

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
2-39001354-3

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 2852 Crest Ave N - Subdivision

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

1. Date plan received by municipal planning agency June 23, 2025
2. Date review completed by agency June 26, 2025

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

Yes	No		
☑	☐	1.	Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq.*)?
☑	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
			If no, describe the inconsistencies
☑	☐	3.	Is this proposal consistent with the use, development, and protection of water resources?
			If no, describe the inconsistencies
☐	☐	4.	Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? (not applicable)
☐	☑	5.	Does this project propose encroachments, obstructions, or dams that will affect wetlands?
			If yes, describe impacts
☐	☑	6.	Will any known historical or archaeological resources be impacted by this project?
			If yes, describe impacts Exempted per PA-DEP/PHMC Agreement (under 10 Acres)
☐	☑	7.	Will any known endangered or threatened species of plant or animal be impacted by this project?
			If yes, describe impacts No known impacts (see PNDI findings enclosed)
☑	☐	8.	Is there a municipal zoning ordinance?
☑	☐	9.	Is this proposal consistent with the ordinance?
			If no, describe the inconsistencies
☐	☑	10.	Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
☑	☐	11.	Have all applicable zoning approvals been obtained?
☑	☐	12.	Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☑	☐	13.	Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☑	☐	14.	Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
☐	☑	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☐	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? (not applicable)
☐	☐		If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____

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

Name: Jesus Sadiua

Title: City Planner

Signature: _____

Date: June 26, 2025

Name of Municipal Planning Agency: City of Allentown

Address: 435 Hamilton Street

Telephone Number: 610.439.5999

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

Planning for the Future of Lehigh and Northampton Counties at 615 Waterfront Drive, Suite 201, Allentown, PA 18102 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

July 18, 2025

Mr. Matthew Longenberger, RLA, LLA
MSL Consulting & Design LLC
331 Hillview Drive
Nazareth, PA 18064

Re: Act 537 Review - Sewage Facilities Planning Module
2848-2856 Crest Avenue North Subdivision
City of Allentown, Lehigh County
DEP Code No. 2-39001354-3

Dear Mr. Longenberger:

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 subdivision of an existing 0.82-acre parcel into two lots located at 2848-2856 Crest Avenue North. Lot 1 will consist of an existing single-family dwelling to remain and Lot 2 will be for a future residential use. The existing dwelling on Lot 1 is currently served by public sewage disposal and will maintain its existing connection. The newly created Lot 2 is intended to facilitate a future single-family dwelling, but no construction is proposed at this time. The newly created residential Lot 2 is proposed to also be served by public sewage disposal by connecting to the existing public sewer system in Crest Avenue South, with ultimate treatment at the Kline's Island wastewater treatment plant.

According to *FutureLV: The Regional Plan*, the proposed project is located in an area designated for Development in the General Land Use Plan. The provision of public sewage disposal aligns with the *FutureLV* 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

Corinne Ruggiero, SEO
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
Matthew Sorrentino (Applicant)

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #: 2-39001354-3

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

2848-2856 Crest Avenue North Subdivision

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 June 9, 2025

   Agency name Lehigh Valley Planning Commission
3. Date review completed by agency July 18, 2025

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

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)?
☐	☐	2.	Is this proposal consistent with the comprehensive plan for land use? Area designated for Development in Future LV General Land Use Plan.
☐	☐	3.	Does this proposal meet the goals and objectives of the plan? Generally meets goals and objectives. If no, describe goals and objectives that are not met
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact
☐	☐	7.	Will any known historical or archeological resources be impacted by this project? ~~PHMC~~ determination If yes, describe impacts ---
☐	☐	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? See PNDI results If yes, describe impacts
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance? N/A If no, describe inconsistencies ---

SECTION C. AGENCY REVIEW (continued)

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

18. Name, Title and signature of person completing this section:

Name: Corinne Ruggiero

Title: Environmental Planner

Signature: Corinne Ruggiero

Date: July 18, 2025

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

Address: 615 Waterfront Drive, Suite 201, Allentown, PA 18102

Telephone Number: 610-264-4544

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.