



June 26, 2026

Sent Via: FedEx and Online Submission

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

Dear Mr. Bortz:

Subject: 1012-1014 S. Hall Street
Sewer Planning Module Submission

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

- Four (4) copies of the Sewer Planning Module Package, dated June 2026

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

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in blue ink, appearing to read 'JK', with a long horizontal flourish extending to the right.

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

JLK/CNC:cam
Enclosure

Today's Commitment to Tomorrow's Challenges

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SEWAGE FACILITIES PLANNING MODULE

**1012-1014 S. HALL STREET
LEHIGH COUNTY, PA**

DEP CODE # 2-39001381-3

JUNE 2026

PREPARED FOR:

**NICHOLAS SPADE
1022 S HALL STREET
ALLENTOWN, PA 18103-4084**

PREPARED BY:

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

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I. SECTION 1

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	
N/A	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	
N/A	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	
N/A	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	
N/A	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	
N/A	A completed PNDI Manual Project Submission Form (PNDI Form) (Form 8100-FM-FR0161) is attached (if applicable) with all supplemental materials and not older than 2 years.	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
✓	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>		
N/A	The box is checked regarding Waters Designated for Special Protection	
N/A	The Social or Economic Justification is attached	
✓	The box is checked regarding Pennsylvania Waters Designated As Impaired	
N/A	The box is checked regarding Interstate and International Waters	

N/A	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
N/A	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
N/A	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
✓	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>		
N/A	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
N/A	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		*Not Required for this Project
N/A	The Preliminary Hydrogeologic Study is attached	
N/A	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	

<i>Section N: Detailed Hydrogeologic Study</i>		*Not Required for this Project
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
✓	Section O.1. The box is checked indicating municipal or private facilities	
N/A	If municipal, the remainder of Section O is not applicable	
N/A	If private, the required analysis and evaluation of sewage management options is attached	
✓	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	
N/A	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
✓	All Public Notification boxes in this section are checked	
N/A	The public notice is attached, if public notification is necessary	
N/A	All comments received as a result of the notice are attached	
N/A	The municipal responses to these comments are attached	
N/A	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
✓	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	
N/A	The request for fee exemption has been checked	
N/A	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
✓	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	

Certification Statement
Sewage Facilities Planning Module Package - Component 3
1012-1014 S Hall Street
380 GPD/2 EDUs
DEP Code #: 2-39001381-3
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: 4/9/2026
Applicant (or Applicant's authorized representative)

Signed: _____ Date: _____
Municipal Secretary

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

II. SECTION 2



TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

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

TO: Approving Agency (DEP or delegated local agency)
 Pennsylvania Department of Environmental Protection
 Northeast Regional Office

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by John Koutsouros, P.E.
 Vice President of Carroll Engineering Corporation _____ for 1012-1014 S Hall Street
 _____ (Title) _____ (Name)
 a subdivision, commercial, or industrial facility located in _____ the City of Allentown

 Lehigh _____ County.
 _____ (City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Municipal Secretary (print)

Signature

Date

III. SECTION 3



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of the City of Allentown
(TOWNSHIP) (BOROUGH) (CITY), Lehigh COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Nicholas Spade
land developer

1012-1014 S Hall Street, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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

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

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

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

I _____, Secretary, _____
(Signature)

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

Municipal Address:

435 Hamilton Street

Allentown, PA 18101

Seal of

Governing Body

Telephone _____

IV. SECTION 4



SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 1012-1014 S Hall Street
2. Brief Project Description Subdivision of the property at 1012-1014 S Hall St with one proposed 2 unit building and one existing to remain 2 unit building each on their own lot. In addition, parking improvements at the adjacent property at 1016 S Hall St.

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

Municipality Name City of Allentown	County Lehigh County	City ☒	Boro ☐	Twp ☐
Municipality Contact Individual - Last Name Bortz	First Name Jedariah	MI	Suffix	Title Associate Engineer 2
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1 435 Hamilton Street		Mailing Address Line 2		
Address Last Line -- City Allentown		State PA	ZIP+4 18103	
Area Code + Phone + Ext. 610-437-7574 x 2253	FAX (optional)	Email (optional) Jedariah.Bortz@allentownpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

1012-1014 S Hall Street

Site Location Line 1
1012-1014 S Hall Street

Site Location Line 2
1016 S Hall St

Site Location Last Line -- City
Allentown

State
PA

ZIP+4
18103+4035

Latitude
40°35'25.4"N

Longitude
75°28'02.8"W

Detailed Written Directions to Site

Northeast corner of S Hall St and W Wyoming St.

Description of Site Existing two unit dwelling with garage and associated parking, sidewalks, and amenities.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Spade	Nicholas				

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

FAX	Email
	nspade@gmail.com

Mailing Address Line 1	Mailing Address Line 2
2401 W. Elm Street	

Mailing Address Last Line -- City	State	ZIP+4
Allentown	PA	18104+6570

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

Last Name	First Name	MI	Suffix
Koutsouros	John	L	P.E.

Title	Consulting Firm Name
Vice President	Carroll Engineering Corporation

Mailing Address Line 1	Mailing Address Line 2
949 Easton Road	

Address Last Line -- City	State	ZIP+4	Country
Warrington	PA	18976+1812	USA

Email	Area Code + Phone	Ext.	Area Code + FAX
sitedesign@carrollengineering.com	215-343-5700		

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

- ☐ Individual wells or cisterns.
☐ A proposed public water supply.
☒ An existing public water supply.

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

Name of water company: Lehigh County Authority

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number Pipe Installed 1933, permit 1973 * see attached

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 4 (2 proposed)

Connections 1

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown/ LCA - Lease

existing interceptor Jordan Creek Interceptor

owner City of Allentown/LCA - Lease

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility Klines Island WWTP

NPDES Permit Number for existing facility -26000

Clean Streams Law Permit Number 3915403

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

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

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

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

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 3/19/26

(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

YES NO

- ☐ ☒ Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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 952 (476 proposed) 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.).

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

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

	a. Design and/or Permitted Capacity (gpd) ^{M60}		b. Present Flows (gpd) ^{M60}		c. Projected Flows in 5 years (gpd) ^{M60} (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.46	1.84	0.09	0.39	0.12	0.42
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. ☐ YES ☒ NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 3/19/26

☒ 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 [Signature]

Date 3/19/26

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 [Signature]

Date 3/19/26

☐ 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 952 (476 proposed) 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

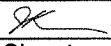
1. ☐ ☒ Does the project propose the construction of a sewage treatment facility ?
2. ☐ ☒ Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. ☐ ☒ Will the project result in a public expenditure for the sewage facilities portion of the project 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.

John Koutsouros	_____		_____
	Name (Print)	Signature	
Vice President	_____	3/9/2026	_____
	Title	Date	
949 Easton Road, Warrington, PA 18976	_____	215-268-3808	_____
	Address	Telephone Number	

R. REVIEW FEE (See Section R of instructions)

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

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$ 100 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.

$$\# \quad 2 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ \quad 100$$

The fee is based upon:

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

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

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

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

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

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

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

The fee is based upon:

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

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

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

LEHIGH COUNTY, S. S.

RECORDED in the office for the recording of Deeds &c.

In and for said County, in Mrs Book

Volume No. 138 Page 447

Witness my hand and seal of office, this 9th

day of Nov Anno Domini 1923.

Armed W. H. H. H. Recorder.



