



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

April 20, 2026

Sent Via PA-SHARE

RE: ER Project # 2026PR01772.001, 948 S. Front Street Twins, Department of Environmental Protection, Allentown City, Lehigh County

Dear Submitter,

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

Above Ground Resources

No Above Ground Concerns - Environmental Review - No Effect - Above Ground

Based on the information received and available within our files, it is our opinion that the proposed project will have No Effect on above ground historic properties, including historic buildings, districts, structures, and/or objects, should they exist. Should the scope of the project change and/or should you be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning above ground resources, please contact John Gardosik at jgardosik@pa.gov.

Archaeological Resources

No Archaeological Concerns - Environmental Review - No Effect - Archaeological

Based on the information received and available in our files, in our opinion, the proposed project should have No Effect on archaeological resources. Should the scope of the project be amended to include additional ground-disturbing activity and/or should you be made aware of historic property concerns regarding archaeological resources, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact John Gardosik at jgardosik@pa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Frederick". The signature is fluid and cursive, with a large initial "B" and a stylized "F".

Barbara Frederick

Environmental Review Division Manager



875 N. Easton Road, 3B

Doylestown, PA 18902

215.340.6990

www.BustamanteEngineers.com

Info@BustamanteEng.com

February 19, 2026

Department of Environmental Protection
Northeast Regional Office | Clean Water Program
2 Public Square
Wilkes-Barre, PA 18701

RE: 948 South Front Street, City of Allentown PA 18103 (TMP: 640667113286) |
DEP Mailer Exemption Narrative

Dear Reader:

We provide this letter as an explanation of the Land Development project proposed at 948 South Front Street in the City of Allentown.

The subject lot has two frontages, Corn Street and South Front Street. The lot currently has some asphalt areas that are likely used by neighboring property with no structure installed on the subject lot. The property grades significantly from Corn Street to South Front Street where there is a public sidewalk along South Front Street.

The project proposes to erect a single building that will be a twin home that proposes to subdivide the property along the party wall. The driveway access to the garages is at Corn Street. Public utilities are along South Front Street where the proposed sewer lateral proposes to connect to the existing City Sewer Main.

The development proposes an additional 238 gallons per day per unit, totaling 476 gallons per day (gpd). The lot currently has one EDU attributed to it.

The sewer system that the lot will drain to is Kline's Island WWTP. Please refer to the planning module for additional information. If more information is required, please contact me at justin@bustamanteeng.com or call our office at 215-340-6990.

Sincerely,

Justin DiNardo, EIT
Bustamante Engineers, Inc.
JND

Certification Statement
Sewage Facilities Planning Module Package - Component 3
948 S. Front Street
DEP Code #: 2-39001391-3
City of Allentown, Lehigh County

CERTIFICATION STATEMENT

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

Signed: _____ Date: _____
Applicant (or Applicant's authorized representative)

Signed: _____ Date: _____
Municipal Secretary

February 23, 2026

VIA ELECTRONIC MAIL:

Justin DiNardo
Bustamante Engineers, Inc.
875 N. Easton Road, Suite 3B
Doylestown, PA 18902

Re: Checklist Letter
Sewage Facilities Planning Module Package - Component 3
948 S. Front Street
DEP Code #: 2-39001391-3
City of Allentown, Lehigh County

Dear Justin DiNardo:

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



Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

June 29, 2026

Mr. Justin DiNardo, EIT
Bustamante Engineers, Inc.
875 N. Easton Road, 3B
Doylestown, PA 18902

Re: Act 537 Review - Sewage Facilities Planning Module
948 S. Front Street Twins
City of Allentown, Lehigh County
DEP Code No. 2-39001391-3

Dear Mr. DiNardo:

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

This sewage facilities planning module is intended for the proposed subdivision of an existing 0.199-acre lot into two lots (0.065 acres and 0.134 acres, respectively) and the construction of two-story twin dwelling with associated driveways and amenities at 948 S. Front Street. The new twin dwelling is proposed to be served by public sewage disposal by connecting to the existing public sewer system within South Front Street, owned by the City, with ultimate treatment at the Kline's Island wastewater treatment plant. 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
Khalil Tomlison (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

948 S. Front Street Twins

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 1, 2026
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency June 29, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

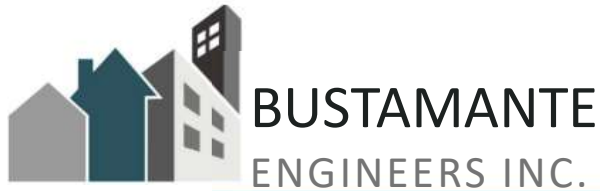
- ☐ ☐ 11. Have all applicable zoning approvals been obtained? N/A
- ☒ ☐ 12. Is there a county or areawide subdivision and land development ordinance? Not applicable to The City of Allentown
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met ---
- ☐ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? See municipal interpretation
If no, describe inconsistency ---
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe ---
- ☐ ☐ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? N/A
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies ---
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☐ ☒ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Corinne Ruggiero
Title: Senior Environmental Planner
Signature: Corinne Ruggiero
Date: June 29, 2026
Name of County or Areawide Planning Agency: Lehigh Valley Planning Commission
Address: 615 Waterfront Drive, Suite 201, Allentown, PA 18102
Telephone Number: 610-264-4544

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

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

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

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



April 21, 2026

Corinne Ruggiero, SEO
Lehigh Valley Planning Commission
615 Waterfront Drive, Suite 201
Allentown, PA 18102

RE: Alternate Sewage Facilities Analysis for
948 South Front Street Twins
948 S. Front Street
Allentown, PA 18103
(Parcel #640667113286)

Dear Corinne:

We provide you with the following letter to satisfy the Alternative Sewage Facilities Analysis as part of the Sewer Planning Module required for the construction of the proposed twin dwellings at 948 South Front Street in the City of Allentown. The following verbiage was provided by Jedadiah Bortz in the City of Allentown's Bureau of Engineering to satisfy the aforementioned requirement;

The proposed sanitary laterals will connect to the public water and sewer system in S. Hall Street. The project proposes 476 GPD of flow that are tributary to Klines Island Wastewater Treatment Plan. Two (2) additional EDU's are required for the scope of work.

Lehigh County Authority has indicated that the existing interceptor and wastewater treatment plant have capacity for the proposed flows (476 GPD or 2 EDUs).

Alternate methods of sewerage disposal were investigated, including on-lot sewage disposal, but due to the proximity of the S. Hall Street sewer main, the proposed method of sewerage disposal was chosen.

If the Planning Commission requires additional verbiage or documentation, we request that it be emailed to us at justin@bustamanteeng.com and we will provide the required information as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin DiNardo".

Justin DiNardo, EIT
Bustamante Engineers, Inc.

Checklist:

Applicant Checklist (√ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3850-FM-BCW0355)		
	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3850-FM-BCW0356)		
	Resolution of Adoption is attached and completed	
	Resolution of Adoption is signed by the municipal secretary	
	Resolution of Adoption has a visible municipal seal	

Component 4A - Municipal Planning Agency Review (Form 3850-FM-BCW0362A)		
	Component 4A is attached, completed and signed	
	Municipal Responses to Component 4A comments are included	
Component 4B – County Planning Agency Review (Form 3850-FM-BCW0362B)		
	Component 4B is attached, completed and signed	
	Municipal Responses to Component 4B comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
<i>Section A: Project Information</i>		
	Section A.1. The Project Name is completed	
	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
	Client Information is completed	
<i>Section C: Site Information</i>		
	Site Information is completed	
	A copy of the 7.5-minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
	The appropriate box is checked in Section E	
	For existing public water supplies, the name of the company is provided	
	For public water supplies, the certification letter from the public water company is attached	
<i>Section F: Project Narrative</i>		
	The Project Narrative is attached	
	All information required in the module directions has been addressed	

<i>Section G: Proposed Wastewater Disposal Facilities</i>		
	Section G.1.a. The collection system boxes are checked	
	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
	Section G.1.b. The questions on the collection system are completed	
	Section G.2.a. The appropriate treatment facility box is checked	
	For existing treatment facilities, the name is provided	
	For existing treatment facilities, the NPDES permit number is provided	
	For existing treatment facilities, the CSL permit number is provided	
	For new treatment facilities, the discharge location is provided	
	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
	Copies of easement(s) or right-of-way(s) are attached	
	Section G.4. The boxes are checked regarding Wetland Protection	
	Section G.5. The boxes are checked regarding Primary Agricultural Land	
	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
	A return receipt for its submission to the PHMC is attached	
	The PHMC review letter is attached	
	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
	A completed PNDI Manual Project Submission Form (PNDI Form) (Form 8100-FM-FR0161) is attached (if applicable) with all supplemental materials and not older than 2 years.	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
	The Alternative Sewage Facilities Analysis is attached	
	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
	The box is checked regarding Waters Designated for Special Protection	
	The Social or Economic Justification is attached	
	The box is checked regarding Pennsylvania Waters Designated As Impaired	
	The box is checked regarding Interstate and International Waters	

	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
	Section J.1. The Project Flows are provided	
	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
	Section J.3.b. The Collection System information is completed, signed and dated	
	Section J.3.b. The Conveyance System information is completed, signed and dated	
	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
	Section J.4.b. The Treatment Facility information is completed, signed and dated	
	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		*Not Required for this Project
	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		*Not Required for this Project
	The Preliminary Hydrogeologic Study is attached	
	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	

<i>Section N: Detailed Hydrogeologic Study</i>		*Not Required for this Project
	The Detailed Hydrogeologic Study is attached	
	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
	Section O.1. The box is checked indicating municipal or private facilities	
	If municipal, the remainder of Section O is not applicable	
	If private, the required analysis and evaluation of sewage management options is attached	
	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
	Section O.3. The Project Flows for the private facilities are provided	
	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
	Section O.4.b. The private Collection System information is completed, signed and dated	
	Section O.4.c. The private Conveyance System information is completed, signed and dated	
	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
	All Public Notification boxes in this section are checked	
	The public notice is attached, if public notification is necessary	
	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
	The correct fee has been calculated	
	The correct fee has been paid	
	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
	The module completeness checklist is included	
	All completeness items have been checked as included by the municipality, as appropriate	
	The Municipal Official has signed and dated the checklist	



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

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

INSTRUCTIONS FOR COMPLETING COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

How to Obtain Planning Module Components

Planning module components appropriate to your project can be obtained by completing an "Application for Sewage Facilities Planning Module" mailer and sending it to the agency responsible for final review of your project (or the "approving agency"). This "approving agency" may be either DEP or a "delegated local agency" which is a local agency that has received planning approval delegation from DEP under Act 537. If you are unsure of where to send your mailer, contact the DEP regional office serving your county for help. **Do not use this component unless you have received a properly code-numbered copy from DEP or the delegated local agency.** You may obtain an Application for Sewage Facilities Planning Module mailer from the municipality, the delegated local agency, a DEP Regional Office or on DEP's website at www.dep.state.pa.us, Keyword: "Wastewater".

Upon receipt of the mailer, the "approving agency" (DEP or delegated local agency) will determine if your project is required to complete sewage facilities planning under Act 537. If planning is not required under Act 537, you will be informed by letter. If planning is required, the agency will assign a code number to your project and provide you with the correct planning module forms and instructions.

When Should You Use Component 3?

This component is used when any of the following are proposed: 1) a subdivision served by sewage collection, conveyance or treatment facilities, 2) a tap-in to public sewers with flows on a lot of 2 Equivalent Dwelling Units (EDUs) or more, or 3) the construction or modification of wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. A sewer **EXTENSION** is defined as the construction of a sewage collection system to serve more than one tap-in. Sewer lines that cross property lines are also sewer extensions. A **TAP-IN** is defined as a connection to an existing sewage collection system.

Who Should Complete the Component?

This component should be completed by a consultant, engineer, or surveyor who is familiar with the municipality's Official Plan and available sewage disposal methods in the municipality in which the development project is proposed. Municipal and sewage authority officials should be consulted in the development of the project. Sections A through I, and Sections O through R must be completed for all projects. Section J, K, L, M and/or N should be completed only if applicable or marked. The following instructions provide general guidelines on completing the component.

Instructions for Completing Component 3

SECTION A. PROJECT INFORMATION

Project Name. In the "Project Name" block, enter the name by which this proposed land development project is, or will be, known, such as "Smith Subdivision".

Brief Project Description. Briefly describe the intended project in the space provided.

SECTION B. CLIENT (MUNICIPALITY) INFORMATION

Municipality Name, County, Municipality Type. Enter the name of the client municipality and the name of the county in which the municipality is located. Check the appropriate block indicating the municipality type, whether **City**, **Boro**, or **Township** (Twp).

Municipality Contact Individual Last Name, First Name, MI, Suffix, Title. Enter the requested information for the client contact in this block. The municipal client contact is often the municipal secretary, but may be another official, such as the chairman of the board of supervisors. Please indicate the appropriate title of the client contact in the Title block.

Alternative Individual Last Name, First Name, MI, Suffix, Title (optional). This is an optional block to be used by municipalities that wish to provide an alternate client contact. Enter the requested information only if an alternate contact name is desired.

Mailing Address. This is the mailing address of the client municipality identified above. It should not include locational data that is not appropriate for a standard mail address. In addition to the street number and name, PO Box number, RR number, Box number, or Highway Contract number designations, use any appropriate designation and number to further define the mailing address. Use these standard abbreviations:

e.g.,	APT	(Apartment)	FLR	(Floor)
	BLDG	(Building)	RM	(Room)
	DEPT	(Department)	STE	(Suite)

City, State, ZIP+4, Phone Information. Do *not* use abbreviations for the city name. Use the two-character abbreviation for the state. Include the four-digit extension to the ZIP code, if known.

SECTION C. SITE INFORMATION

DEP needs to be able to accurately locate your site and to understand the physical nature of the surrounding area. Therefore, the application must be accompanied by a 7.5 minute topographic map published by the US Geological Survey or a clear copy that includes the quadrangle name. These maps can usually be obtained from most map distributors or hunting and fishing supply stores. On the topographic map, draw the outline of the development site.

Site Name. The name of the site at the specific physical location. This should be similar to the project name in A.1. **DO NOT** use abbreviations, acronyms, etc.

Site Location. Provide the physical address of the location where the permitted activities will occur. **DO NOT** use PO Box numbers for site location information. Provide the city (or municipality), state, and the ZIP+4, if known.

Detailed Written Directions to Site. When providing written directions, **DO NOT** use PO Box address data. Include landmarks and approximate distances from the nearest highway.

Description of Site. Provide a written description of the proposed project.

Site Contact (Developer/Owner) Information. Provide the name of the person having overall responsibility for environmental matters at the site. This person is often the landowner or the landowner's agent. Include the individual's name, title, firm, email address (optional), mailing address, and daytime phone numbers. This individual will ultimately be responsible for paying the DEP review fee.

SECTION D. PROJECT CONSULTANT INFORMATION

If this form was completed by someone other than the applicant, such as a consultant, engineer or contractor, that individual should complete this section of the form.

SECTION E. AVAILABILITY OF DRINKING WATER SUPPLY

Indicate the intended source of the project's drinking water by checking the appropriate box. If a public water supply will be used, provide written documentation that the water supplier is aware of the project, possesses capacity to serve the project and is willing to serve the project. A public water supply is defined as a system that provides water to the public for human consumption that could serve 15 or more connections, or serve 25 or more people daily at least 60 days out of the year.

SECTION F. PROJECT NARRATIVE

The following information is required to be provided in narrative (paragraph) form and attached to the module package. Title the attachment "**Project Narrative**".

1. Indicate the nature of the development project. (*Residential, Commercial, Institutional, Industrial, etc.*) If the project is commercial, institutional or industrial, describe the activity, such as light manufacturing, private hospital, or heavy manufacturing.
2. Enter the number of lots or EDUs in the development project. Lots refer to single family residential dwellings and for purposes of flow calculation are assumed to generate a minimum of 400 gallons per day (gpd). If larger residential flows are anticipated, these flows should be used. The residual tract, if any, is also counted as a lot. For commercial, industrial, and institutional facilities, the number of lots in a subdivision is determined by using EDUs. Divide the total flow for these facilities by 400 to determine the number of EDUs.
3. Describe the proposed sewage disposal method (municipal treatment facility, package plant, etc.) including a description of collection and conveyance facilities, if applicable. Include a general map showing the path of the sewage to the treatment facility.
4. Specify the projected population to be served and sewage flows in gpd and how these figures were calculated. Flow figures should be consistent with those found in DEP's *Domestic Wastewater Facilities Manual* available on the DEP website at www.dep.state.pa.us, Keyword: "Wastewater" unless adequate justification for lower per capita flows is provided and/or has been previously approved by DEP.
5. Describe the location of the discharge, disposal point or land application, if applicable.
6. List the total acreage of the proposed land development project.
7. Describe the use of any acreage or parcels under the same ownership and adjacent to the property. (Such as: for future development, recreational, agriculture, open space, etc.) If the land is proposed for future development, or is part of a phased project, determine if there will be adequate sewage disposal facilities to serve those phases.
8. Provide information on any previous Act 537 planning completed for the site and any other information that the applicant believes is important for the Department's review of the project.

SECTION G. PROPOSED WASTEWATER DISPOSAL FACILITIES

This section requires the applicant to provide information on collection, conveyance and treatment facilities proposed for the development project.

1. Collection System

To complete this section, check the appropriate box to indicate if the collection system is a new system, an extension to an existing system or a tap-in to an existing system. For each of these cases, indicate the number of EDU's or tap-ins that will be served by the collection system and the name of the collection or conveyance system and the interceptor to be used. A sewer **EXTENSION** is defined as the construction of a sewage collection system to serve more than one tap-in. Sewer lines that cross property lines are also sewer extensions. A **TAP-IN** is defined as a connection to an existing sewage collection system.

2. Wastewater Treatment Facility

The second part of the section requires information on the treatment facility. See *Special Instructions And Information For Component 3 Planning Modules Proposing New Or Expanded Discharges Within The Chesapeake Bay Watershed* form (3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

- a. Indicate by checking the appropriate box whether the facility is new construction or if it is an existing facility. If the facility requires upgrading or expansion to serve the development, the appropriate box should be checked. New construction includes any proposal that will require the issuance of a Clean Streams Law permit. For existing facilities, provide the name and NPDES permit number of the facility. Contact the facility for that information.
- b. Indicate that all applicable technology and water quality standards will be achieved following this project by completing the required information and obtaining the permittee's authorized representative's signature on the confirmation statement.

3. Plot Plan

Submit a plot plan of the proposed subdivision that contains the information listed below. The scale of the plot plan should be sufficient to show the development and adjacent areas and allow the municipality and approving agency to easily identify the required information. The plot plan must be prepared by a registered surveyor prior to submittal to the approving agency. Some of the information required can be found in the municipality's Official Plan. Other information can be found in tax maps, zoning maps, soil maps, Federal Emergency Management Agency (FEMA) floodplain maps, wetland maps and on-site surveys.

- a. Existing and proposed buildings. All buildings on the tract and adjacent lots (including properties across streets) must be plotted.
- b. Lot lines of individual lots and size of lots in the proposed development.
- c. Adjacent lots.
- d. Remainder of tract. Any property that is not included in the plan but is under the same ownership and is adjacent must be plotted.
- e. Existing sewage facilities on adjacent lots and proposed sewage facilities to serve the development project. (location of collection lines, pump stations, etc.). These areas may be identified by use of a legend. Actual locations of tap-ins, sewer extensions, force mains, or pump stations that will be utilized by the project should be identified.
- f. The point of connection to the existing collection system. All proposed collection lines must be shown to the point of connection to the existing system.
- g. Existing and proposed water supplies (wells, reservoirs, etc.) and surface water (ponds, detention facilities, lakes, streams) on the adjacent land and proposed development.
- h. Existing and proposed rights-of-way. Proof of legal recording of rights-of-way may be required when the right-of-way is necessary to implement the sewage facilities alternative.
- i. Existing and proposed buildings, streets, roads, access roads, highways, etc.
- j. Open space areas designated within the proposed development and any parks, state forests or other state land adjacent to the development.
- k. Wetland areas. DEP is required to protect the wetlands of the Commonwealth from unnecessary destruction. Show any wetland areas on the plot plan as they are identified by hydric soils in USDA Natural Resources Conservation Service maps and by National Wetland Inventory mapping. If there is disagreement with the mapping, or wetlands are present and they are not shown in the mapping, plot the results of actual in-field delineation of the wetlands on the plan. Use the delineation process required by Title 25 of the Pennsylvania Code, Chapter 105, §105.451, Identification and Delineation of Wetlands-Statement of Policy.

If wetlands are present, the applicant may be required to obtain permits for any construction activities such as encroachments (fill, roads, utility lines) or obstructions (bridges, walls, piers) in, along, or across the wetlands. Contact the DEP regional office for further information.

Full delineation may be required as a condition of permit issuance, including issuance of onlot system permits, Clean Streams Law permits, or encroachment or obstruction permits for construction activities in, along, or across wetlands. The plot plan must distinguish between in-field delineations and transcribed mapping from existing sources.

