

Black Forest Engineering, LLC

1903 Main Street, Northampton, PA 18067
570.239.4499
jerengineering@gmail.com

July 23, 2026

Mr. Jesus Sadiua
Chief Planner
City of Allentown
435 Hamilton Street
Allentown PA, 18101-1699

RE: East Side Land Development
Sanitary Planning Module – Resolution
City of Allentown
Lehigh County, PA
DEP Code No. 2-39001373-3

Dear Mr. Sadiua:

Please find attached the following materials related to the above referenced project:

- Four (4) copies of the cover letter from the Pennsylvania Department of Environmental Protection (PA DEP), dated November 12, 2025;
- Four (4) copies of the standard PA DEP Transmittal Letter for Sewage Planning Modules;
- Four (4) copies of the "Resolution for Plan Revision for New Land Development";
- Four (4) copies of the East Side Land Development Project Narrative and Alternative Sewage Facilities Analysis, dated November 8, 2025;
- Four (4) copies of the East Side Land Development Final Site Plan, Sheets 1 (Cover), 5-6 (Existing Features), & 9-10 (Utility) of 23, dated May 29, 2023, last revised October 24, 2025;
- Four (4) copies of the PHMC/SHPO Environmental Review response letter, dated October 16, 2025;
- Four (4) copies of the completed "Component 3" of the Sewage Facilities Planning Module;
- Four (4) copies of the completed "Component 4A" of the Sewage Facilities Planning Module;
- Four (4) copies of the completed "Component 4B" of the Sewage Facilities Planning Module;
- Four (4) copies of the PNDI search receipt with agency correspondence for the project;
- Four (4) copies of the Water Will-Serve Letter for the project;
- Four (4) copies of the Allentown East 7.5-Minute Quadrangle with project area indicated.

Upon your review of these materials, I would respectfully request to have the above Resolution placed on City Council's agenda for approval. Upon approval of same, please have the City Clerk complete and notarize the packages for submission to PA DEP. Note that proof of publication/advertisement of the resolution must also be included in the module package, so please include a copy of such as well. A copy of the package included herein may be retained for your records. For your convenience, the forms requiring completion by the City have been placed at the front of the submission package and are outlined below:

- PA DEP cover letter
- Resolution of Adoption
- Standard PA DEP transmittal letter

In the past, we have been made aware that the City may have their own standard resolution format for Sewage Facilities Planning Modules. We have spoken to PA DEP previously about this, and it has been found to be acceptable. However, for your convenience, we have included copies of the standard PA DEP forms should the City chose to use them.

Upon completion of the included copies, please return them to my attention with the proof of publication/advertisement so that I may submit them to PA DEP.

Upon receipt and review, should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,

Black Forest Engineering, LLC



Joseph E. Rentko, PE

Enclosure(s)

cc:

November 12, 2025

VIA ELECTRONIC MAIL:

Joseph Rentko, PE
Black Forest Engineering

Re: Checklist Letter
Sewage Facilities Planning Module Package - Component 3
East Side Land Development
East Turner Street
22,840 GPD proposed/42,840 GPD total
DEP Code #: 2-39001373-3
City of Allentown, Lehigh County

Dear Joseph Rentko:

You are receiving this letter in response to your Sewage Facilities Planning Application Mailer submitted to the Department of Environmental Protection (DEP) for the proposed development specified above. Enclosed with this letter are a checklist and applicable sewage facilities planning module component and supporting forms. The checklist outlines what is required to be completed and submitted to the municipality and the DEP as a complete planning module package. The planning module must be completed and submitted to the municipality in which the project is located for review and, if acceptable, adoption. If the project boundary extends beyond a single municipality and/or county, then sign offs on the appropriate sections of the planning module must be obtained from all applicable municipalities and counties where the project is located. After adoption by the municipality, two (2) copies of the completed planning module package must be submitted to DEP for review and final action. Answer all questions within the planning module. If you feel a question is not applicable, please provide explanation; do not simply answer "N/A" or "Not Applicable".

The applicant and municipality should certify that the submittal is complete and includes all requested items by signing the enclosed Certification Statements. A copy of this letter and the signed Certification Statement should be attached to the planning module upon its submission.

This letter and the enclosed checklist are to be used by the applicant (or the applicant's authorized representative) as a guide when completing the Planning Module and do not supersede the rules and regulations found in Chapter 71.

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

If you have any questions concerning the information required, please contact me at 570.826.2465 or by email at jmondulick@pa.gov.

Sincerely,

Jeffrey Mondulick

Jeffrey Mondulick
Sewage Planning Specialist
Clean Water Program

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



TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # 2-39001373-3	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
PADEP, Bethlehem District Office
4530 Bath Pike
Bethlehem, PA 18017-9074

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Black Forest Engineering, LLC
(Name)

Project Engineer _____ for East Side Land Development
(Title) (Name)

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

Lehigh _____ County.
(City, Borough, Township)

Check one

- ☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☐ revision ☒ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☐ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- ☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

- ☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- ☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- ☐ Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

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

Municipal Secretary (print)

Signature

Date



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 East Side Development LLC has proposed the development of a parcel of land identified as
land developer

East Side Land Development, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☐ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, City of Allentown finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of City of Allentown hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20____.

Municipal Address:

City of Allentown
435 Hamilton Street
Allentown, PA 18101-1699
Telephone 610-439-5999

Seal of
Governing Body

East Side Land Development

Project Narrative & Alternative Sewage Facilities Analysis

PADEP Sewage Facilities Planning Module

Component 3: Sections F & H

The scope of this project consists of constructing seven (7) multistory apartment buildings to support one hundred eighty (180) residential apartment units with associated parking and stormwater management facilities. The project is located within the 14th Ward of Allentown, Lehigh County, Pennsylvania, and is within the Medium Density Residential (R-M) Zoning District. The project area is bordered by the rears of homes along Westminster Street to the north, rears of homes along North Filbert Street to the west, rears of homes along East Hamilton Street to the south, and rears of homes along North Irving Street to the east. The surrounding area is comprised of single-family dwellings and multifamily homes.

The project site is an approximately 16-acre tract of undeveloped land. The land was previously wooded but was recently cleared and grubbed to support this project; there are no structures or improvements within the parcel.

The City of Allentown/Lehigh County Authority clarifies that each Equivalent Dwelling Unit (EDU) represents 238 GPD of sewerage flows. However, Pennsylvania Department of Environmental Protection classifies an EDU as 400 GPD of sewerage flows. The total allocation required was calculated using a combination of these values whereby the total sewerage flow (GPD) was determined using the City/LCA rates (238 GPD/EDU), and the EDU allocation was determined using PADEP EDU conversion (1 EDU = 400 GPD).

This project will create one hundred eighty (180) residential apartment units within an undeveloped tract of land. The project area was previously approved for development under the name "Common Ridge Subdivision". The Common Ridge project received 20,000 GPD (50 EDUs) of formal sewage allocation through the DEP Code No. 2-39001-158-3 Sewage Facilities Planning Module; a copy of the previous allocation is attached at the end of this narrative. Because the current layout proposes more residential units than the previous project, we are requesting an additional 58 EDUs of allocation, or approximately 22,840 gallons per day (GPD).

Existing and proposed flows are as follows:

<u>Proposed Development</u>	EDUs
7 Multistory Residential Apartment Bldgs (180 residential apartment units @ 238 GPD)	108
Subtotal: 108 EDUs	
 <u>Less Previous Allocation</u>	 EDUs
Common Ridge – 20,000 GPD @ 400 GPD/EDU	(50)
Subtotal: (50 EDUs)	

Less Previous Development

No improvements

(0)

Subtotal: (0 EDUs)**NET INCREASE: 58 EDUs (22,840 GPD)****TOTAL FLOW: 108 EDUs (42,840 GPD)****Note: 1 EDU = 400 GPD (PADEP)****1 EDU = 238 GPD (COA/LCA)**

City of Allentown, Title Five, Article 940.03(n) states that when a public sewer becomes accessible, the use of on-site sewage disposal systems shall be abandoned. Public sewage infrastructure, including sewage mains and manholes with routing to a sewage treatment plant, currently exists adjacent to the project area. Resultantly, on-site sewage disposal methods are not a permitted option for this project.

The project site is located within the existing service area of the City of Allentown Collection System. Sanitary sewer flows from this area are conveyed to the Kline Island WWTP as part of the Lehigh River #3 Interceptor Network as defined in the “**City of Allentown Master Sewer Plan – April 1977**” (MSP). An excerpt from the existing sewer network plan is shown below in Figure 1.

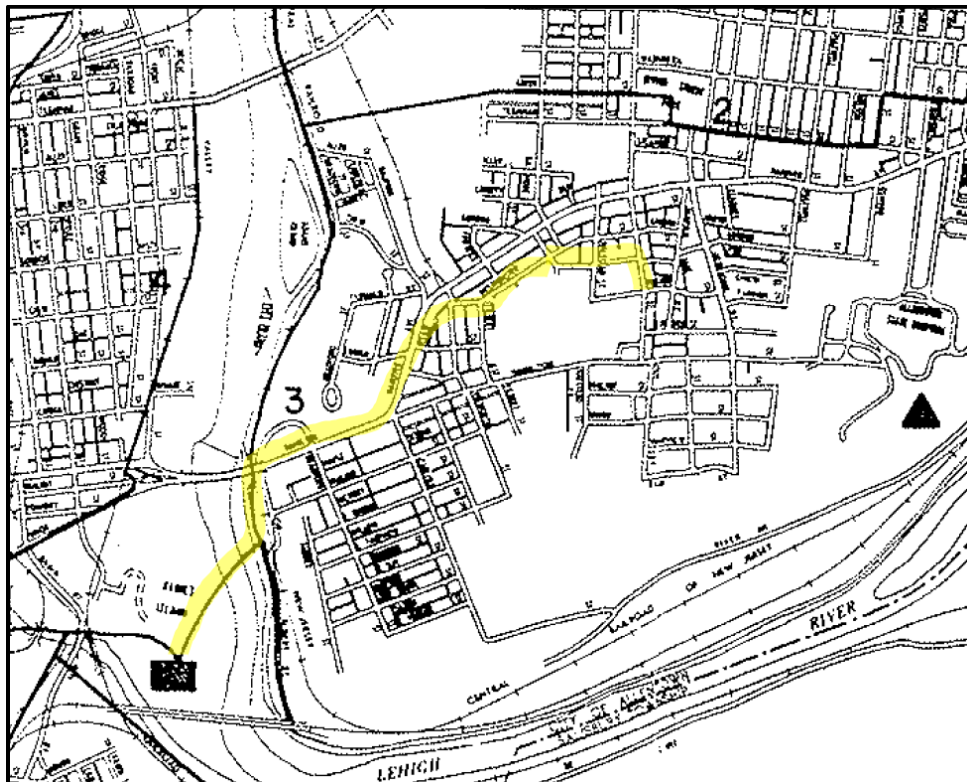


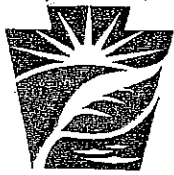
Fig. 1 City of Allentown/LCA Existing Sewerage Map

As indicated in Figure 1, the project site is located within an area with existing public sewer service. This disposal method is anticipated to remain identical within the Act 537 Plan currently under

development by the LCA. Additionally, the primary land use of the surrounding area is residential property, which is served by the City's collection system.

The Kline Island WWTP (NPDES #PA-0026000) is currently permitted for a capacity of 40 million gallons per day (MGD). The average reported flows to the WWTP as of April 2025 were approximately 32.3 MGD with 33.4 MGD projected in 5 years. Based on project estimates, the proposed addition of 22,840 GPD by this project will utilize approximately 0.30% of the currently remaining capacity of the WWTP.