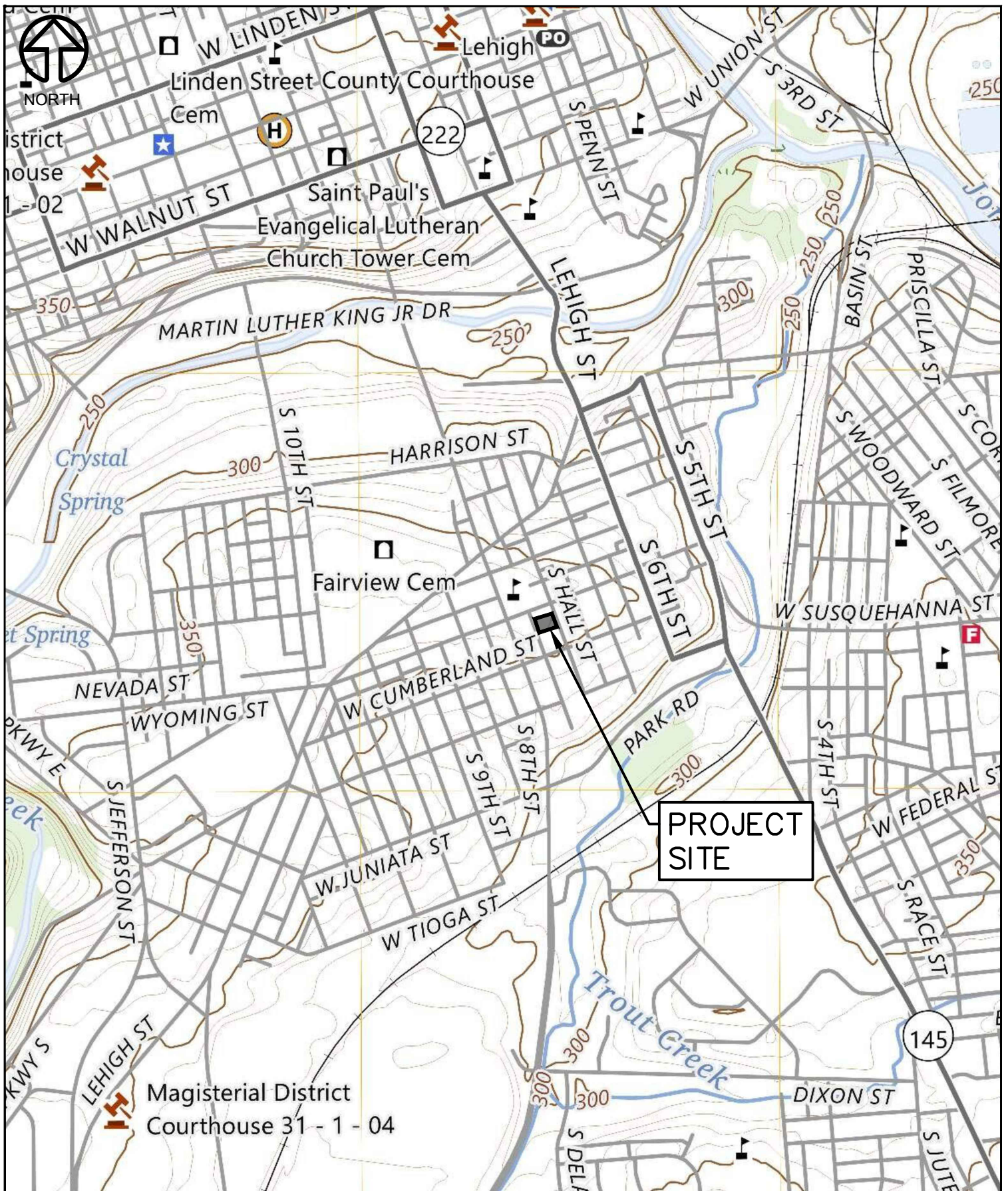
ALLENTOWN, LEHIGH COUNTY,
PENNSYLVANIA.

DIST. 25

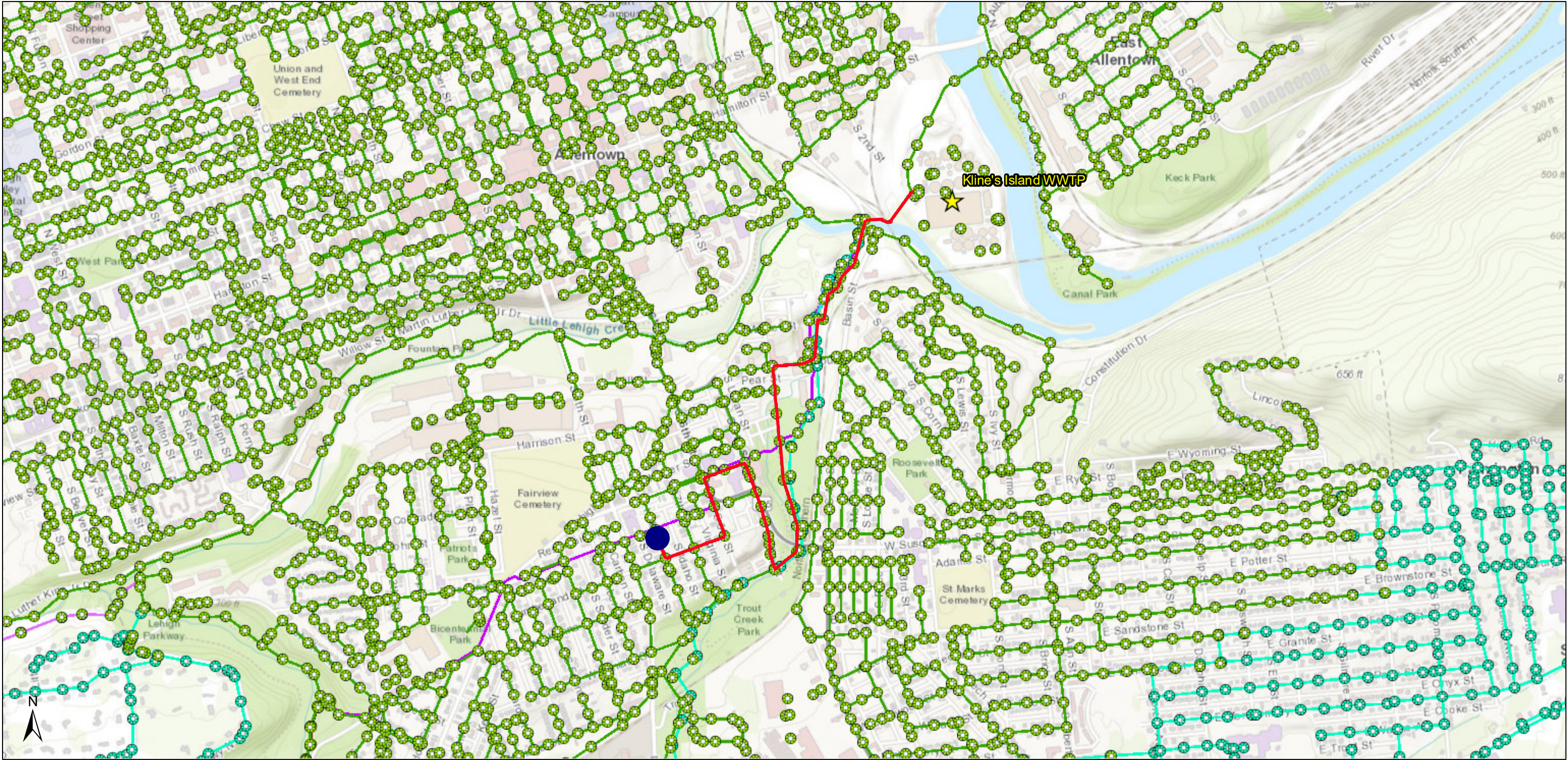
PERMIE
RELATIVE TO
SEWERAGE

#51
36

V. SECTION 5



LCA Flow Map - 1012 S Hall St



1/26/2026, 8:20:19 AM

1:18,056

- Allentown Customer

COA Manholes

Salisbury Manholes

South Whitehall Manholes

LCA Suburban Manholes

COA Sanitary Mains

Salisbury Sanitary Mains

South Whitehall Sanitary Mains

Suburban Force Mains

Suburban Gravity Mains

Suburban Interceptor Mains

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



VI. SECTION 6

PROJECT NARRATIVE

1012-1014 S HALL STREET CITY OF ALLENTOWN, LEHIGH COUNTY

Nicholas Spade proposes the subdivision of the property at 1012-1014 S Hall Street (Ward Account Number: 121630000 & County PIN: 640626315302-1) in Allentown, PA into two (2) separate lots, Proposed Lots A and B. Proposed Lot A will be 0.079 total acres and Proposed Lot B will be 0.079 total acres. In addition, Nicholas Spade proposes the construction of a two dwelling unit apartment building on the Proposed Lot B, closest to W. Cumberland St, with associated parking, sidewalks, and other amenities. The existing 2 dwelling unit building on Proposed Lot A is existing to remain with associated sidewalk and other amenities. The two proposed lots will share stacked parking which lies across both proposed lots. The project also proposes improved parking located at 1016 S Hall St (Ward Account Number: 121634000 & County PIN: 640626316072-1) in Allentown, PA which will lie solely on the existing property.