- l. Flood Plains. These areas should be plotted on the plan as they are indicated in Federal Emergency Management Agency Flood Plain mapping or USDA Natural Resources Conservation Service mapping.
- m. Prime agricultural land listed by the USDA Natural Resources Conservation Service as "Pennsylvania Prime Farmland Soils", or soils listed as Capability Classification I, II or III in the USDA Natural Resources Conservation Service Soil Survey.
- n. Existing onlot or sewerage systems, pipelines, transmission lines, etc. Show any facilities currently in use or abandoned.
- o. Orientation to north, usually shown by a directional arrow.
- p. Show the locations of any sites where tests were performed in accordance with Sections K, L, M and/or N (if applicable). All soil profile test pit evaluations and slope measurements should be recorded on "Site Investigation and Percolation Test Report" forms (3800-FM-BPNPSM0290A, formerly known as "Appendix A").
- q. Show soil types and boundaries when a land based system is proposed.
- r. Show topographic lines with elevation when a land based system is proposed.

4. Wetland Protection

- a. DEP is required to protect the wetlands of the Commonwealth from unnecessary destruction. The applicant is required to answer "yes" or "no" to the question of whether there are any wetlands in the project area. If yes, show these areas on the plot plan as they are identified by hydric soils in USDA Natural Resources Conservation Service maps or by National Wetlands Inventory mapping. If there is disagreement with the mapping, or if wetlands are present and are not shown on the mapping, plot the results of actual in-field identification of the wetlands on the plan. Use the identification process required by Title 25 PA Code Chapter 105, §105.451, Identification and Delineation of Wetlands - Statement of Policy.
- b. If wetlands are present, indicate with a yes or no answer if the project is proposing any construction activities such as encroachments (fill, roads, utilities) or obstructions (bridges, walls, piers) in, along or across the wetlands. If any of these are proposed, please contact the DEP regional office for further information. Full delineation may be required as a condition of permit issuance, including issuance of Clean Streams Law permits, encroachment or obstruction permits for construction activities in, along, or across wetlands. The plot plan must distinguish between in-field delineations and transcribed mapping from existing sources.

5. Prime Agricultural Land Protection

Indicate whether the project involves the disturbance of prime agricultural lands. If the project will result in the disturbance of these lands, it must be consistent with policies and procedures established for protection of prime agricultural lands by the municipality. The project sponsor and local officials must rectify land use problems prior to submission of the sewage facilities planning module package to DEP for review.

6. Historic Preservation Act

Coordination with the Pennsylvania Historic and Museum Commission (PHMC) is necessary for proposals meeting conditions specified in DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code*. Specific documentation required to be submitted with this planning module package is found in the Technical Guidance, available online available on line in the eLibrary at DEP's website address at www.dep.state.pa.us. As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. Protection of Rare, Threatened or Endangered Species

DEP's technical guidance document "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001) requires DEP to ensure that requests for authorizations, are coordinated with the Department of Conservation and Natural Resource's (DCNR) Pennsylvania Natural Diversity Inventory (PNDI).

Conducting a search of the PNDI database and providing a copy of a "PNDI Project Environmental Review Receipt" for the proposed project and, if potential impacts are identified by the search, any clearance or recommendation letters from the jurisdictional agency responsible for the particular species identified by a search, satisfies this requirement.

To avoid project delay, self explanatory, self conducted "PNDI Project Planning Environmental Review" searches are initiated at www.naturalheritage.state.pa.us. This interactive, online search will ask questions about the proposed project and provide the appropriate receipt, instructions or additional information regarding coordination with jurisdictional agencies.

As an alternative to the self conducted search, project sponsors may request DEP staff to conduct the search by providing a completed "PNDI Project Planning & Environmental Review Form" (PNDI Form). The form is available at www.naturalheritage.state.pa.us. Individuals making this request should be aware that, due to the nature of the search software, DEP staff may need to contact them for additional information to successfully complete the search and that exclusive of any other items, their sewage planning module submission is considered incomplete by DEP, until the appropriate receipt, clearance or recommendation letters are received.

For more information, see to the "Policy for Pennsylvania Natural Diversity Inventory (PNDI) Coordination During Permit Review and Evaluation," (400-0200-001), available on line in the eLibrary at DEP's website address www.dep.state.pa.us.

SECTION H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS

This section is used to document that the proposed sewage disposal method is appropriate for the project both over the short-term (5 years) and long-term (beyond 5 years). Local government officials should be consulted in completing this analysis. The analysis consists of a narrative that describes land uses, sewage disposal methods, sewage management programs and a comparison of existing methods of sewage disposal in the area with the proposed method of sewage disposal. The analysis is used by the municipality and approving agency to determine if the chosen disposal method will have an impact on future municipal sewer service to these areas, and whether other potential methods of sewage disposal could better serve the sewage facilities needs of the area as a whole. Attach the narrative to the planning module and title it "**Alternatives Analysis**".

To complete the analysis, include the information listed below.

1. Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDU's that will be served.
2. Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses.

Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (onlot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.

3. Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of onlot malfunction or overloaded public sewers. Is there a potential for a combined public/private project?

If any of the sewage facilities described above are in need of improvement in order to attain or maintain compliance with effluent limitations (including Nitrogen and Phosphorus cap loads, where appropriate), overloaded treatment facilities or high onlot malfunction rates, a combined sewage disposal alternative that proposes to upgrade or construct facilities to serve these needs areas as well as the proposed project area may be more viable than a method intended to serve only the current project.

4. Determine and indicate what sewage disposal method is proposed for the development area in the municipality's Official Sewage Facilities Plan (such as: onlot disposal systems, public sewers, etc.).
5. Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.

When the alternatives analysis includes the potential construction of DEP-permitted **non-municipal** sewage treatment facilities, the municipality is required to implement a sewage management program that must include one of the management options outlined in Title 25, Pennsylvania Code, §71.72 (available at www.pacode.com). These options range from financial assurances to municipal ownership of the facility. The applicant should describe which option will be proposed, how it will be implemented, and why it was chosen over the other methods outlined in §71.72. Details of the chosen option must be included.

Any new or expanded point source discharges which are proposed in the Chesapeake Bay watershed, must not add to amount of nutrients discharging to the Bay waters. This is known as a nutrient cap load. See *Special Instructions And Information For Component 3 Planning Modules Proposing New Or Expanded Discharges Within The Chesapeake Bay Watershed form* (3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements. Maintaining the cap load for new sources can be accomplished through such methods as land application of effluent, recycle and reuse, acquiring offsets for loads from replacement, reduction or retirement of existing sources, or the purchasing of credits elsewhere (trading). Your alternatives selection proposal must clearly demonstrate that this requirement has been met.

6. Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality, delegated local agency or DEP may also require consideration of particular types of sewage disposal methods in the analysis. The chosen method must assure that applicable water quality standards are attained.
7. Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.
8. Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations.

To assure adequate long-term sewage disposal for the project, the disposal system must be properly operated and maintained. The applicant must indicate in the analysis who will be the owner of the facility and who will be responsible for the operation and maintenance of the facility. This may be a private individual, a municipality, a sewer authority or a management agency; however, the ultimate responsibility lies with the municipality. The delegated local agency or DEP may require a more extensive analysis of the available choices relative to ownership and operation of the facility. If the project will be required to participate in an **EXISTING** municipal sewage management program or if a sewage management program is to be created, describe the program's requirements. Sewage management programs can consist of requirements for tank pumping, ordinances requiring maintenance of systems, or financial arrangements (fees, taxes, etc.) guaranteeing long-term operation of the treatment facilities.

9. Finally, the applicant may use the narrative to describe any special considerations or provide any additional information that supports the choice of disposal method. The alternatives analysis must be attached to the planning module package for review by the municipality and approving agency.

SECTION I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS

The selected sewage disposal alternative identified through evaluation under Section H. above must comply with applicable water quality standards, effluent limitations established to meet those standards and other technical requirements. Documentation must be submitted with the Planning Module that shows that, in addition to statewide water quality standards, the selected method of sewage treatment and disposal also complies with any applicable water quality standards or treatment requirements for the following waters: (Check and complete all that apply.)

1. Waters Designated for Special Protection

Title 25, Pennsylvania Code, Section 93.4c. of the DEP regulations requires that sewage facilities proposing to discharge or increase an existing discharge into High Quality Waterways complete a Social or Economic Justification (SEJ) and publish a public notice as part of the sewage facilities planning process. Please refer to specific requirements that may be found in Section 93.4c(c), available online at www.pacode.com or from your local DEP office. Additional information is available as Technical Guidance 391-0300-002 also available online at www.dep.state.pa.us.

2. Pennsylvania Waters Designated as Impaired

Under Title 25, Pennsylvania Code, Section 96.4 of the DEP regulations, DEP has identified surface waters or portions thereof that are impaired, and thus require TMDL development under Section 303(d) of the federal Clean Water Act. Water quality based effluent limitations for discharges to these waters may be more stringent than those applicable to meet statewide water quality standards. Applicants should review their proposal and the DEP list of impaired waters, which can be found online at www.dep.state.pa.us under 'Mapping' and 'eMap'. Select the 'Streams Integrated List' layer. Applicants, municipalities or authorities proposing new or increased sewage discharges to impaired waters should contact the appropriate DEP regional office to schedule a pre-planning meeting prior to proceeding with their project.

3. Interstate and International Waters

Title 25, Pennsylvania Code, Section 93.9(b) of the DEP regulations provides for exceptions to statewide water quality standards where interstate commissions, international commissions or downstream states have adopted different water quality regulations or standards. Applicants, municipalities or authorities proposing new or increased sewage discharges to interstate or international waters have the option to contact the appropriate DEP regional office to schedule a pre-planning meeting prior to proceeding with their project.

4. Tributaries to the Chesapeake Bay

Title 25, Pennsylvania Code, 92.2(b)(14) incorporates by reference federal regulations under the Clean Water Act, which require that NPDES permits meet all water quality standards, including those of downstream states. In addition, 25 Pa. Code 92.73(5) specifically precludes the issuance, modification, renewal or reissuance of an NPDES permit "when the imposition of conditions cannot ensure compliance with the applicable water quality requirements of all affected states."

Maryland amended its water quality standards in August, 2005, as part of a multi-jurisdictional effort to address impairment of the Chesapeake Bay from nutrients and sediment. In accordance with the federal Clean Water Act and Pennsylvania regulations, Maryland's changes result in the need for nutrient reductions in Pennsylvania to comply with the new standards.

DEP has developed a plan to meet these requirements. First, in anticipation of the new water quality standards, DEP issued its Chesapeake Bay Tributary Strategy (CBTS) in July, 2004. This Strategy includes special allocations for nutrient discharges that apply to new and expanding sewage discharges within the Susquehanna and Potomac drainage basins in Pennsylvania. Documentation of compliance with these allocations must be submitted with planning modules proposing new or expanding discharges in these drainage basins. See *Special Instructions And Information For Component 3 Planning Modules Proposing New Or Expanded Discharges Within The Chesapeake Bay Watershed* form (3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements. Applicants, municipalities or authorities proposing new or expanding sewage discharges to these waters should contact the appropriate DEP regional office for special instructions on completing Component 3, and to schedule a pre-planning meeting prior to proceeding with their project. More information on Pennsylvania's strategy for achieving the nutrient reductions can be found on the DEP website at www.dep.state.pa.us, Keyword: "Chesapeake Bay" or for the special instructions use Keyword "Wastewater" and select "Act 537 Sewage Facilities Electronic Forms."

SECTION J. CHAPTER 94 (MUNICIPAL WASTELOAD MANAGEMENT) CONSISTENCY

(Complete if box is marked in component)

Owners of municipal sewage systems are required to prepare annual Wasteload Management reports in accordance with Title 25 of the Pennsylvania Code, Chapter 94. The reports provide detailed information on collection, conveyance and treatment system flows and organic loads relative to available capacity. Loads and flows are projected 5 years into the future based on planned development. If the system or any part of the system shows or projects an overload, a **corrective action plan (CAP)** to address the need is developed. Overloaded systems result in prohibitions and bans on additional connections. It is important that the applicant know how the project will impact or change the wasteload management of the system to which his/her project will connect.

To complete this section:

1. List the anticipated project flows in gallons per day (gpd).
2. When providing "treatment facility" 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. Provide the design maximum monthly average and peak flows for proposed facilities, or the permitted average and peak capacity for existing facilities that will serve the project. This information can be obtained from the system designer or facility permittee.
 - b. Provide the present maximum monthly average flows and peak flows in gallons per day for the critical (most hydraulically restricted) sections of existing facilities. The facility permittee can provide this information.
 - c. Provide the projected maximum monthly average and peak flows in five years (two years for pump stations) through the critical sections of existing facilities. Include existing, proposed and future projects. In this fashion, consideration is given to present flow, flows from other approved projects, allocated capacity, and the proposed project flows. This information can be obtained from the facility's Chapter 94 report. If the project will affect more than one municipality or authority, please provide this information for each.

The values entered in the table for existing facilities should represent flows through those areas of the sewage pathway that are most restricted in hydraulic carrying capacity. Contact the facility permittee or the individual responsible for preparing the Chapter 94 report for this information. If information is not available from these sources, a physical inspection of the facilities may be required. Based on this inspection, carrying capacity may be calculated using slope and diameter of the collection or conveyance system and the size of such facilities as pump stations and treatment facilities. If flow information on critical sections cannot be determined based on calculations, flow measurements may be conducted for a representative period of time (to include both wet and dry weather conditions) for a minimum of seven days. This information must then be used to determine the flow through these sections. Proposed facilities must use design values to complete the table for design and projected flows. **COLLECTION** refers to pipelines and conduits. **CONVEYANCE**

refers to pump stations and force mains, interceptors, trunk sewers, or any other appurtenant facility used for conveying sewage to a plant. **TREATMENT** refers to the sewage treatment plant to be used.

3. & 4. The person responsible for preparing the Chapter 94 report for each of the collection, conveyance and treatment systems that are planned for use must sign the form. In most cases, the Chapter 94 report preparer is an employee or representative of the treatment facility permittee. Contact the owner or permittee of each facility to determine if this is the case for your project. The signoff will indicate that there is adequate capacity available for the project's sewage disposal needs as required in § 71.53(d)(3), and that the additional load will not negatively impact the Chapter 94 status of the facility, taking into account projected loads and any previously allocated capacity. If the project will negatively impact the Chapter 94 status of the facility, the project cannot be approved. In some cases, DEP has approved a CAP for the allocation of connections to systems where flow or loading problems exist. Where CAPs are in effect, the project may be approved based on these allocations. If this is the case, the Chapter 94 report preparer should attach a letter that grants these allocations to the project. In some cases, municipalities have an approved list of projects for the allocation of connections; in other instances, a municipality has a general allocation. The letter should indicate if the allocation is from an approved list or is part of a general allocation.

SECTION K. TREATMENT AND DISPOSAL OPTIONS

(Complete if marked in component or if the project will propose a discharge of treated effluent)

Four options are available for the disposal of treated sewage effluent: (1) spray irrigation or other land application, (2) recycle and reuse, (3) discharge to an intermittent or ephemeral stream, or (4) discharge to a perennial surface water body. Each of the four options has technical requirements that must be met before the planning module can be approved. The following paragraphs describe the type of information that must be included for each of the four discharge alternatives. Select all appropriate treatment and disposal options being proposed, indicate the selection by checking the corresponding checkbox in Section K and attach all necessary documentation to support the selection(s). Note that where technically feasible land application and reuse alternatives are preferable to discharge alternatives.

1. Spray Irrigation or other Land Application

The Department's technical guidance, "*Manual For Land Treatment of Wastewater*" DEP ID: 362-2000-009 (available in the eLibrary on the DEP website at www.dep.state.pa.us), and the EPA documents "Guidelines for Water Reuse" (EPA/625/R-92/004) and "Land Treatment of Municipal Wastewater" (EPA/625/1-81-013), provide the necessary instructions for proposals. The planning elements as outlined in those documents should be included with the Component 3.

2. Recycle and Reuse

The Department's technical guidance, "*Reuse of Treated Wastewater Guidance Manual*" DEP ID: 362-0300-009 (available in the eLibrary on the DEP website at www.dep.state.pa.us), and the EPA documents "Guidelines for Water Reuse" (EPA/625/R-92/004) and "Land Treatment of Municipal Wastewater" (EPA/625/1-81-013), provide the necessary instructions for proposals. The planning elements as outlined in those documents should be included with the Component 3.

3. Discharge to Intermittent or Ephemeral Stream, Drainage Channel, Swales, or Storm Sewer

The Department's technical Guidance, "*Evaluating Wastewater Discharges to Intermittent and Ephemeral Streams, Drainage Channels and Swales, and Storm Sewers*" DEP ID: 391-2000-014 (available in the eLibrary on the DEP website at www.dep.state.pa.us), provides the necessary instructions for proposals involving a discharge to intermittent or ephemeral streams, drainage channels, swales, or storm sewers. The planning elements as outlined in that document should be included with the Component 3. If the proposed discharge flow extends to point of first use (POFU) Section I above must be addressed.

4. Discharge Perennial Stream (Surface Water)

If a discharge to perennial surface waters is proposed, Section I above MUST be addressed. In addition:

- a. On a 7.5' USGS topographic map, show the property lines of the development and the point of discharge to the stream. Label the stream name. If the discharge is to an unnamed tributary of a stream, label the first-named body of water on the map.

- b. Specify the quality and rate at which sewage effluent will be discharged to the stream. DEP will evaluate the stream flow and current quality of the stream to determine if the level of treatment proposed is sufficient, or if additional treatment is needed. Seasonal variations in the discharge flows should also be discussed if they are proposed.
- c. Contact the appropriate regional office regarding determination of preliminary effluent limits. Evaluate the treatment facilities and alternatives for meeting effluent limitations and water quality standards.

SECTIONS L, M, N. PERMEABILITY AND HYDROGEOLOGY

(Complete if marked in component or appropriate for the project)

In certain situations, permeability testing and hydrogeology studies must be completed for the proposed development. These sections should be completed if marked. Sections M and/or N should be completed and sealed by a registered professional geologist familiar with the requirements of these sections. This person should contact the DEP Regional Hydrogeologist for further guidance.

SECTION L. PERMEABILITY TESTING

(Complete if marked in component or if the conditions in number 1 (below) apply)

1. Completion of this section may be required when any of the following exist:
 - a. An onlot system with a total absorption area greater than 5,000 square feet will be used.
 - b. DEP has determined that the soil, underlying parent material, geology at the site, or volume of the discharge may cause adverse groundwater mounding or inadequate sewage treatment.
2. The following information is to be submitted:
 - a. Description of the soils and geology at the site and the characteristics of these which may limit the horizontal or vertical movement of sewage.
 - b. Description, location and results of any permeability testing performed, including:
 - (1) Identification and description of restrictive layers of soil, parent material and bedrock.
 - (2) Rate of flow through and laterally over those restrictive layers (in inches per hour).
 - (3) Calculation of potential groundwater mounding expected from the additional flows.
 - c. Recommendations on system design modifications needed because of poor permeability, including absorption area sizing or placement and dosing rates for onlot overland flow.

Note: DEP may require more detailed hydrogeologic information based on the information submitted in this section.

SECTION M. PRELIMINARY HYDROGEOLOGIC STUDY

(Complete if marked in component or if the condition from number 1 (below) apply)

Hydrogeologic work requires an appropriate professional signature and seal.

1. This section must be completed when soil-dependent treatment methods are proposed and any of the following apply:
 - a. A large volume system (a system designed for flows greater than 10,000 gpd) will be used.
 - b. A subdivision of more than 50 EDUs with a density of more than one EDU per acre is proposed.
 - c. DEP has determined that water supplies within ¼ mile of the proposed development site exceed 5 parts per million (ppm) nitrate-nitrogen (NO₃-N).
 - d. DEP has determined that known geological conditions at the proposed site may contribute to the potential for groundwater pollution from such systems.

2. The following information is to be submitted on a copy of the topographic map of the area and in narrative form:
 - a. Results of background sampling for total coliform, fecal coliform, pH, and nitrate-nitrogen.
 - b. If as a part of a Preliminary Hydrogeologic Study a well is drilled to assess the background nitrate-nitrogen concentrations in the shallow groundwater, the hydrogeologist shall provide a log of the well or wells. The log or logs shall provide the date of drilling, total well depth, depth to bedrock, depth to bottom of casing, depth to all water bearing zones, and the static water level. The well logs do not need to be graphical. In addition, the report should contain a discussion of the well purging protocol used prior to well sampling. The protocol must assure that a fresh sample is obtained from the shallow aquifer.
 - c. Topographic location of the proposed system(s).
 - d. Estimated area of impacted groundwater (dispersion plume and mixing zone within the dispersion plume) calculated from the surface topography and known geologic conditions.
 - e. Identification of existing and potential groundwater uses within the dispersion plume.

Note: Based on the information submitted in this section, DEP may require more detailed hydrogeologic information (Section N, below).

SECTION N. DETAILED HYDROGEOLOGIC STUDY

(Complete if marked in component or if DEP determines during the planning proves that the additional study is necessary)

Hydrogeologic work requires an appropriate professional signature and seal. A detailed hydrogeologic study must be completed when the proposed system(s) may degrade groundwater or surface water to the point that existing or potential groundwater uses or designated stream uses may not be protected. Often specific tasks listed in the detailed hydrogeologic study will satisfy DEP concerns. Since the level of study necessary for a particular site may vary, it is recommended the DEP regional hydrogeologist be contacted to determine the level of study necessary for a project.

A. Content of Detailed Hydrogeologic Study

The following information must be included in the detailed hydrogeologic study using narrative and/or maps as appropriate.

