



TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

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

TO: Approving Agency (DEP or delegated local agency)

Date _____

4530 BORN PIKE
BETHLEHEM, PA 18017-9074
ATTN. MR. ROBERT T. COBY

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by GEORGE ALBERTS (Name)
PROJECT ENGINEER (Title) for TURKEY HILL, L.P. (Name)
a subdivision, commercial, or industrial facility located in CITY OF ALLENTOWN (City, Borough, Township)LEHIGH County.**Check one**

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

OR

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

Check Boxes

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

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

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input checked="" type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print) _____

Signature _____

Date _____



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) 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 TURKEY HILL, L.P. has proposed the development of a parcel of land identified as
land developer

TURKEY HILL, SUMMIT AVE, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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

WHEREAS, CITY OF ALLENTOWN finds that the subdivision described in the attached
municipality

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

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

I _____, Secretary,
(Signature)

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

Municipal Address:

CITY OF ALLENTOWN
435 HAMILTON STREET
ALLENTOWN, PA 18101
Telephone (610) 437-7611

Seal of
Governing Body

Date 12/6/2016

Name GEORGE ALBERT, P.E., LLC

Address 100 NORTH WILKES-BARRE BOULEVARD, SUITE 126
WILKES-BARRE, PA 18702

Re: Planning Module for New Land Development

Subdivision TURKEY HILL

COMMERCIAL 4104 GPD

CITY OF ALLENTOWN, LEHIGH County

DEP Code No: 2-39001192-3

Dear

In response to your postcard application, enclosed are the applicable planning modules required for the proposed development. Please submit the completed planning module and supporting information to the municipality(ies) in which the project is located. The Department must receive 3 copies. Please answer all questions. Do Not answer "N/A" or "Not Applicable". If you find a question does not apply, explain all reasons to support that answer.

A copy of this letter MUST be attached to the planning module when resubmitted through the municipality to the Department. This letter is to be used as a completion checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit the complete module package to the Department, (see end of letter for certification statement).

Effective December 15, 1995 act 149 required the Department to assess planning module review fees. This fee is based on the type of development and total equivalent dwelling units proposed. The applicant will be billed upon Department approval or denial of the project.

<u>Materials required</u>	<u>Municipal checklist</u>	<u>DEP Completeness Review</u>
<u>X</u>	_____	Department cover/Checklist letter _____
<u>X</u>	_____	Transmittal letter, completed and signed by the Municipal Secretary _____
<u>X</u>	_____	Resolution of Adoption, completed and signed by the Municipal Secretary. _____
_____	_____	Component 2-Follow attached guidance _____
<u>X</u>	_____	Component 3- Follow attached guidance _____
_____	_____	Component 3s-Follow attached guidance _____
_____	_____	Component 3m-Follow attached guidance _____
<u>X</u>	_____	Component 4a-Municipal Planning Agency Review _____
<u>X</u>	_____	Component 4b-County Planning Agency Review _____
_____	_____	Potential Impact(s) has occurred based on your search of the PA Natural Diversity Inventory. These issues must be resolved with each agency before the Department's review of Planning Modules can occur. _____
_____	_____	Sewage management program as per 25PA Code Subsection 71.72. _____
_____	_____	Land Based alternative Analysis-As per the Anti- Degradation Guidance located at www.dep.state.pa.us _____
_____	_____	Delaware River Basin Commission Notice of applications Received (NAR) for projects with sewage flows exceeding 10, 000gpd. _____
_____	_____	Preliminary hydrogeology _____
_____	_____	Permeability testing, to be determined at site testing _____
_____	_____	Detailed hydrogeologic study _____

Materials
required

Municipal
checklist

DEP
Completeness
Review

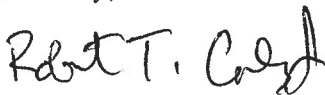
_____ Socio-economic justification _____

_____ If the project is located in a Special
Protection Watershed, please submit an
Antidegradation Analysis meeting the
requirements of Chapter 93.4(b), 93.4(a)
and 93.4((b)(2)). _____

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

Please note that the Department will return the planning module package if an incomplete revision is submitted.

Sincerely,



Robert T. Corby
Sewage Planning Specialist
Clean Water Program

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. Failure to submit a complete module package will result in return of package.