The proposed apartment building will have a water and sanitary lateral that connects to the existing water main in S. Hall Street. The receiving collection system is the Klines Island Wastewater Treatment Plant.

Based on correspondence with Lehigh County Authority, there is existing water and sewer capacity for this project. 476 GPD or two (2) additional EDUs are required for the scope of work.

PROJECTED SEWERAGE FLOW TABLE				
SEWERAGE DESCRIPTION	UNITS	GPD	TOTAL GPD	EDUs
EXISTING FLOW RATE FROM PAST USE (CREDITED FLOW)	2	238	476	2.00
PROPOSED TWO DWELLING UNIT APARTMENT ON LOT B	2	238	476	2.00
TOTAL PROPOSED FLOW			952	4.00
NET INCREASE IN FLOW (INCLUDING CREDITED FLOW)			476	2.00

VII. SECTION 7



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

March 19, 2026

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

RE: 1012-1014 S Hall Street – 1012-1014 S Hall 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 476 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)	-2,605,413
This submission	-476
Remaining Allocation in KISS Connection Management Plan (as of 3/19/26)	2,011,240

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

Sincerely,


Liesel M. Gross
Chief Executive Officer

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



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

March 2, 2026

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

SUBJECT: 2 Apartment Subdivision – 1012-1014 S Hall St
Will Serve - Sewer Service

Dear Mrs. Gomez:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 476 GPD to the proposed 2 apartment subdivision project to the site located at 1012-1014 S Hall Street. The site has 2 apartment units currently. The final GPD total will be reflected in the approved DEP sewer planning module.

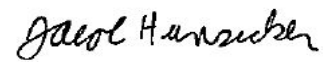
LCA has capacity at this time to provide sewer service in our collection system and at the city wastewater treatment plant for this development.

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

Sewer service is conditioned upon the following:

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

Sincerely,

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

Jacob Hunsicker
Capital Works Project Specialist

cc: Carolyn Clements – Carroll Engineering Corporation
Brandon Jones – City of Allentown
Jesus Sadua – City of Allentown
David Petrik – City of Allentown
Melissa Velez – City of Allentown
Brian Hite – City of Allentown
Paul Bogart – City of Allentown



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

March 2, 2026

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

SUBJECT: 2 Apartment Subdivision – 1012-1014 S Hall St
Will Serve - Water Service

Dear Mrs. Gomez:

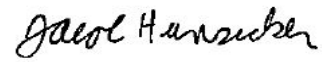
Lehigh County Authority (LCA6) is willing to provide public water service in the requested amount of 476 GPD to the proposed 2 apartment subdivision project to the site located at 1012-1014 S Hall Street. LCA has ample capacity to provide water service for this development and the service is presently available in the adjacent streets.

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

Water service is conditioned upon the following:

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

Sincerely,



Jacob Hunsicker
Capital Works Project Specialist

cc: Carolyn Clements – Carroll Engineering Corporation
Brandon Jones – City of Allentown
Jesus Sadua – City of Allentown
David Petrik – City of Allentown
Melissa Velez – City of Allentown
Brian Hite – City of Allentown
Paul Bogart – City of Allentown

VIII. SECTION 8

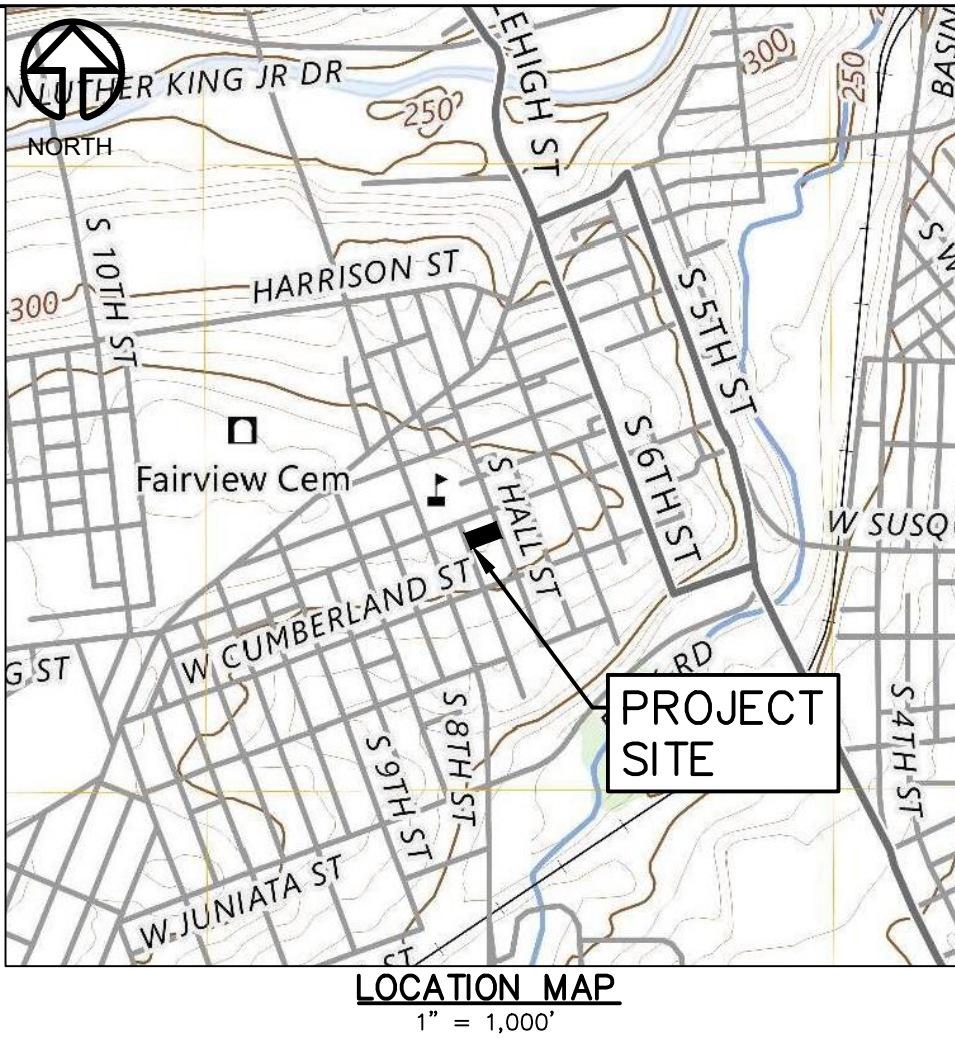
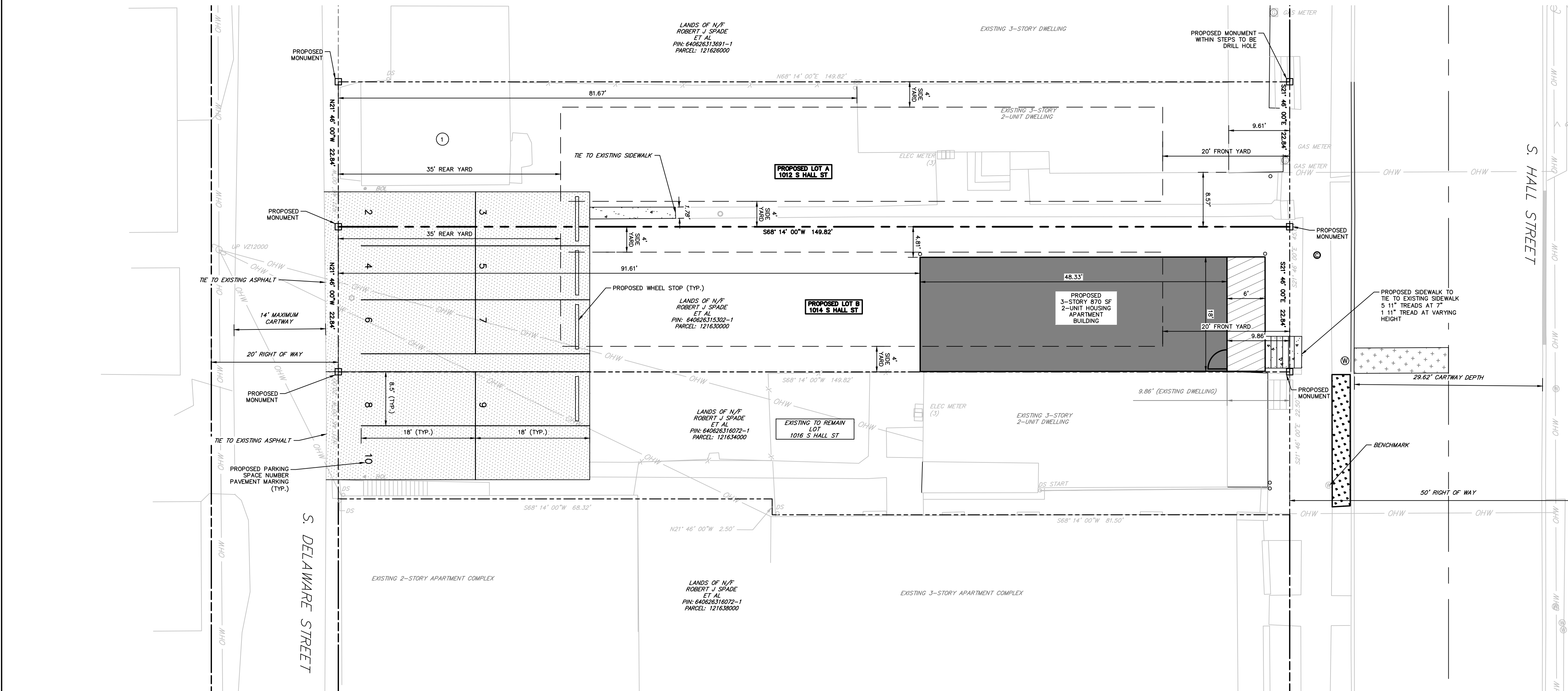
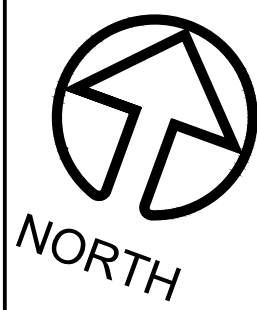
ALTERNATE SEWAGE FACILITIES ANALYSIS