Based upon the above information, local Zoning ordinances, the City of Allentown Title Five - Sewers, and previous land use history, the most reasonable method of sanitary sewer disposal for the proposed East Side Land Development project is connection to the existing City of Allentown collection and treatment system with flows ultimately being treated at the Kline Island Wastewater Treatment Plant in Allentown.



pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION
NORTHEAST REGIONAL OFFICE

February 10, 2012

FEB 15 2012

City of Allentown
Attention Michael P. Hanlon, City Secretary
City Hall, 435 Hamilton St.
Allentown, PA 18101

Re: Planning Module for Land Development
Common Ridge Subdivisioin
APS ID No. 772428
DEP Code No. 2-39001-158-3
City of Allentown
Lehigh County
51 Lots, 20,000 gpd, 50 EDUs

Gentlemen:

The Department of Environmental Protection has reviewed the subdivision plan submitted for the above referenced proposed Official Plan Revision consisting of a 51 lot subdivision of a 10.25 acre tract. The project consists of 36 lots for twin homes, 6 townhouse lots, 8 single family detached dwelling lots, and 1 lot for stormwater management. The sewage flows from the 50 proposed residential lots will be 20,000 gpd (50 lots x 400 gpd/lot = 20,000 gpd). The majority of the lots will be served by gravity sewer service. Two single family lots will be served by a force main discharging into the gravity sewer system located at Linden and Irving Streets through a dedicated easement to allow access to the shared line by the City of Allentown for maintenance. The proposed 20,000 gpd of sewage flows will be collected, conveyed, and treated by City of Allentown Public Facilities. The City of Allentown will provide public water to the project.

The proposed development is located at E. Hamilton, E. Westminster, N. Filbert & Irving Streets., City of Allentown, Lehigh County.

The plan revision is approved with the following condition:

As a result of enactment of Act 40, collector sewers which will not serve more than 250 single family dwelling units or their equivalent sewage flow do not need a permit for construction and operation under the Pennsylvania Clean Streams Law. This planning approval, as it applies to these facilities, is given on the condition that collector sewers qualifying for the permit exemption must be designed, constructed and operated in accordance with the technical standards and practices contained in the Department's Sewerage Manual. All portions of new or modified sewage facilities included in this planning approval which do not qualify for the permit

February 10, 2012

exemption, such as trunk lines, pump stations, force mains, and treatment plants must obtain a Clean Streams Law permit from the Department prior to construction or modifications. The permit exemption created by Act 40 applies only to permits under the Clean Streams Law. Other Department permits may be required for construction of collector sewers if encroachments to streams or wetlands will result.

If you have any questions concerning this matter, please call David Walbert, Sewage Planning Specialist at (610) 861-2157.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kate Crowley".

Kate Crowley
Program Manager
Water Management Program

cc: Lehigh Valley Planning Commission
Dennis Benner, Esq., B Land Co., LLC
Chris J. Kerkusz, PE, Martin H. Schuler Co.

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

PLAN INTENT

THE APPLICANT WISHES TO CONSTRUCT ONE HUNDRED EIGHTY ONE (181) APARTMENTS WITH ASSOCIATED PARKING, SIDEWALKS, UTILITIES AND STORMWATER MANAGEMENT IMPROVEMENTS.

OWNER / DEVELOPER:

EAST SIDE LAND DEVELOPMENT LLC
1101 W CEDAR ST
ALLENTOWN, PA 18102-1346

RECORD PLAN NOTICE:

THIS RECORD PLAN PACKAGE CONSISTS OF SHEETS 1 THRU 23 OF 23. THE FINAL RECORD PLAN ENTITLED "EAST SIDE LAND DEVELOPMENT", PREPARED BY BLACK FOREST ENGINEERING, LLC, DATED 25% - 35%, ON JUNE 5, 2023.
NUMBER _____ PAGE NUMBER(S) _____ WAS RECORDED ON _____ IN VOLUME _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN LEHIGH COUNTY.

SIGNATURE BLOCKS

CERTIFICATION OF OWNER OF RECORD AND DEDICATION

I (WE), THE UNDERSIGNED, BEING THE OWNER(S) IN PEACEFUL POSSESSION OF THE LAND HEREIN PLATED AND BEING THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, DO HEREBY ADOPT THIS PLAN AND PROPERTY SITUATED IN _____ LEHIGH COUNTY, PENNSYLVANIA, (AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL LAND FOR PUBLIC PURPOSES SHOWN HEREON).

THE FOREGOING ADOPTION (AND DEDICATION) IS MADE BY ME (US) WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL BY THE ALLENTOWN CITY PLANNING COMMISSION, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF THE LEHIGH COUNTY, PENNSYLVANIA WITHIN NINETY (90) DAYS OF THE DATE OF SAID APPROVAL.

SIGNATURE OF OWNER _____ DATE _____

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY

OF _____ A.D.

(LEGIBLE IMPRESSION OF NOTARY SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL

THE WITHIN PLAN OR PLAN PACKAGE WAS REVIEWED IN ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, WAS APPROVED BY THE ALLENTOWN CITY PLANNING COMMISSION.

CHAIRMAN _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SECRETARY _____ DATE _____

APPROVED: _____ CITY ENGINEER _____ DATE _____

PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY.

PENNSYLVANIA, UNDER DOCKET ID # _____

ON THE _____ DAY OF _____, 20____

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

RECORDER OF DEEDS

WITNESS: _____

L.V.P.C REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

PLANNING _____ DATE _____

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

JOSEPH EDWARD RENTKO
REGISTRATION NO. PE085609

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE, ON THE GROUND, THAT IS CORRECT, AND AT THE TIME THE SURVEY WAS MADE, THERE WERE NO EASEMENTS OR ENCROACHMENTS ACROSS PROPERTY LINES, OTHER THAN THOSE SHOWN.

SURVEYOR _____ DATE REGISTERED _____

SURVEY NOTES:

- THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED BY MARTIN H. SCHULER CO. AS DEPICTED ON PLANS FOR COMMON RIDGE.
- BEARINGS BASED ON PA STATE PLANE SOUTH, NAD83.
- ELEVATIONS BASED ON NAVD88.
- UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND HAVE BEEN BASED ON VISIBLE ABOVE-GROUND EVIDENCE. A CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN AND ANY ADDITIONAL EXISTING UTILITIES NOT SHOWN ON THIS PLAN.

BENCHMARK FOR THIS PLAN

VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BEARING SYSTEM BASED UPON THE PENNSYLVANIA NORTH AMERICAN DATUM OF 1983, SOUTH ZONE, US FOOT (PA-NAD83).

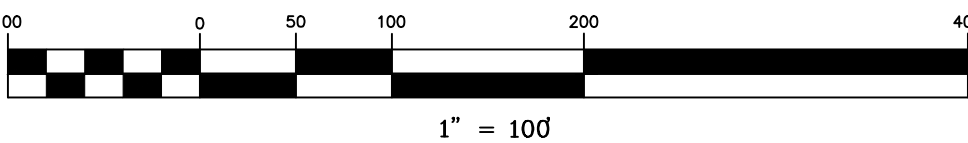
- MAGNAIL=374.10

GRANTED ZONING VARIANCE(S)

- RELIEF WAS GRANTED BY THE ALLENTOWN ZONING HEARING BOARD TO DISTURB SLOPES IN BETWEEN 25% - 35%, ON JUNE 5, 2023.
- RELIEF WAS GRANTED FROM ARTICLE 1311.08 REQUIRING 70% OF LOT WIDTH MEASURED AT STREET ROW ON MAY 24, 2010 DUE TO EXISTING LOT FRONTAGE.

A LAND DEVELOPMENT LOCATED
AT 620-750 EAST TURNER STREET
IN THE CITY OF ALLENTOWN
COUNTY OF LEHIGH
COMMONWEALTH OF PENNSYLVANIA

EAST SIDE LAND DEVELOPMENT FINAL PLAN



RECORD PLAN NOTES:

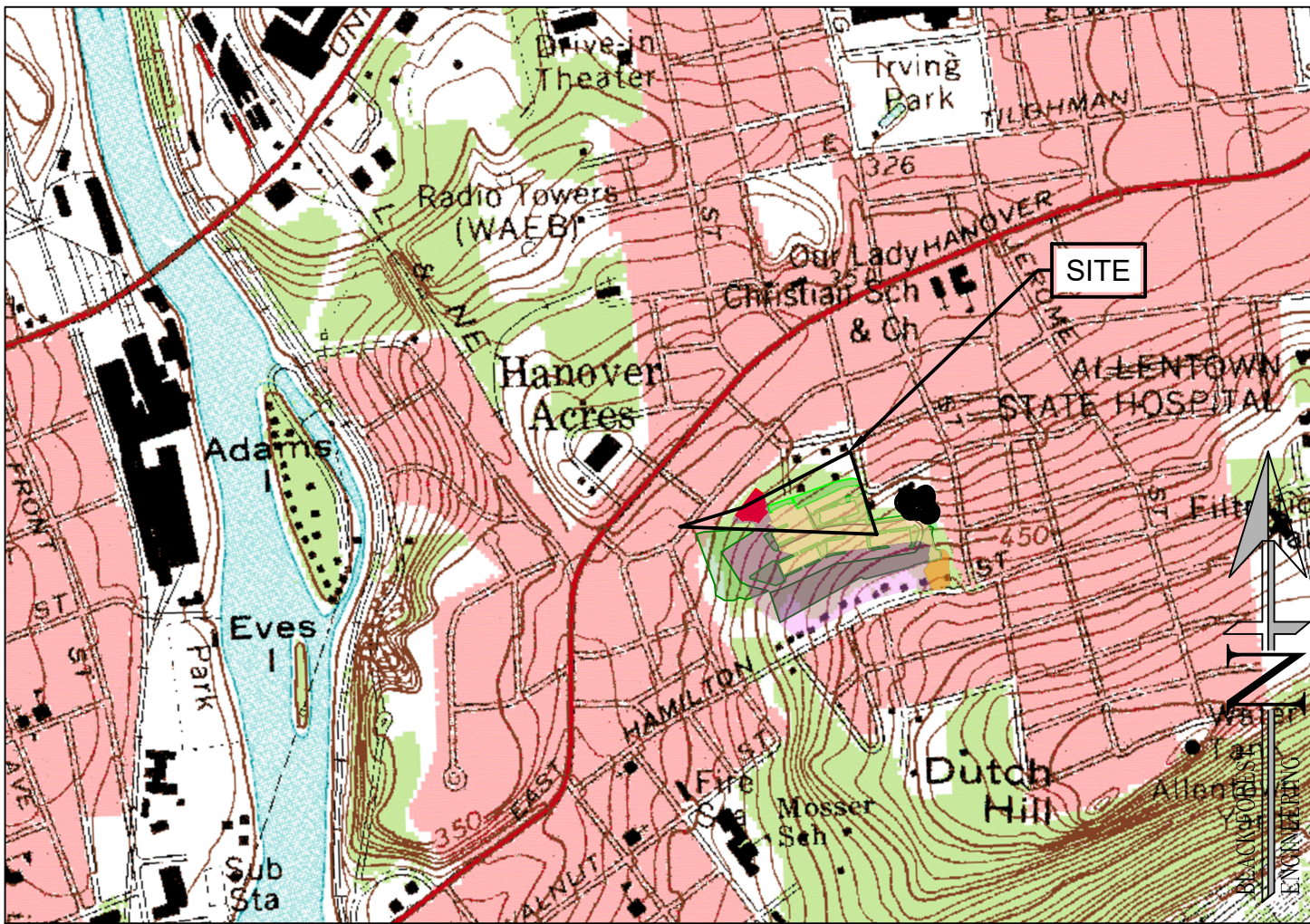
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS COMPLETED BY MARTIN H. SCHULER CO. FOR THE PREVIOUSLY PROPOSED/APPROVED COMMON RIDGE SUBDIVISION.
- ON FEBRUARY 2, 2022, CITY COUNCIL PASSED AN ORDINANCE VACATING ALL OF THE PAPER STREETS DEPICTED ON THE COMMON RIDGE SUBDIVISION PLAN. REFER TO THE SUPPLEMENTARY CONSOLIDATION PLAN SHEET 1 OF 1.
- EACH LOT SHOWN IS SUBJECT TO ALL EASEMENTS VISIBLE, OR ON RECORD, OR AS REQUIRED BY A UTILITY TO SERVE SAID LOT AT SUCH TIME AS THE UTILITY IS INSTALLED. EASEMENTS TO BE DEDICATED TO THE CITY OF ALLENTOWN ARE IDENTIFIED ON THESE PLANS.
- THE ANTICIPATED WATER CONSUMPTION FOR THIS SITE IS 42,840 GPD (238 GPD/EDU); A PLANNING MODULE FOR 20,000 GPD HAS ALREADY BEEN COMPLETED UNDER DEP CODE NO. 2-39001-158-3.
- THE OWNER WILL OPERATE AND MAINTAIN THE BUILDING AND UTILITY FACILITIES. THE ON-SITE PRIVATE STORM WATER MANAGEMENT FACILITIES, BMP'S AND COLLECTION SYSTEM SHALL BE PERIODICALLY INSPECTED, CLEANED AND MAINTAINED BY THE OWNER. IN THE EVENT THAT THE RECORD OWNER FAILS TO PROPERLY MAINTAIN THE FACILITIES WHICH ARE THE RESPONSIBILITY OF THE RECORD OWNER AFTER NOTIFICATION TO SAID RECORD OWNER BY THE CITY, THE CITY IS AUTHORIZED TO ENTER UPON THE PROPERTY TO PERFORM SUCH MAINTENANCE AND THEREAFTER TO EXERCISE ITS REMEDIES IN ACCORDANCE WITH THE HOME RULE CHARTER. THE OWNER IS REQUIRED TO PERIODICALLY INSPECT AND MAINTAIN ON-SITE STORM WATER FACILITIES, AND HAVE A LOG ON HAND OF WHEN SUCH INSPECTIONS AND MAINTENANCE HAD BEEN PERFORMED. THE LOG SHALL BE MADE AVAILABLE TO THE CITY DURING A POST STORM WATER INSPECTION. THE OWNER WILL NEED TO COMPLY WITH CITY ORDINANCE #14476(Act 167) REGULATIONS.
- ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS.
- ANY RETAINING WALL REQUIRING BUILDING CODE APPROVAL SHALL BE DESIGNED, PREPARED, AND SIGNED AND SEALED BY A PENNSYLVANIA PROFESSIONAL ENGINEER. ALL DESIGNS SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION TO BE REVIEWED AND APPROVED BY THE CITY'S THIRD PARTY REVIEWER. THE WALL SHALL BE DESIGNED TO BE COMPLETELY WITHIN THE APPLICANT'S PROPERTY OR AN EASEMENT SHALL BE ACQUIRED AND INDICATED ON THE RECORD PLAN TO ALLOW FOR THE CONSTRUCTION OF ANY PORTION OF THE WALL AND /OR WALL TIE-BACKS TO BE CONSTRUCTED.
- SIGHT CLEARANCE NEAR INTERSECTIONS, NO STRUCTURE, FENCE, WALL, HEDGE, SHRUB OR OTHER PLANTING SHALL BE MAINTAINED BETWEEN 30 INCHES ABOVE CURB LEVEL AND 10 FEET ABOVE CURB LEVEL WITHIN THE TRIANGULAR AREA ADJACENT TO AN INTERSECTION WITHIN THE LIMITS SPECIFIED ON THE PLANS (CLEAR SIGHT TRIANGLE (C.S.T.)).
- THE PROJECT WILL REQUIRE ACT 537 PLANNING MODULE APPROVAL FOR THE ADDITIONAL 22,840 GPD (SEE NOTE 4.).
- THE PROJECT WILL REQUIRE A MAJOR MODIFICATION TO THE EXISTING DEP CHAPTER 102 NPDES PERMIT NO. PAC390059.
- THE PROJECT WILL REQUIRE AN UPDATED LEHIGH VALLEY PLANNING COMMISSION ACT 167 APPROVAL.
- THE PROJECT WILL REQUIRE APPROVAL FROM THE LEHIGH COUNTY AUTHORITY (LCA) FOR THE WATER AND SEWER FACILITIES.
- THE GRADING OF STORMWATER CONVEYANCE SWALES WITHIN DEFINED DRAINAGE EASEMENTS ARE NOT TO BE ALTERED. IN THE EVENT OF ANY GRADING THAT ALTERS DRAINAGE FLOW, THE CITY RESERVES THE RIGHT TO REESTABLISH THE ORIGINAL APPROVED GRADING AND TO CHARGE THE OWNER FOR THE RELATED EXPENSE.
- ALL DOWNSPOUTS SHALL BE ROUTED AS INDICATED ON THE UTILITY PLANS (SEE DETAIL).
- ALL STORMWATER MANAGEMENT AREAS SHALL BE OWNED AND MANAGED PRIVATELY. IN THE EVENT THE OWNER DOES NOT MAINTAIN THE STORMWATER MANAGEMENT AREAS, WORK WILL BE PERFORMED BY THE CITY, OR A THIRD PARTY, AND ALL THE RELATED CONSTRUCTION, ADMINISTRATIVE, TECHNICAL, AND LEGAL COSTS INCURRED SHALL BE INVOICED TO THE LOT OWNER. NON-PAYMENT OF THE STORM WATER MANAGEMENT INVOICE WILL RESULT IN LIENS BEING PLACED ON THE PROPERTY EACH TIME THE STORMWATER MANAGEMENT COSTS ARE INCURRED.
- A TOTAL LOT (BLANKET) STORMWATER MANAGEMENT EASEMENT IS HEREBY PROVIDED ACROSS THE LOT IN ORDER FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT CONTROLS.
- THERE ARE NO FEMA DELINEATED FLOODPLAIN OR WATERCOURSES ON OR NEAR THIS PROPERTY.
- ACTUAL UTILITY CONNECTION POINTS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- OPEN SPACE OR FEES IN LIEU OF OPEN SPACE SHALL BE PROVIDED BY THE APPLICANT.
- A DEED OF CONSOLIDATION SHALL BE RECORDED PRIOR TO THE RECORDING OF THIS PLAN.
- SURVEY CUT SHEETS FOR CURBING, TO BE PUBLIC, SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 29,000 SF OF OPEN SPACE IS RESERVED FOR PUBLIC USE AND SHALL SPECIFICALLY INCLUDE A PLAYGROUND, WALKING PATH AND PAVILIONS SIMILAR TO THOSE DEPICTED ON SHEET 4.
- THE 1ST FLOOR UNITS SHALL BE NUMBERED IN 100 SERIES, 2ND FLOOR IN 200 SERIES, ETC.
- AN ACCESSIBLE ROUTE TO BUILDINGS SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT IBC GUIDELINES. ARCHITECTURAL PLANS SHALL INCLUDE SPECIFIC RAMP DESIGNS FOR ANY PLANNED ACCESSIBLE ENTRANCES.
- THE PROPOSED INFILTRATION FACILITY SHALL MEET THE RECOMMENDED DESIGN GUIDELINES OF THE PADEP AND IN CONFORMANCE WITH NPDES PERMITTING REQUIREMENTS.
- THIS PROJECT PROPOSES THE FOLLOWING SIZES APARTMENTS: 1-BEDROOM=750 SF & 2-BEDROOM =1,120 SF.
- ANY PROPOSED SIGNAGE SHALL BE SUBMITTED TO THE CITY ZONING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

SITE DATA

OWNER: EAST SIDE LAND DEVELOPMENT LLC
ADDRESS: 620-750 EAST TURNER STREET
AREA: 725,762 S.F. (16.6612 A.C.)

NUMBER OF LOTS -
EXISTING: 2 (STREETS PREVIOUSLY VACATED)
PROPOSED: 1
LINEAL FEET OF NEW STREETS - 0 LF.

WATER SUPPLY - PUBLIC (CITY OF ALLENTOWN)
SEWER - PUBLIC (CITY OF ALLENTOWN)



LOCATION MAP

USGS ALLENTOWN EAST QUADRANGLE
SCALE: 1"=1000'

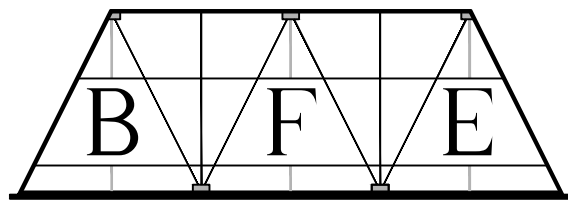
FINAL PLAN SHEET INDEX			
	PLAN TITLE		SHEET NO.
* COVER		1	OF 23
* RECORD		2	OF 23
* RECORD		3	OF 23
PUBLIC AMENITIES		4	OF 23
EXISTING FEATURES		5	OF 23
EXISTING FEATURES		6	OF 23
GRADING		7	OF 23
GRADING		8	OF 23
UTILITY		9	OF 23
UTILITY		10	OF 23
LIGHTING & LANDSCAPING		11	OF 23
LIGHTING & LANDSCAPING		12	OF 23
PROFILES		13	OF 23
PROFILES		14	OF 23
PROFILES		15	OF 23
PROFILES		16	OF 23
PROFILES		17	OF 23
CONSTRUCTION DETAILS		18	OF 23
CONSTRUCTION DETAILS		19	OF 23
CONSTRUCTION DETAILS		20	OF 23
CONSTRUCTION DETAILS		21	OF 23
CONSTRUCTION DETAILS		22	OF 23
CONSTRUCTION DETAILS		23	OF 23
SUPPLEMENTAL PLANS			
	PLAN TITLE	REV	SHEETS
ESPC PLAN		00	1 THRU 6
DATED: 7/25/25			
* PCSM PLAN		00	1 THRU 5
DATED: 7/25/25			
DRAINAGE PLANS		00	1 THRU 2
DATED: 7/25/25			
* SPRAY IRRIGATION DESIGN PLAN		00	1 THRU 3
DATED: ...			

PARKING REQUIREMENT

1.5 SPACES PER MULTI FAMILY UNIT
181 UNITS x 1.5 = 272 SPACES REQ'D
RENTAL(SALES) OFFICE: 1 PER 300 SF FLOOR = 4 SPACES
REQ'D
276 SPACES REQ'D; 293 SPACES PROVIDED

ZONING REQUIREMENTS FOR MEDIUM DENSITY RESIDENTIAL ZONE-20,000 SF (RM) PROPOSED USE (6) MULTI-UNIT APARTMENT BUILDINGS (APPROVED USE)			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 SF	725,762 SF	725,762 SF
LOT WIDTH	120'-0"	1300'-0"	1300'-0"
MIN. FRONT SETBACK -DWELLING	25'-0"	-	25'-0"
MIN. REAR SETBACK	35'-0"	-	35'-0"
MIN. SIDE SETBACK	10' / 25'	-	25'-0"
MAX. BUILDING HEIGHT	3 ST/38'	-	3 ST/37' **
IMPERVIOUS COVERAGE (max.)	-	0	35% (257,021SF)
BLDG. LOT COVERAGE (max.)	30%	VACANT LOT	13% (97,485 SF)
AVERAGE LOT AREA PER DWELLING	4,000 SF	-	4,010 SF

** THE MAX HEIGHT OF BUILDINGS #1-#7 IS 37'.



BLACK FOREST ENGINEERING, LLC
1903 MAIN STREET
NORTHAMPTON, PA 18067

03	ADDRESS CITY REVIEW	JER	10/24/25
02	ADDRESS CITY REVIEW	JER	7/25/25
01	ADDRESS CITY REVIEW	JER	11/15/24
REV:	DESCRIPTION:	BY	DATE
PROJECT NO.	SCALE:	DATE:	REVISION:
310	1"=100'	3/11/24	03