1. Type of discharge to groundwater. This includes:
 - a. Dry stream channel
 - (1) Intermittent stream (dry under low flow conditions)
 - (2) Stormwater drainage ditch (flow in wet season or during and immediately after storms)
 - b. Onlot subsurface disposal
 - (1) Individual onlot systems
 - (2) Community onlot systems
 - (3) Large Volume onlot systems
 - c. Land Application
 - (1) Spray irrigation
 - (2) Unlined wetland cell
 - (3) Groundwater infiltration
2. Plot the topographic location of the discharge.
3. The relationship between surface water and groundwater flow.
4. Investigate, describe and plot geologic and hydrogeologic characteristics influencing groundwater flow. These characteristics include but are not limited to the following:
 - a. Bedrock formations, lithologic description and range of depth

- b. Bedding features, the frequency and direction of dominant joints and fractures
 - c. Faults, lineaments and earth fracture traces
 - d. Karst features such as open and closed sinkholes, closed depressions, known solution channels, pinnacles or other specific features
 - e. Unconsolidated material characteristics (soil, glacial materials, fluvial materials, etc.)
 - f. Unconsolidated bedrock characteristics (saprolite, weathered zones)
 - g. Elevation of the permanent groundwater table, anticipated water table fluctuation and groundwater flow direction
 - h. Unconfined or confined aquifer characteristics
 - i. Aquifer flow characteristics as quantified through pump testing or other characterization methodology (i.e., hydraulic conductivity, storage coefficient, transmissivity, etc.)
 - j. Existing, planned and potential down-gradient groundwater uses including, but not limited to: all water supply locations; the volume of water used at these locations; the estimated horizontal extent of each well's cone of depression; and the influence of pumping upon the natural groundwater gradient, the direction of flow and including both existing and potential water supplies.
5. Groundwater/surface water characteristics, including:
- a. If as part of a Detailed Hydrogeologic Study a well is drilled to assess the background nitrate-nitrogen concentrations in the shallow groundwater, the hydrogeologist shall provide a log of the well or wells. The log or logs shall provide the date of drilling, total well depth, depth to bedrock, depth to bottom of casing, depth to all water bearing zones, and the static water level. The well logs do not need to be graphical. In addition, the report should contain a discussion of the well purging protocol used prior to well sampling. The protocol must assure that a fresh sample is obtained from the shallow aquifer.
 - b. Existing groundwater quality and quantity, including, but not limited to, the following analyses:
 - 1) Total coliform
 - 2) Fecal coliform
 - 3) pH
 - 4) Total iron
 - 5) Turbidity
 - 6) Alkalinity
 - 7) Nitrate-Nitrogen
 - 8) Chloride
 - 9) Ammonia-Nitrogen
 - 10) Total manganese
 - 11) Sodium
 - 12) Magnesium
 - 13) Calcium
 - 14) Potassium
 - 15) Sulfate
 - 16) Total Dissolved Solids
 - 17) Hardness
 - 18) Volatile Organic Compounds
 - c. The name, location, flow characteristics, flow volume (cfs), existing water quality and designated use of any potentially impacted surface water (receiving stream). Include all surface water uses as listed for the water body in Chapter 93.
 - d. Influence of surface water runoff and groundwater recharge on groundwater characteristics.
 - e. Designation of any watershed area that is utilized for a water supply, recreation, or agricultural irrigation.
 - f. Any other information necessary to adequately analyze the hydrogeologic impact by the proposed facility.

B. Detailed Hydrogeological Study Analysis and Report

Using the information gathered, describe and analyze the proposed facility's impact. Use narrative and mapping where appropriate. A complete study should include, but not be limited to, the following items:

1. Discuss pre-treatment system components proposed to decrease effluent contaminant levels prior to groundwater discharge. Include design and testing data submitted to support any long-term, consistent, reliable, and measurable treatment claims.
2. Delineate any dispersion plume in which the existing water quality will be degraded. Include all identified contaminant and hydrogeological variables from the site in this analysis.
3. Describe any natural condition and/or artificial control that confines dispersion plume flow.
4. Delineate a mixing zone within the dispersion plume where any chemical or biological concentrations will exceed rates in Federal Drinking Water Quality Standards.
5. Identify a buffer zone for the dispersion plume and mixing zone and also discuss the effects of seasonal weather conditions on this zone.
6. Discuss impacts on existing, planned and potential groundwater uses in the delineated dispersion plume, mixing zone and buffer zone.
7. Discuss any surface water bodies that may intercept, or interact with the dispersion plume.
8. Predict and quantify any impacts the identified dispersion plume will have upon the uses listed for that surface water body.
9. Predict any effects of the dispersion plume on all existing, planned or future groundwater uses.
10. Predict the extent and height of any groundwater/wastewater mound resulting from restrictive layers in the subsurface. Restrictive layers may include, but are not limited to restrictive soil horizons, unconsolidated geological materials, weathered bedrock materials, low permeability bedrock, or a permanent groundwater table.
11. Discuss any physical, chemical or biological impact to groundwater, surface water or treatment facility function resulting from the formation of a groundwater/wastewater mound. Soil is often part of the treatment process and for analysis purposes may be considered part of the treatment facility.
12. Discuss and propose any system change or recommendations deemed necessary to mitigate the effects of the identified groundwater/wastewater mounding.
13. Discuss any groundwater monitoring program necessary to guard against adverse impacts from the facility. The program should include proposed monitoring well locations, appropriate groundwater sampling methodologies, appropriate chemical and biological sampling parameters, and appropriate monitoring frequencies. If appropriate, include monitoring considerations to protect existing surface water uses.
14. Discuss authority for controlling groundwater uses within the mixing and buffer zones. Such items as, groundwater easements and access rights that are necessary for mitigation or abatement purposes, should be discussed.
15. Discuss contingency plan to abate pollution if groundwater monitoring reveals a problem.

SECTION O. SEWAGE MANAGEMENT

This section is to be completed by the developer, representatives of the non-municipal treatment facilities and the municipality.

1. & 2. (Developer) List the anticipated project flows in gallons per day (gpd).

3. (Developer) Each permittee is responsible for assuring that concentration and load based discharge limits are not exceeded. This requires that the permittee and local government properly manage connections, properly operate and maintain treatment facilities and establish assurances for the continuing operation and maintenance of the facilities. Assurances take many forms. When a proposal includes the use of nutrient credits or offsets to achieve zero net increase in nutrient loads, the proposal must describe the methods to ensure that the credits and/or offsets will be available for the duration of the project. These assurances must be clearly described in the documentation for this section and appropriate letters of intent between the parties attached.
4. & 5. (Non-municipal Facility Agent) The person responsible for the collection, conveyance, and treatment system (normally the facility permittee) planned for use must answer the questions and sign the form. Attach the analysis necessary to properly answer the capacity questions. Evaluate the various options available to the municipality to assure long-term proper operation and maintenance of the proposed non-municipal facilities.
6. (Municipality) DEP permitted non-municipal sewage facilities and community onlot sewage systems permitted by a local agency require long-term operation and maintenance to keep them working correctly and to prevent public health hazards or pollution caused by a discharge of inadequately treated sewage effluent. When these systems fail due to lack of adequate operation or maintenance, DEP holds both the property owner and the municipal government responsible to either repair or replace the improperly functioning system. The municipality should protect itself from potential future liabilities associated with improperly operated or maintained sewage disposal systems by assuring that guarantees of long-term operation and maintenance are properly evaluated and in place before use of the facility is approved.

DEP regulations, § 71.72 requires that all planning modules proposing non-municipal and community onlot systems include an evaluation of the options available to assure long-term proper operation and maintenance of the proposed facilities. Prior to adoption of the planning module the municipality shall require one or more or a combination of the following:

1. A bond or escrow account sufficient to cover the costs of future operation and maintenance of the sewage facilities under local ordinances. Bonding, escrow or other security shall be forfeited to the municipality upon notice by DEP of continuing noncompliance of the system with the operation and maintenance standards established through a condition in the permit issued by DEP or the local agency. (For additional details on this option refer directly to §71.72(a)(1)).
2. A maintenance agreement between the property owner and an individual, firm or corporation experienced in the operation and maintenance of sewage treatment systems.
3. A maintenance agreement between the property owner and municipality or its designated local agency which establishes the property owner's responsibility for operating and maintaining the system and the responsibility of the municipality or local agency for oversight of the system.
4. A municipal ordinance which requires the system to be operated and maintained through a maintenance agreement between the property owner and an individual, firm or corporation experienced in the operation and maintenance of sewage treatment systems.
5. Establishment of a properly chartered association, trust or other private entity which is structured to manage the system.
 - a. **ASSOCIATIONS** must meet the following minimum requirements to be considered adequate:
 - (1) The association must be nonprofit and incorporated or must be a co-op under the Public Utility Commission's jurisdiction.

(2) Articles of Incorporation and Bylaws must:

- (a) limit the purpose of the association and stipulate that funds collected for sewerage services be disbursed only in payment for expenses of these systems.
- (b) provide for membership and voting rights for each owner of an improved property in the development.
- (c) provide for suspension of service to property owners for non-payment of bills.
- (d) stipulate that the corporation owns the sewerage facilities.
- (e) establish the capability of the association to:
 - keep records and an accounting/auditing system
 - collect fees for services provided
 - disburse funds
 - contract with public or private agencies for labor or other services
 - employ personnel to operate and maintain sewage facilities
 - establish contingency funds for use in repairing system components
 - have elected officer and bylaws.
- (f) establish association membership as a deed restriction and condition of sale of the property.
- (g) establish the legal right to enter upon property for routine inspections or maintenance and to respond to emergencies.
- (h) establish assurance that adequate operation and maintenance funds are available from the start of the sewerage system operation.

b. Properly chartered **TRUSTS** must meet the following minimum requirements to be considered adequate:

- (1) The sewage facilities are legally conveyed to a third party (trustee) through a trust deed.
- (2) The trust deed contains specific provisions which require the original owner of the facilities to:
 - (a) Maintain the sewage system in accordance with normally accepted operation and maintenance standards and permit conditions at all times.
 - (b) Provide continued service to each property connected to the sewage facilities.
 - (c) Provide service at a rate established in the trust deed or by action or regulation of the Public Utilities Commission.
- (3) The Trust Deed states that upon the original owner's default on any of the Trust Deed provisions, the Trustee named has the authority and responsibility to take possession, operate and manage the sewage facilities.

6. Municipal ownership of the system.

7. Establishment of, or inclusion of, the system under a management agency through existing municipal codes, including but not limited to municipal authorities, sanitary boards and boards of health.

8. Establishment of, or inclusion of, the system under a management agency through the adoption of local ordinances under municipal codes.

SECTION P. PUBLIC NOTIFICATION REQUIREMENTS

If publication is required under Section 71.53(d)(6), the published notice must contain facts about the project in a newspaper of general circulation within the municipality affected to provide a chance for the general public to comment on proposed new land development projects. The applicant or the applicant's agent, the municipality or the local agency, may provide this notice. 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 that municipality or local agency will be relieved of the obligation to publish.

Contents of Publication Notice. The following items must be contained in the notice:

1. Name of project.
2. Type of development (residential, multi-residential, commercial, industrial).
3. Location, including road and street markers, municipality and county.
4. Acreage under development and number of equivalent dwelling units proposed.
5. Type of sewage disposal proposed (individual, community or large volume onlot, holding tanks).
6. Reason why publication was necessary.
7. Establishment of a 30 day comment and review period.
8. Where and when the Sewage Facilities Planning Module can be seen for comment and review (preferably, the municipal office).
9. Address of municipal office where comments will be accepted.

All comments, the municipal responses to comments, and proof of publication shall be submitted with the Sewage Facilities Planning Module package. If no comments were received, attach a copy of the public notice and check the appropriate box in Section P.

SECTION Q. FALSE SWEARING STATEMENT

The final requirement of the component requires the person who has completed the component to provide the requested information and acknowledge the false swearing statement by signing and dating the form.

SECTION R. REVIEW FEES

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.) After consideration of the options available, please check the appropriate box in the Component 3 form attached.

Planning module review fees for a Component 3 submission may be determined using the following formulae:

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.

_____ Lots (or EDUs) X \$50.00 = \$ _____

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.

2. For a surface and subsurface discharge system use the appropriate one of these formulae.
 - A. A new surface discharge greater than 2000 gpd will use a flat fee:
\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)
 - B. An increase in an existing surface discharge will use:
_____ Lots (or EDUs) X \$35.00 = \$ _____
to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)
The fee is based upon:
 - The number of lots created or number of EDUs whichever is higher.
 - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
 - For non-single family residential projects, EDUs are calculated using projected population figures
 - C. A sub-surface discharge system that requires a permit under the Clean Streams Law will use a flat fee:
\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

OTHER REQUIREMENTS

Planning Agency Review

Component 4 *Planning Agency Review* forms (3800-FM-BPNPSM0362 A, B & C) and a copy of the entire planning module package must be forwarded by the applicant to each existing municipal, county or areawide planning agency, and any existing county or joint county health department for their comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the package to the agencies will provide proof of receipt. These agencies are required to provide comments within 60 days of receipt of the module package. The planning agencies will review the package for consistency with municipal and county official sewage facilities plans, municipal comprehensive plans, zoning, and land use designations. They will also determine consistency of the plan with wetland protection, storm water management, archaeological and historical resources, and prime agricultural land protection as indicated in the comprehensive plan for the area. Proof that the package has been in front of these agencies for 60 days without comment will satisfy the review requirement. When the agencies return the package to the applicant, or if 60 days have passed without comment, the package may be submitted to the municipality for their action.

Municipal Review

1. For **REVISIONS** to the Official Plan (Approving agency: DEP)

The municipality must determine if the planning module package is complete within 10 days of its receipt. If it is complete, the municipality must sign and date the checklist following this guidance to document the date of receipt of a complete module package. Incomplete packages are to be returned to the applicant for completion.

The municipality must act upon a complete Component 3 planning module package within 60 days of receipt or within such additional time as the applicant and municipality may agree to in writing. Failure of the municipality to act within 60 days or within the agreed time extension will cause the planning module to be deemed approved by the municipality. The complete planning module, along with the signed and dated completeness checklist, may then be sent to DEP by the municipality or applicant for final review and approval.

Municipal actions can include adoption of the planning module as a revision to the municipality's Official Plan, adoption of the revision with modifications, or denial of the revision. If the plan is adopted, the municipality forwards the revision, along with the signed and sealed Resolution for Plan Revision form and signed Transmittal Letter form, to DEP. Denied revisions are to be returned to the applicant with the reason(s) for denial. DEP must also be informed of the reasons for denial of the revision.

2. For **SUPPLEMENTS** to the Official Plan (Approving agency: delegated local agency)

The municipality must determine if the planning module package is complete within 10 days of its receipt. If it is complete, the municipality must sign and date the checklist following this guidance to document the date of receipt of a complete module package. Incomplete packages are to be returned to the applicant for completion.

The municipality must act upon a complete Component 3 planning module package within 60 days of receipt or within such additional time as the applicant and municipality may agree to in writing.

Municipal actions include approval of the planning module as a supplement to the municipality's Official Plan, approval of the supplement with modifications, or denial of the planning module as a supplement to the Official Plan. If the supplement is approved, the municipality sends it to the delegated local agency serving the municipality for final review. If the supplement is denied, it is returned to the applicant with the reason(s) for denial. The delegated local agency and DEP must also be informed of the reasons for denial.

Approving Agency (DEP or Delegated Local Agency) Review

1. For **REVISIONS** to the Official Plan (Approving agency: DEP)

DEP must determine if the planning module is complete within 10 days of receipt. If it is complete, DEP will do a technical review of the revision. DEP must approve or disapprove the planning module revision within 120 days of receipt, unless the planning module is for a residential subdivision plan, which requires DEP action within 60 days of receipt of a complete submission. If DEP fails to act within this 120 day period (60 days for residential subdivision plans), the planning module is deemed to be approved, unless DEP informs the municipality before the end of the review period that an extension of time is necessary to complete the plan review. This time extension may not exceed 60 days.

The municipality and applicant will receive a letter informing them of DEP action. If the plan is disapproved, the municipality and applicant will also be notified of the reason(s) for the disapproval.

2. For **SUPPLEMENTS** to the Official Plan (Approving agency: Delegated local agency)

The delegated local agency must determine if a proposed plan supplement is complete within 10 days of receipt. If it is complete, the delegated local agency must approve or disapprove the proposed plan supplement within 60 days or within an additional time that the applicant and delegated local agency agree to in writing. No additional approval by DEP is required unless the plan supplement proposes service by sewerage facilities requiring a new or modified permit from DEP under the Clean Streams Law. In this case, the plan supplement must be forwarded to the DEP for final action.

Checklist



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked ☒.

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name 948 S. Front Street - Twins
- Brief Project Description the construction of a twin building on an existing empty lot.

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

Municipality Name	County	City	Boro	Twp
City of Allentown	Lehigh	☒	☐	☐
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Bortz	Jedariah			
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	641 S. 10th Street	Mailing Address Line 2		
Address Last Line -- City	Allentown	State	ZIP+4	
		PA	18103	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610 437-7574 x2253		jedariah.bortz@allentownpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

948 S. Front Street - Twins

Site Location Line 1 948 S. Front Street

Site Location Line 2

Site Location Last Line -- City
Allentown

State
PA

ZIP+4
18103

Latitude
40.592827

Longitude
-74.453556

Detailed Written Directions to Site

Traveling eastbound on W. Susquehanna Street, make a left on S. Front Street. Continue up to E. Wyoming Street and the lot is at the intersection of S. Front Street and E. Wyoming Street

Description of Site

Empty lot with some asphalt located on the property.

Site Contact (Developer/Owner)

Last Name

Tomlison

First Name

Khalil

MI

Suffix

Phone

484 627-1810

Ext.

Site Contact Title

Owner

Site Contact Firm (if none, leave blank)

Ambient Management, LLC.

FAX

Email

tomlisonkhalil1993@icloud.com

Mailing Address Line 1
2957 Ithaca Street

Mailing Address Line 2

Mailing Address Last Line -- City

Allentown

State

PA

ZIP+4

18103

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

Last Name

Ingaglio

First Name

Joseph

MI

Suffix

Title

Profession Engineer

Consulting Firm Name

Bustamante Engineers, Inc.

Mailing Address Line 1

875 N. Easton Road

Mailing Address Line 2

Suite 3B

Address Last Line -- City

Doylestown

State

PA

ZIP+4

18902

Country

USA

Email

joseph@bustamanteeng.com

Area Code + Phone

215 340-6990

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: _____

F. PROJECT NARRATIVE (See Section F of instructions)

☒ A narrative has been prepared as described in Section F of the instructions and is attached.

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

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- ☐ New collection system ☐ Pump Station ☐ Force Main
☐ Grinder pump(s) ☐ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

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

Connections _____

Name of:

existing collection or conveyance system _____

owner _____

existing interceptor _____

owner _____

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 _____

NPDES Permit Number for existing facility _____

Clean Streams Law Permit Number _____

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 _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

(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 _____.

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 _____gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

- a. ☐ ☐ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

☐ **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 Ingaglio

Name (Print)

P.E.

Title

875 N. Easton Road, Suite 3B, Doylestown, PA 18902

Address



Signature

April 28, 2026

Date

215-340-6990

Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

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

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\# \text{ } \underline{\hspace{2cm}} \text{ Lots (or EDUs) X \$50.00 = \$ } \underline{\hspace{2cm}}$$

The fee is based upon:

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

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

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

\$ 500 per submittal (municipal)

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

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

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

The fee is based upon:

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

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

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

\$ 500 per submittal (municipal)



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 #:

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 _____

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

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

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

Yes	No	
☐	☐	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
☐	☐	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
☐	☐	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
☐	☐	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
☐	☐	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
☐	☐	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
☐	☐	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
☐	☐	8. Is there a municipal zoning ordinance?
☐	☐	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☐	☐	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
☐	☐	11. Have all applicable zoning approvals been obtained?
☐	☐	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No	
☐	☐	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☐	☐	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
☐	☐	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☐	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
		17. Name, title and signature of planning agency staff member completing this section: Name: _____ Title: _____ Signature: _____ Date: _____ Name of Municipal Planning Agency: _____ Address _____ Telephone Number: _____

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

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

The planning agency must complete this component within 60 days.

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



INSTRUCTIONS FOR COMPLETING COMPONENT 4B COUNTY PLANNING AGENCY REVIEW (or Planning Agency with Areawide Jurisdiction)

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, 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.