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 Plant. 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.

IX. SECTION 9



LEGEND	
	EXISTING RIGHT OF WAY LINE
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING ROAD CENTER LINE
	EXISTING CURB
	EXISTING OVERHEAD WIRE
	EXISTING UTILITY POLE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED PROPERTY LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE MONUMENT
	PROPOSED ASPHALT
	PROPOSED MILL AND OVERLAY
	PROPOSED SIDEWALK
	PROPOSED BUILDING
	PROPOSED COVERED PORCH
	PROPOSED GRASS
	PROPOSED CURB STOP
	PROPOSED CLEANOUT
	PROPOSED ROOF DRAIN
	PROPOSED PARKING SPACE COUNT

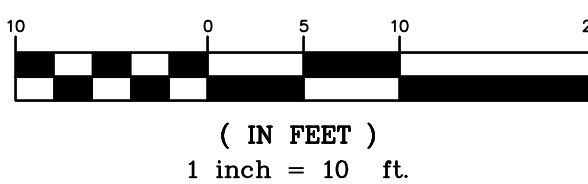
SITE NOTES:

- ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS.
- ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- NO VISION OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH EXCEEDS A HEIGHT OF 30 INCHES ABOVE THE ELEVATION OF THE INTERSECTING DRIVEWAY AND STREET.
- THE DEVELOPER SHALL COMPLY WITH THE STIPULATIONS OF THE CITY OF ALLENTOWN CODIFIED ORDINANCE NO. 14476 (ACT 167).
- ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
- ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS.
- WORK TO BE PERFORMED ONSITE, SHALL BE DONE IN ACCORDANCE WITH THE IBC.
- NEW DEEDS SHALL BE RECORDED WITH THE LEHIGH COUNTY RECORDER OF DEEDS FOR PROPOSED LOTS A & B WITHIN 90 DAYS OF FINAL PLAN RECORDING.
- A PARKING EASEMENT SHALL BE CREATED BETWEEN 1012 S HALL STREET STREET AND 1014 S HALL STREET STREET.
- AN ACCESS EASEMENT ALONG THE COMMON WALK SHALL BE CREATED BETWEEN 1012 S HALL ST AND 1014 S HALL ST.
- THE EXISTING UNIT NUMBERS ARE AS FOLLOWS:
1012 S HALL ST: UNITS A AND B
1016 S HALL ST: UNITS A AND B
- THE PROPOSED UNIT NUMBERS FOR 1014 S HALL STREET ARE UNIT A AND UNIT B.
- MAINTENANCE OF THE COMMON WALK AND COMMON PARKING AREAS WILL BE THE RESPONSIBILITY OF 1012 S HALL ST AND 1014 S HALL ST.
- THE CONTRACTOR TO FIELD VERIFY SIDEWALK ALONG S HALL STREET FRONTAGE IS IN ADA COMPLIANCE. CONTRACTOR TO REMOVE AND REPLACE ANY SIDEWALK ALONG FRONTAGE THAT IS OUT OF ADA COMPLIANCE. SIDEWALK ELEVATION TO BE HIGHER THAN TOP OF CURB.

SURVEY NOTES

- FIELD WORK FOR BOUNDARY SURVEY AND EXISTING FEATURES SURVEY OF 1012-1014 AND 1016 SOUTH HALL STREET, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA WAS COMPLETED IN MAY, 2026.
- HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE NAD 83. METES AND BOUNDS ARE LABELED PER STATE PLANE.
- VERTICAL DATUM IS BASED ON NAVD88.
- BOUNDARY IS BASED ON FIELD LOCATED MONUMENTATION AS WELL AS PARTY WALLS LOCATED ON BLOCK.
- BY GRAPHIC PLOTTING ONLY, THE FOLLOWING PROPERTY IS LOCATED IN THE FOLLOWING FLOOD HAZARD ZONE:
1012-1014 AND 1016 SOUTH HALL STREET: ZONE X
PER FEMA FLOOD MAP NUMBERS: 42077C0254F DATED 07/16/2004.
- THE FOLLOWING DOCUMENTS WERE USED IN RESOLUTION OF THE BOUNDARY IN PREPARATION OF THE SURVEY MAP:
A) DEEDS OF RECORD RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS.
-INSTRUMENT NO. 2016015959 (PIN 640626315302- SUBJECT TRACT)
-INSTRUMENT NO. 2014033847 (PIN 640626315072- SUBJECT TRACT)
-DEEDS OF RECORD FOR ALL ADJOINING PROPERTIES
B) A PLAN TITLED "PROPOSED PROPERTY LINE- PREPARED FOR ROBERT SPADE", PREPARED BY JOHNSON SURVEYING, INC., DATED OCTOBER 27, 2024.
- NO PA ONE CALL WAS PLACED AS PART OF THIS SURVEY.
- ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS DESIGNATED REPRESENTATIVE. ZONING INFORMATION IS NOT SHOWN.
- A LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA CAN ONLY CERTIFY TO AS-CONSTRUCTED INFORMATION THAT CAN BE OBTAINED FROM ABOVE GROUND OBSERVATIONS. LOCATIONS OF UNDERGROUND UTILITY LINES SUCH AS ALL SANITARY MAINS, STORM SEWER PIPING, WATER LINES, GAS PIPING, ELECTRICAL AND CABLE LINES ARE NOT CERTIFIED BY THE BELOW SIGNED INDIVIDUAL AND ARE CONSIDERED TO BE APPROXIMATE.
- LEGAL RIGHT OF WAY INFORMATION SHOWN IS BASED ON PLAN REFERENCED IN NOTE 6B.