Municipal Address CITY OF ALLENTOWN

435 HAMILTON ST., ALLENTOWN, PA 18101

Municipal Telephone Number (610) 437-7611

Signed: _____, Municipal Secretary

List below any individual(s) and address(es) that should be copied if the planning module is returned to the municipality (If address is not provided, no copy will be sent):

GEORGE M. ARZUT, P.E., LLC

100 N. WILKES-BARRE BLVD., SUITE 126

WILKES-BARRE, PA 18702



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

Code No.
2-39001192-3

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name **TURKEY HILL - SUMNER AVENUE**

2. Brief Project Description **Construct new Turkey Hill Convenient Store and car wash at the intersection of Sumner Avenue and 15th Street. Provision of a public sanitary sewer lateral connection.**

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

Municipality Name	County	City	Boro	Twp
City of Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Hanlon	Michael			City Clerk
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
435 Hamilton Street				
Address Last Line -- City		State	ZIP+4	
Allentown		PA	18101	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
(610) 437-7539				

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

TURKEY HILL - SUMNER AVENUE

Site Location Line 1

1500 SUMNER AVENUE

Site Location Line 2

Site Location Last Line -- City

ALLENTOWN

State

PA

ZIP+4

18102

Latitude

40.608

Longitude

-75.493

Detailed Written Directions to Site The site is located at the southwest intersection of Sumner Avenue and 15th Street.

Description of Site Formerly Ruhe Motors, Inc. the site is an urban site which will be developed for a new Turkey Hill Convenient Store and car wash. The site is currently improved with impervious, open and developed.

Site Contact (Developer/Owner)

Last Name

Albert

First Name

George

MI

Suffix

Phone

(570) 954-4048

Ext.

Site Contact Title

Project Manager

Site Contact Firm (if none, leave blank)

FAX

Email

galbert@engineer.com

Mailing Address Line 1

100 N. Wilkes-Barre Blvd.

Mailing Address Line 2

Suite 126

Mailing Address Last Line -- City

Wilkes-Barre

State

PA

ZIP+4

18702

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

Last Name

Albert

First Name

George

MI

Suffix

Title

Project Manager

Consulting Firm Name

George M. Albert, P.E., LLC

Mailing Address Line 1

100 N. Wilkes-Barre Blvd.

Mailing Address Line 2

Suite 126

Address Last Line -- City

Wilkes-Barre

State

PA

ZIP+4

18702

Country

Email

galbert@engineer.com

Area Code + Phone

5709544048

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: ~~Lehigh County Authority~~ City of Allentown

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 11

Connections 1

Name of:

existing collection or conveyance system City of Allentown - Fulton Street

owner City of Allentown - Lehigh County Authority

existing interceptor City of Allentown - Sumner Avenue - Jordan Creek Interceptor

owner City of Allentown - Lehigh County Authority

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility Kline Island Waste Water Treatment Plant

NPDES Permit Number for existing facility PA26000

Clean Streams Law Permit Number _____

Location of discharge point for a new facility. Latitude 40°36'07" Longitude 75°27'09"

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 City of Allentown
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality City of Allentown - Lehigh County Authority, Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 1/3/17

(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 GMA.

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 4104 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd) ^{MGD}		b. Present Flows ^{MGD} (gpd)		c. Projected Flows in 5 years (gpd) ^{MGD} (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	3.71	14.82	1.07	4.71	1.07	4.73
Conveyance	58	81	30	78 ⁽¹⁾	31	80 ⁽¹⁾
Treatment	40	52	32.3	40	33.4	42

3. Collection and Conveyance Facilities (1) PEAK HOURLY FLOW - ESTIMATED

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality City of Allentown, Lehigh County Authority,

Name of Responsible Agent Liesel M. Gross Agent

Agent Signature Liesel M. Gross Date 1/3/17

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

c. Conveyance System

Name of Agency, Authority, Municipality CITY OF ALLENTOWN - LEHIGH COUNTY AUTHORITY, Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 1/3/17

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 - LEHIGH COUNTY AUTHORITY, Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 1/3/17

☐ **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 4104 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.

George Albert

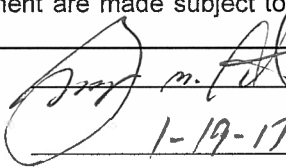
Name (Print)

Project Manager

Title

100 N. Wilkes-Barre Blvd., suite 126, Wilkes-Barre, PA
18702

Address


1-19-17

Signature

Date

5709544048

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 \$515.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for Lehigh County County, Pennsylvania

Deed Volume _____ Book Number 2016024979

Page Number _____ Date Recorded 09/02/16

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.

$$\#10.3 \quad \text{Lots (or EDUs)} \times \$50.00 = \$515.00$$

The fee is based upon:

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

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

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

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

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

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)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

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

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

Project Name

TURKEY HILL - SUMNER AVE. @ 15TH STREET

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

1. Date plan received by municipal planning agency 9/30/15
2. Date review completed by agency 6/14/16

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

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

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances?
If no, describe the inconsistencies _____ |

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

Name: Steve NeratkoTitle: Interim Director of Planning and ZoningSignature: [Signature]Date: 1/13/17Name of Municipal Planning Agency: City of Allentown Planning and ZoningAddress: 435 Hamilton St, Allentown, PA 18101Telephone Number: 610-437-7613**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.