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 _____

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

1. Date plan received by county planning agency _____
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency _____

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

Yes No

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| ☐ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? |
| ☐ | ☐ | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| ☐ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| ☐ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| ☐ | ☐ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| ☐ | ☐ | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts _____ |
| ☐ | ☐ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
If yes, describe impacts _____ |
| ☐ | ☐ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance?
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

Yes No

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

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

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

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

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

1. PROJECT INFORMATION

Project Name: **948 S. Front Street - Twins**

Date of Review: **11/19/2025 02:18:10 PM**

Project Category: **Waste Transfer, Treatment, and Disposal, Liquid waste/Effluent, Sewer line (new - construction in new location)**

Project Area: **0.31 acres**

County(s): **Lehigh**

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

ZIP Code:

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

Watersheds HUC 8: **Lehigh**

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

Decimal Degrees: **40.592861, -75.453634**

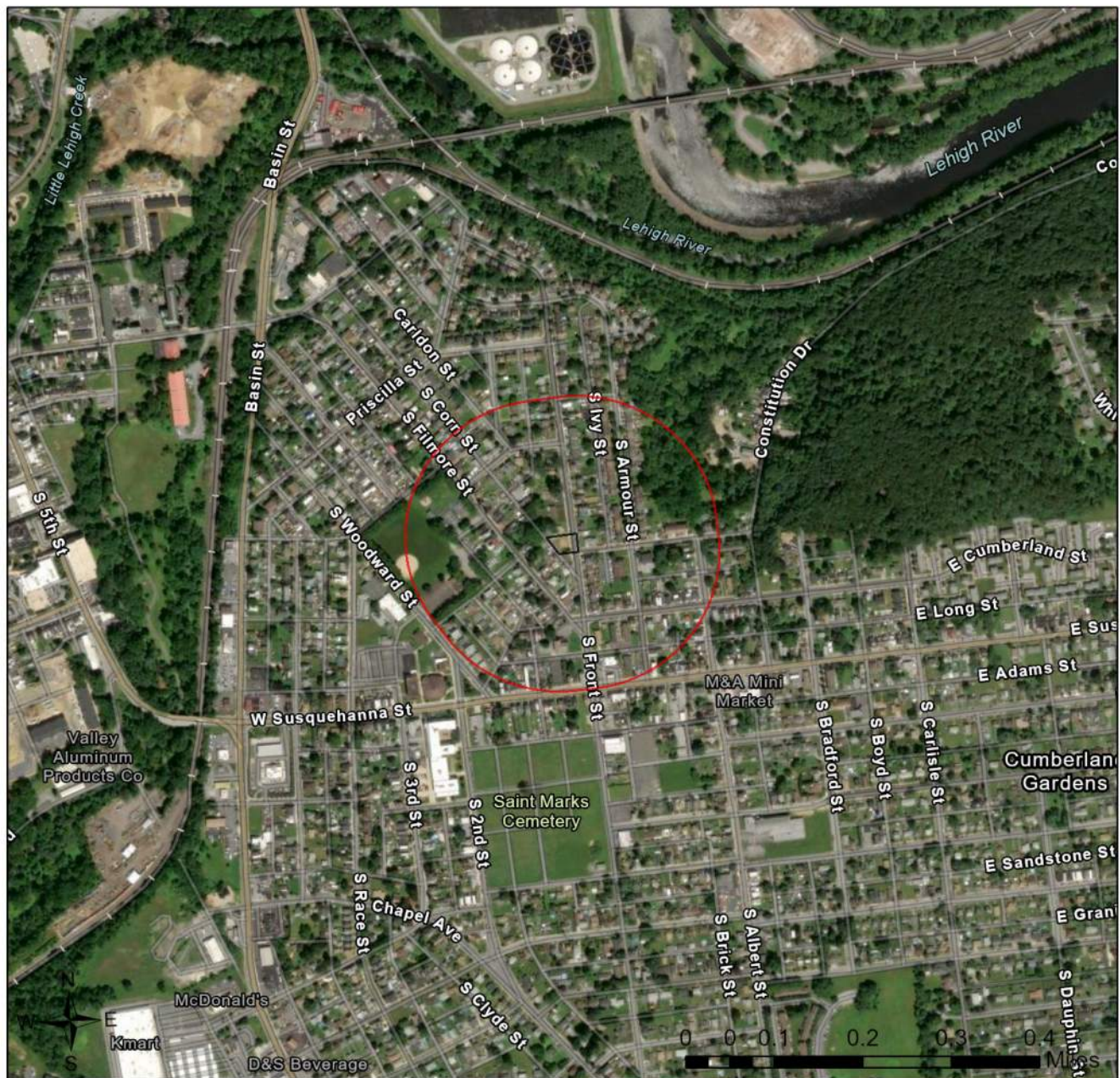
Degrees Minutes Seconds: **40° 35' 34.2978" N, 75° 27' 13.817" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	Conservation Measure	No Further Review Required, See Agency Comments
PA Department of Conservation and Natural Resources	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.

948 S. Front Street - Twins

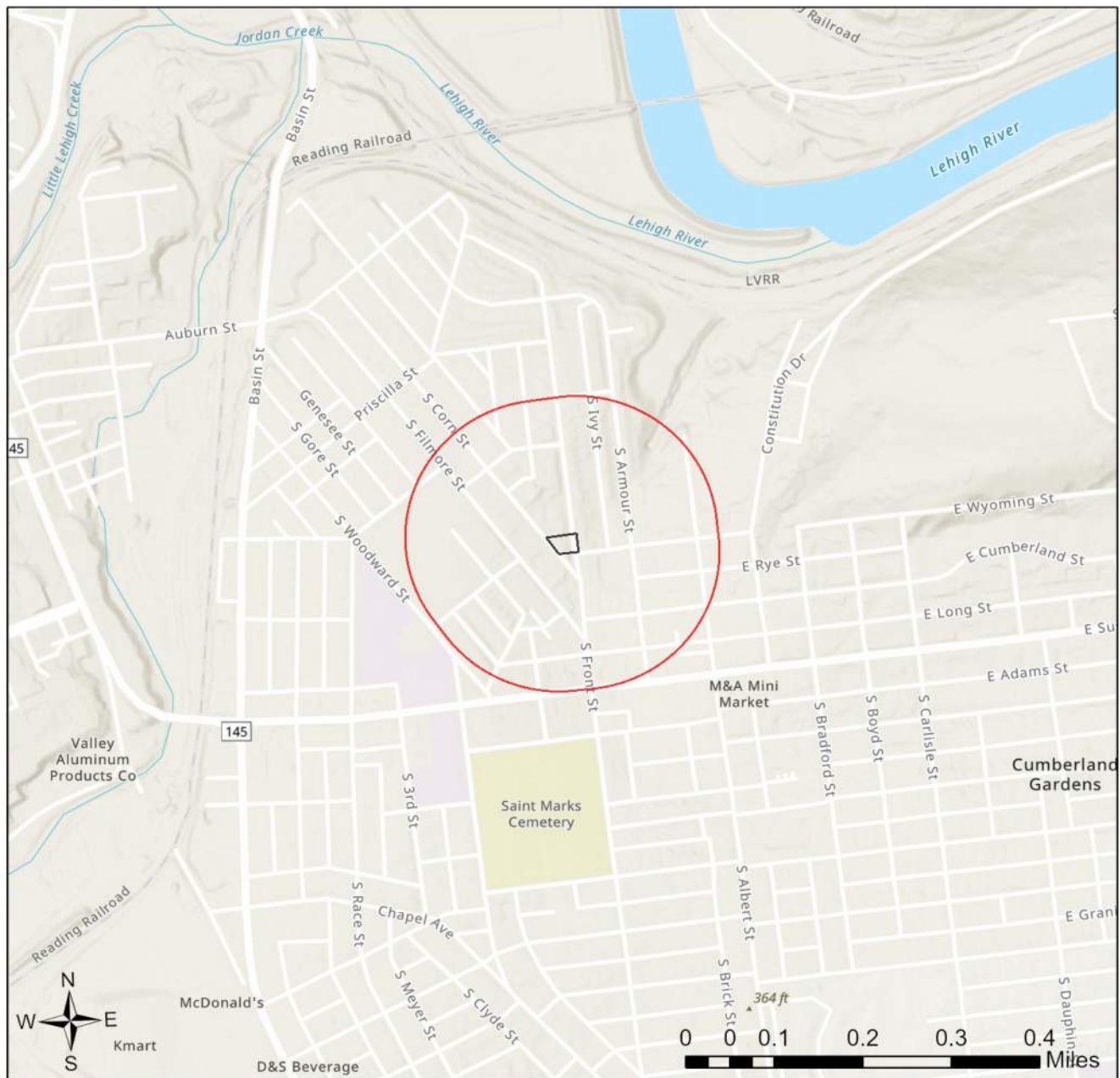


-  Buffered Project Boundary
-  Project Boundary



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

948 S. Front Street - Twins



- Buffered Project Boundary
- Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

Q1: 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). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

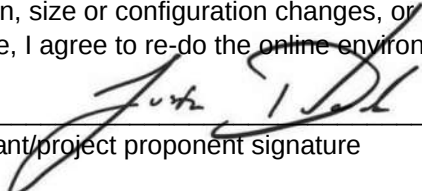
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Justin DiNardo
Company/Business Name: Bustamante Engineers, Inc.
Address: 875 N. Easton Road, Suite 3B
City, State, Zip: Doylestown, PA 18902
Phone: (215) 340 6990 Fax: ()
Email: Justin@bustamanteeng.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.



applicant/project proponent signature

2/20/2026

date



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of _____
(TOWNSHIP) (BOROUGH) (CITY), _____ 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 _____ has proposed the development of a parcel of land identified as
land developer

_____, 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, _____ 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 _____ 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:

Seal of
Governing Body

Telephone _____



Lehigh County Authority

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

LETTER OF TRANSMITTAL

Date: March 5, 2026

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

Re: 948 S Front Street – 948 S Front Street, City of Allentown, Lehigh County, PA

<u>No. of Copies</u>	<u>Date</u>	<u>Description</u>
1	3/5/26	Completed Sewer Planning Module
1	3/5/26	Plan Showing Path of Sewage to WWTP
1	3/5/26	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: Scott Novatnak, 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 Ingaglio, Bustamante Engineer, Inc (via email)



LEHIGH COUNTY AUTHORITY

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

February 25, 2026

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

RE: 948 S Front Street – 948 S Front 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 238 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	3,117,129
Previously allocated from prior planning module submissions (since 1/17/20)	-2,376,216
This submission	-238
Remaining Allocation in KISS Connection Management Plan (as of 2/25/26)	2,240,675

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

Sincerely,


Lijzel M. Gross
Chief Executive Officer

cc: Scott Novatnak, DEP
Jeffrey Mondulick, DEP
Brandon Jones, COA
Jesus Sadiua, COA
David Petrik, COA
Jedediah Bortz, COA
Phil DePoe, LCA
Joseph Ingaglio, Bustamante Engineer, Inc



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked ☒.

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name 948 S. Front Street - Twins
- Brief Project Description the construction of a twin building on an existing empty lot.

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

Municipality Name	County	City	Boro	Twp
City of Allentown	Lehigh	☒	☐	☐
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Bortz	Jedariah			
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
641 S. 10th Street				
Address Last Line -- City	State	ZIP+4		
Allentown	PA	18103		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610 437-7574 x2253		jedariah.bortz@allentownpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

948 S. Front Street - Twins

Site Location Line 1 948 S. Front Street

Site Location Line 2

Site Location Last Line -- City
Allentown

State
PA

ZIP+4
18103

Latitude
40.592827

Longitude
-74.453556

Detailed Written Directions to Site

Traveling eastbound on W. Susquehanna Street, make a left on S. Front Street. Continue up to E. Wyoming Street and the lot is at the intersection of S. Front Street and E. Wyoming Street

Description of Site

Empty lot with some asphalt located on the property.

Site Contact (Developer/Owner)

Last Name

Tomlison

First Name

Khalil

MI

Suffix

Phone

484 627-1810

Ext.

Site Contact Title

Owner

Site Contact Firm (if none, leave blank)

Ambient Management, LLC.

FAX

Email

tomlisonkhalil1993@icloud.com

Mailing Address Line 1

2957 Ithaca Street

Mailing Address Line 2

Mailing Address Last Line -- City

Allentown

State

PA

ZIP+4

18103

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

Last Name

Ingaglio

First Name

Joseph

MI

Suffix

Title

Profession Engineer

Consulting Firm Name

Bustamante Engineers, Inc.

Mailing Address Line 1

875 N. Easton Road

Mailing Address Line 2

Suite 3B

Address Last Line -- City

Doylestown

State

PA

ZIP+4

18902

Country

USA

Email

joseph@bustamanteeng.com

Area Code + Phone

215 340-6990

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: _____

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 1941, Permit 1941 + see attached

b. Answer questions below on collection system

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

Connections 1

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown / LCA - Lessee

existing interceptor Jordan Creek Int

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 PA 26000

Clean Streams Law Permit Number 3973402

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

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

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

Name of Permittee Agency, Authority, Municipality COA / LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 2/25/26

(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 _____

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 238 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) ^{MLD}		b. Present Flows (gpd) ^{MLD}		c. Projected Flows in 5 years (gpd) ^{MLD} (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.46	1.83	0.18	1.39	0.19	1.40
Conveyance	58	81	30	78	31	80
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. ☐ ☒ 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 2/25/26

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

c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown, LCA-Agent
Name of Responsible Agent Liesel M. Gross
Agent Signature Liesel M. Gross
Date 2/25/26

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. Gross
Agent Signature Liesel M. Gross
Date 2/25/26

☐ **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 476 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.

Name (Print)	Signature
Title	Date
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

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

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\# \frac{\quad}{\quad} \text{ Lots (or EDUs) X \$50.00 = \$ } \underline{\hspace{2cm}}$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

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

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

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

#56

53

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PERMIT

RELATIVE TO

SEWERAGE

West # 28

Burman

#6.00 Paid.



NOV 14 1941

10.43 A.M.

Departments of Health
Lehigh County
Lehigh County

City of Allentown
Lehigh County

RECEIVED
P. R.
DEPT.

LEHIGH COUNTY, S. S.

RECORDED in the office for the recording of deeds, etc.

and for said County, in Misc Book

Volume No. 161 Page 449 &c.

Witness my hand and seal of office, this 14th

day of Nov, Anno Domini, 1941

Ralph W. Dugan Recorder



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked ☒.

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name 948 S. Front Street - Twins
- Brief Project Description the construction of a twin building on an existing empty lot.

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

Municipality Name	County	City	Boro	Twp
City of Allentown	Lehigh	☒	☐	☐
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Bortz	Jedariah			
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
641 S. 10th Street				
Address Last Line -- City	State	ZIP+4		
Allentown	PA	18103		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610 437-7574 x2253		jedariah.bortz@allentownpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

948 S. Front Street - Twins

Site Location Line 1 948 S. Front Street

Site Location Line 2

Site Location Last Line -- City
Allentown

State
PA

ZIP+4
18103

Latitude
40.592827

Longitude
-74.453556

Detailed Written Directions to Site

Traveling eastbound on W. Susquehanna Street, make a left on S. Front Street. Continue up to E. Wyoming Street and the lot is at the intersection of S. Front Street and E. Wyoming Street

Description of Site

Empty lot with some asphalt located on the property.

Site Contact (Developer/Owner)

Last Name

Tomlison

First Name

Khalil

MI

Suffix

Phone

484 627-1810

Ext.

Site Contact Title

Owner

Site Contact Firm (if none, leave blank)

Ambient Management, LLC.

FAX

Email

tomlisonkhalil1993@icloud.com

Mailing Address Line 1
2957 Ithaca Street

Mailing Address Line 2

Mailing Address Last Line -- City

Allentown

State

PA

ZIP+4

18103

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

Last Name

Ingaglio

First Name

Joseph

MI

Suffix

Title

Profession Engineer

Consulting Firm Name

Bustamante Engineers, Inc.

Mailing Address Line 1

875 N. Easton Road

Mailing Address Line 2

Suite 3B

Address Last Line -- City

Doylestown

State

PA

ZIP+4

18902

Country

USA

Email

joseph@bustamanteeng.com

Area Code + Phone

215 340-6990

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: _____

F. PROJECT NARRATIVE (See Section F of instructions)

☒ A narrative has been prepared as described in Section F of the instructions and is attached.

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

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- ☐ New collection system ☐ Pump Station ☐ Force Main
☐ Grinder pump(s) ☐ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

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

Connections _____

Name of:

existing collection or conveyance system _____

owner _____

existing interceptor _____

owner _____

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 _____

NPDES Permit Number for existing facility _____

Clean Streams Law Permit Number _____

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 _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

(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 _____.

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 _____gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

- a. ☐ ☐ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

☐ **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 476 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 P. Ingaglio

Name (Print)

Engineer

Title

875 N. Easton Road, Suite 3B, Doylestown, PA 18902

Address

Signature

April 15, 2026

Date

215-340-6990

Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

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

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

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

The fee is based upon:

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

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

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

\$ 500 per submittal (municipal)

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

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

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

The fee is based upon:

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

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

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

\$ 500 per submittal (municipal)

948 SOUTH FRONT STREET TWINS

PREPARED FOR

AMBIENT MANAGEMENT LLC

SUBJECT PROPERTY LOCATED AT

948 S. FRONT STREET,

CITY OF ALLENTOWN, LEHIGH COUNTY, PA 18103

PARCEL: 640667113286

16th Ward

GENERAL NOTES:

- MEANS AND METHODS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL NOT SUPERVISE, DIRECT, OR HAVE CONTROL OVER CONTRACTOR'S WORK. THE ENGINEER SHALL NOT HAVE AUTHORITY OVER OR RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS ASSOCIATED WITH THE WORK.
- ALL NOTES ARE TYPICAL, UNLESS NOTED OTHERWISE.
- ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL EXISTING BUILDING CODE, MOST RECENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR A TWIN, AND TO ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
- WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
- IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN.
- THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA AND ALL OTHER APPLICABLE SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
- IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- WHERE ALTERATIONS INVOLVE AN EXISTING SUPPORTING STRUCTURE, THE CONTRACTOR SHALL PROVIDE SHORING AND PROTECTION REQUIRED TO ENSURE THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE.
- BRACING, SHEETING, SHORING, ETC., REQUIRED TO SUPPORT EXISTING BUILDINGS, SIDEWALKS, UTILITIES, ETC., SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR; DETAILED SHOP DRAWINGS SHALL BE PREPARED INDICATING ALL WORK TO BE PERFORMED.
- USE OF CONSTRUCTION DOCUMENTS AS ERECTION OR SHOP DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.
- THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL WASTE OFF-SITE AND CLEAN UP THE SITE BEFORE COMPLETION OF STRUCTURAL WORK.

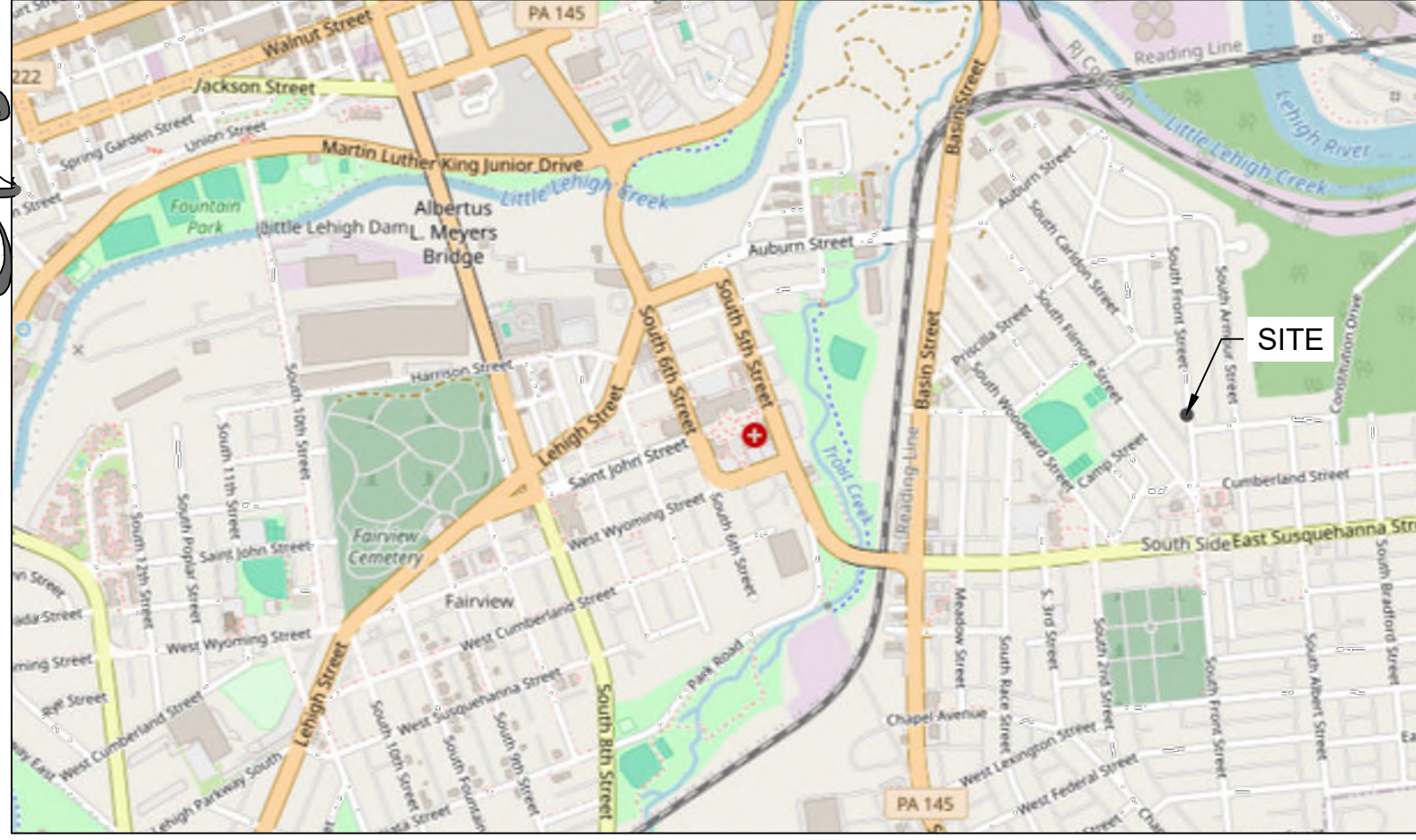
GRADING & DRAINAGE NOTES:

- ALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH PENN-DOT FORM 408 SPECIFICATIONS AND RC STANDARDS, LATEST EDITION.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND POLICIES OF THE LOCAL CONSERVATION DISTRICT AND THE MUNICIPALITY
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND POLICIES OF THE OCCUPATIONAL SAFETY AND HEALTH ADMIN (OSHA).
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES AND COMPLYING WITH THE PENNSYLVANIA ACT 38 AND ACT 187, AS AMENDED.
- THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL STATE AND LOCAL LAWS, CODES AND REGULATIONS.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION: ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF P.I. 852, NO. 287, 12/10/74, AS AMENDED 12/12/86, P.L. 1574, NO. 172, CONTRACTOR MUST NOTIFY PA-1 CALL SYSTEM, INC. 3 DAYS PRIOR TO CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARK OUTS BY OTHERS.
- CONTRACTOR SHALL NOT ENCROACH ONTO ABUTTING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED IN AREAS WHERE GRADING WILL ENCROACH WITHIN 5 FEET OF THE PROPERTY LINE AND SHALL CONSTRUCT SUCH BARRIERS WHERE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJACENT PROPERTIES.
- BURYING OF TREES, STUMPS, OR CONSTRUCTION MATERIAL IS PROHIBITED. TREES AND STUMPS MAY BE CHIPPED OR GROUND AND SPREAD ON THE SITE. ALL CONSTRUCTION DEBRIS INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, BLOCKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- TOPSOIL SHALL BE RETURNED AT A MINIMUM DEPTH OF 6".
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SILT AND SEDIMENT LADEN RUNOFF WITHIN THE LIMITS OF DISTURBANCES INDICATED ON THE PLAN.
- IMMEDIATE STABILIZATION IS REQUIRED TO BE PROVIDED UPON TEMPORARY CESSATION OF WORK - 4 OR MORE DAYS - OR AS SOON AS ANY GRADED AREA REACHES FINAL GRADE.