GRAPHIC SCALE



CITY OF ALLENTOWN ZONING TABLE					
1 OWNER		6 LOT AREA, WIDTH, BUILDING COVERAGE AND HEIGHT REGULATIONS.			
ROBERT SPADE ET AL		(PER LOT)			
ADDRESS		REQUIRED		EXISTING	
1012-1014 S HALL ST		1,800.00		6,842.00	
ALLENTOWN, PA 18103		44.0		45.67	
Parcel ID Number (PIN)		TBD		22.84	
2 ZONING DISTRICT		R-MH MEDIUM HIGH DENSITY RESIDENTIAL		22.84	
3 EXISTING USE		2-UNIT APARTMENT		1,710.50	
4 PROPOSED USE		2, 2-UNIT APARTMENTS		1,710.50	
5 LOT AREA		7 MINIMUM BUILDING REQUIREMENTS		3.0	
(SF)		FRONT YARD (FT)		20.00	
(AC)		SIDE YARD, OTHER THAN CORNER LOT (FT)		9.61	
6,842.00		SIDE YARD, CORNER LOT (FT)		0.00	
0.16		REAR YARD (FT)		N/A	
				35.00	
				81.67	
				81.67	
				91.61	

OFF STREET PARKING CALCULATIONS		
	REQUIRED	PROPOSED
1.5/DWELLING UNIT		
PROPOSED LOT A	3	3* </td
PROPOSED LOT B	3	4* </td
EXISTING 1016 S HALL ST.	3	3
TOTAL	9	10

*PROPOSED LOTS A & B TO SHARE 6 PARKING SPACES ON SURFACE LOT EXISTING GARAGE SPACE IS TO REMAIN SOLELY FOR PROPOSED LOT A.

**A VARIANCE WAS GRANTED BY THE CITY OF ALLENTOWN ZONING HEARING BOARD ON JUNE 9TH, 2025 ACKNOWLEDGING THE SUITABILITY OF THE PROPOSED STACKED PARKING ARRANGEMENTS.

IMPERVIOUS SURFACE TABLE PROPOSED	
LOT A	
EXISTING TO BE REMOVED (SF)	258
PROPOSED (SF)	242
NET IMPERVIOUS (SF)	16
IMPERVIOUS SURFACE TABLE PROPOSED	
LOT B	
EXISTING TO BE REMOVED (SF)	940
PROPOSED (SF)	1,901
NET IMPERVIOUS (SF)	961
IMPERVIOUS SURFACE TABLE EXISTING	
1016 S HALL ST	
EXISTING TO BE REMOVED (SF)	580
PROPOSED (SF)	673
NET IMPERVIOUS (SF)	93

STREET TREE SUMMARY	
REQUIRED STREET TREES	\$ 597.5-A-4- SHADE TREES SHALL BE PLANTED WITHIN THE STREET RIGHT-OF-WAY AT A QUANTITY OF NOT LESS THAN ONE PER 40 FEET OF FRONTAGE ON ANY PUBLIC RIGHT-OF-WAY
	REQUIRED STREET TREES
CASH-IN-LIEU OF STREET TREE PLANTING	133.84' FRONTAGE X 1 TREE PER 40' OF FRONTAGE = 3
	A CASH-IN-LIEU OF WILL BE PAID FOR THE 4 REQUIRED STREET TREES DUE TO SITE CONSTRAINTS AT \$508.33 EACH FOR A TOTAL OF \$2033.32 IN ACCORDANCE WITH CITY OF ALLENTOWN ORDINANCES AND FEE SCHEDULE(S)

LANDSCAPE NOTES:

- NO LANDSCAPING ACTIVITIES ARE PROPOSED AS PART OF THIS APPLICATION

BENCHMARK NOTES:

- WATER VALVE FOUND NEAR S HALL STREET. ELEV: 99.89'.

PLANNING APPROVAL

BY AUTHORITY VESTED IN ME BY THE CITY PLANNING COMMISSION, I HEREBY CERTIFY THAT THIS SUBDIVISION MEETS ITS REQUIREMENTS.

DIRECTOR _____ DATE _____
APPROVED _____ DATE _____
CITY ENGINEER _____

CERTIFICATION OF OWNER OF RECORD AND DEDICATION

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

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

(SIGNATURE OF OWNER)

(SIGNATURE OF OWNER)

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

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

RYAN PATRICK, P.L.S. _____ DATE _____

(SEAL)

CERTIFICATION OF THE LEHIGH VALLEY PLANNING COMMISSION

LEHIGH VALLEY PLANNING COMMISSION REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

PLANNER _____

DATE _____

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

WITNESS

RECORDER OF DEEDS

DATE

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL NUMBER 20253383181
1-800-242-1776



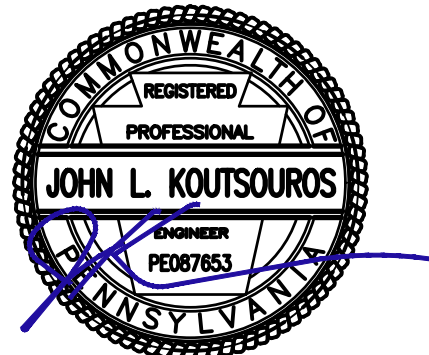
Carroll Engineering Corporation

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

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

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

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RECORD PLAN

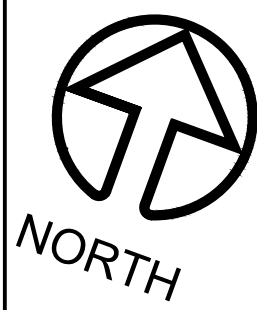
FINAL PLAN - 1012-1014 S. HALL STREET
(PARCEL 121630000 & 121634000)

SITUATED IN
WARD 12, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA

PREPARED FOR
NICHOLAS SPADE
1022 S. HALL STREET
ALLENTOWN, PA, 18103

REVIEWED PER CITY COMMENTS		CNC	INITIALS
1	06/26/26		
2	DATE		
3	NO.		

DATE 12/30/2025
CADD FILE 2511010102
JOB NO 251101
DSG BY CNC
DWN BY CNC
CKD BY JLK
SCALE 1" = 10"
DRAWER NUMBER -
SHEET 2 OF 8 SHEETS
DRAWING NUMBER C-101