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	BUILDING RESTRICTION LINE
	EXISTING EDGE OF PAVE
	EXISTING VEGETATION
	EXISTING CENTERLINE
	EXISTING ROAD PAVEMENT
	EXISTING SIDEWALK
	EXISTING STRUCTURE
	EXISTING ADJOINER
	EXISTING GAS LINE
	EXISTING SANITARY LINE
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING CURB
	EXISTING FENCE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING ELECTRIC POLE
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING IRON PIN
	EXISTING CONTROL POINT
	EXISTING TEST PIT
	EXISTING INLET
	EXISTING TEST PIT/PROBE

FgC2—Fleetwood gravelly loam, 8 to 15 percent slopes
FhD—Fleetwood very stony loam, 8 to 25 percent slopes
WgA—Washington silt loam, 0 to 3 percent slopes
WgB—Washington silt loam, 3 to 8 percent slopes



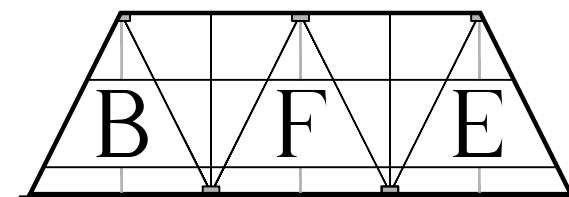
Slopes Table				
Minimum Slope	Maximum Slope	Color	Total Area*	Disturbed Area
25.00%	34.99%		8451 SF	7454 SF
35.00%	99.00%		27998 SF	0 SF

*NOTE: THE TOTAL AREA OF IDENTIFIED STEEP SLOPES HAS BEEN LIMITED TO AREAS OCCURRING OVER SIX (6) CUMULATIVE FEET, INACCORDANCE WITH ZONING 660-63.C(4)
SITE BOUNDARY SHOWN=725,762 SF (16.6612 AC)



MATCHLINE

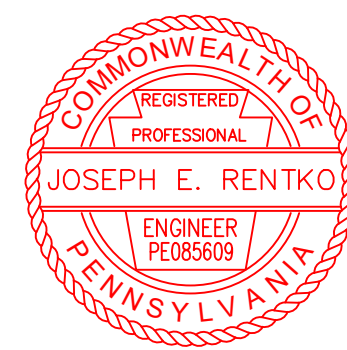
"CALL BEFORE YOU DIG"
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE
FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN
DESIGN STAGE - STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776



BLACK FOREST ENGINEERING, LLC
1903 MAIN STREET
NORTHAMPTON, PA 18067

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SEAL:



JOSEPH E. RENTKO, P.E. #PE085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
570-239-4499

03	ADDRESS CITY REVIEW	JER	10/24/25
02	ADDRESS CITY REVIEW	JER	7/25/25
01	ADDRESS CITY REVIEW	JER	11/15/24
REV:	DESCRIPTION:	BY	DATE

PROJECT TITLE:

TITLE:
EAST SIDE LAND
DEVELOPMENT
FINAL PLAN

PROJECT OWNER:
EAST SIDE LAND DEVELOPMENT, LLC
1101 W CEDAR STREET
ALLENTOWN, PA 18102

PROJECT LOCATION:

620-750 E. TURNER STREET
CITY OF ALLENTOWN-WARD 14
LEHIGH COUNTY
PENNSYLVANIA

PLAN TITLE:

TITLE: EXISTING FEATURES

SCALE: 1"=50'	DATE: 3/11/24	DRAWN: JER	CHECKED: JER
PROJECT NO. 310	DRAWING NO. 5 OF 23		REVISION: 02

- EXISTING
Legend
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - BUILDING RESTRICTION LINE
 - EXISTING EDGE OF PAVE
 - EXISTING VEGETATION
 - EXISTING CENTERLINE
 - EXISTING ROAD PAVEMENT
 - EXISTING SIDEWALK
 - EXISTING STRUCTURE
 - EXISTING ADJOINER
 - EXISTING GAS LINE
 - EXISTING SANITARY LINE
 - EXISTING STORM SEWER
 - EXISTING WATER LINE
 - EXISTING CURB
 - EXISTING FENCE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING ELECTRIC POLE
 - EXISTING GAS VALVE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING IRON PIN
 - EXISTING CONTROL POINT
 - EXISTING TEST PIT
 - EXISTING INLET
 - EXISTING TEST PIT/PROBE

- SOILS LEGEND**
- BkB**
- FgC2—Fleetwood gravelly loam, 8 to 15 percent slopes
- FhD—Fleetwood very stony loam, 8 to 25 percent slopes
- WgA—Washington silt loam, 0 to 3 percent slopes
- WgB—Washington silt loam, 3 to 8 percent slopes



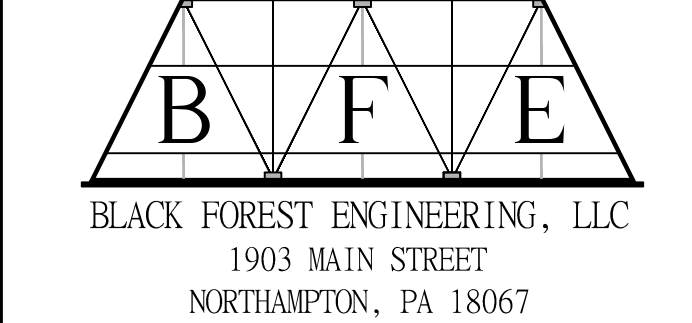
MATCHLINE



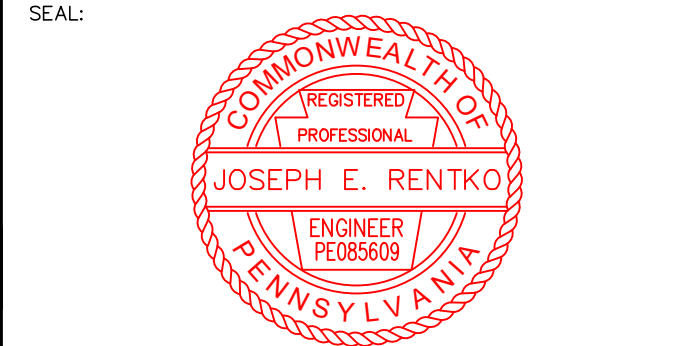
"CALL BEFORE YOU DIG"

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776



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JOSEPH E. RENTKO, P.E. #PED85609
2405 BLACK FOREST DRIVE
COPLAY, PA 18037
717-239-4499

REV.	DESCRIPTION	BY	DATE
03	ADDRESS CITY REVIEW	JER	10/24/25
02	ADDRESS CITY REVIEW	JER	7/25/25
01	ADDRESS CITY REVIEW	JER	11/15/24

PROJECT TITLE:
EAST SIDE LAND DEVELOPMENT
FINAL PLAN

PROJECT OWNER:
EAST SIDE LAND DEVELOPMENT, LLC
1101 W CEDAR STREET
ALLENTOWN, PA 18102

PROJECT LOCATION:
620-750 E. TURNER STREET
CITY OF ALLENTOWN—WARD 14
LEHIGH COUNTY
PENNSYLVANIA

PLAN TITLE:
EXISTING FEATURES

SCALE: 1"=50'	DATE: 3/11/24	DRAWN: JER	CHECKED: JER
PROJECT NO. 310	DRAWING NO. 6 OF 23	REVISION: 02	

GENERAL UTILITY NOTES

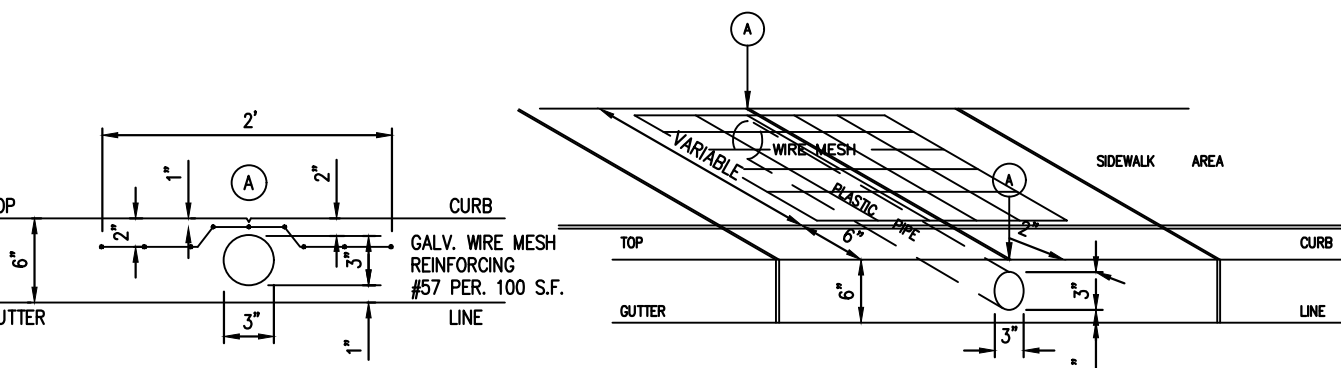
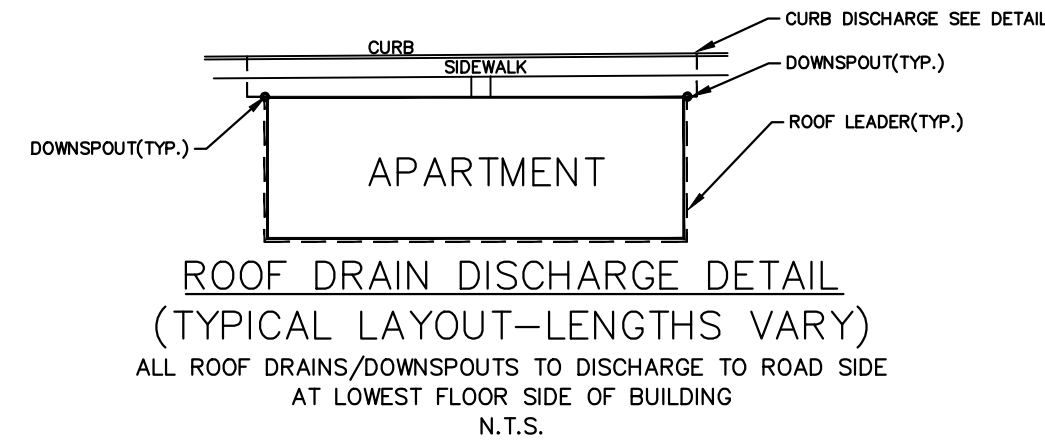
1. THE DEVELOPER IS RESPONSIBLE TO SECURE AND PAY FOR ALL ESTABLISHED CITY APPLICATION, ALLOCATION AND TRANSMISSION AND TREATMENT FEES OR PERMITS NECESSARY FOR THE CONNECTION OF THE WATER AND SEWER SYSTEMS TO THE CITY PUBLIC SYSTEMS.
2. ALL DEVELOPMENT CONSTRUCTION IMPROVEMENTS ARE SUBJECT TO QUALITY CONTROL INSPECTION BY THE CITY OR THEIR ASSIGNED AGENTS. ALL WORK CONSTRUCTED WITHOUT QUALITY CONTROL INSPECTION WILL BE SUBJECT TO REJECTION AND REMOVAL AND RECONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CITY A MINIMUM OF 3 DAYS PRIOR TO ANY CONSTRUCTION OPERATIONS WITHIN THE CITY RIGHT-OF-WAY OR AFFECTING A CITY UTILITY.
3. ALL STORM SEWER COLLECTION SYSTEM PIPING SHALL HAVE WATER-TIGHT JOINTS CONFORMING TO THE LATEST OR SUPERSESSION OF ASTM C361, C443, C877, C1628, C1896, D3212, AND OTHERS AS APPROVED BY THE CITY ENGINEER.