AERIAL TOPOGRAPHIC MAP

1" = 800'



STREETS MAP

1" = 800'

CONSTRUCTION SEQUENCE FOR SITE WORK

PRE CONSTRUCTION ACTIVITIES:

- CALL PA-ONE PRIOR TO THE START OF THE PROJECT.
- NOTIFY THE CITY ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- INSPECT AND SECURE EXISTING EROSION CONTROL MEASURES BEFORE PROCEEDING WITH DISTURBANCE ACTIVITIES.

CONSTRUCTION:

- INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY DISTURBANCE ACTIVITIES.
- CLEAR THE SITE OF ALL SPECIFIED VEGETATION AND TOPSOIL AND PLACE IN THE DESIGNATED STOCKPILE AREA. INSTALL COMPOST FILTER SOCK AROUND THE STOCKPILE AREA, AS REQUIRED.
- REMOVE EXISTING ASPHALT AND SIDEWALK. NOTIFY NEIGHBORING HOMEOWNERS PRIOR TO COMMENCEMENT OF WORK.
- ERECT BUILDING IN ACCORDANCE WITH ARCHITECTURAL PLANS.
- INSTALL SEWER LATERAL AND HOOK-UP TO WATER PER DRAWINGS.
- INSTALL DRIVEWAY AND FLATWORK IN ACCORDANCE WITH SPECIFICATIONS AND GRADES.
- GRADE REMAINDER OF THE LOT IN ACCORDANCE WITH THE PLANS. INSTALL DRIVEWAYS AND CONCRETE SIDEWALKS IN ACCORDANCE WITH DETAILS.
- MAINTAIN VEGETATION AND REPAIR EROSION UNTIL GERMINATION AND GROWTH IS WELL ROOTED.

POST-CONSTRUCTION

- NOTIFY THE CITY ENGINEER ONE WEEK IN ADVANCE OF COMPLETION TO PERFORM FINAL INSPECTION.
- ALL EROSION AND SEDIMENTATION MEASURES SHALL BE REMOVED UPON PROVIDING PERMANENT STABILIZATION OF ALL DISTURBED AREAS.

OWNER:

AMBIENT MANAGEMENT LLC
2957 ITHACA ST
ALLENTOWN, PA 18103
(484) 627-1810

SURVEYOR:

CAVANAUGH'S SURVEYING SERVICES
C/O PATRICK CAVANAUGH, PLS
28 EAST OAKLAND AVENUE, DOYLESTOWN, PA 18901
(215) 348-8359

ARCHITECT:

LUCE ARCHITECTS
CHRISTOPHER J. LUCE, AIA, NCARB
5502 N. EASTON ROAD, DOYLESTOWN, PA 18902
(515) 674-5950

INDEX

SHEET NAME

- CS COVER SHEET
- EF EXISTING FEATURES (TO BE RECORDED)
- RP RECORD AND SUBDIVISION PLAN (TO BE RECORDED)
- PF PROPOSED FEATURES (TO BE RECORDED)
- GU GRADING UTILITY (TO BE RECORDED)
- LA LANDSCAPING PLAN
- D DETAILS
- ES EROSION & SEDIMENT CONTROL MEASURES



SITE INFORMATION:

PARCEL: 640667113286
WARD: 16th

Drawing Notes

BEFORE YOU DIG CONTACT
PA. ONE-CALL
1-800-242-1776



PENNSYLVANIA ONE CALL SYSTEM
PA ACT 172 OF 1986 REQUIRES THREE
WORKING DAYS NOTICE
S/N: 2025-0902237



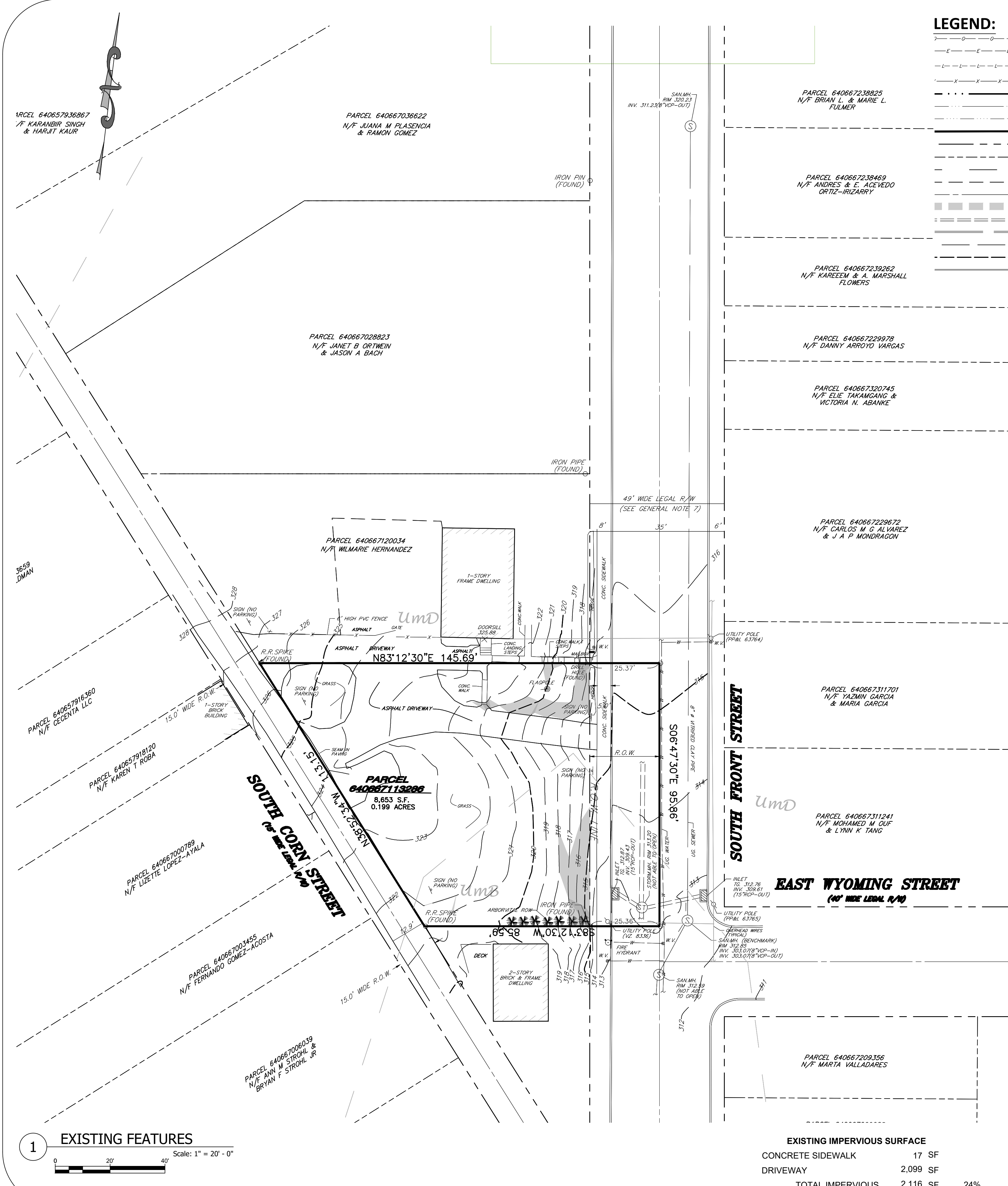
**BUSTAMANTE
ENGINEERS, INC**

875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client: AMBIENT MANAGEMENT LLC
2957 ITHACA ST
ALLENTOWN, PA 18103
Project: 948 S. FRONT ST TWINS
948 SOUTH FRONT ST.
ALLENTOWN, PA 18103

Final Minor Subdivision & Land
Development Plan

Revision	Rev 1	Sheet	CS 1 of 8
Date	January 6, 2026		
Scale	As Noted		



LEGEND:

- EXIST. GAS LINE
- EXIST. ELECTRIC LINE
- EXIST. SANITARY LATERAL
- EXIST. FENCE LINE
- EXIST. FLOOD PLAIN
- EXIST. STREAM
- EXIST. EASEMENT
- EXIST. TRACT BOUNDARY
- EXIST. RIGHT-OF-WAY
- EXIST. ADJOINING PROPERTY LINE
- EXIST. EDGE OF ROAD
- EXIST. DRIVES
- EXIST. CENTERLINE
- EXIST. ZONING LINE/TOWNSHIP BOUNDARY
- EXIST. STORM SEWER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. CONTOUR
- EXIST. INDEX CONTOUR
- EXIST. CURB

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	25.00%	35.00%	529 SF	
2	35.00%	302.62%	54 SF	

\$660-62.B States that proposed lots less than 6,000 square feet do not apply to steep slope restrictions. Both proposed lots are less than 6,000 square feet, therefore restrictions do not apply.

SITE INFORMATION:

PARCEL:	ADDRESS	DOCKET I.D.
640667113286	948 S. FRONT STREET	2024020052
THIS PROJECT IS LOCATED IN THE 16th WARD STREET.		

CITY OF ALLENTOWN, PA - ZONING DATA TABLE

ZONING DISTRICT: R-M - RESIDENTIAL		
	REQUIREMENTS	EXISTING
MINIMUM LOT AREA	2,200 SF	8,653 SF
MINIMUM LOT WIDTH AT STREET LINE	25 FT	95.86 FT
MINIMUM YARDS:		
FRONT	25 FT	N/A
SIDE	5 FT	N/A
REAR	35 FT	N/A
BUILDING HEIGHT:		
STORIES	3	N/A
FEET(S)	38 FT	N/A
MAXIMUM BUILDING COVERAGE	40%	N/A
IMPERVIOUS COVERAGE		0%

SOILS:

UmB - URBAN LAND DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES
UmD - URBAN LAND-DUFFIELD COMPLEX, 8 TO 25 PERCENT SLOPES

ACT 187 USERS LIST		
USER	ADDRESS	TELEPHONE
City of Allentown	641 S. 10th Street Allentown, PA 18104	610-437-7587
PPL Electric Utilities	827 Hausman Road Allentown, PA 18104	1-800-342-5775
Service Electric Cable TV and Communications, Inc.	1045 Hamilton Street Allentown, PA 18101	610-865-9100
UGI Corporation	P.O. Box 13009 Reading, PA 19612	1-800-276-2722
Verizon Communications Inc.	1095 Avenue of the Americas New York, NY 10036	1-800-922-0204
Salisbury Township	3000 South Pike Avenue Allentown, PA 18103	610-797-4000
Astound Broad Band	2124 Avenue C Bethlehem, PA 19017	1-800-427-8686
Lehigh County Authority	1053 Spruce Road Wescosville, PA 18106	610-398-2503

GENERAL SURVEYING NOTES:

- THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON APRIL 04, 2024.
- DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FILED SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
- VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 07 DEGREES 15 MINUTES 00 SECONDS CLOCKWISE.
- ROAD RIGHT-OF-WAYS AS SHOWN TAKEN FORM REFERENCE PLAN LISTED BELOW.

REFERENCE PLAN:

PLAN TITLED DEVELOPMENT PLAN SECTION FOUR PENN SQUARE" PREPARED BY ALLISON M. BRADBURY PLS DATED JUNE 08, 1968 AND REVISED 09/11/79 AS RECORDED IN MAJOR VOLUME 21, PAGE 1.



SITE INFORMATION:

PARCEL: 640667113286
WARD: 16th

Drawing Notes

BEFORE YOU DIG CONTACT
PA. ONE-CALL
1-800-242-1776



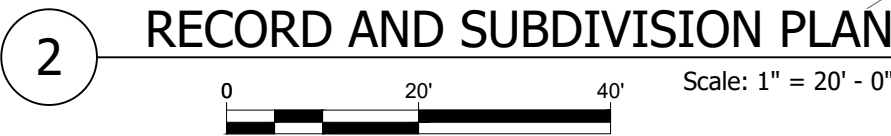
PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1988 REQUIRES THREE
WORKING DAYS NOTICE
S/N: 2025-0902237



Firm Name and Address
BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client: AMBIENT MANAGEMENT LLC
2957 ITHACA ST
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Revision	Rev 1	Sheet	EF 2 of 8
Date	January 6, 2026		
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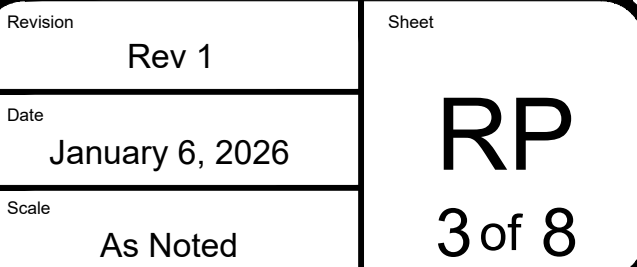
RECORDED OF DEEDS

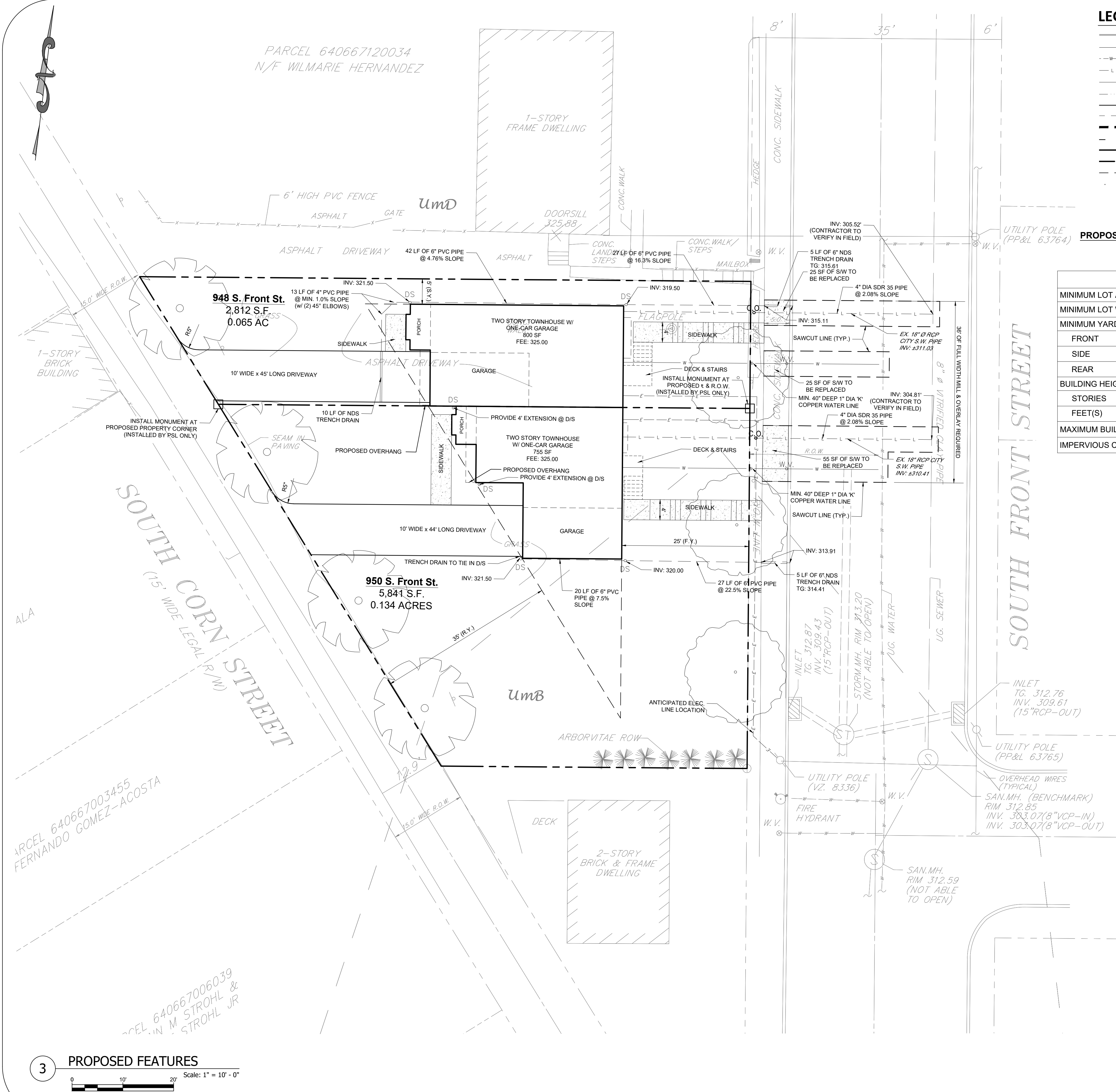
DATE _____

UmB - URBAN LAND DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES

UmD - URBAN LAND-DUFFIELD COMPLEX, 8 TO 25 PERCENT SLOPES

LUCE ARCHITECTS
CHRISTOPHEHR J. LUCE, AIA, NCARB
5502 N. EASTON ROAD, DOYLESTOWN, PA 18902
(515) 674-5950





LEGEND:

- PROP. CURB
- PROP. WATER LINE
- PROP. WATER SERVICE
- PROP. SANITARY LATERAL
- PROP. FORCE MAIN LATERAL
- PROP. EASEMENT
- PROP. EDGE OF ROAD
- PROP. CENTERLINE
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. BUILDING SETBACK LINE
- PROP. BUFFER LINE
- PROP. CONCRETE MONUMENT

PROPOSED USE: TWIN DWELLING

CITY OF ALLENTOWN, PA - ZONING DATA TABLE

ZONING DISTRICT: R-M - RESIDENTIAL

	REQUIREMENTS	EXISTING	948 S. Front	950 S. Front
MINIMUM LOT AREA	2,200 SF	8,653 SF	2,812 SF	5,841 SF
MINIMUM LOT WIDTH AT STREET LINE	25 FT	95.86 FT	25 FT	70 FT
MINIMUM YARDS:				
FRONT	25 FT	N/A	25 FT	25 FT
SIDE	5 FT	N/A	5 FT	41 FT
REAR	35 FT	N/A	35 FT	35 FT
BUILDING HEIGHT:				
STORIES	3	N/A	3	3
FEET(S)	38 FT	N/A	36.1 FT	36.1 FT
MAXIMUM BUILDING COVERAGE	40%	N/A	28%	13%
IMPERVIOUS COVERAGE		0%	49%	24%

PROPOSED NEW IMPERVIOUS SURFACE

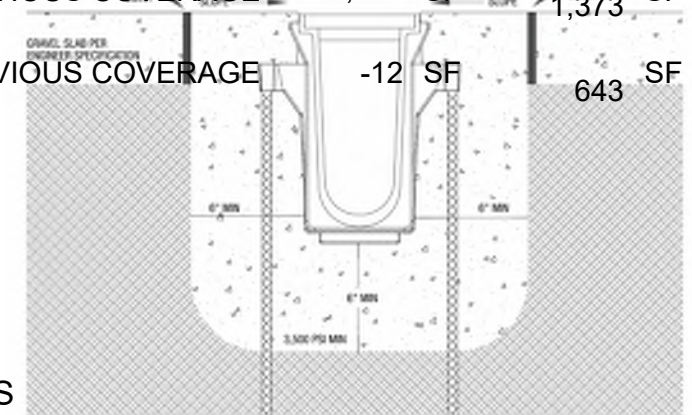
	948 Front St.	950 Front St.
DWELLING	800 SF	755 SF
SIDEWALK	122 SF	170 SF
DRIVEWAY	452 SF	448 SF
TOTAL IMPERVIOUS	1,374 SF	1,373 SF