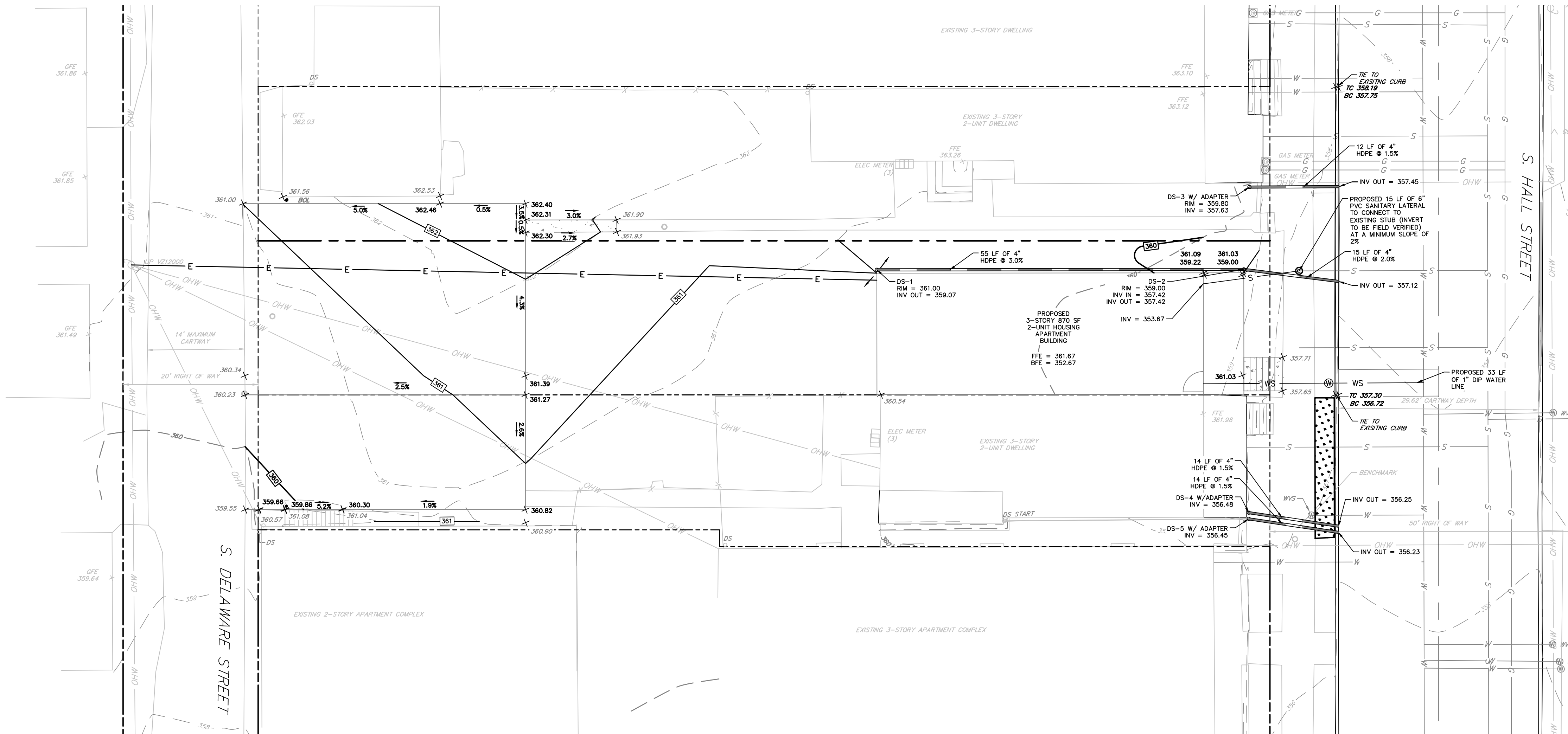


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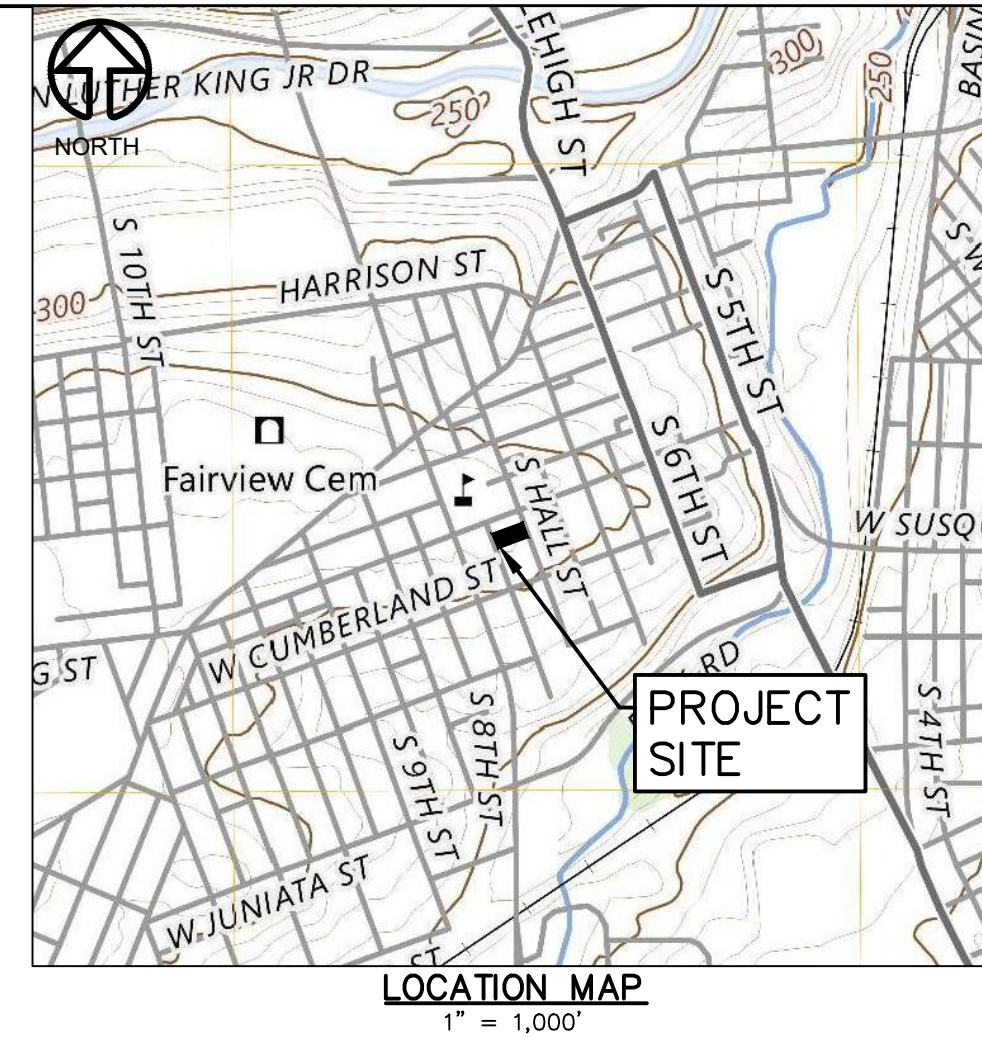
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PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL NUMBER 20253383181
1-800-242-1776

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LCA SITE PLAN NOTES:

- ALL SANITARY SEWER SYSTEM CONSTRUCTION SHALL CONFORM TO THE 'GENERAL SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION' OF THE LEHIGH COUNTY AUTHORITY (LCA) DATED 1989, OR AS AMENDED.
- SEWER SYSTEM CONSTRUCTION IS SUBJECT TO INSPECTION BY LCA. CONTACT LCA AT 610-398-2503 TO SCHEDULE AN INSPECTOR A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE START OF WORK.
- A 10' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN SEWER LINES AND TREE PLANTING.
- ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 4' OF COVER.
- UNDERGROUND MARKING TAPE SHALL BE A MINIMUM OF 6" WIDE, 0.35 ML THICK, WITH A SOLID ALUMINUM FOIL CORE ENCASED IN A PROTECTIVE PLASTIC JACKET THAT IS RESISTANT TO ALKALIS, ACIDS AND OTHER DESTRUCTIVE SUBSTANCES COMMONLY FOUND IN SOILS. THE UNDERGROUND MARKING TAPE SHALL BE DETECTABLE BY AN INDUCTIVE-METHOD TYPE OF LOCATOR. THE TAPE SHALL BE PLACED 12" BELOW FINAL GRADE.
- THE CONTRACTOR SHALL USE OSHA CONFINED SPACE ENTRY PROCEDURES.
- NEW SEWER LINES AND MANHOLES SHALL BE TESTED TO LCA STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR RESTORATION AND MUNICIPAL PERMITS RELATED TO ANY SANITARY SEWER SYSTEM CONSTRUCTION.
- SANITARY SEWER SYSTEM CONSTRUCTION WITHIN AREAS IDENTIFIED AS KARST FEATURES SHALL COMPLY WITH LCA'S SPECIFICATIONS FOR KARST FEATURES