SANITARY SEWER NOTES

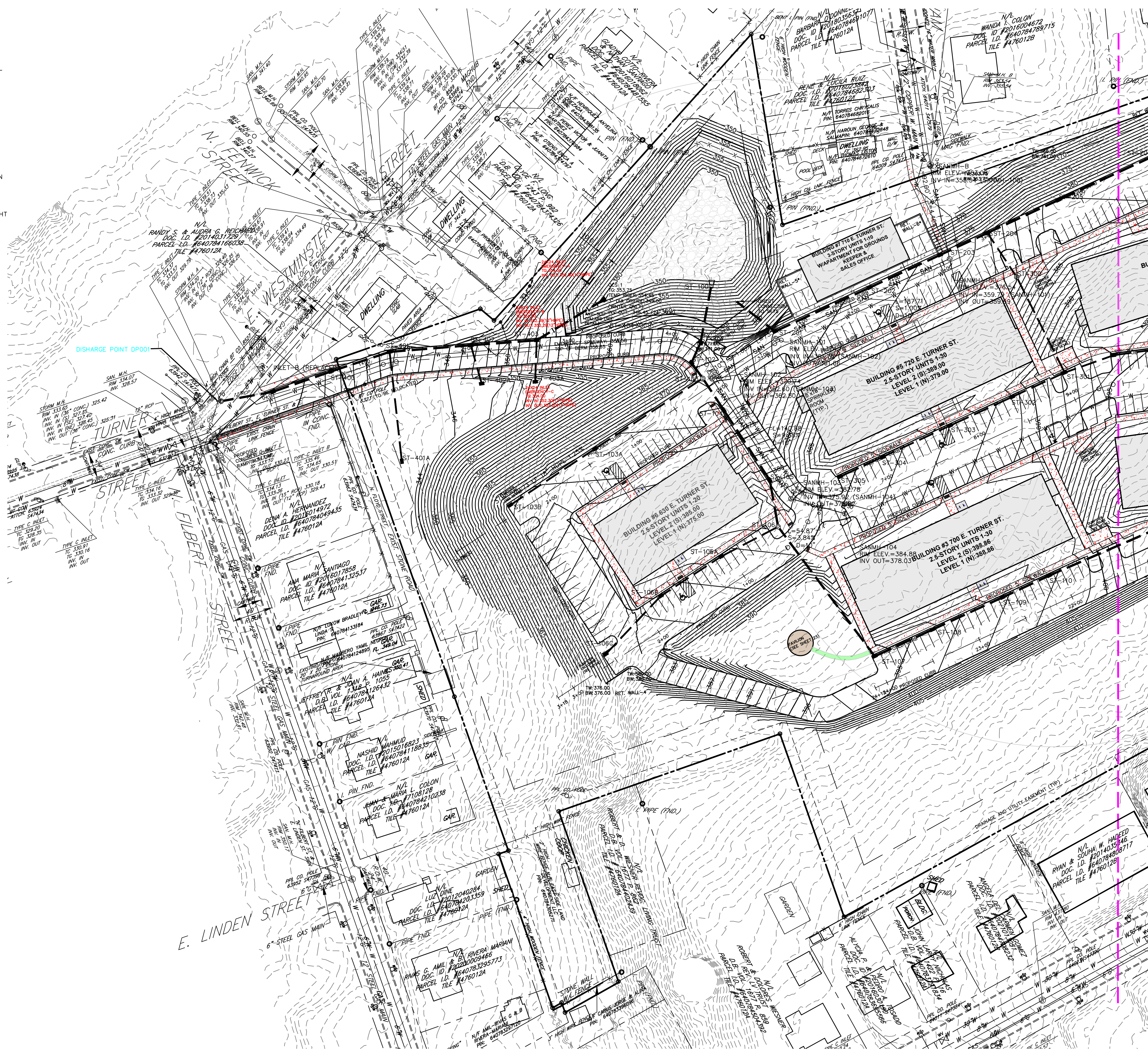
1. ALL SANITARY SEWER MATERIAL AND APPURTENANCES TO BE DEDICATED TO THE CITY MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALLENTOWN CONSTRUCTION SPECIFICATIONS, AS AMENDED AND THE PA DEP DOMESTIC WASTEWATER FACILITIES MANUAL, LATEST REVISION.
2. ALL SANITARY SEWER PIPE, FITTINGS, AND APPURTENANCES MUST BE SDR-26 PVC, UNLESS NOTED OTHERWISE.
3. CONNECTION TO EXISTING SANITARY SEWER MANHOLE MUST BE MADE USING WATERTIGHT CONNECTION.

WATER UTILITY NOTES

1. ALL WATER SERVICE LATERALS MUST BE INSTALLED FROM THE MAIN, CORPORATION STOP TO THE CURB STOP AT THE CITY RIGHT-OF-WAY WITHOUT A SPLICE CONNECTION.
2. THE CONTRACTOR SHALL NOT OPERATE EXISTING VALVES, FIRE HYDRANTS, ETC., WITHIN THE TOWNSHIP'S WATER SYSTEM. ARRANGEMENTS SHALL BE MADE THROUGH THE PUBLIC WORKS DEPARTMENT FOR OPERATION.
3. ALL WATER SYSTEM MATERIALS, APPURTENANCES AND CONSTRUCTION WITHIN THE TOWNSHIP RIGHT-OF-WAY MUST BE IN COMPLIANCE WITH THE CITY OF ALLENTOWN CONSTRUCTION SPECIFICATIONS, AS AMENDED AND THE PA DEP PUBLIC WATER SUPPLY MANUAL, LATEST EDITION.
4. ALL WATER LATERALS AND APPURTENANCES MUST MAINTAIN A MINIMUM OF 4 FEET COVER FROM FINISHED GRADE.



NOTE: 1
A FINE JOINT SHALL BE MADE ALONG CENTER LINE OF PIPE FROM FACE OF CURB TO BACK EDGE OF SIDEWALK AND/OR BUILDING.



Legend

PROPOSED

Legend

PROP. PROPERTY LINE
PROP. TRACT LINE
PROP. RIGHT-OF-WAY
PROP. EASEMENT
PROP. BUILDING RESTRICTION LINE
PROP. FENCE
PROP. TREE LINE
PROP. CENTERLINE
PROP. SIDEWALK
PROP. CURB
PROP. DRIVEWAY
PROP. CONTOUR MAJOR
PROP. CONTOUR MINOR
PROP. GAS LINE
PROP. GAS LATERAL LINE
PROP. SANITARY LINE
PROP. SANITARY LATERAL LINE
PROP. STORM LINE
PROP. WATER LINE
PROP. WATER LATERAL LINE
PROP. DRAINAGE PATH
PROP. IRON PIN
PROP. CONCRETE MONUMENT
PROP. UTILITY POLE
PROP. SANITARY MANHOLE
PROP. CLEANOUT
PROP. VENT
PROP. STORM MANHOLE
PROP. INLET
PROP. SIGN
PROP. FIRE HYDRANT
PROP. WATER VALVE
PROP. WELL
PROP. GAS VALVE
PROP. TREE
PROP. BENCHMARK
PROP. CONCRETE WHEELSTOP
PROP. BUILDING/STRUCTURE
PROP. DRIVEWAY
PROP. WALKWAYS
PROP. RETAINING WALL
(* SIGNIFIES TO BE DESIGNED BY STRUCTURAL ENGINEER)

BLACK FOREST ENGINEERING, LLC
1903 MAIN STREET
NORTHAMPTON, PA 18067

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SEAL:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOSEPH E. RENTKO
P.E. #ED85609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
717-338-4499

REV.	DESCRIPTION:	BY	DATE
03	ADDRESS CITY REVIEW	JER	10/24/25
02	ADDRESS CITY REVIEW	JER	7/25/25
01	ADDRESS CITY REVIEW	JER	11/15/24

PROJECT TITLE:
EAST SIDE LAND DEVELOPMENT
FINAL PLAN

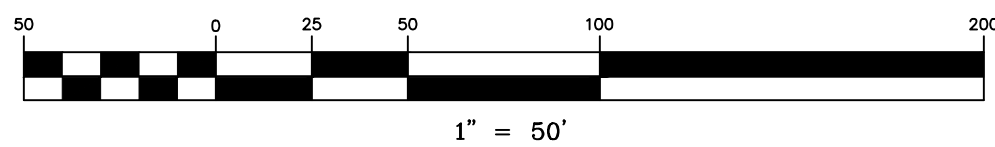
PROJECT OWNER:
EAST SIDE LAND DEVELOPMENT, LLC
1101 W CEDAR STREET
ALLENTOWN, PA 18102

PROJECT LOCATION:
**620-750 E. TURNER STREET
CITY OF ALLENTOWN-WARD 14
LEHIGH COUNTY
PENNSYLVANIA**

PLAN TITLE:
UTILITY

SCALE: 1"=50'	DATE: 3/11/24	DRAWN: JER	CHECKED: JER
PROJECT NO. 310	DRAWING NO. 9 OF 23	REVISION: 02	

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



"CALL BEFORE YOU DIG"
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FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN
DESIGN STAGE - STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

1. THE DEVELOPER IS RESPONSIBLE TO SECURE AND PAY FOR ALL ESTABLISHED CITY APPLICATION, ALLOCATION AND TRANSMISSION AND TREATMENT FEES OR PERMITS NECESSARY FOR THE CONNECTION OF THE WATER AND SEWER SYSTEMS TO THE CITY WATER AND SEWER SYSTEMS.

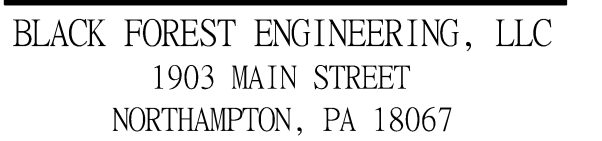
2. ALL DEVELOPMENT CONSTRUCTION IMPROVEMENTS ARE SUBJECT TO QUALITY CONTROL INSPECTION BY THE CITY OR THEIR ASSIGNED AGENTS. ALL WORK CONSTRUCTED WITHOUT QUALITY CONTROL INSPECTION WILL BE SUBJECT TO REJECTION AND REMOVAL OF THE CONSTRUCTION. THE CITY SHALL HAVE THE RIGHT TO REMOVE THE CITY MINIMUM OF 3 DAYS PRIOR TO ANY CONSTRUCTION OPERATIONS WITHIN THE CITY RIGHT-OF-WAY OR AFFECTING A CITY UTILITY.

3. ALL NEW SEWER CONNECTIONS TO EXISTING SEWERS SHALL HAVE WATER-TIGHT JOINTS CONFORMING TO THE LATEST OR SUPERSESSION OF ASTM C361, C443, C877, C1628, C1896, D3212, AND OTHERS AS APPROVED BY THE CITY ENGINEER.

1. ALL SANITARY SEWER MATERIAL AND APPURTENANCES TO BE DEDICATED TO THE CITY MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALLENTOWN CONSTRUCTION SPECIFICATIONS, AS AMENDED AND THE PA DEP DOMESTIC WASTEWATER FACILITIES MANUAL, LATEST REVISION.
2. ALL SANITARY SEWER PIPE, FITTINGS, AND APPURTENANCES MUST BE SDR-26 PVC, UNLESS NOTED OTHERWISE.
3. CONNECTION TO EXISTING SANITARY SEWER MANHOLE MUST BE MADE USING WATERTIGHT CONNECTION.

1. ALL WATER SERVICE LATERALS MUST BE INSTALLED FROM THE MAIN, CORPORATION STOP TO THE CURB STOP AT THE CITY RIGHT-OF-WAY WITHOUT A SPLICE CONNECTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND GENERATE EXISTING VALVES, FIRE HYDRANTS, ETC., WITHIN THE TOWNSHIP'S WATER SYSTEM. ARRANGEMENTS SHALL BE MADE THROUGH THE PUBLIC WORKS DEPARTMENT FOR OPERATION.
3. ALL WATER SERVICE LATERALS, APPURTENANCES AND CONSTRUCTION WITHIN THE TOWNSHIP RIGHT-OF-WAY MUST BE IN COMPLIANCE WITH THE CITY OF ALLENTOWN CONSTRUCTION SPECIFICATIONS, AS AMENDED AND THE PA DEP PUBLIC WATER SUPPLY MANUAL, LATEST EDITION.
4. ALL LATERALS AFTER LATERAL STOP MUST MAINTAIN A MINIMUM OF 4 FEET COVER FROM FINISHED GRADE.