PROPOSED BUILDING COVERAGE 800 SF 755 SF

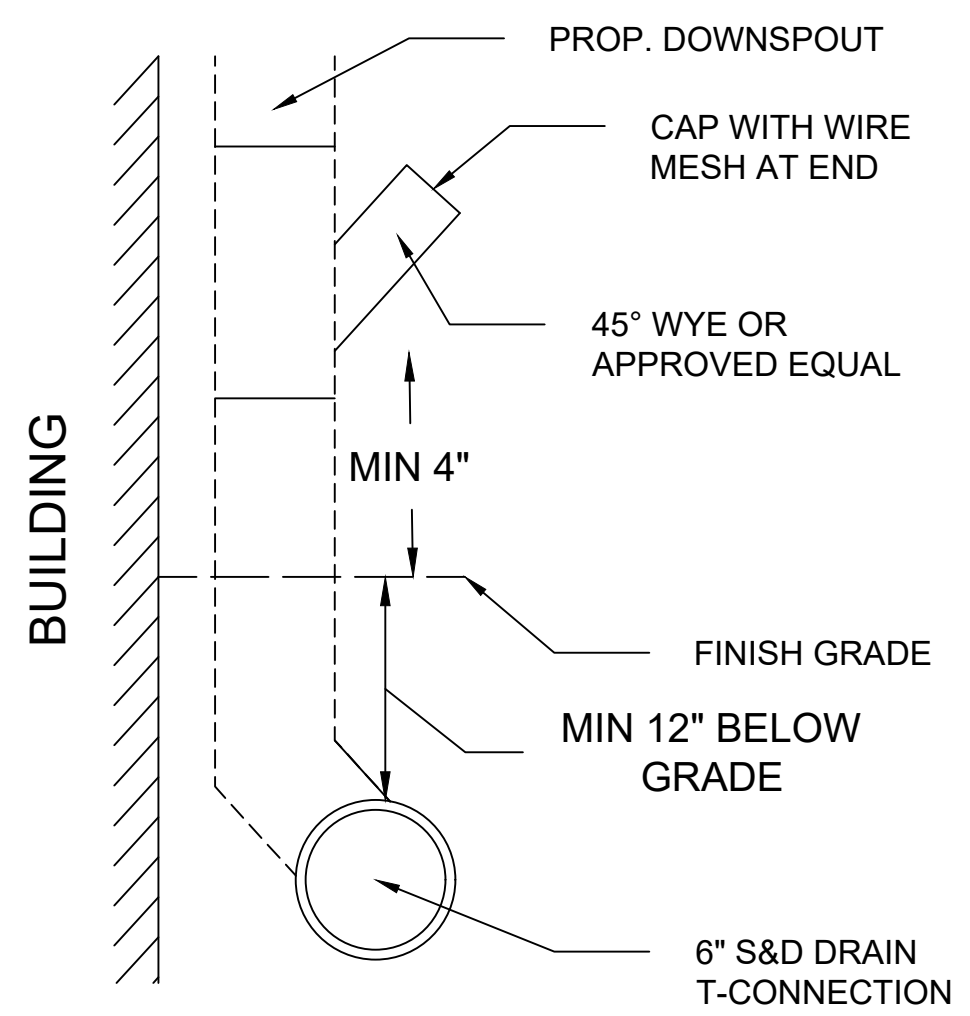
PROPOSED IMPERVIOUS COVERAGE 1,374 SF 1,373 SF

NET IMPERVIOUS COVERAGE -12 SF 643 SF

NOTE: SEE PROPOSED FEATURES SHEET FOR ALL DOWNSPOUTS DRAIN PIPES & TRENCH DRAIN, ETC



NDS TRENCH DRAIN DETAIL



NOTES:
1. TO BE PLACED AT ALL DOWNSPOUTS THAT ARE CONNECTED TO THE BUILDING.

WYE CONNECTION AT DOWNSPOUTS



SITE INFORMATION:

PARCEL: 640667113286
WARD: 16th

Drawing Notes

BEFORE YOU DIG CONTACT
PA. ONE-CALL
1-800-242-1776



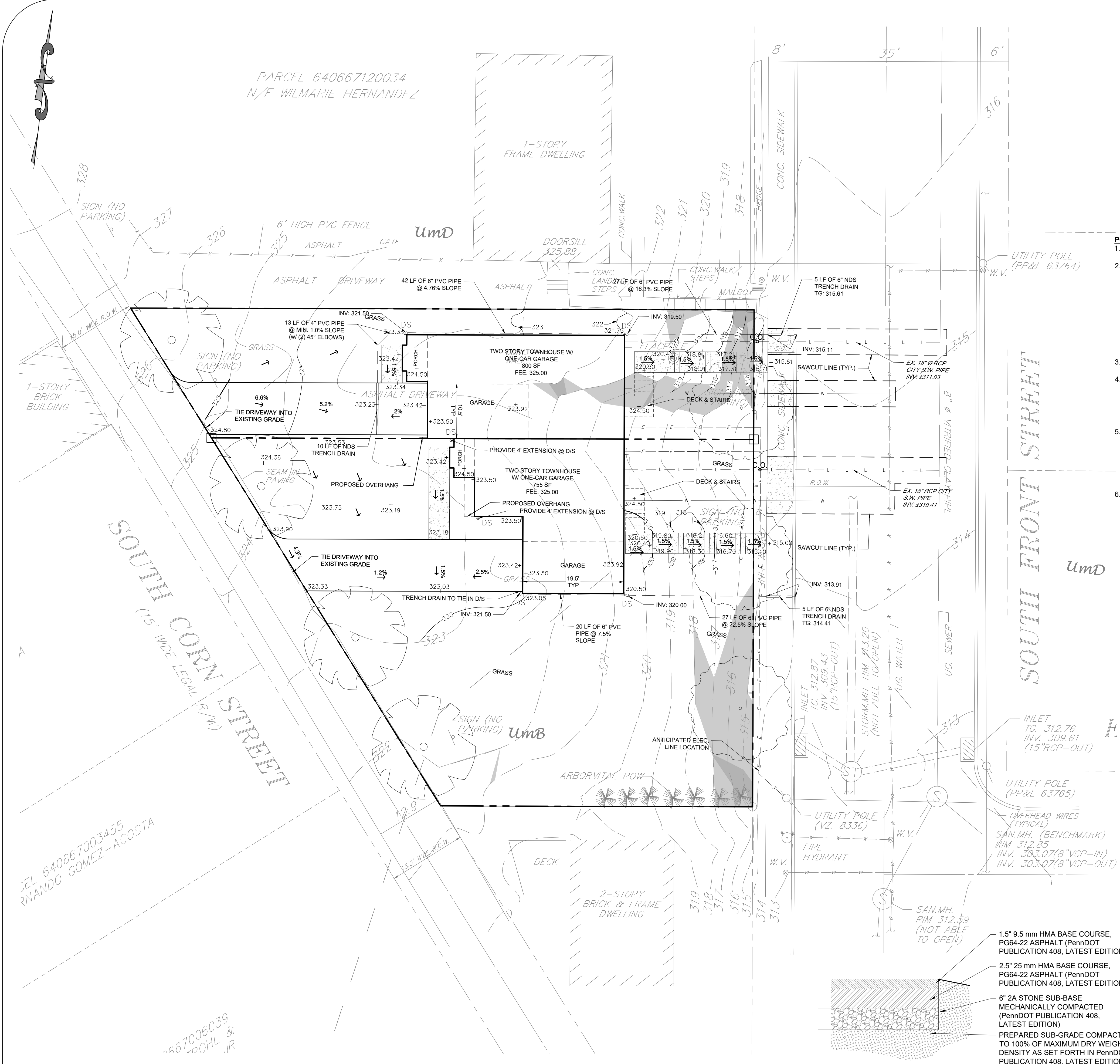
PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1988 REQUIRES THREE
WORKING DAYS NOTICE
S/N: 2025-0902237



Firm Name and Address
BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client: AMBIENT MANAGEMENT LLC
2957 ITHACA ST.
ALLENTOWN, PA 18103
Project: 948 S. FRONT ST TWINS
948 SOUTH FRONT ST.
ALLENTOWN, PA 18103
Final Minor Subdivision & Land Development Plan

Revision	Rev 1	Sheet	PF 4 of 8
Date	January 6, 2026		
Scale	As Noted		



LEGEND:

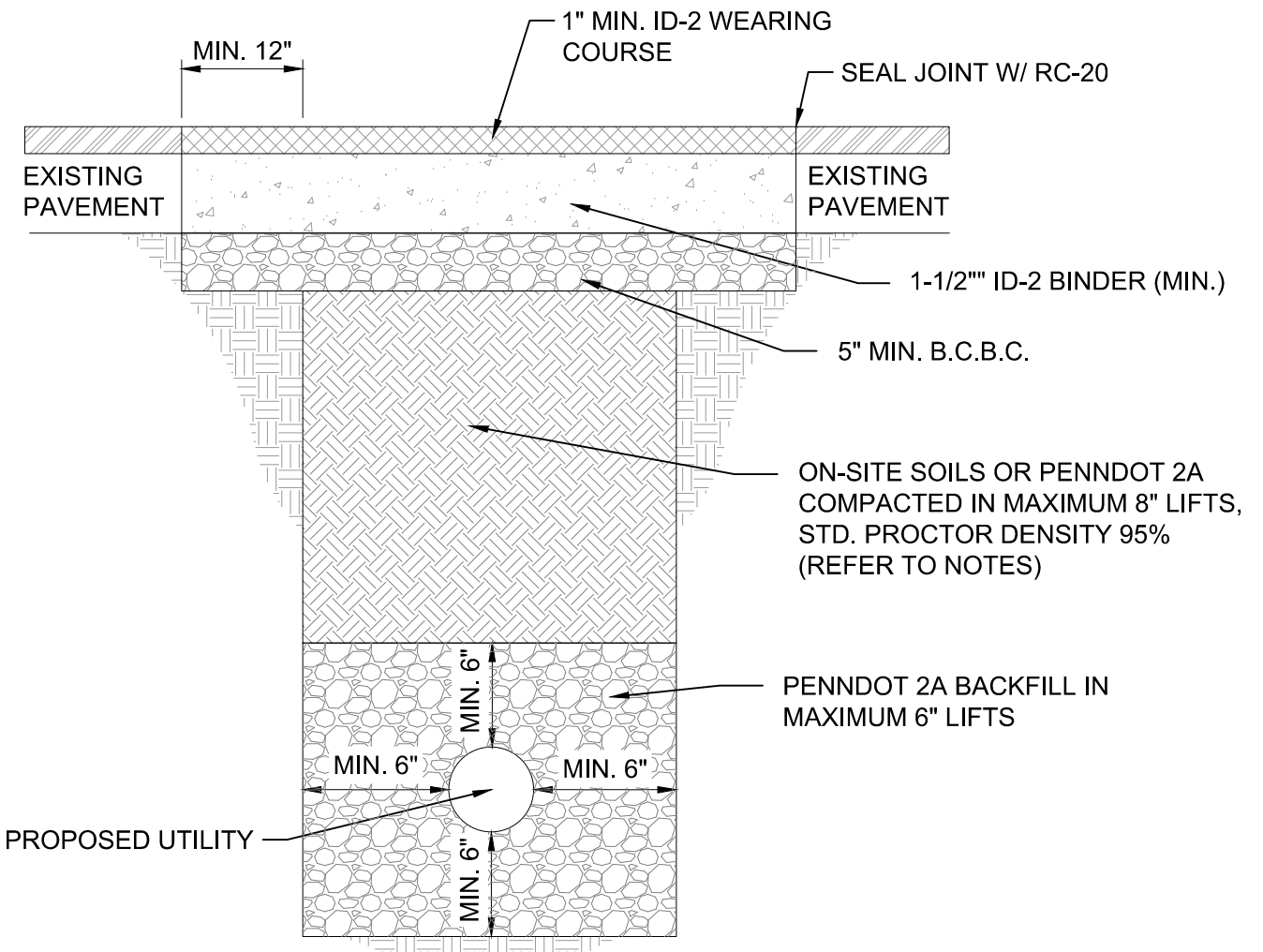
- PROP. CURB
- PROP. WATER LINE
- PROP. WATER SERVICE
- PROP. SANITARY LATERAL
- PROP. FORCE MAIN LATERAL
- PROP. EASEMENT
- PROP. EDGE OF ROAD
- PROP. CENTERLINE
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. BUILDING SETBACK LINE
- PROP. BUFFER LINE
- PROP. CONCRETE MONUMENT

- POTABLE WATER NOTES:**
- ALL THE CONNECTING OR CONDUCTING PIPES FROM MAINS TO CURB STOPS SHALL BE EITHER DUCTILE/CAST IRON, OR "K" WEIGHT COPPER.
 - WHENEVER IT MAY BE DEEMED NECESSARY BY THE HEAD OF THE BUREAU OF WATER RESOURCES TO INSPECT OR CAUSE TO BE INSPECTED THE WATER SERVICES PIPES OR FIXTURES IN ANY BUILDING, LOT OF GROUND OR PREMISES INTO OR THROUGH WHICH PIPES FOR CONDUCTING A SUPPLY OF WATER MAY BE LAID, IT WILL AND MAY BE LAWFUL FOR THE HEAD OF THE BUREAU, OR HIS DULY AUTHORIZED AGENT, TO ENTER AT ALL REASONABLE TIMES INTO SUCH BUILDING OR PREMISES FOR THE PURPOSE OF EXAMINING THE PIPES OF CONDUIT, AND ASCERTAINING WHETHER THE SAME, OR THE COCKS OR FIXTURES THEREOF, ARE IN PROPER ORDER AND REPAID, OR FOR CUTTING OFF THE PIPES OF COMMUNICATION WHEN DELINQUENCIES OCCUR IN PAYMENT OF THE RENT. ANY PERSON WHO WILL OBSTRUCT OR OPPOSE EITHER OF SUCH OFFICERS IN MAKING SUCH EXAMINATION OR IN DETACHING THE PIPES WILL BE SUBJECT TO THE PENALTIES PROVIDED BY THE CITY.
 - THE BUREAU OF WATER RESOURCES RESERVES THE RIGHT TO METER ANY OR ALL CONSUMERS OF WATER AT ANY TIME IT BECOMES NECESSARY TO DO SO.
 - EXCEPT AS HEREINAFTER PROVIDED, THE CITY WILL FURNISH AND INSTALL ALL METERS OF THE SAME SIZE AS THE SERVICE PIPE ENTERING THE BUILDING AND WILL MAINTAIN AND KEEP THEM IN GOOD REPAIR. THE BUREAU MAY PERMIT THE INSTALLATION OF A METER EITHER ONE SIZE LARGER OR SMALLER THAN THE SERVICE PIPE, DEPENDING UPON THE ACTUAL VOLUME OF CONSUMPTION IN THE BUILDING SERVED OR ANY NEW USE TO WHICH THE BUILDING HAS BEEN CONVERTED.
 - ALL CONSUMERS OF METERED WATER WILL PREPARE THE PIPE, READY FOR THE INSTALLATION, REPAIR OR REPLACEMENT OF THE METER, AS WELL AS ANY STOP, WASTE OR VALVE REQUIRED TO DRAIN IT, AT THEIR SOLE EXPENSE. FOR ALL METERS 1 1/2 INCHES IN SIZE OR LARGER, A VALVED BYPASS WILL BE PROVIDED AT THE SOLE EXPENSE OF THE CONSUMER. SHUTOFF VALVES WILL BE INSTALLED ON THE BYPASS PIPING AND ON THE INLET AND OUTLET SIDES OF THE METER IN SUCH A MANNER THAT THE METER MAY BE REMOVED WITHOUT DISRUPTING SERVICE TO THE CUSTOMER.
 - WHEN CONVENIENT, METERS WILL BE PLACED WITHIN THE PROPERTY LINE OF THE CONSUMER, IN A CONVENIENT, ACCESSIBLE AND UNOBSTRUCTED LOCATION WITHIN A BUILDING. NO PERSON OTHER THAN AN AUTHORIZED REPRESENTATIVE OR AGENT OF THE BUREAU OF WATER RESOURCES WILL INSTALL, REMOVE, INSPECT AND CHANGE, ALTER OR INTERFERE WITH ANY METER OR DIALS THEREOF.

- SANITARY SEWER NOTES:**
- THE CONNECTION OF THE BUILDING DRAIN TO THE BUILDING SEWER, OR OF THE BUILDING SEWER INTO THE PUBLIC SEWER, SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE AND PLUMBING CODE AND OTHER APPLICABLE RULES AND REGULATIONS OF THE CITY OR THE PROCEDURES SET FORTH IN APPROPRIATE SPECIFICATIONS OF THE ASTM AND WPCF MANUALS OF PRACTICE. ALL SUCH CONNECTIONS SHALL BE MADE GASTIGHT AND WATERTIGHT AND SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF AN UNDER THE SUPERVISION OF THE PLUMBING INSPECTOR. ANY DEVIATION FROM THE PRESCRIBED PROCEDURES AND MATERIALS MUST BE APPROVED, IN WRITING, BY THE APPROVING AUTHORITY BEFORE INSTALLATION.
 - THE OWNER OF ANY IMPROVED PROPERTY SHALL MAINTAIN AND REPAIR THE BUILDING DRAIN AND LATERAL AT HIS OWN EXPENSE AND SHALL REMOVE ALL TREES, TREE ROOTS AND OTHER OBSTRUCTIONS TO THE BUILDING DRAIN AND LATERAL. WHERE SUCH MAINTENANCE OR REPAIRS ARE NEGLECTED BY THE OWNER, THE CITY MAY, 10 DAYS AFTER MAILING WRITTEN NOTICE TO THE OWNER, MAKE OR CAUSE TO BE MADE SUCH MAINTENANCE OR REPAIRS AS MAY BE NECESSARY AND CHARGE THE OWNER OF SUCH IMPROVED PROPERTY FOR THE COST THEREOF.
 - ALL GRAVITY SANITARY SEWER LATERALS SHALL BE MINIMUM 4" DIA. SDR-35 PVC PIPE. ALL SANITARY SEWER LATERALS SHALL BE LAID ON A SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT WITH A MINIMUM COVER OF 48 INCHES.
 - ALL CONNECTIONS SHALL BE MADE GASTIGHT AND WATERTIGHT AND MUST BE INSPECTED BY THE SEWER AUTHORITY.

- NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF PADOT PUBLICATION 408, LATEST EDITION AND COMPLETED IN ACCORDANCE WITH 102R.

DRIVEWAY CROSS-SECTION



UTILITY TRENCHING DETAIL



SITE INFORMATION:

PARCEL: 640667113286
WARD: 16th

Drawing Notes

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1-800-242-1776



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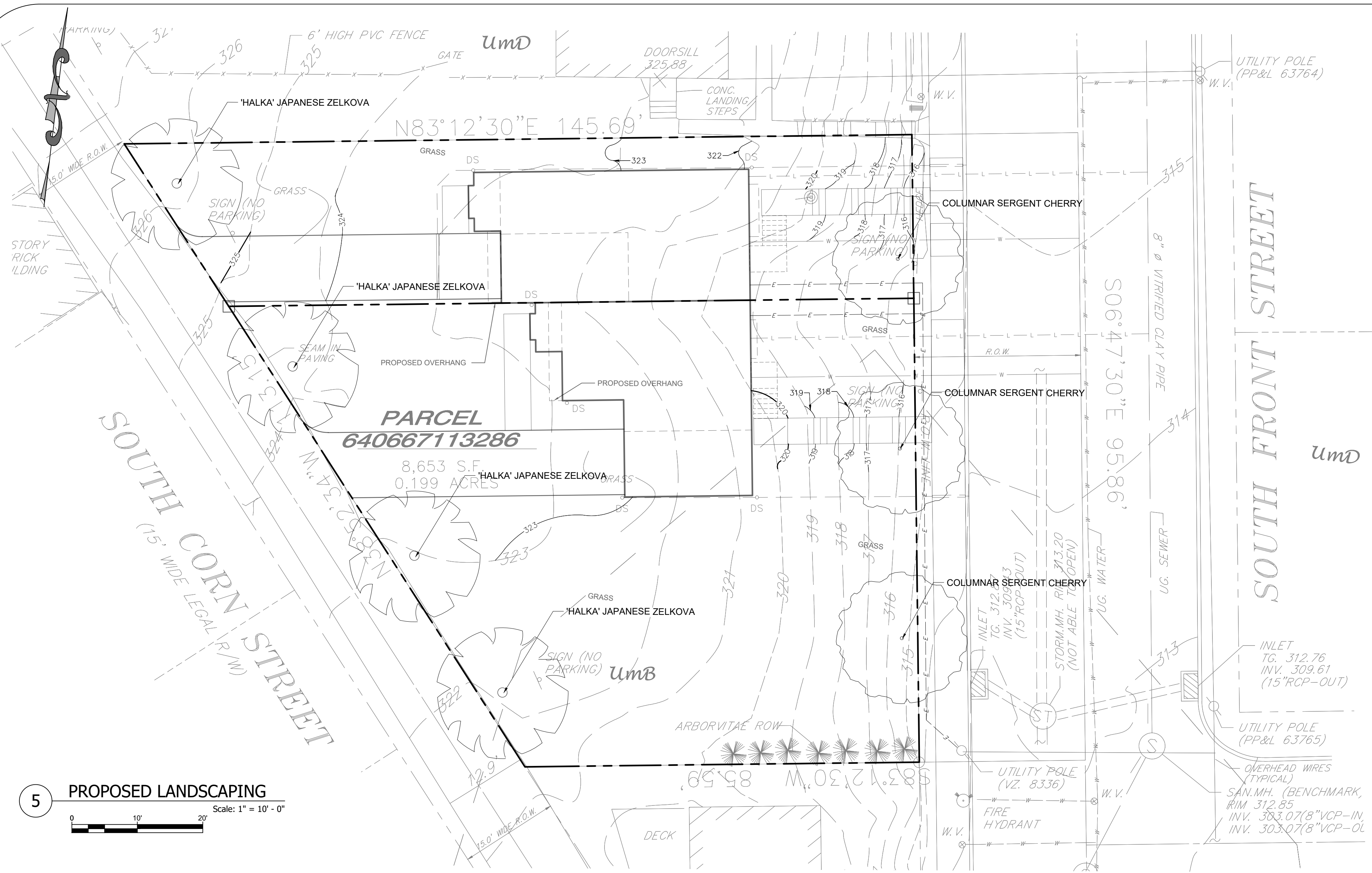
2	Rev 1	JND	01/06/2026
1	FOR PERMIT	JND	05/15/2025
No.	Description	Revised By	Date



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LEGEND:

- PROP. CURB
- PROP. WATER LINE
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- PROP. SANITARY LATERAL
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- PROP. LOT LINES
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- PROP. BUFFER LINE

- STREET TREE
Columnar Sargent Cherry
QTY. - 3
SIZE - 2.5" CAL.
- STREET TREE
'Halka' Japanese Zelkova
QTY. - 4
SIZE - 2.5" CAL.