LEGEND

---	EXISTING RIGHT OF WAY LINE
---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING ROAD CENTER LINE
---	EXISTING CURB
---	EXISTING FENCE
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING UTILITY POLE
---	EXISTING MAJOR CONTOUR LINE
---	EXISTING MINOR CONTOUR LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED CONCRETE CURB
---	PROPOSED SIDEWALK
---	PROPOSED GRASS
---	PROPOSED 1" DIP WATER LATERAL
---	PROPOSED 6" SCH. 40 PVC SANITARY LATERAL
---	PROPOSED STORM SEWER
---	PROPOSED ELECTRIC
---	PROPOSED CURB STOP
---	PROPOSED CLEANOUT
---	PROPOSED ROOF DRAIN
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR

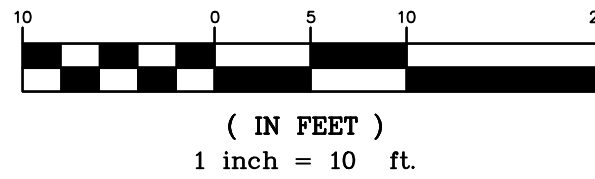
UTILITY NOTES:

- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
- ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES.
- THERE SHALL BE A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN STORM SEWER AND SANITARY SEWER LINES. IF LESS THAN 18" OF VERTICAL SEPARATION, CONTRACTOR SHALL CONTACT LCA FOR STANDARDS AND REQUIREMENTS, AND THE SEWER LINE SHALL BE ENCLOSED IN CONCRETE.
- THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CITY OR ANY OTHER APPLICABLE PERMITS INCLUDING, BUT NOT LIMITED TO, PLUMBING, ROAD OPENING, UTILITY CROSSING, STREAM CROSSING, ETC.
- IF THE CONTRACTOR CUTS INTO THE ROADWAY WHILE CONNECTING TO THE SANITARY LATERAL, THEN THEY WILL BE SUBJECT TO § 545-560.(1) IF TWO CUTS ARE MADE LESS THAN 100 FEET APART, THE ENTIRE AREA BETWEEN THE TWO CUTS AND INCLUDING THE TWO CUTS SHALL BE MILLED AND OVERLAYED FOR A WIDTH OF 1/2 THE STREET/ALLEY WIDTH, UNLESS THE REPAIR CROSSES THE CENTER LINE OF THE STREET/ALLEY, THEN THE MILL AND OVERLAY SHALL BE FOR THE FULL WIDTH OF THE STREET/ALLEY.

GRADING AND CONSTRUCTION NOTES:

- PROPOSED GRADES IN LAWN SHALL NOT EXCEED 33%.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

GRAPHIC SCALE



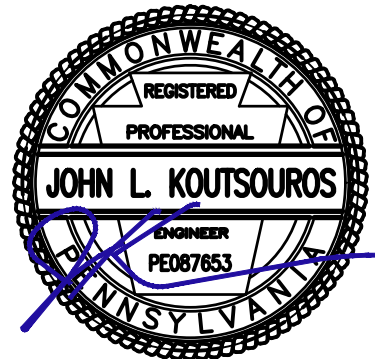
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GRADING & UTILITY PLAN

FINAL PLAN - 1012-1014 S. HALL STREET
(PARCEL 121630000 & 121634000)

SITUATED IN
WARD 12, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA
PREPARED FOR
NICHOLAS SPADE
1022 S. HALL STREET
ALLENTOWN, PA, 18103

NO.	REVISION PER CITY COMMENTS	DATE	CNC	INITIALS
1		06/26/24		

DATE	12/30/2025
CADD FILE	2511010105
JOB NO	251101
DSG BY	CNC
DWN BY	CNC
CKD BY	JLK
SCALE	1' = 10"
DRAWER NUMBER	-
SHEET 4 OF 8 SHEETS	
DRAWING NUMBER	C-102

X. SECTION 10

1. PROJECT INFORMATION

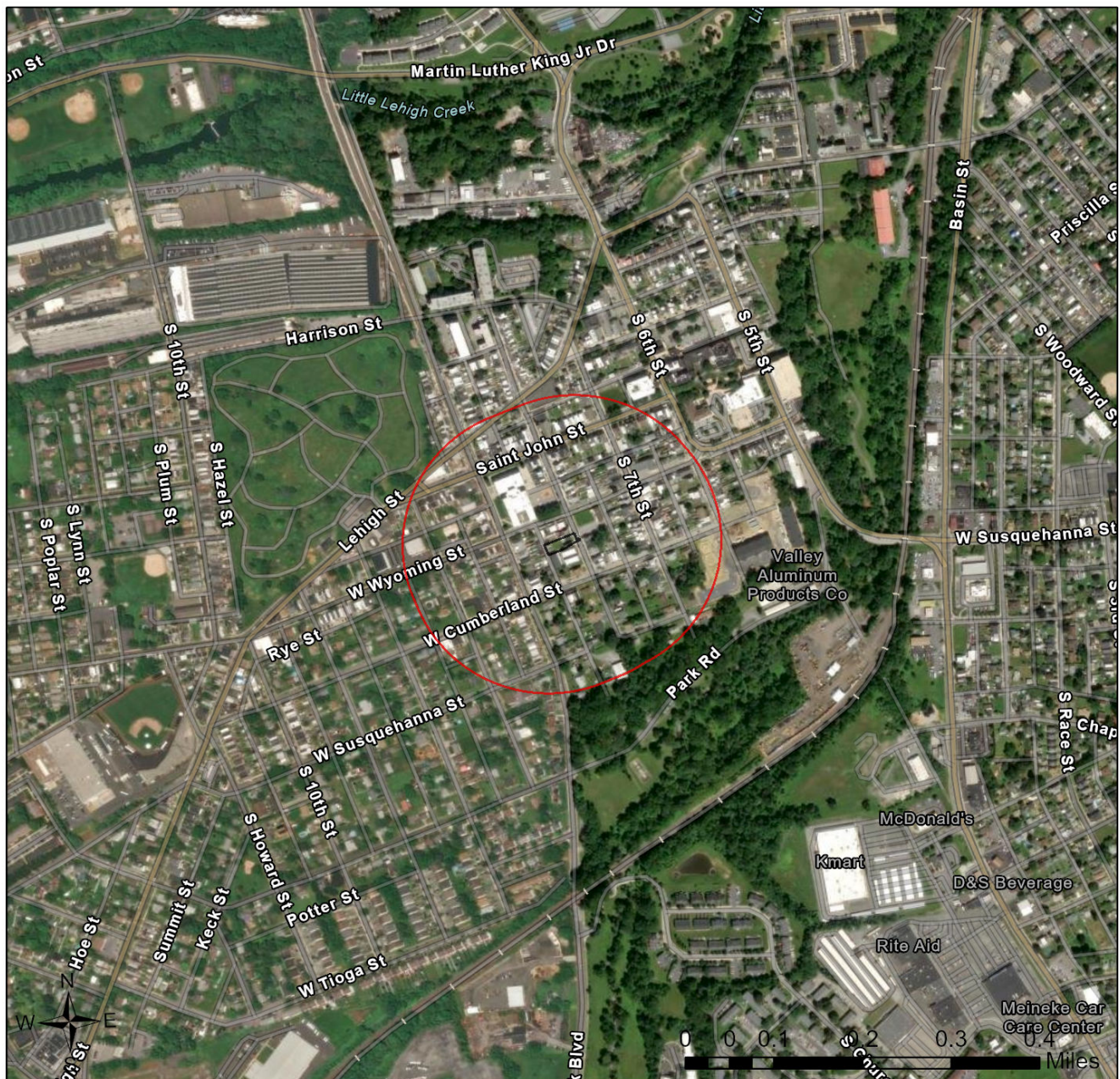
Project Name: **1012-1014 S Hall ST**
Date of Review: **12/18/2025 04:28:52 PM**
Project Category: **Development, Other**
Project Area: **0.23 acres**
County(s): **Lehigh**
Township/Municipality(s): **Allentown City**
ZIP Code:
Quadrangle Name(s): **ALLENTOWN EAST**
Watersheds HUC 8: **Lehigh**
Watersheds HUC 12: **Little Lehigh Creek-Lehigh River**
Decimal Degrees: **40.590412, -75.467431**
Degrees Minutes Seconds: **40° 35' 25.4846" N, 75° 28' 2.7505" 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.