----	PROP. PROPERTY LINE
----	PROP. TRACT LINE
----	PROP. RIGHT-OF-WAY
----	PROP. EASEMENT
----	PROP. BUILDING RESTRICTION LINE
-----X-----X-----X-----X-----X-----X-----	PROP. FENCE
~~~~~	PROP. TREE LINE
=====	PROP. CENTERLINE
=====	PROP. SIDEWALK
=====	PROP. CURB
=====	PROP. DRIVEWAY
=====	PROP. CONTOUR MAJOR
=====	PROP. CONTOUR MINOR
-----GAS-----GAS-----	PROP. GAS LINE
-----G LAT-----G LAT-----	PROP. GAS LATERAL LINE
-----SAN-----SAN-----	PROP. SANITARY LINE
-----S LAT-----S LAT-----	PROP. SANITARY LATERAL LINE
=====	PROP. STORM LINE
-----W-----W-----	PROP. WATER LINE
-----W LAT-----	PROP. WATER LATERAL LINE
-----<-----<-----	PROP. DRAINAGE PATH
○	PROP. IRON PIN
□	PROP. CONCRETE MONUMENT
⊕	PROP. UTILITY POLE
⊗	PROP. SANITARY MANHOLE
⌒	PROP. CLEANOUT
⌒	PROP. VENT
①	PROP. STORM MANHOLE
①	PROP. INLET
①	PROP. SIGN
⊕	PROP. FIRE HYDRANT
⊕	PROP. WATER VALVE
⊕	PROP. WELL
⊕	PROP. GAS VALVE
⊕	PROP. TREE
⊕	PROP. BENCHMARK
⊕	PROP. CONCRETE WHEELSTOP
=====	PROP. BUILDING/STRUCTURE
=====	PROP. DRIVEWAY
=====	PROP. WALKWAYS



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SEAL:



JOSEPH E. RENTKO, P.E. #PE085609  
2455 BLACK FOREST DRIVE  
COPLAY, PA 18037  
570-239-4499

03	ADDRESS CITY REVIEW	JER	10/24/25
02	ADDRESS CITY REVIEW	JER	7/25/25
01	ADDRESS CITY REVIEW	JER	11/15/24
REV:	DESCRIPTION:	BY	DATE

PROJECT TITLE:

# EAST SIDE LAND DEVELOPMENT

PROJECT OWNER:  
EAST SIDE LAND DEVELOPMENT, LLC  
1101 W CEDAR STREET  
ALLENTOWN, PA 18102

PROJECT LOCATION:

620-750 E. TURNER STREET  
CITY OF ALLENTOWN-WARD 14  
LEHIGH COUNTY  
PENNSYLVANIA

PLAN TITLE:

## UTILITY

SCALE:

DATE: _____

3/11/24

DRAWN:

JER

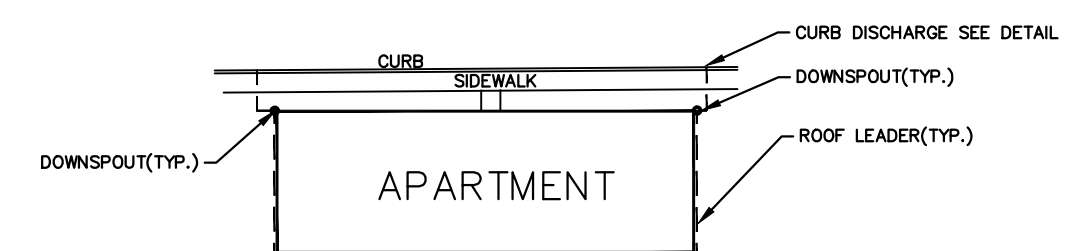
JER

JER

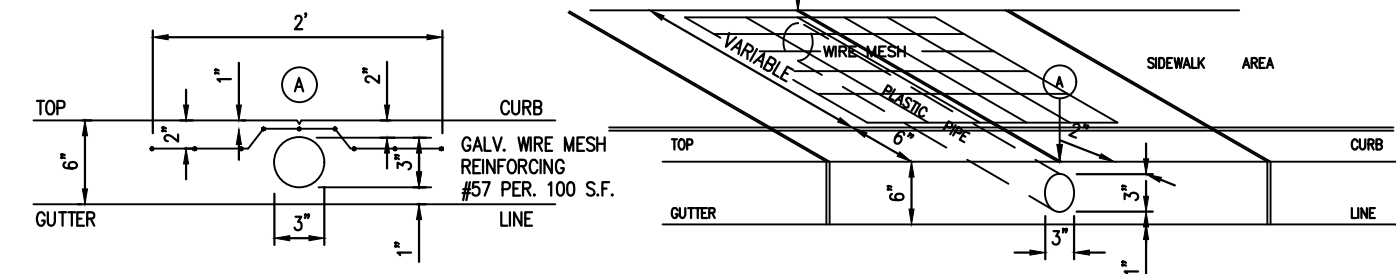
PROJECT NO.  
310

DRAWING NO.  
10 OF 23

NO.  
23



ROOF DRAIN DISCHARGE DETAIL  
(TYPICAL LAYOUT—LENGTHS VARY)  
ALL ROOF DRAINS/DOWNSPOUTS TO DISCHARGE TO ROAD SIDE  
AT LOWEST FLOOR SIDE OF BUILDING  
N.T.S.



**NOTE:** (A)

A FAKE JOINT SHALL BE MADE ALONG CENTER LINE OF PIPE FROM FACE OF CURB TO BACK EDGE OF SIDEWALK AND/OR BUILDING.





## Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

October 16, 2025

*Sent Via PA-SHARE*

RE: ER Project # 2023PR05401.002, East Side Development, Department of Environmental Protection, Allentown City, Lehigh County

Dear Submitter,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

### **Above Ground Resources**

*No Above Ground Concerns - Environmental Review - No Historic Properties - Above Ground*

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

For questions concerning above ground resources, please contact Sara-Ladd Manley at [samanley@pa.gov](mailto:samanley@pa.gov).

### **Archaeological Resources**

*SHPO Sends Comments - Environmental Review - Foreclosure - State*

PA SHPO does not have record of the earlier project at this location or consultation on that project. The above-referenced submission to our office describes ground disturbing activity that has already been completed. This has precluded our ability to provide any meaningful comment on effects to archaeological historic properties.

For questions concerning archaeological resources, please contact Justin McKeel at [jusmckeel@pa.gov](mailto:jusmckeel@pa.gov).

Sincerely,



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

Barbara Frederick

Environmental Review Division Manager





**Lehigh County Authority**

1053 Spruce Road * P.O. Box 3348 * Allentown, PA 18106-0348  
(610) 398-2503 * FAX (610) 398-8413 * Email: [service@lehighcountyauthority.org](mailto:service@lehighcountyauthority.org)

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## LETTER OF TRANSMITTAL

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**Date:** April 16, 2026

**To:** Jennifer Gomez, AICP  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

**Re:** East Side Land Development – 620-750 E Turner Street, City of Allentown, Lehigh County, PA

<b>No. of Copies</b>	<b>Date</b>	<b>Description</b>
1	4/16/26	Completed Sewer Planning Module
1	4/16/26	Plan Showing Path of Sewage to WWTP
1	4/16/26	Appendix A Cover Letter

☒ As Requested  
☐ For Your Information  
☐ For Your Comments  
☐ For Action By You

☐ Approved  
☐ Approved As Noted  
☐ Revise And Resubmit  
☐ For Your Files

**Comments:**

LCA has completed the Sewer Planning Module for the subject property. The hard copy will be sent to you in the mail. Please contact me if you have any questions.

**From:** Jacob Hunsicker  
**cc:** Tewoldemedhin Rustu, DEP (via email)  
Jeffrey Mondulick, DEP (via email)  
David Petrik, COA (via email)  
Jesus Sadiua, COA (via email)  
Phil DePoe, LCA (via email)  
Jedadiah Bortz, COA (via email)  
Liesel Gross, LCA (via email)  
Joseph Rentko, Black Forest Engineering, LLC (via email)





1053 SPRUCE ROAD * P.O. BOX 3348 * ALLENTOWN, PA 18106-0348  
610-398-2503 * FAX 610-398-8413 * [www.lehighcountyauthority.org](http://www.lehighcountyauthority.org)  
email: [service@lehighcountyauthority.org](mailto:service@lehighcountyauthority.org)

April 9, 2026

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

RE: East Side Land Development – 620-750 E Turner Street, City of Allentown  
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Gomez,

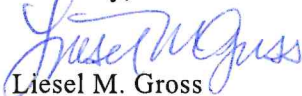
This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations, 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 22,840 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)	-2,612,172
This submission	-22,840
<b>Remaining Allocation in KISS Connection Management Plan (as of 4/9/26)</b>	<b>1,982,117</b>

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  
Joseph Rentko, Black Forest Engineering, LLC



Form



Pennsylvania  
Department of  
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
2-39001373-3				

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 East Side Land Development

2. Brief Project Description This project will construct seven (7) multi-story multifamily apartment buildings to support one hundred eighty (180) residential apartment units to be serviced by public water and sewer utilities.

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

Municipality Name	County	City	Boro	Twp
City of Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Gomez	Jennifer			Dir. of Planning/Zoning
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
435 Hamilton St				
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**

East Side Land Development

Site Location Line 1

620-750 East Turner Street

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18102-4036

Latitude

40.612928

Longitude

-75.443117

Detailed Written Directions to Site From US22, take exit to Airport Road South. Turn South on Airport Rd and continue straight for 1.25 miles; Airport Rd becomes N. Irving St. Continue straight on S. Irving St for 0.75 miles, then turn right onto E. Turner St. Continue straight for 500 feet to intersect project site.

Description of Site Previously forested and undeveloped land. Current site condition is cleared and grubbed with no improvements.

**Site Contact (Developer/Owner)**

Last Name

Makhoul

First Name

Manny

MI

Suffix

Phone

484-221-0351

Ext.

Site Contact Title

Owner

FAX

Site Contact Firm (if none, leave blank)

East Side Land Development LLC

Email

manny@makhoulelectric.com

Mailing Address Line 1

1101 W Cedar Street

Mailing Address Line 2

Mailing Address Last Line -- City

Allentown

State

PA

ZIP+4

18102-1346

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

Last Name

Rentko

First Name

Joseph

MI

Suffix

Title

Project Engineer

Consulting Firm Name

Black Forest Engineering, LLC

Mailing Address Line 1

1903 Main Street

Mailing Address Line 2

Address Last Line -- City

Northampton

State

PA

ZIP+4

18067-1313

Country

USA

Email

jerengineering@gmail.com

Area Code + Phone

570-239-4499

Ext.

Area Code + FAX

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

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

☐ Individual wells or cisterns.

☒ A proposed public water supply.

☐ An existing public water supply.

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

Name of water company: Lehigh County Authority, Agent for City of Allentown

**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 Pipe Installed 1969+1969, Permit 1936 *see attached

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 58

Connections 2

Name of:

existing collection or conveyance system Lehigh River #3

owner City of Allentown (LCA Lessee)

existing interceptor Lehigh River #3 Interceptor

owner City of Allentown (LCA Lessee)

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility Kline's Island WWTP

NPDES Permit Number for existing facility 26000

Clean Streams Law Permit Number 3915403

Location of discharge point for a new facility. Latitude _____ Longitude _____

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the _____  
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality City of Allentown, LCA-Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 4/9/26

(Also see Section I. 4.)



## G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

### 3. PLOT PLAN

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

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

### 4. WETLAND PROTECTION

YES NO

- a. ☐ ☒ Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. ☐ ☒ Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

### 5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- ☐ ☒ Will the project involve the disturbance of prime agricultural lands?  
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.  
If no, prime agricultural land protection is not a factor to this project.
- ☐ ☒ Have prime agricultural land protection issues been settled?

### 6. HISTORIC PRESERVATION ACT

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



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

Check one:

- ☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- ☐ A Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- ☐ A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

Applicant or Consultant Initials JER.

---

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

---

- ☒ An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
- The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

---

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

---

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

- ☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.



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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 22,840 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd) ^{MGD}		b. Present Flows (gpd) ^{MGD}		c. Projected Flows in 5 years (gpd) ^{MGD} (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	6.27	6.27	0.43	4.71	0.51	4.98
Conveyance	15	19	2.4	18	2.45	18.4
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

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

YES NO

- a. ☐ YES ☒ NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

- b. Collection System

Name of Agency, Authority, Municipality City of Allentown, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross

Date 4/9/26



Form

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

## c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown, LCA - AgentName of Responsible Agent Liesel M. GrossAgent Signature *Liesel M. Gross*Date 4/9/26

## 4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☒ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality City of Allentown, LCA - Agent

Name of Responsible Agent Liesel M. GrossAgent Signature *Liesel M. Gross*Date 4/9/26☐ **K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- ☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- ☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- ☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- ☐ 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ **L. PERMEABILITY TESTING** (See Section L of instructions)

- ☐ The information required in Section L of the instructions is attached.

☐ **M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

- ☐ The information required in Section M of the instructions is attached.