5 PROPOSED LANDSCAPING
Scale: 1" = 10' - 0"

STREET TREES:

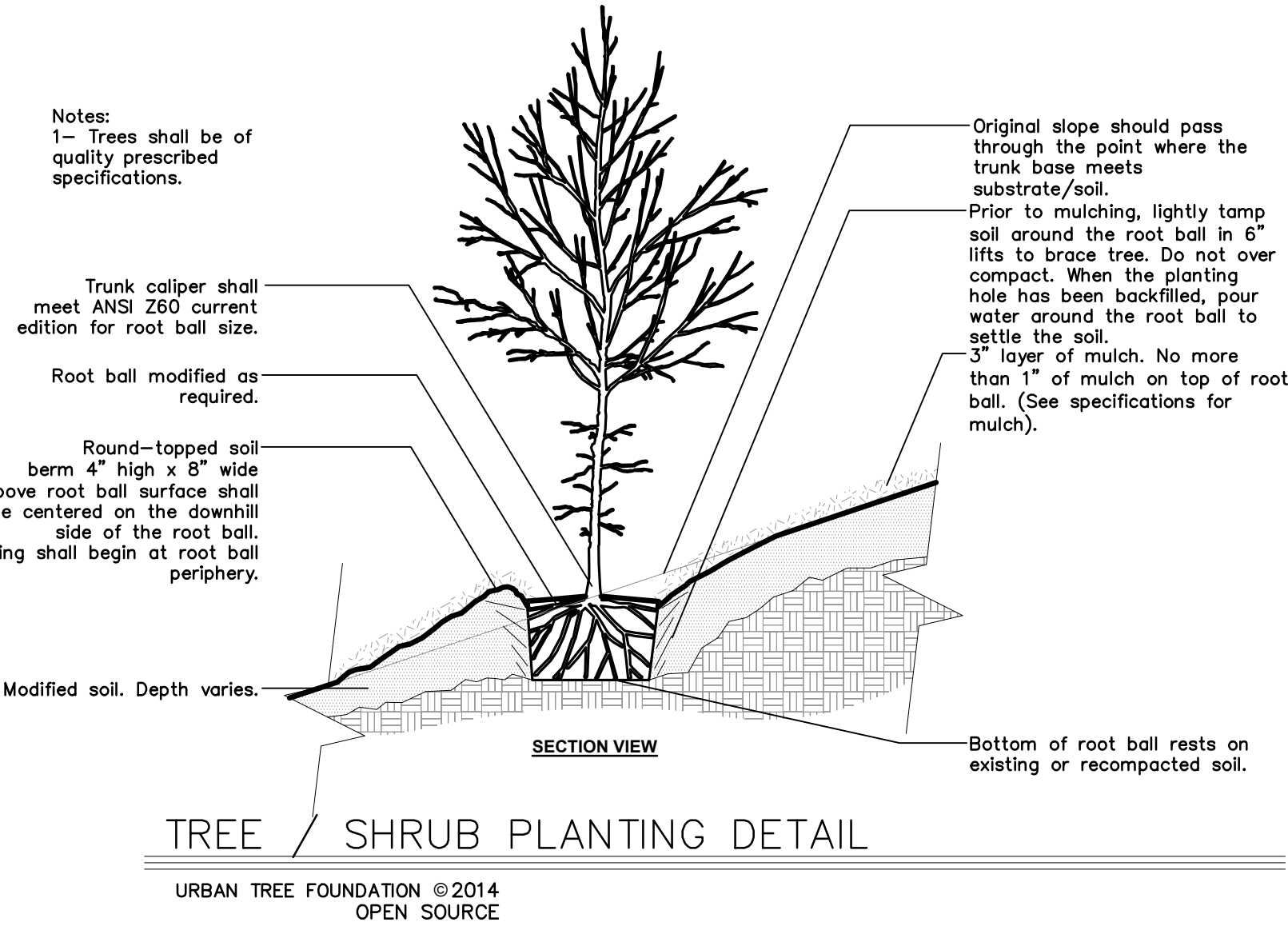
PROPOSED STREET TREES AT REAR OF PROPERTY ARE PROPOSED OUTSIDE EXISTING RIGHT-OF-WAY. THESE PROPOSED STREET TREES AS REQUIRED BY THE CITY OF ALLENTOWN SHADE TREE ORDINANCE ARE SUBJECT TO ALL RULES AND REGULATIONS CONCERNING, PRUNING, PROTECTION, MAINTENANCE, REPLACEMENT AND PRESERVATION.

NOTE:

PERMITS SHALL BE OBTAINED FROM THE CITY OF ALLENTOWN PUBLIC WORKS DEPARTMENT FOR ALL STREET TREE PLANTINGS.

STREET TREE REQUIREMENTS:

- TREES SHALL BE OF NURSERY STOCK QUALITY OF A SPECIES APPROVED BY THE SHADE TREE COMMISSION, GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE SUBJECT PROPERTY.
- TREES SHALL BE OF SYMMETRICAL GROWTH, SINGLE-STEMMED, FREE OF INSECTS PESTS AND DISEASE, AND DEEMED DURABLE BY REGIONAL NURSERY STANDARDS. TREES SHALL MEASURE TWO TO 2 1/2 INCHES CALIBER MEASURED SIX INCHES ABOVE GRADE, SHALL HAVE A ROOT BALL TO THE APPROVED NURSERY STANDARDS FOR THE SIZE OF THE TREE WITH VISIBLE ROOT FLARE UPON REMOVAL OF DEGRADABLE BURLAP AND TWINE. TREES SHALL HAVE A MINIMUM CLEAR BRANCHING HEIGHT OF SEVEN FEET ABOVE GRADE LEVEL AT THE TIME OF PLANTING. THE COMMISSION MAY MODIFY THE SIZE REQUIREMENTS OF TREES UPON PRESENTATION OF UNIQUE AND PARTICULAR CIRCUMSTANCES.
- AT THE TIME OF PLANTING, ALL TREES SHALL HAVE A MINIMUM BRANCH CLEARANCE OF SEVEN FEET FROM THE GROUND TO THE LOWEST BRANCH. DURING THE NEXT FIVE YEARS FROM DATE OF PLANTING, THE OWNER SHALL PERFORM CAREFUL CROWN AND STRUCTURE PRUNING NOT TO EXCEED 25% OF CROWN MASS AT ANY ONE PRUNING, TO ACHIEVE A MINIMUM HEIGHT OF 10 FEET ABOVE RIGHT-OF-WAY AND 16 FEET ABOVE TREES, HIGHWAYS OR AVENUES OR HIGHER IF REQUIRED TO MAINTAIN A CLEAR SIGHT TRIANGLE OR OTHER PUBLICLY NECESSARY UNOBSTRUCTED VIEW.
- BEFORE ANY EARTHWORK, CONSTRUCTION WORK OR APPROVED TREE REMOVAL SHALL COMMENCE IN CONNECTION WITH ANY SUBDIVISION, LAND DEVELOPMENT OR LAND IMPROVEMENT, FENCING OR GUARDS SHALL BE PLACED AROUND ALL EXISTING SHADE TREES TO BE PROTECTED TO INSURE THAT THERE IS NO UNNECESSARY ENCROACHMENT WITH THE TREE PROTECTION ZONE BY CHANGING GRADE, TRENCHING, STOCKPILING OF BUILDING MATERIALS OR TOPSOIL, PARKING AND/OR CIRCULATION OF VEHICLES OR CONSTRUCTION EQUIPMENT CONTRIBUTING TO THE COMPACTION OF THE SOIL AND ROOTS. SUCH TREE PROTECTION SHALL BE ACCOMPLISHED WITH THE SPECIFICATIONS AS OUTLINED IN THE RULES AND REGULATIONS.
- UPON COMPLETION OF ANY REQUIRED TREE INSTALLATION, DEVELOPER OR OWNER SHALL SUBMIT A WRITTEN REQUEST FOR A FINAL INSPECTION TO THE CONSTRUCTION OPERATIONS MANAGER OR DESIGNEE. THE INSPECTOR SHALL INSURE THAT ALL TREES ARE INSTALLED PER THE ISSUED PERMIT OR THE APPROVED PLAN AND WILL UPDATE THE TREE INVENTORY.



TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS - LAWN & SLOPE AREAS:

SURFACE STABILIZATION CRITERIA: DENUDED AREAS SHALL BE STABILIZED TEMPORARILY OR PERMANENTLY, IMMEDIATELY FERTILIZE, LIME AND MULCH AS BELOW. MINIMUM 90% PURITY AND 85% GERMINATION.

- A. TEMPORARY COVER: SEED WITH 50% WINTER RYE 50% ANNUAL RYE GRASS AT 7 LBS./1,000 S.F.
1. MULCH WITH HAY - 3 TONS/ACRE
- B. PERMANENT COVER: SEED WITH 60% PENNSTAR KENTUCKY BLUEGRASS, 10% PENNFINE RED FESCUE AT 5 LBS./1,000 S.F.
1. MULCH WITH HAY - 3 TONS/ACRE

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 S.F.	PER 1,000 S.Y.	
AGRICULTURAL LIME	6 TONS	240 LB	2,480 LB	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-10-20 FERTILIZER	1,000 LB	25 LB	210 LB	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
TEMPORARY SEEDING APPLICATION RATE				TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
AGRICULTURAL LIME	1 TON	40 LB	410 LB	
10-10-20 FERTILIZER	500 LB	12.5 LB	100 LB	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES



SITE INFORMATION:

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WARD: 16th

Drawing Notes

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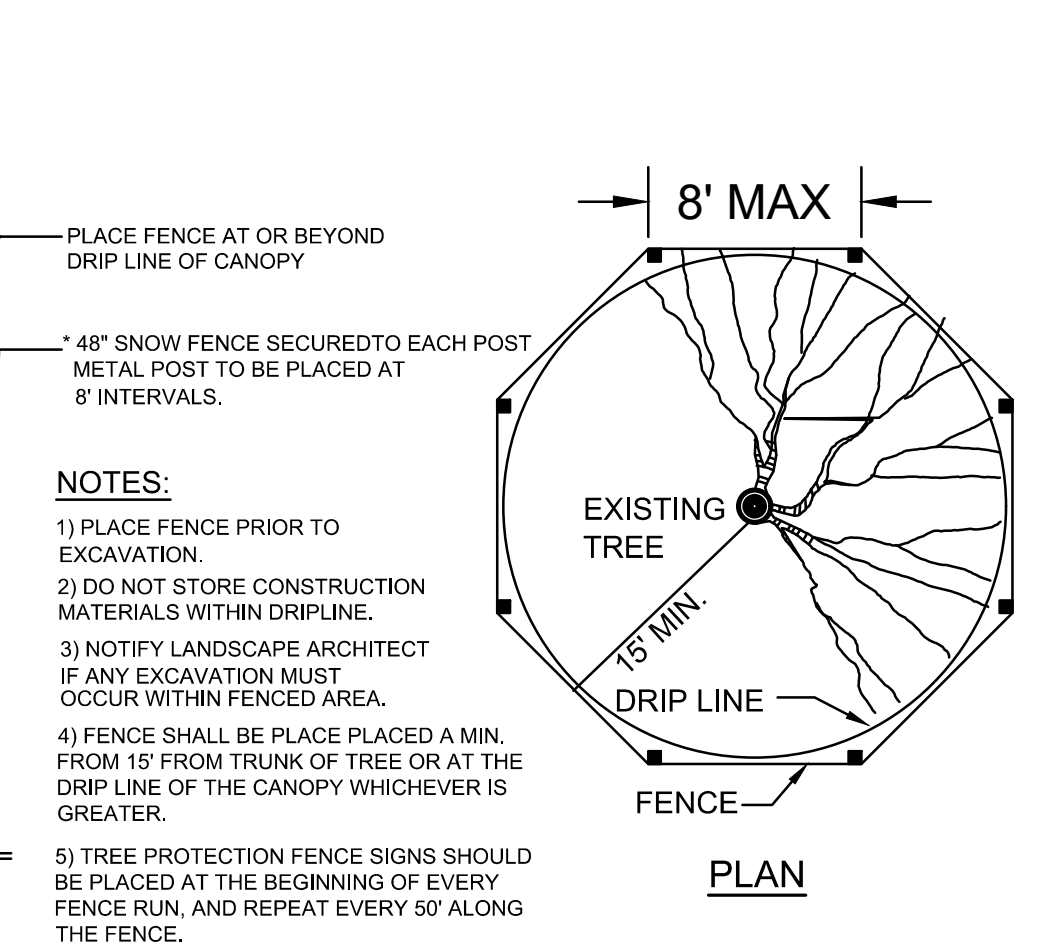
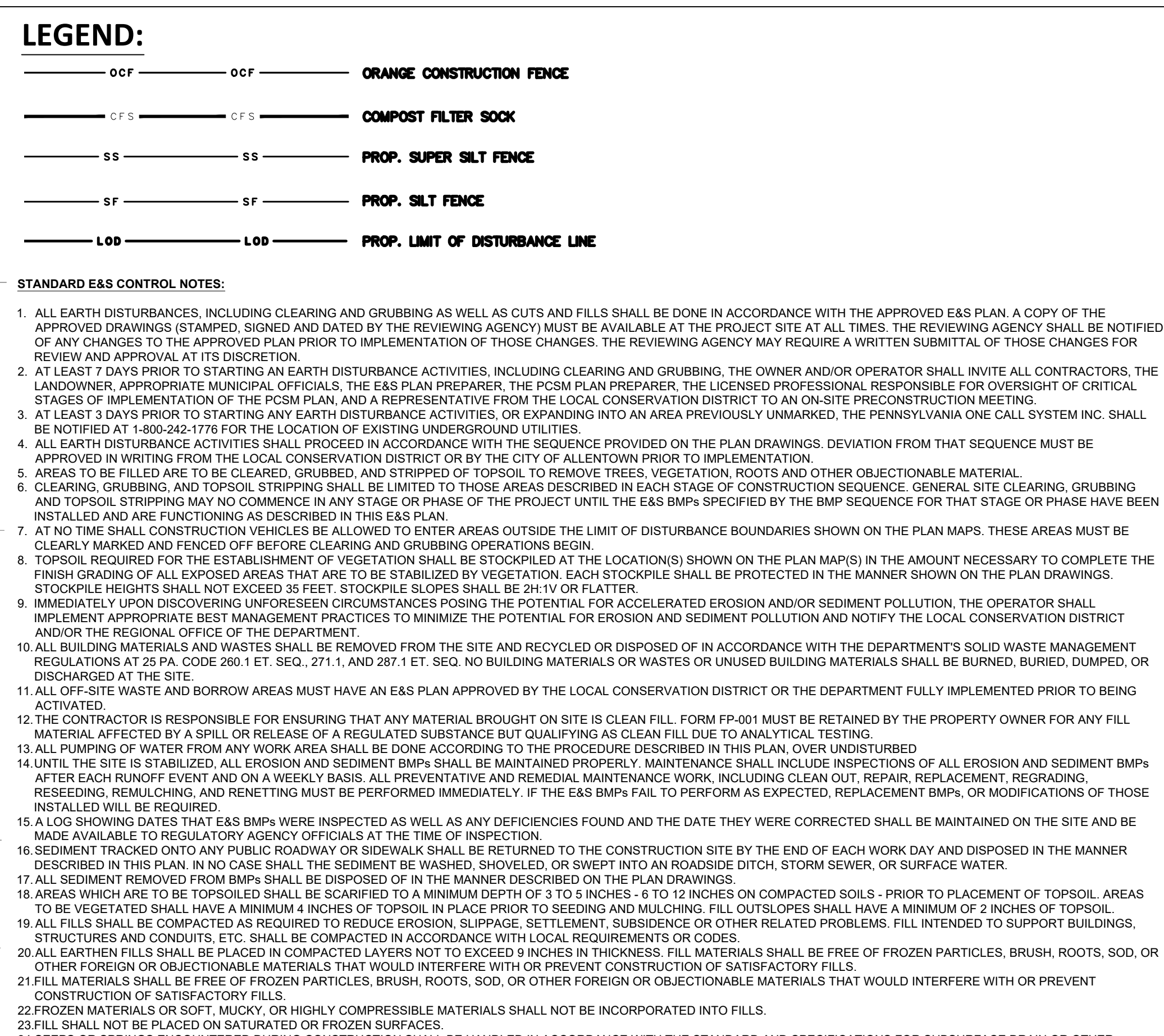
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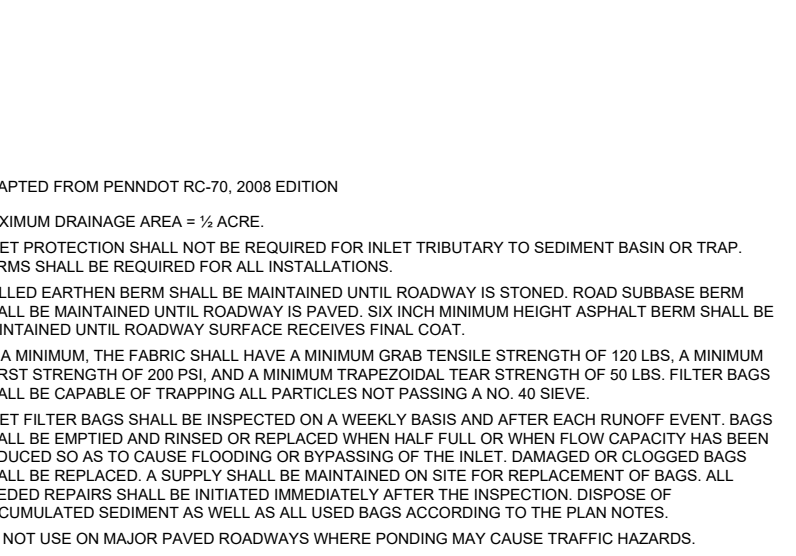
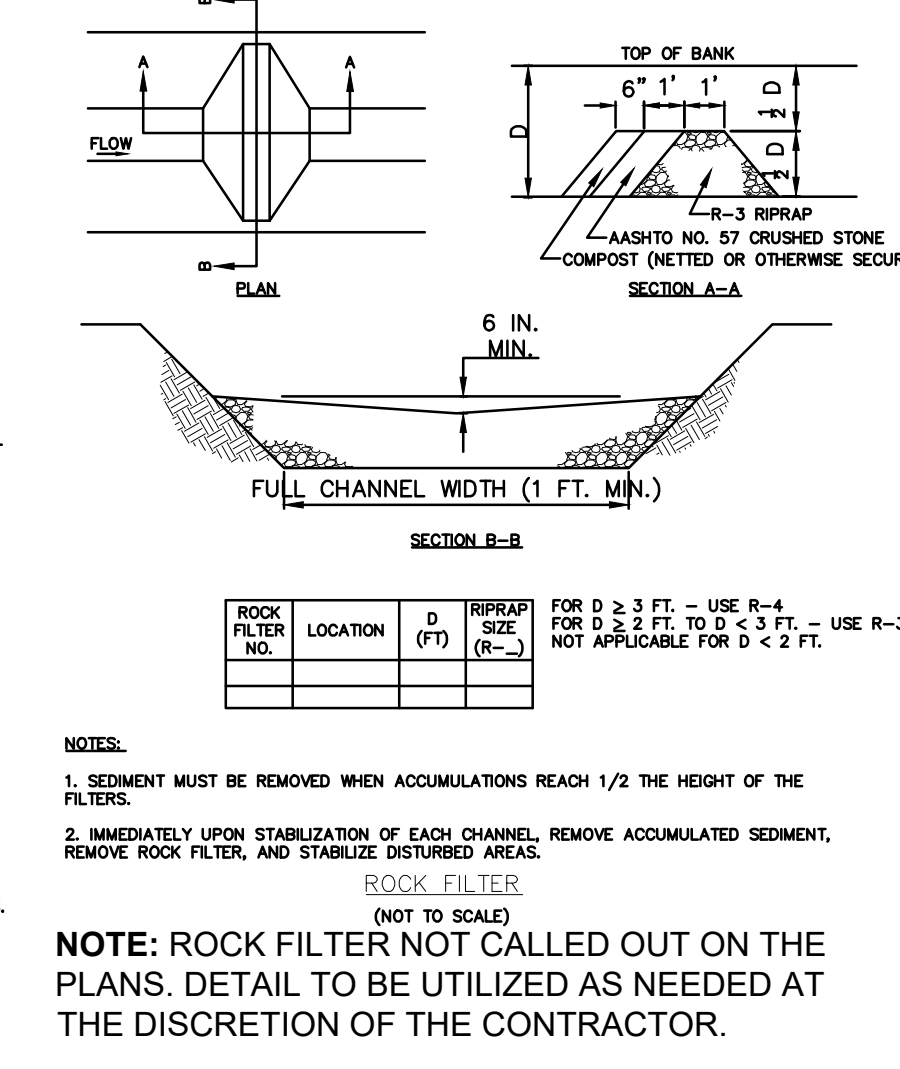
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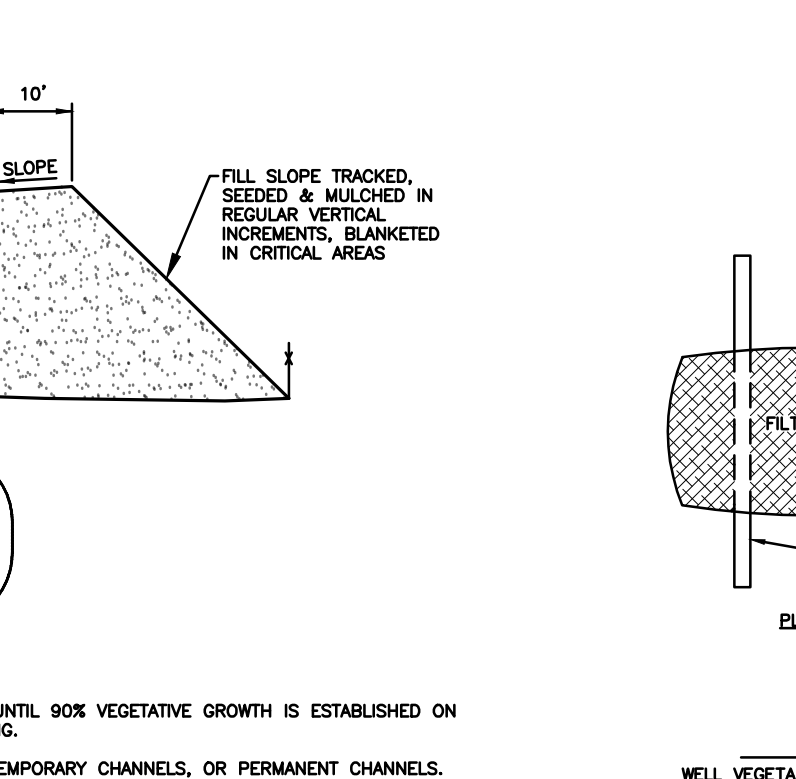
Revision: Rev 1
Date: January 6, 2026
Scale: As Noted
Sheet: LA
6 of 8