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

DEP Code #
2-39001192-3

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

Turkey Hill (Sumner Ave & 15th St)

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 January 5, 2017
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency January 9, 2017

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

Yes No

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>See attached Act 247 review letter dated 10/28/15</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met ---- |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency ---- |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: ---- |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact ---- |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts ---- |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>
If no, describe inconsistencies ---- |

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? Not applicable to City of Allentown
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met ----
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? See municipal consideration If no, describe inconsistency ----
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ----
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? N/A
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies ----
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: <u>Susan L. Rockwell</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>S L Rockwell</i></u> Date: <u>January 9, 2017</u> Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u> Address: <u>961 Marcon Blvd, Suite 310, Allentown PA 18109</u> Telephone Number: <u>610-264-4544</u>
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)		
This Component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.		
The county planning agency must complete this Component within 60 days.		
This Component and any additional comments are to be returned to the applicant.		



Lehigh Valley Planning Commission

LIESEL DREISBACH
Chair

STEPHEN REPASCH
Vice Chair

JOHN DIACOGIANNIS
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

January 9, 2017

Mr. George M. Albert, PE, LLC
100 North Wilkes-Barre Boulevard, Suite 126
Wilkes-Barre, PA 18702

Re: Act 537 Review - Sewage Facilities Planning Module for the Turkey Hill Market (Sumner Ave & 15th St) in the City of Allentown, Lehigh County, DEP Code No. 2-39001192-3

Dear Mr. Albert:

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

This sewage facilities planning module is intended for a proposed convenient store, including a fuel island and car wash, on 1.68 acres. The development is proposed to be served by public sewage disposal. This planning module is consistent with the County Comprehensive Plan. According to the county plan, the proposed development is located in an area recommended for public sewer service.

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

Sincerely,

Susan L. Rockwell
Senior Environmental Planner

Enclosures

cc: Steve Neratko, Chief Planner, City of Allentown
Robert Corby, PA Department of Environmental Protection



Lehigh Valley Planning Commission

KENT H. HERMAN, ESQ.
Chair

LIESEL DREISBACH
Vice Chair

STEPHEN REPASCH
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

October 28, 2015

Ms. Shannon Calluori, Planning Director
City of Allentown
City Hall, 435 Hamilton Street
Allentown, Pennsylvania 18101

**RE: Turkey Hill Minit Market (15th St & Sumner Ave) – Land Development Plan
City of Allentown
Lehigh County**

Dear Ms. Calluori:

The subject application does not conflict with the County Comprehensive Plan. We note residential homes on the south end of the site. The City should ensure that the proposed landscaping is sufficient in shielding the neighboring residences from impacts generated by the proposed use. We urge consideration of sidewalks along both Fulton and 15th Street to improve pedestrian mobility.

The proposal conservatively generates more than 4,000 traffic trips per day and warrants the consideration of a traffic impact study. The nearest short-term project to the site location is the 15th Street Corridor Safety Study. The study corridor begins at Hamilton Street and terminates at Tilghman Street just south of the project site. The study is scheduled to begin in May of 2016.

The project site is located within the Jordan Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments are enclosed as Attachment 1.

Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Feel free to call me if you have any questions about this review.

Sincerely,

Ngozi Obi
Senior Community Planner

cc: Craig Messinger, PE, City of Allentown
George Albert, PE, PennEastern Engineers, LLC

TURKEY HILL, L.P.

SUMNER AVENUE AND N. 15TH STREET

CITY OF ALLENTOWN

Project Narrative

Turkey Hill, L.P., a Lancaster based franchise, is planning to acquire a 1.68 acre tract from the Ruhe Motor Corporation located at the southwest intersection of Sumner Avenue and North 15th Street in the City. The site was the former location of Ruhe Motors and is presently vacant. Turkey Hill plans to construct a new 5,200 square foot convenient store with sixteen fueling positions. Development will also include the construction of a small automated car wash near the James Street portion of the tract. Improvements will include razing all existing improvements at the site and constructing a new Turkey Hill prototype building, fuel island and car wash. Pedestrian facilities will be constructed around the site and along Sumner Avenue to allow for better flow of pedestrians to the location. Pedestrian access will be protected by a decorative fence which will direct traffic along Sumner Avenue to enter the store from the northern portion of the tract. Concrete pavement will be provided along the surround of the building for more attractive parking. Access to the site will be provided via North 15th Street and North Fulton Street. North Fulton Street will be widened from the driveway access point to Sumner Avenue to allow for better traffic movements. The perimeter of the site will be surrounded by concrete curb and landscaping to protect buffer areas and restrict traffic. This operation is estimated to create 25~30 new jobs over three shifts.

The development is estimated to generate 4,104 gpd of sewage flows and will be serviced by both existing public water and sewer systems.