**☐ N. DETAILED HYDROGEOLOGIC STUDY** (See Section N of instructions)☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.**O. SEWAGE MANAGEMENT** (See Section O of instructions)**(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)**

Yes No

1. ☐ ☒ Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows _____ gpd

Yes No

3. ☐ ☐ Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

**(For completion by non-municipal facility agent)**

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____



5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility _____  
Name of Responsible Agent _____  
Agent Signature _____  
Date _____

(For completion by the municipality)

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

---

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

---

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

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

Yes No

1. ☐ ☒ Does the project propose the construction of a sewage treatment facility ?
2. ☐ ☒ Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. ☐ ☒ Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. ☐ ☒ Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. ☐ ☒ Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. ☐ ☒ Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. ☐ ☒ Does the project involve a major change in established growth projections?
8. ☐ ☒ Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?



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

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

Joseph Rentko

Name (Print)



Signature

Project Engineer

2/9/2026

Title

Date

1903 Main Street, Northampton, 18067

5702394499

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 \$2,900.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____



---

**R. REVIEW FEE** (continued)

---

Formula:

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

$$\#58 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ \underline{2,900}$$

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:

$$\# \quad \text{Lots (or EDUs)} \times \$35.00 = \$ \quad$$

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)



LEHIGH COUNTY, S.S.  
 RECORDED in the office for the recording of Deeds and  
 in and for said County, in Book  
 Volume No. 146 Page 685 Dec. 31  
 Witness my hand and seal of office, this  
 day of Dec Anno Domini, 1936  
Frederick B. Dwyer  
 Recorder.

DEC-14-1936  
 #53  
 Dist. # 20  
 PERMIT  
 relative to

SEWERAGE

DIST. NO.

*Commenced with 1/12*  
*allusion*

10.40 A.M.

AMT. \$5.00 Paid  
 ENTERED  
 RECORDER OF DEEDS  
 LEHIGH COUNTY, PENNA.  
 DEC 30 1936

Allentown  
 Lehigh County

P.R.  
 D.E.M.  
 11/13/37  
*OFF*





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

## INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

---

***Remove and recycle these instructions prior to mailing component to the approving agency.***

---

### Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

### Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

---

### ***Instructions for Completing Planning Agency and/or Health Department Review Component***

---

#### **Section A. Project Name**

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

#### **Section B. Review Schedule**

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

#### **Section C. Agency Review**

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

#### **Section D. Additional Comments**

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:  
2-39001373-3

**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

East Side Land Development

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

1. Date plan received by municipal planning agency February 10, 2026

2. Date review completed by agency April 30, 2026

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? <u>N/A</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts <u>See PHMC Letter</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts <u>See PNDI Results - Conservation Measure</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <span style="float: right;">Variances have been approved. Other approvals are expected to be received at the time of building plan review.</span>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?



**SECTION C. AGENCY REVIEW (continued)**

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>Project still in the review process. Consistency is anticipated.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <u>N/A</u>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Melissa Velez</u> Title: <u>Senior Planner</u> Signature:  Date: <u>April 30, 2026</u> Name of Municipal Planning Agency: <u>City of Allentown</u> Address <u>435 Hamilton St. Allentown, PA 18101</u> Telephone Number: <u>610-437-7630</u>		

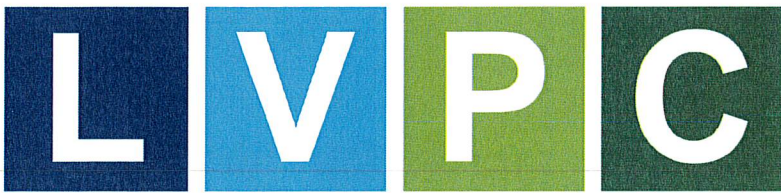
**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

The planning agency must complete this component within 60 days.

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





## Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN  
Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Vice Chair

PHILLIPS ARMSTRONG  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

July 20, 2026

Mr. Joseph Rentko, PE  
Black Forest Engineering, LLC  
2455 Black Forest Drive  
Coplay, PA 18037

**Re: Act 537 Review - Sewage Facilities Planning Module  
East Side Apartments  
City of Allentown, Lehigh County  
DEP Code No. 2-39001373-3**

Dear Mr. Rentko:

The Lehigh Valley Planning Commission (LVPC) reviewed the above-referenced planning module according to the requirements of Act 537, the Pennsylvania Sewage Facilities Act. We offer the following comments.

This sewage facilities planning module is intended for the proposed construction of an 180-unit apartment complex with associated parking and improvements on an approximately 16-acre site located at 620-750 E. Turner Street. The site features seven buildings: five, 2.5-story buildings with 30 units each; one, 2.5 story building consisting of 20 units; and a 3-story building consisting of 10 units and a groundskeeping/sales office on the first floor. The development is proposed to be served by public sewage disposal by connecting to the existing public sewer system, owned by the City of Allentown, with ultimate treatment at Kline's Island wastewater treatment plant. The project area was previously approved for development under the project name "Common Ridge Subdivision" and had received 20,000 gallons per day of formal sewage allocation through a previously approved sewage facilities planning module. The current apartment complex proposal is proposing more residential units than the previous Common Ridge project, therefore, the applicant is requesting a flow increase of 22,840 gallons per day for the proposed project. Therefore, the total projected sewage flows from this development are 42,840 gallons per day.

According to *FutureLV: The Regional Plan*, the proposed project is within an area designated for Development in the General Land Use Plan and 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' (under 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, SEO  
Senior Environmental Planner

Enclosure

cc: Jennifer Gomez, Director of Planning and Zoning, City of Allentown  
David Petrik, Deputy Director of Public Works, City of Allentown  
Melissa Velez, Senior Planner, City of Allentown  
Brandon Jones, Planner, City of Allentown  
Jedadiah Bortz, Associate Engineer 2, City of Allentown  
Joseph Millick, Engineer, City of Allentown  
Jeffrey Mondulick, PA Department of Environmental Protection  
Manny Makhoul (Applicant)





## SEWAGE FACILITIES PLANNING MODULE COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

### SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

East Side Apartments

### 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 May 26, 2026  
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency July 20, 2026

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

- | Yes                                 | No                                  |                                                                                                                                                                                        |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <i>Area designated for Development in Future LV General Land Use Plan.</i>                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br><i>Generally meets the goals and objectives.</i>                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency _____                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?<br>If no, describe inconsistencies: _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact _____                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archeological resources be impacted by this project? <i>PHMC determination</i><br>If yes, describe impacts ---                                         |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>See DNDI results</i><br>If yes, describe impacts _____                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?                                                                                                                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <i>N/A</i><br>If no, describe inconsistencies ---                                                                |

**SECTION C. AGENCY REVIEW (continued)**

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>Not applicable to The City of Allentown</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <i>N/A</i> If no, describe which requirements are not met ---
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? <i>See municipal interpretation</i> If no, describe inconsistency ---
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ---
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies ---
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:		
Name: <u>Corinne Ruggiero</u>		
Title: <u>Senior Environmental Planner</u>		
Signature: <u><i>Corinne Ruggiero</i></u>		
Date: <u>July 20, 2026</u>		
Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u>		
Address: <u>615 Waterfront Drive, Suite 201, Allentown, PA 18102</u>		
Telephone Number: <u>610-264-4544</u>		

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

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

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

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



## 1. PROJECT INFORMATION

Project Name: **East Side Land Development**

Date of Review: **2/7/2026 12:26:52 PM**

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

Project Area: **18.41 acres**

County(s): **Lehigh**

Township/Municipality(s): **Allentown City**

ZIP Code:

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lehigh River-Delaware River**

Decimal Degrees: **40.612850, -75.443378**

Degrees Minutes Seconds: **40° 36' 46.2606" N, 75° 26' 36.1623" W**

## 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	<b>Conservation Measure</b>	<b>No Further Review Required, See Agency Comments</b>
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

Pennsylvania Natural Diversity Inventory (PNDI) records indicate that while threatened and endangered and/or special concern species and resources are in the project vicinity and that recommended Conservation Measures should be implemented in their entirety to avoid and minimize impacts to these species, no further coordination is required with the jurisdictional agencies. If a DEP permit is required for this project, DEP has the discretion to incorporate one or more Conservation Measures into its permit. This response does not reflect potential agency concerns regarding potential impacts to other ecological resources, such as wetlands.

## East Side Land Development



-  Buffered Project Boundary
-  Project Boundary



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



## East Side Land Development



-  Buffered Project Boundary
-  Project Boundary



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