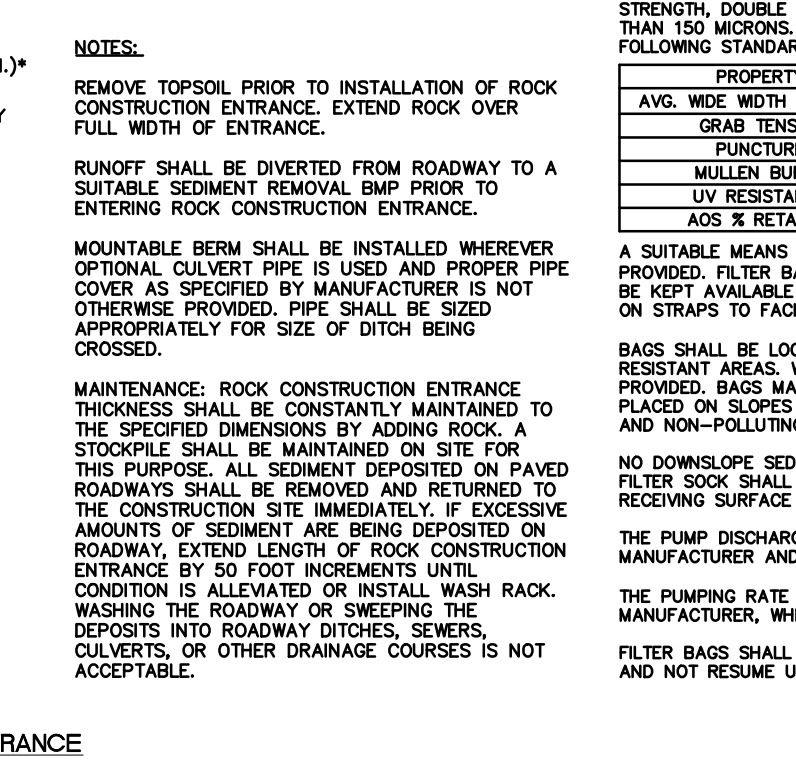
* SNOW FENCING ALSO TO BE USED TO PROTECT SEPTIC AREAS FROM DISTURBANCE



(NOT TO SCALE)



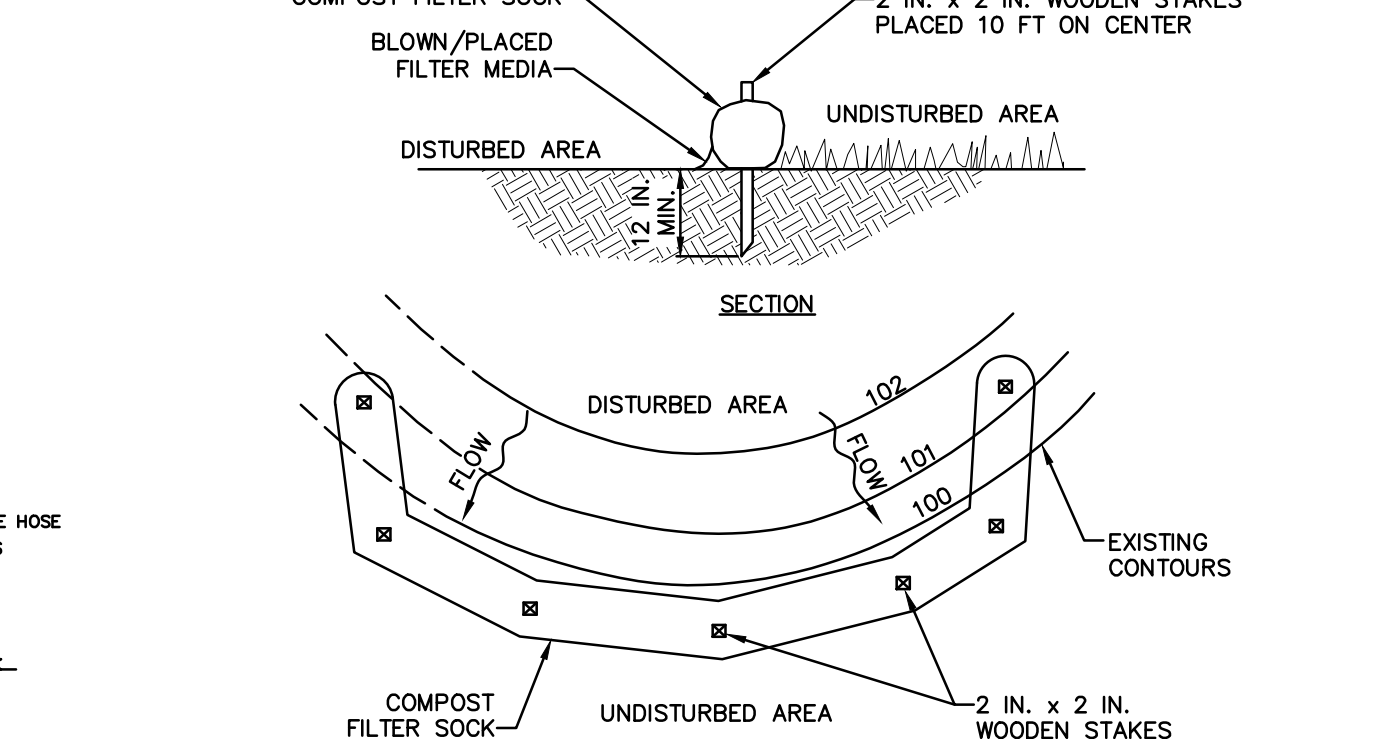
NOT TO SCALE



_____	_____	ORANGE CONSTRUCTION FENCE
_____ OCF _____	_____ OCF _____	
_____	_____	COMPOST FILTER SOCK
_____ CFS _____	_____ CFS _____	
_____	_____	PROP. SUPER SILT FENCE
_____ SS _____	_____ SS _____	
_____	_____	PROP. SILT FENCE
_____ SF _____	_____ SF _____	
_____	_____	PROP. LIMIT OF DISTURBANCE LINE
_____ LOD _____	_____ LOD _____	

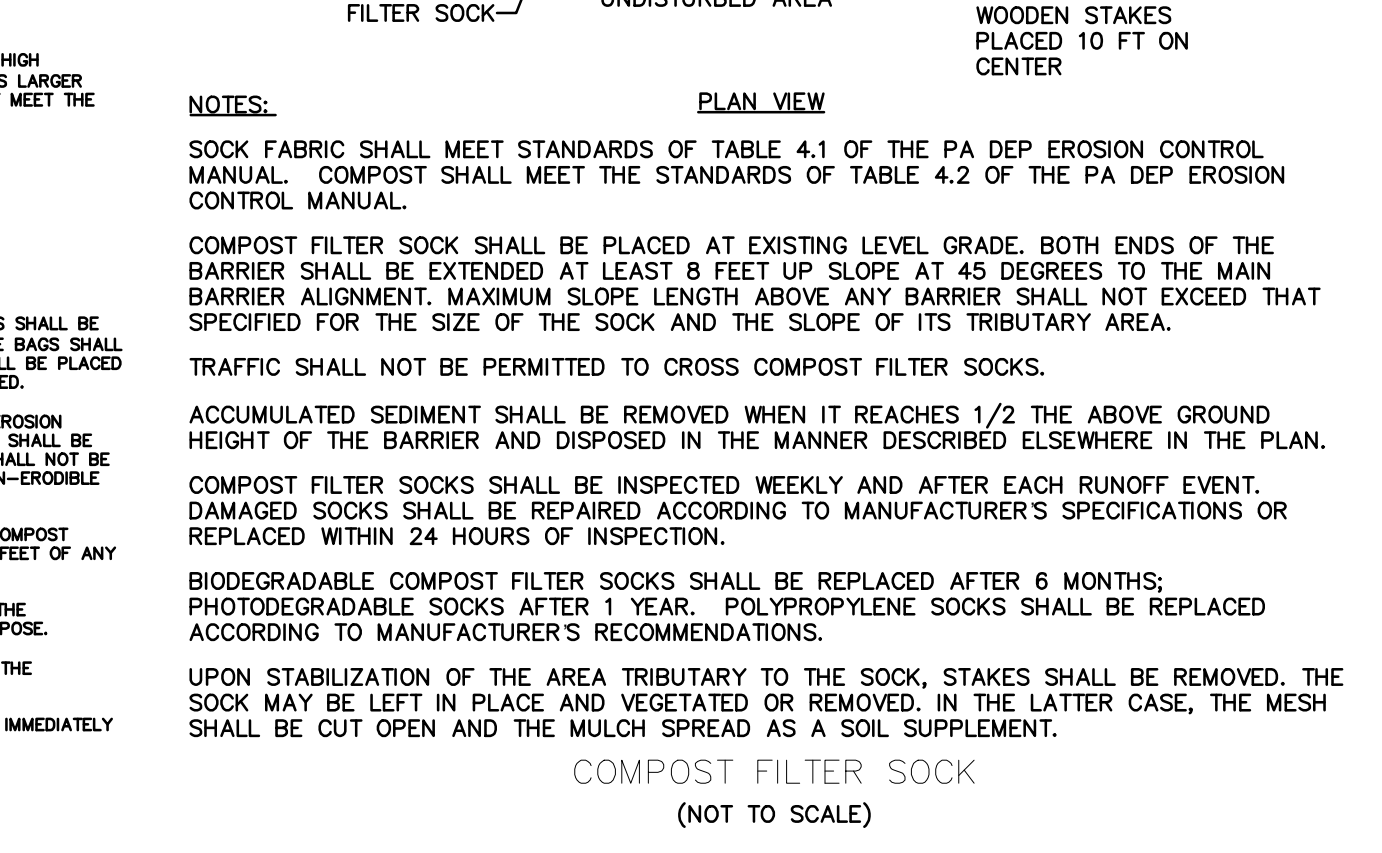
1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE

3. ALL EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND DIPS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED, AND DATED BY THE REVIEWING AGENCY) SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIME. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
4. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROVED E&S PLAN OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
5. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE CALLED AT 1-800-242-1716 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
6. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE CITY OF ALLENTOWN PRIOR TO IMPLEMENTATION.
7. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OR TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTABLE MATERIAL.
8. CLEARED AREAS SHALL BE PROTECTED FROM EROSION, SLURPGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NO COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
9. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND ENFORCED BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
10. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS.
11. EROSION CONTROL MEASURES SHALL BE INSTALLED ON ALL EXPOSED SLOPES SHALL BE 2H:1V OR FLATTER.
12. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
13. ALL EXISTING MATERIALS AND/OR DEBRIS REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET. SEC. 271.1 AND 287.1 ET. SEC. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
14. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO ANY FILL.
15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
16. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN. OVER UNDERTUNED AREAS SHALL BE MAINTAINED AT OR NEAR ORIGINAL GRADE. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EROSION AND SEDIMENT BMPs USED AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE BMPs, SHALL BE REQUIRED.
17. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
18. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER SPECIFIED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED, OR SWEEP INTO AN ADJACENT DITCH, STORM SEWER, OR SURFACE WATER.
19. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
20. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTCROPS SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
21. ALL FILL SHALL BE COMPACTED TO MEET OR EXCEED THE EROSION, SLURPGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
22. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FILL MATERIALS SHALL NOT BE COMPACTED WITH FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
24. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
25. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
26. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
27. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
28. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE LOCAL CONSERVATION DISTRICT'S STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT BLANKETING SPECIFICATIONS.
29. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO PREVENT EROSION AND SEDIMENTATION. PERMANENT STABILIZATION SHALL BE ACHIEVED WITHIN 1 YEAR OF COMPLETION OF THE CONSTRUCTION OF THE PROJECT.
30. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR FINAL INSPECTION.
32. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING GERMINATING SEASON.
33. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
34. FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LOADED RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA WATER CLEAN ACT, 32 P.S. 602.1-602.11. FINES FOR UP TO \$100,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
35. E&S BMPs SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND OTHER OBSTRUCTIONS.
36. UNDERGROUND UTILITIES CUT THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
37. E&S HAVING RIPRAP, ROCK MATTESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.



LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

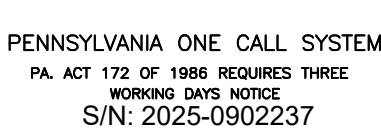
- [illegible]



PARCEL: 640667113286
WARD: 16th

Drawing Notes

BEFORE YOU DIG CONTACT
PA. ONE-CALL
1-800-242-1776



2	Rev 1	JND	01/06/2026
1	FOR PERMIT	JND	05/15/2025
No.	Description	Revised By	Date



BUSTAMANTE
ENGINEERS INC.

Firm Name and Address

BUSTAMANTE
ENGINEERS, INC

875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client: AMBIENT MANAGEMENT LLC
2957 ITHACA ST
ALLENTOWN, PA 18103

Project: 948 S. FRONT ST TWINS
948 SOUTH FRONT ST.
ALLENTOWN, PA 18103

Final Minor Subdivision & Land
Development Plan

Revision	Rev 1
Date	January 6, 2026
Scale	As Noted

ES
8 of 8



November 19, 2025

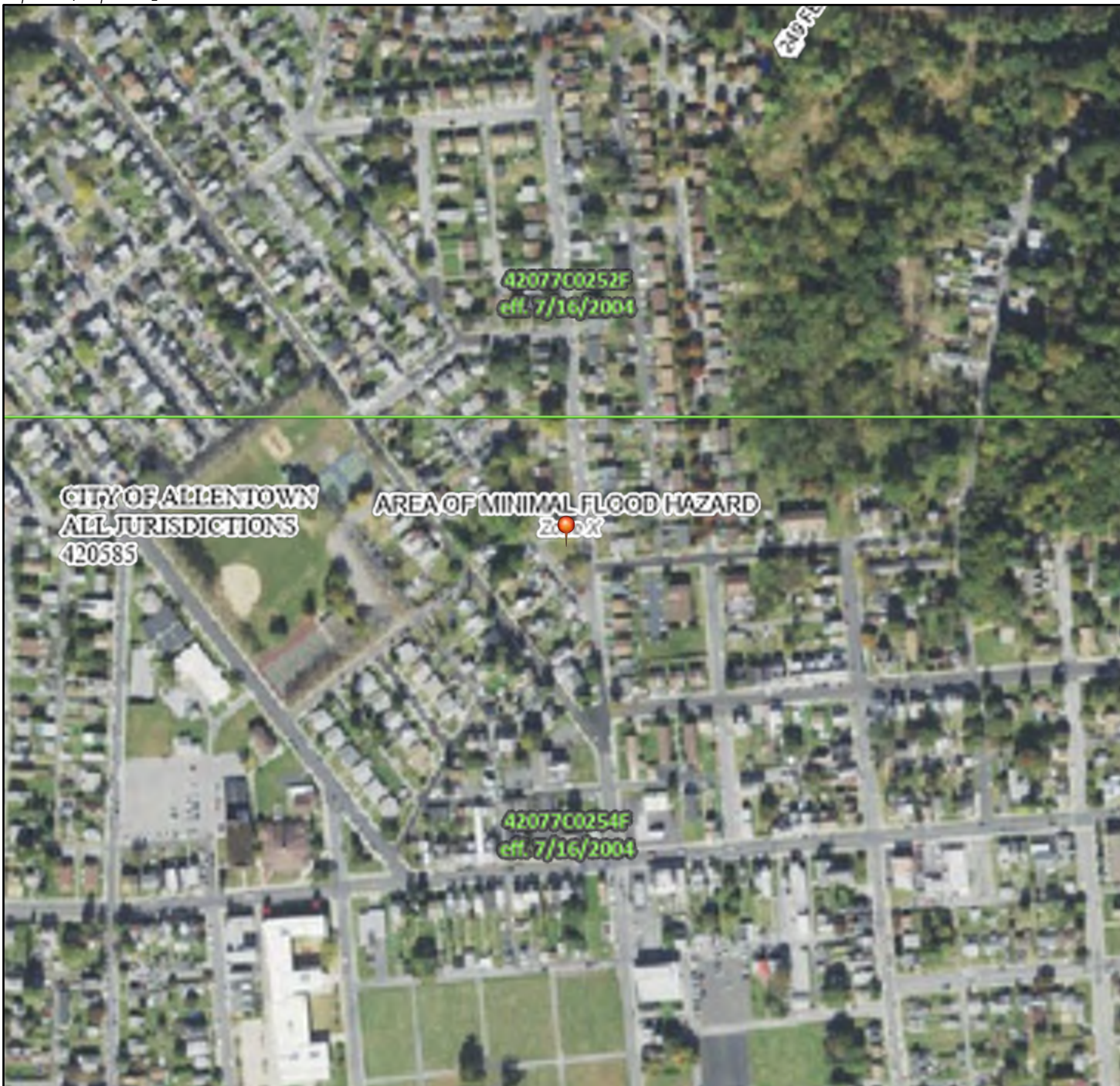
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



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TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

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

TO: Approving Agency (DEP or delegated local agency)

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by _____
(Name)

_____ for _____
(Title) (Name)

a subdivision, commercial ,or industrial facility located in _____

_____ 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



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

April 15, 2026

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

SUBJECT: Residential – 948 S Front St
Will Serve - Water Service

Dear Mrs. Gomez:

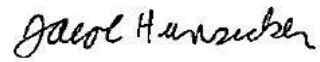
Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 238 GPD to the proposed residential building to the site located 948 S Front Street. LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

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

Water service is conditioned upon the following:

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

Sincerely,

A handwritten signature in black ink that reads "Jacob Hunsicker". The script is cursive and fluid.

Jacob Hunsicker
Capital Works Project Specialist

cc: Justin DiNardo - Bustamante Engineer, Inc
Brandon Jones - COA
Jesus Sadiua – COA
Jedadiah Bortz – COA
Melissa Velez – COA
Brian Hite – COA
Paul Bogart – COA