Construction is planned for the spring of 2016 with an opening estimated by the fall of 2016

TURKEY HILL, L.P.

SUMNER AVENUE AND N. 15TH STREET

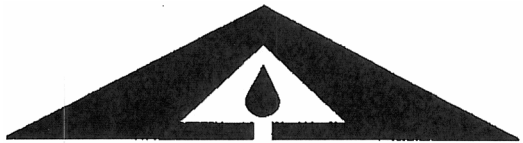
CITY OF ALLENTOWN

Alternative Sewage Facilities Analysis

The chosen method of sewage disposal for this project is an existing public sewer system via a sewer lateral connection. This will be the ultimate method to serve the project for both the short and long term. It is proposed that this project will generate 4,104 gpd of sewage flows (11 EDU's).

The project is in an urban developed area within the City of Allentown with existing dense commercial and residential uses surrounding the site all of which are served by the public sewer system. The existing public sewer collection systems are functional and are operating without limitation.

The City of Allentown's Official Sewage Facilities plan for this area includes service via public sewers. There are no alternatives to the chosen disposal method for this project. The City of Allentown – Lehigh County Authority owns and maintains the public sewer system in the project service area.



LEHIGH COUNTY AUTHORITY

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

November 1, 2016

George Albert, P.E.
100 North Wilkes-Barre Blvd.
Suite 126
Wilkes-Barre, PA 18702

SUBJECT: Turkey Hill – Sumner Avenue and 15th Street
City of Allentown, Lehigh County, PA
Sewer Service – Will Serve

Mr. Albert:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 4,104 GPD to the convenience store proposed at the intersection of Sumner Ave. & 15th St., City of Allentown. The site is part of the former Ruhe Car Dealership. LCA sewer service includes both conveyance and treatment of the sewage.

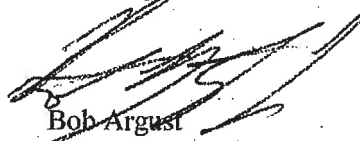
Sewer service is conditioned upon the following:

1. LCA approval of developer-prepared sewer system plans designed in conformance with LCA's *Main Extension Policy* and *General Specifications for Sewer System Construction*.
2. The developer obtaining an LCA construction permit and developer's adherence to the terms and conditions as specified therein.
3. LCA approval of the site plans, as applicable.
4. Developer obtaining all outside agency permits needed to construct the sewer system. This includes any construction and road-opening permits issued by the municipality or PennDOT.
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 Sewerage Service*, including completion of an Application for Sewer Service and payment of applicable connection fees.

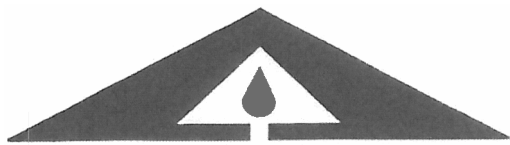
Every drop matters. Every customer counts.

The Developer has submitted a complete set of plans to The City of Allentown and LCA for review and approval. LCA has conditionally approved the plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Argust', written over the printed name.

Bob Argust
Capital Works Project Coordinator



LEHIGH COUNTY AUTHORITY

1053 SPRUCE STREET • P.O. BOX 3348 • ALLENTOWN, PA 18106-0348

610-398-2503 • FAX 610-398-8413

email: service@lehighcountyauthority.org

March 9, 2016

Ms. Shannon Callouri, Director of Planning
City of Allentown Planning Commission
435 Hamilton Street
Allentown, PA 18101

SUBJECT: Proposed Water and Sewer Service Connection – Turkey Hill Store
#317, Sumner Avenue and 15th Street
LCA Review #1

Dear Ms. Callouri:

LCA (Lehigh County Authority) offers the following comments on the proposed public water and sewer service connection plans for the Turkey Hill project, located at the on the south side of Sumner Avenue between Fulton Street and 15th Street, as shown on the plan titled "Land Development – Final Plan Turkey Hill Minit Market – Store #317," dated August 28, 2015, last revised February 15, 2016, as prepared by George M. Albert, P.E.:

1. LCA is willing to provide public water and sewer service to the property.
2. It is not clear if a fire suppression system is proposed. If a fire suppression system is proposed, approved City of Allentown plumbing and fire protection plans shall be submitted for LCA review and written approval of the proposed installation of meters, detector checks and backflow prevention devices prior to installation.
3. Any abandoned sanitary sewer laterals connecting to buildings that have been demolished on this site prior to new construction must be capped or sealed to prevent groundwater from entering the sanitary sewer. This would also apply to any unknown sanitary lateral pipes encountered while excavating.
4. Specify the size and material of the pipe for the water lateral.

Every drop matters. Every customer counts.