## RESPONSE TO QUESTION(S) ASKED

**Q1:** Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

**Your answer is:** No

**Q2:** Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

**Your answer is:** No

**Q3:** Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

**Your answer is:** No

**Q4:** Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

**Your answer is:** No

### 3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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](http://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](mailto:RA-HeritageReview@pa.gov)

### PA Fish and Boat Commission

Division of Environmental Services  
595 E. Rolling Ridge Dr., Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

### PA Game Commission

Bureau of Wildlife Management  
Division of Environmental Review  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: JOSEPH RENTKO  
Company/Business Name: BFE  
Address: 1903 MAIN STREET  
City, State, Zip: NORTHAMPTON PA 18067  
Phone: ( 570 ) 2394499 Fax: (            )             
Email: JERENGINEERING@GMAIL.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.

Joseph E. Rentko  
applicant/project proponent signature

2/7/26

date





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

July 10, 2026

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

SUBJECT: East Side Land Development – 620-750 E Turner Street: Proposed  
Public Water and Sanitary Sewer main extensions  
LCA Review #1

Dear Mrs. Gomez:

LCA (Lehigh County Authority) has reviewed plans titled “East Side Land Development” located at 620-750 E Turner Street in the City of Allentown, Lehigh County, Pennsylvania. The project consists of a proposed public water/sanitary sewer mains extension for seven proposed apartment buildings. The following comments are offered on the proposed public water and sanitary sewer main extensions, as shown on the plan prepared by Black Forest Engineering LLC, Project # 310, dated March 11, 2024; last revised June 2, 2026:

LCA offers the following comments:

1. LCA’s requirement on the water side of this project would be for the developer to choose two connection points to the public system and install master meter pits along with a one-way check valves close to the connection point. The piping from that point will need to be looped to serve the seven buildings on this property. All piping beyond these two meter pits will be private and then the developer can loop the system internally to these points as they see fit. On the sewer side, the sewer would be private after the connection to the existing public manholes. Below are the reasons why LCA would want these lines to be private. The developer is responsible for maintaining private lines.

- There is a precedent for master metering a site like this within the City.

- The road that runs through this development appears to be a one-way road that is private. Historically LCA does not accept public lines on private roadways.
  - The existing water main is shown running under parking spaces. That is not something LCA approves. Being able to work on the pipe would be dependent on cars having to be moved out of a private area.
  - If the water and sewer utilities on this property were private, it would add monetary benefits up front to the developer. They would not need to submit large sums of money up front to LCA for various deposits including security deposits. Security deposits require letters of credit that LCA would hold for a minimum of 18 months after the system is completed. LCA would ensure the connections to the public system with a construction permit but the developer would have freedom to move forward with everything on the private side based on their schedule. No Developer Water System Agreement and Developer Sewer System Agreement would be needed as a standard construction permit would apply. A \$1,000 construction permit deposit would be due along with the capacity tapping fee for each building. The connection fee would be waived.
2. LCA agrees to the connection coming off N Graham Street as a connection point to the public system.
  3. The connection coming off E Westminster shows that it comes to a dead end. Untimely this line is not needed because it does not serve any buildings for this project under the new design. However, this connection point can be used if the developer would want to use it for a second connection point when they design their internal loop.
  4. See attached for some other possible connection point to the public system.
  5. LCA would not approve the connection point to E Linden Street as proposed. There does not appear enough space to maintain a public main in that area until it would lead to a meter pit.
  6. Ultimately, LCA would like to see a revised plan showing two connection points that lead to two master meter pits nearby and include one way check valves. The remaining private loop design should be labeled as private and can be designed as needed to feed each of the buildings. Each building can have private meters installed to track individual building use if desired. The revised plan should show the meter pit locations and note that all piping beyond the meter pits is private.



7. Show tee and a valve installation at two connection points. LCA will assist the contractor with a water main shutdown so they can complete the connection. Tapping sleeve and valve connections would not be allowed in this case. Note this on the plans.
8. LCA will need confirmation of the size of the water main pipes leading to the meter pits. If a private hydrant is located after the meter, then F2 meters will be required. LCA will need to know the size of the meters requested so they can be ordered. LCA can provide a quote for the price of the two master meters that will be needed. LCA does not keep meters this size in stock so they should be ordered in advance so the contractor can avoid any delays. The developer will need to pay for the meters before they can be ordered. The meters can then be picked up from LCA after they arrive.
9. Sewer pipe and manholes should be labeled as private directly after the connection point to the public main or manhole. The remaining pipe following the connection point should be labeled as private.
10. LCA will need an easement for any water main leading up to the meter pit. The width of the easement should be shown as 20 ft (10 ft on either side of the pipe).
11. Please revise the plans. Resubmit an electronic plan and two copies of the physical plan noting the requested changes.

#### GENERAL COMMENTS:

- 1 LCA is willing to provide public water and sewer service to the property.
- 2 The developer shall initiate a sewage facilities planning module with The City and PA DEP. If an exemption is granted by DEP, provide evidence of the exemption to LCA.
- 3 It is the responsibility of the contractor to field verify all existing utilities.
- 4 The property owner is responsible for obtaining all necessary City or any other applicable permits including, but not limited to, plumbing, road opening, utility crossing, stream crossing, etc.
- 5 The City of Allentown Fire Marshall must be contacted for approval of fire hydrant locations and/or fire protection. Provide LCA documentation of this approval. Allentown thread should be compatible with all hydrants. Contact LCA's customer service at 610-437-7515 to report how many private hydrants have been installed once construction is complete.
- 6 The contractor will need to provide LCA with a Certificate of Insurance that matches the limits in the attached document.

- 7 Approved backflow devices will need to be installed on the domestic and fire lines. Backflow prevention assemblies proposed for use in the LCA service area must have received a current Certificate of Approval from the University of Southern California Foundation for Cross-Connection Control and Hydraulic Research.
- 8 The type of backflow prevention assembly installed and maintained must be adequate for the degree of hazard present. All backflow prevention assemblies shall be approved by LCA prior to installation.
- 9 LCA does not take responsibility for the workability or the design of the private water lines, sewer lines or private fire protection system.
- 10 Water and sewer system construction is subject to inspection by LCA. Contact LCA at 610-398-2503 to schedule an inspection a minimum of three (3) business days prior to the start of work. Only LCA personnel shall operate valves in the water system.
- 11 The LCA Customer Service Department shall be notified to schedule an inspection of the meter setting prior to initiation of water service. When you are ready for a meter please call our Allentown Division Customer Service Department at 610-437-7515 and they will be able to assist you with purchasing a meter.
- 12 The Lehigh County Authority Allentown Division (610-437-7515) shall be notified to schedule an inspection of the meter setting prior to initiation of water service.
- 13 All abandoned water lines must be abandoned at the main. If the corporations do not shut off correctly and are leaking or deemed necessary by the inspector, the contractor is fully responsible to install and purchase an approved capsulation device.
- 14 All abandoned sewer lines must be abandoned at the main by an approved trenchless sewer repair contractor. Approved contractors for the trenchless spot repair abandonment can be provided on request.
- 15 The developer is responsible for submitting a deposit for leak detection devices. LCA will determine the number of leak detection devices that are needed for the project. LCA is responsible for ordering and installing the devices in the fire hydrants.

See below for the 2026 fees/deposits required for this project:

- Construction Permit Deposit – \$1,000
- Connection Fee – N/A – No tapping sleeve connection allowed. Tee to be installed by contractor at each connection point.

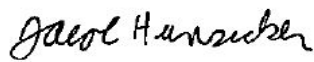


- Water/Sewer Capacity Tapping Fee – Per Building
  - Building 1: \$61,786.24
  - Building 2: \$61,786.24
  - Building 3: \$61,786.24
  - Building 4: \$61,786.24
  - Building 5: \$61,786.24
  - Building 6: \$41,190.83
  - Building 7: \$22,654.95
- Domestic Water Meter Fee– **To be determined.** *Per Meter Pit (two total).*  
Based on size of meter requested. *Let LCA know what size domestic water meter is planned to be requested to see can order ahead.*

Note: Water Meters must be purchased from LCA and paid for at the time the meter is purchased from our Allentown Division Customer Service Department (610-437-7515). Please provide our Customer Service Department one-week advanced notice for all meter requests.

Please provide the applicable above mentioned items at your earliest convenience. If you have any further questions, feel free to contact me at 610-398-2503, x158, or via e-mail at [JacobHunsicker@lehighcountyauthority.org](mailto:JacobHunsicker@lehighcountyauthority.org).

Sincerely,



Jacob Hunsicker  
Capital Works Project Specialist

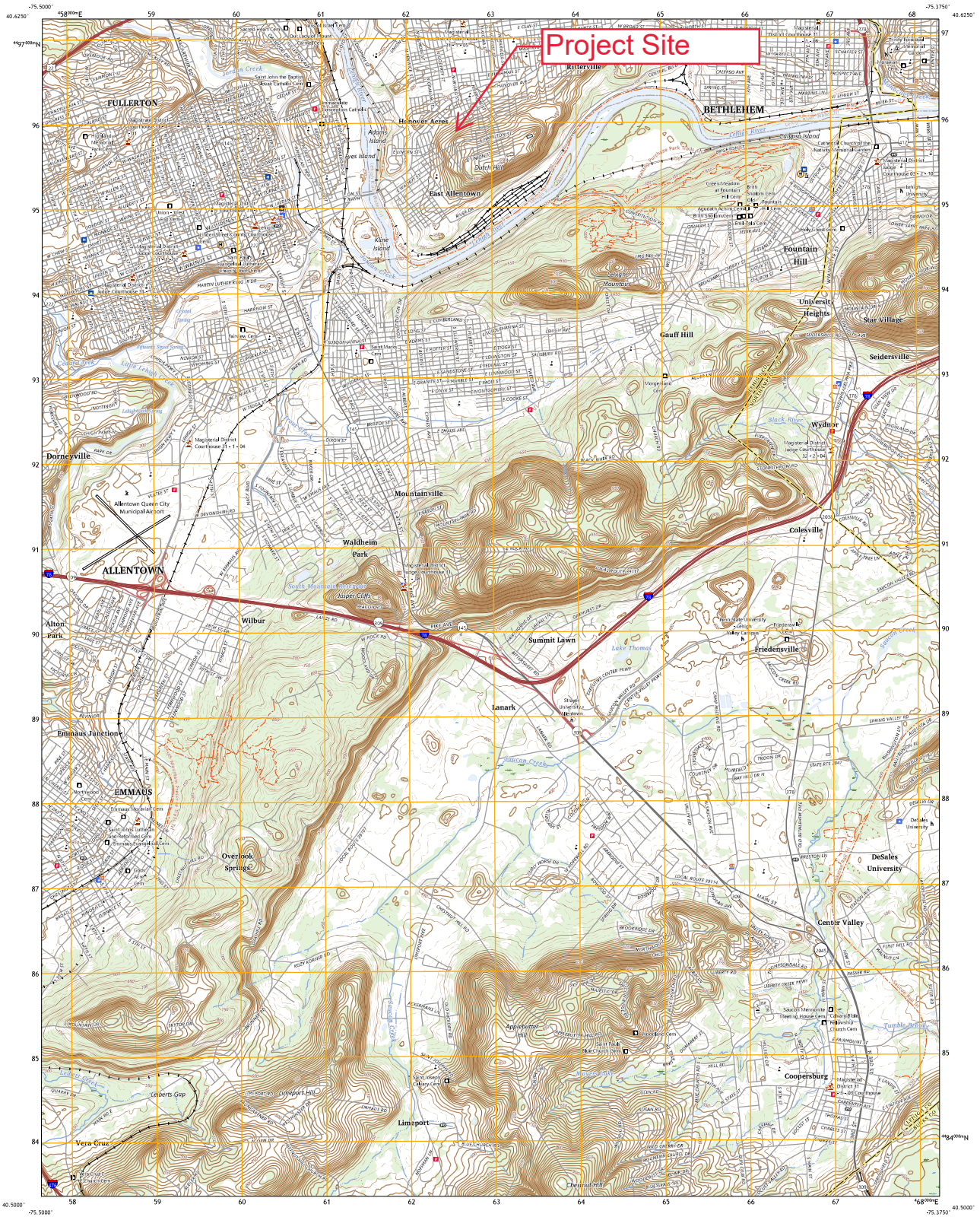
cc: Joseph Rentko – Black Forest Engineering  
Manny Makhoul - East Side Land Development LLC  
Brandon Jones – City of Allentown  
David Petrik – City of Allentown  
Brian Hite – City of Allentown  
Paul Bogart – City of Allentown



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

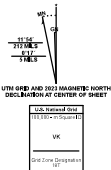


ALLENTOWN EAST QUADRANGLE  
PENNSYLVANIA  
7.5-MINUTE SERIES



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  
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Imagery: NADP, June 2017 - December 2017  
Roads: U.S. Census Bureau, 2016 - 2016  
Names: USGS, 1979 - 2023  
Hydrography: National Hydrography Dataset, 2011 - 2023  
Contours: National Elevation Dataset, 2022  
Boundaries: Multiple sources; see metadata file 2021 - 2022  
Wetlands: FWS National Wetlands Inventory 1981 - 1981



SCALE 1:24 000

1 000 500 0 500 1 000 2 000  
METERS

1 000 500 0 500 1 000 2 000  
FEET

UTM 18T UTM 18T MAGNETIC NORTH  
DISCREPANCY AT CENTER OF SHEET

VC

CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN DATUM OF 1983  
This map was produced to conform with the  
National Geospatial Program US Topo Product Standard.



ALLENTOWN EAST QUADRANGLE

1	2	3
4	5	6
7	8	9

ALLENTOWN EAST QUADRANGLE

1 Cement  
2 Catonsville  
3 Hagerstown  
4 Allentown West  
5 Philadelphia  
6 East Greenville  
7 Bedford Square  
8 Quakertown

ROAD CLASSIFICATION

Expressway  
Secondary Hwy  
Bypass  
Interstate Route  
Local Connector  
Local Road  
US Route  
State Route

ALLENTOWN EAST, PA  
2023