1012-1014 S Hall ST

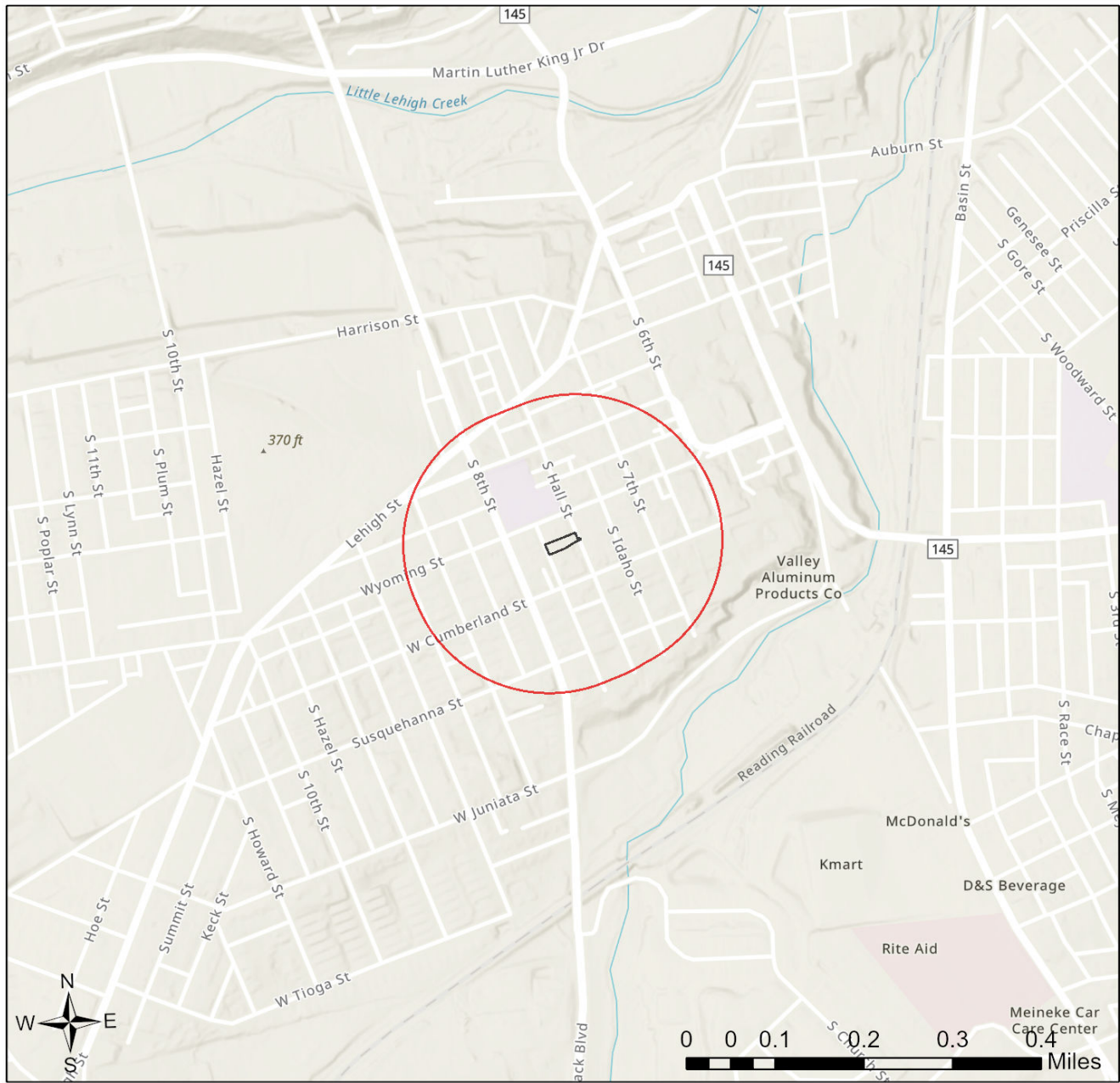


- Buffered Project Boundary
- Project Boundary



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

1012-1014 S Hall ST



-  Buffered Project Boundary
-  Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

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

Your answer is: No

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

Your answer is: No

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

Your answer is: No

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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



5. ADDITIONAL INFORMATION

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

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). 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: Carolyn Clements
Company/Business Name: Carroll Engineering Corp
Address: 949 Easton Rd
City, State, Zip: Warrington, PA, 18976
Phone: (215) 371-3287 Fax: ()
Email: cclements@carrollengineering.com

8. CERTIFICATION

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


applicant/project proponent signature

12/19/2025
date



February 19, 2026

Sent Via PA-SHARE

RE: ER Project # 2026PR00822.001, 1012-1014 S Hall St, 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 Blair Horton at blahorton@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 Blair Horton at blahorton@pa.gov.

Sincerely,

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

Barbara Frederick

Environmental Review Division Manager

XI. SECTION 11



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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.

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

1012-1014 S Hall Street

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

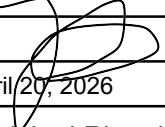
1. Date plan received by municipal planning agency April 9, 2026

2. Date review completed by agency April 20, 2026

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? <u>N/A</u>
☐	☒	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 <u>See PHMC Letter</u>
☐	☒	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts <u>See PNDI Results</u>
☒	☐	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)

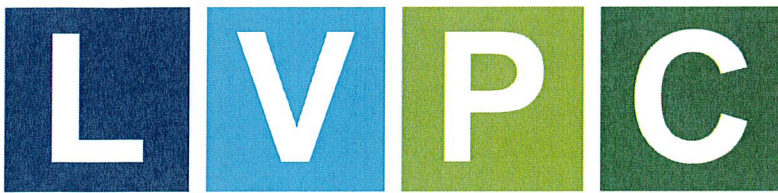
Yes	No	
☒	☐	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☒	☐	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent 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? N/A
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Melissa Velez</u> Title: <u>Senior Planner</u> Signature: <u></u> Date: <u>April 20, 2026</u> Name of Municipal Planning Agency: <u>City of Allentown</u> Address: <u>435 Hamilton St, Allentown, PA 18101</u> Telephone Number: <u>610-437-7630 ext 2860</u>		

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

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

The planning agency must complete this component within 60 days.

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



Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

June 1, 2026

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

**Re: Act 537 Review - Sewage Facilities Planning Module
1012-1014 S. Hall Street
City of Allentown, Lehigh County
DEP Code No. 2-39001381-3**

Dear Mr. Koutsouros:

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

This sewage facilities planning module is intended for the subdivision of an existing parcel into two lots, proposed Lot A and Lot B, located at 1012-1014 S. Hall Street. Proposed Lot A will be 0.079 acres and consists of an existing 2-dwelling unit building with associated parking and amenities, which is to remain. As for proposed Lot B, it will be a 0.079-acre lot with the proposed construction of a 3-story, 2-dwelling unit apartment building with associated parking and amenities. Additional parking improvements are proposed at the adjacent property at 1016 S. Hall Street to support this proposed development. The existing 2-dwelling unit building on proposed Lot A is currently served by public sewage disposal and the existing connection is to remain. The new 2-unit apartment building on Lot B is proposed to be served by public sewage disposal by connecting to the existing public sewer system within S. Hall Street, 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
Environmental Planner

Enclosure

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

1012-1014 S. Hall Street

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 April 14, 2026
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency June 1, 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> |
| ☒ | ☐ | 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 PNDI 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 RuggieroTitle: Environmental PlannerSignature: *Corinne Ruggiero*Date: June 1, 2026Name of County or Areawide Planning Agency: Lehigh Valley Planning CommissionAddress: 615 Waterfront Drive, Suite 201, Allentown, PA 18102Telephone 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.