5. The water service to the car wash must be routed from a mechanical room inside the main building, or the car wash is to have a separate tap, service, meter, and backflow preventer. Enclosed is a sample schematic of how we prefer a mechanical room to be laid out. If you would like a digital version to be used as a construction detail, contact the undersigned.
6. Since the size of the water service is not specified on the plan, it is not known whether a tapping sleeve and valve are required or a corporation tap is to be used. If a corporation tap is to be used, relocate the service valve and riser three feet behind the curb line. Include a detail of the proposed method of tapping.
7. 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, highway occupancy, driveway, stream crossing, etc.
8. The applicable tap fees for both water and sewer shall be paid prior to obtaining water and sewer service. The tap fees will be due when a water meter is purchased from LCA. Contact the undersigned to calculate the amount of the fees. The developer is to complete an LCA Application for Sewer Service and an LCA Application for Water Service at the time that the fees are paid.
9. Provide a plumbing fixture unit count in order for LCA to properly size the water meter and calculate the applicable fees.
10. Backflow prevention assemblies proposed for use in the LCA service area must have received a current Certificate of Approval from the University of Southern California Foundation for Cross-Connection Control and Hydraulic Research and be compliant with NSF 61 (lead free) requirements.
11. The type of backflow prevention assembly installed and maintained must be adequate for the degree of hazard present. All backflow prevention assemblies shall be approved by LCA prior to installation.
12. A LCA construction permit is required to install the proposed water service and sewer lateral. The application will be provided after the shop drawings have been approved. An inspection deposit will also be due at the time. Contact the undersigned for the permit application when the requirements are met.
13. The developer shall initiate the sewage facilities planning module with The City of Allentown. The City's personnel will determine the requirements for this project and they will inform you which components are applicable.
14. It is the responsibility of the contractor to field verify all existing utilities.

Ms. Shannon Callouri
City Planning Office

3

March 9, 2016

Please provide the applicable above mentioned items at your earliest convenience. If you have any further questions, feel free to contact me at 610-398-2503, x142, or via e-mail at RobertArgust@lehighcountyauthority.org.

Sincerely,

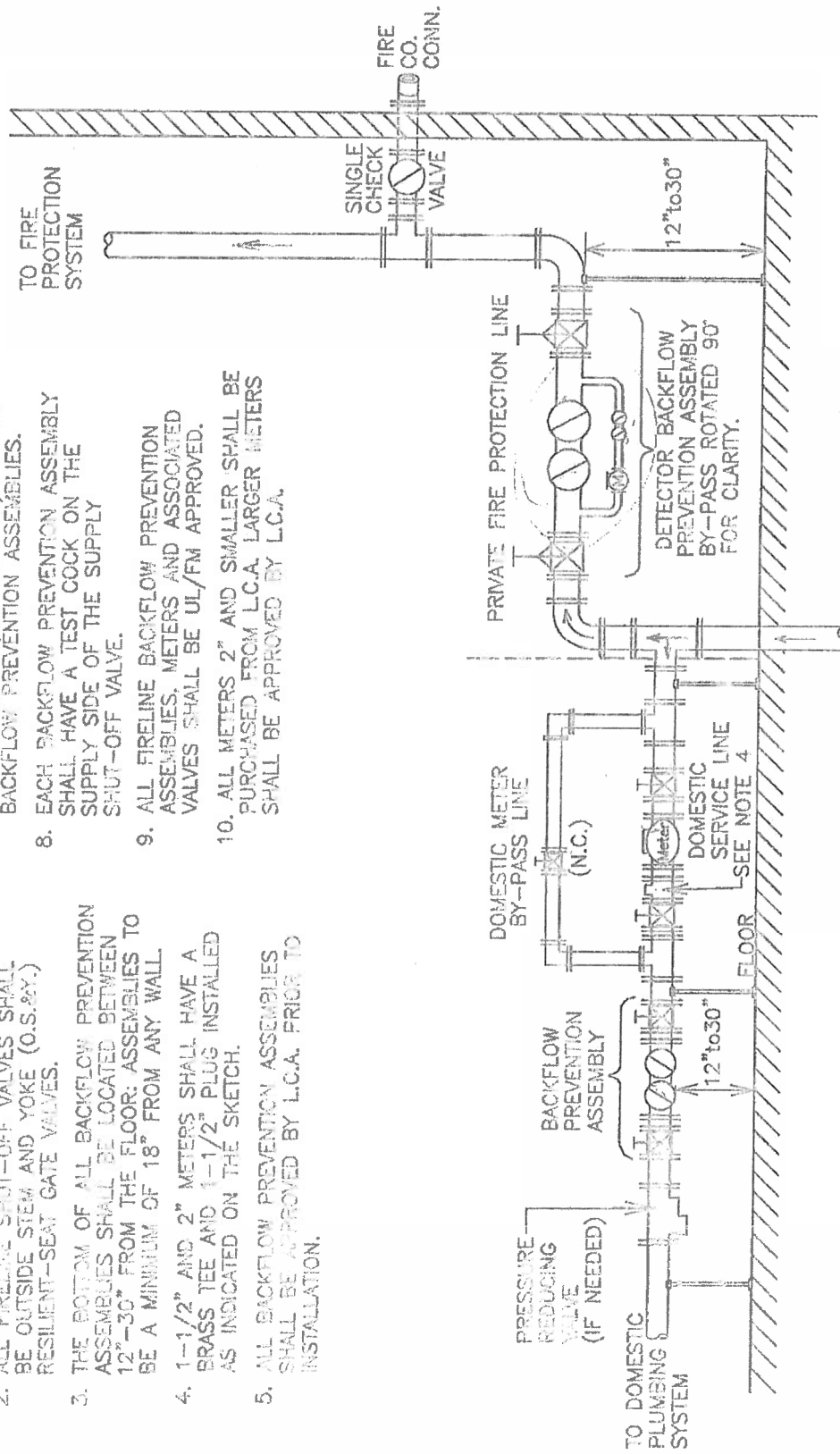
A handwritten signature in black ink, appearing to read 'B. Argust', written over a horizontal line.

Bob Argust
Capital Works Project Coordinator

CC: George Albert, P.E.

NOTES:

1. ALL SHUT-OFF VALVES MUST BE FULL-PORT BALL VALVES OR RESILIENT-SEAT GATE VALVES.
2. ALL FIRELINE SHUT-OFF VALVES SHALL BE OUTSIDE STEM AND YOKE (O.S.&Y.) RESILIENT-SEAT GATE VALVES.
3. THE BOTTOM OF ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE LOCATED BETWEEN 12"-30" FROM THE FLOOR: ASSEMBLIES TO BE A MINIMUM OF 18" FROM ANY WALL.
4. 1-1/2" AND 2" METERS SHALL HAVE A BRASS TEE AND 1-1/2" PLUG INSTALLED AS INDICATED ON THE SKETCH.
5. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY L.C.A. PRIOR TO INSTALLATION.
6. METER BY-PASS LINE IS REQUIRED FOR METERS 1-1/2" AND LARGER.
7. NO CONNECTIONS SHALL BE MADE TO THE UPSTREAM (SYSTEM SIDE) OF THE BACKFLOW PREVENTION ASSEMBLIES.
8. EACH BACKFLOW PREVENTION ASSEMBLY SHALL HAVE A TEST COCK ON THE SUPPLY SIDE OF THE SUPPLY SHUT-OFF VALVE.
9. ALL FIRELINE BACKFLOW PREVENTION ASSEMBLIES, METERS AND ASSOCIATED VALVES SHALL BE UL/FM APPROVED.
10. ALL METERS 2" AND SMALLER SHALL BE PURCHASED FROM L.C.A. LARGER METERS SHALL BE APPROVED BY L.C.A.

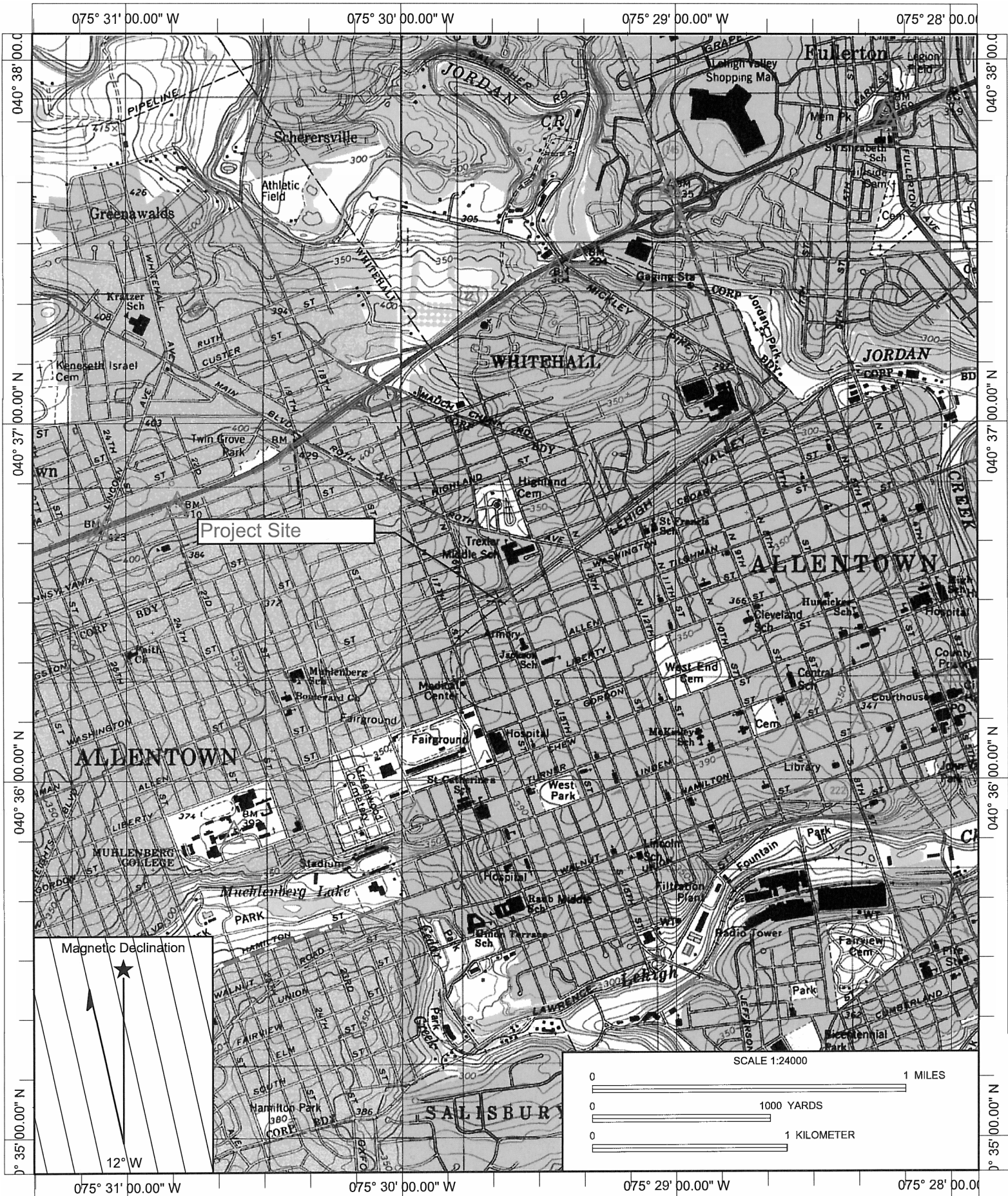


NOT TO SCALE

SAMPLE INSTALLATION SKETCH—
DOMESTIC SERVICE LINE &
PRIVATE FIRE PROTECTION LINE

LEHIGH COUNTY AUTHORITY
P. O. BOX 3348
1053 SPRUCE STREET
ALLENTOWN, PA. 18106

DATE: 01-01-01	DATE: 01-01-01	DATE: 01-01-01
BY: C. R. D.	BY: M. A. B.	BY: M. A. B.
CHECKED: P. B.	DATE: 12/13/07	
DWG. NO.		



Name: ALLENTOWN EAST
 Date: 7/23/2015
 Scale: 1 inch equals 2000 feet

Location: 040° 36' 29.22" N 075° 29' 37.23" W NAD83
 Caption: Turkey Hill, L.P.
 Summer Ave N 15th Sts.
 Allentown, PA

1. PROJECT INFORMATION

Project Name: **Turkey Hill - Sumner**

Date of review: **7/23/2015 1:23:41 PM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

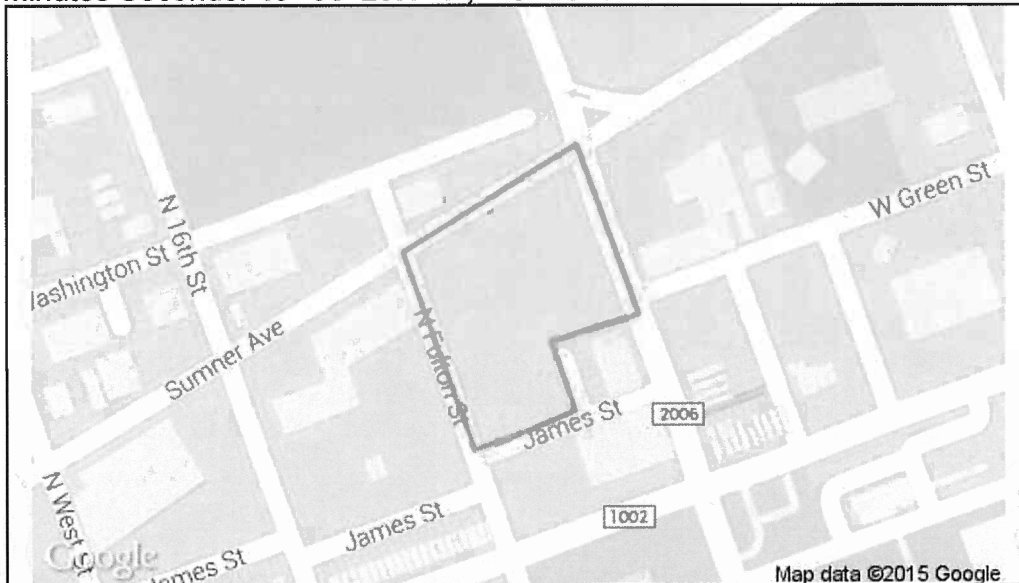
Project Area: **2.1 acres**

County: **Lehigh Township/Municipality: Allentown**

Quadrangle Name: **ALLENTOWN EAST ~ ZIP Code: 18102**

Decimal Degrees: **40.608088 N, -75.493633 W**

Degrees Minutes Seconds: **40° 36' 29.1" N, -75° 29' 37.1" W**



2. SEARCH RESULTS

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

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

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

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

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

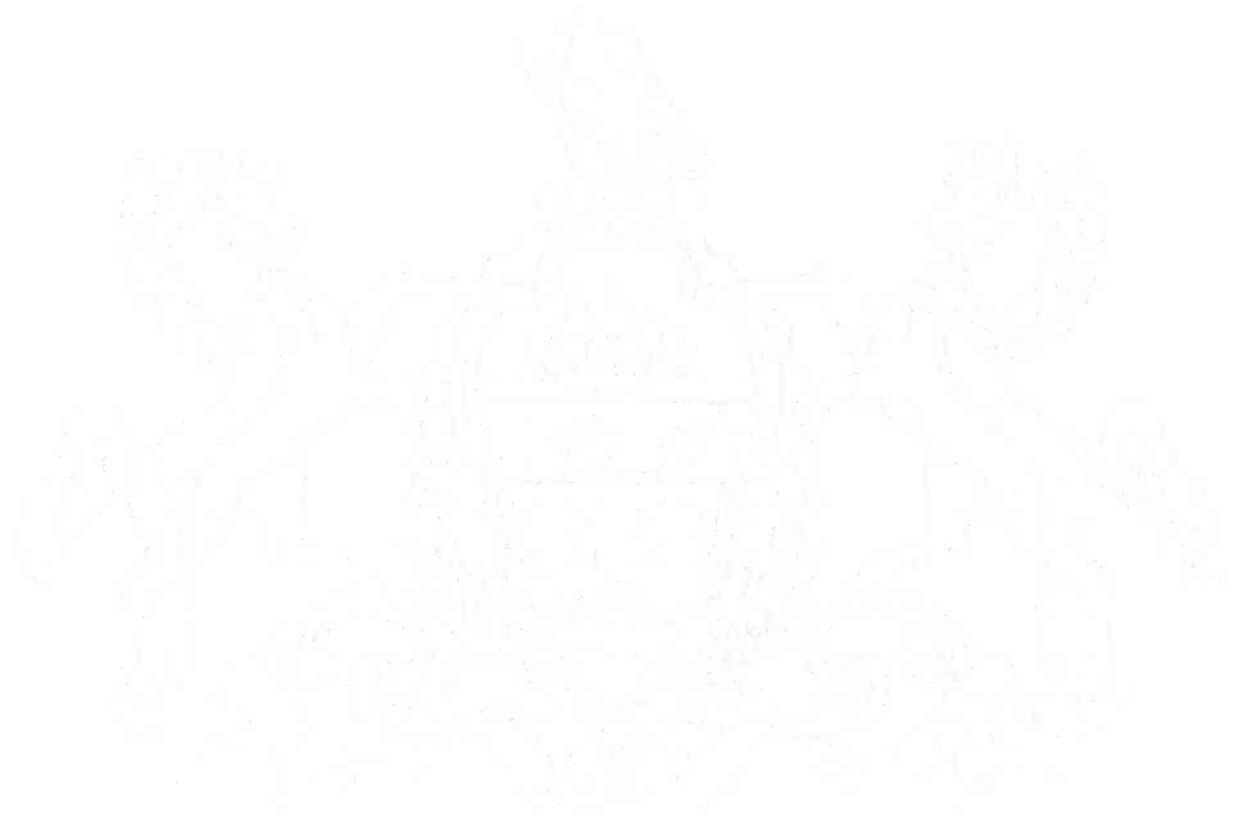
U.S. Fish and Wildlife Service

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

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special

concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.



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
Fax:(717) 772-0271

U.S. Fish and Wildlife Service

Pennsylvania Field Office
110 Radnor Rd; Suite 101, State College, PA 16801
NO Faxes Please.

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, Bellefonte, PA. 16823-7437
NO Faxes Please

PA Game Commission

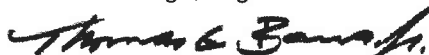
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: Thomas E. Barna, Jr., PE
Company/Business Name: PennEastern Engineers, LLC
Address: 165 N. Wilkes-Barre Blvd.
City, State, Zip: Wilkes-Barre, PA 18702
Phone: (570) 208-3130 ext 130 Fax: (570) 823-4727
Email: TomBarna@penneastern.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

July 23, 2015

date