



CITY OF ALLENTOWN

29973

RESOLUTION

R55 – 2020

Introduced by the Administration on May 13, 2020

Sewage Planning Module for 1110 North Sherman Street

Resolved by the Council of the City of Allentown, That

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 (Department) 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, Hellsnell LLC. c/o Paul Snellen has proposed the development of a parcel of land identified as 1110 North Sherman Street and described in the Sewage Facilities Planning Module, and proposes that such subdivision be served by: sewer tap-ins and sewer extension

WHEREAS, City of Allentown finds that the subdivision described in the 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 Council members of the City of Allentown hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module.

	Yea	Nay
Candida Affa	X	
Julio A. Guridy, VP	X	
Ce-Ce Gerlach	X	
Cynthia Mota	X	
Joshua Siegel	X	
Ed Zucal	X	
Daryl Hendricks, Pres.	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 29973 was adopted by the City Council of Allentown on the 13th day of May, 2020, and is on file in the City Clerk's Office.


City Clerk

Date 10/31/2019

Name HANOVER ENGINEERING
Address 5920 HAMILTON BOULEVARD
SUITE 108
ALLENTOWN, PA 18106 - 8942

RE: Planning Module for New Land Development
Subdivision 1110 SHERMAN ST.
OFFICE/WAREHOUSE 579 GPO
CITY OF ALLENTOWN, LEHIGH County
DEP Code No: 2-39001223 - 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 the 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.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # 2-39001223-3	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

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

Date 03/30/2020

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Phillip Malitsch

Project Engineer (Title) for 1110 NORTH SHERMAN STREET (Name)

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

Lehigh (City, Borough, Township) 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 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 |

Michael P. Hannon
Municipal Secretary (print)

Michael P. Hannon
Signature

5/13/2020
Date



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 HELLSNELL LLC. c/o PAUL SNELLEN has proposed the development of a parcel of land identified as
land developer

1110 NORTH SHERMAN 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 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 the 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 Michael J. Hacy, Secretary, City of Allentown
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 29973, adopted, May 13, 20 20

Municipal Address:

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

Seal of
Governing Body

**PROJECT NARRATIVE & ALTERNATIVE SEWAGE
FACILITIES ANALYSIS**

1110 NORTH SHERMAN STREET

**CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA**

February 19, 2020

Prepared for:

**HellSnell, LLC c/o Paul Snellen
1531 Eaton Avenue
Bethlehem, PA 18018**

Prepared by:



HanoverEngineering

5920 Hamilton Boulevard • Suite 108 • Allentown, PA 18106-8942
Phone: 610.395.9222 • Fax: 610.395.9262 • HanoverEng.com

Hanover Project 4673

1110 North Sherman Street**Project Narrative & Alternative Sewage Facilities Analysis****PADEP Sewage Facilities Planning Module****Component 3: Sections F & H**

The intent of the 1110 North Sherman Street Minor Land Development Project is to construct a 4,000 square foot office building built as an addition to the existing 12,500 square foot stone block structure. The project will also include the construction of a paved parking area and general site improvements to the lot to include a storm water collection system, as well as the incorporation of public water and sanitary laterals. This project is within the City of Allentown and has a total area of disturbance of 0.97 acres within the 2.308-acre land parcel. Existing rights-of-ways are to be improved to current City standards, and no new roadways will be constructed.

The site currently contains one (1) existing stone block structure with no sewer or water service. Because this structure does not contribute waste to the existing sewer system, it is assumed as 0 EDUs for this analysis.

The development is bordered to the north by a retail property on a land parcel owned by David M. Howard, to the west by a distribution service on a land parcel owned by Harold R. Fritz, and to south by an RV storage facility owned and maintained by Stuff A Lot, LLC. Two (2) residential units are present east of the property, across the street and right-of-way, on land parcels owned by Salibi Venice F and Issa Rani, respectively.

The proposed development currently consists of one 4,000 square foot office building and paved parking areas with associated improvements (sidewalks, storm water system, etc.). Following construction of the addition, the effective area requiring sewer service will be 16,500 square feet. Based on sewer authority estimates, the site will have a produce an estimated 579 gallons per day (GPD). For planning purposes, we are requesting 2 EDU of allocation.

Existing and proposed flows are as follows:

<u>Proposed Development</u>	EDUs
One (1) 4,000 S.F. Office Building producing an effective service area of 16,500 S.F.	2
<hr/>	
Total: 2 EDUs	
 <u>Previous Development</u>	
One (1) 12,500 S.F. Stone Block Structure	0
<hr/>	
Total: 0 EDUs	

NET INCREASE: 2 EDUs (579 GPD)

TOTAL FLOW : 2 EDUs (579 GPD)

Note: 1 EDU = 400 Gal/Day

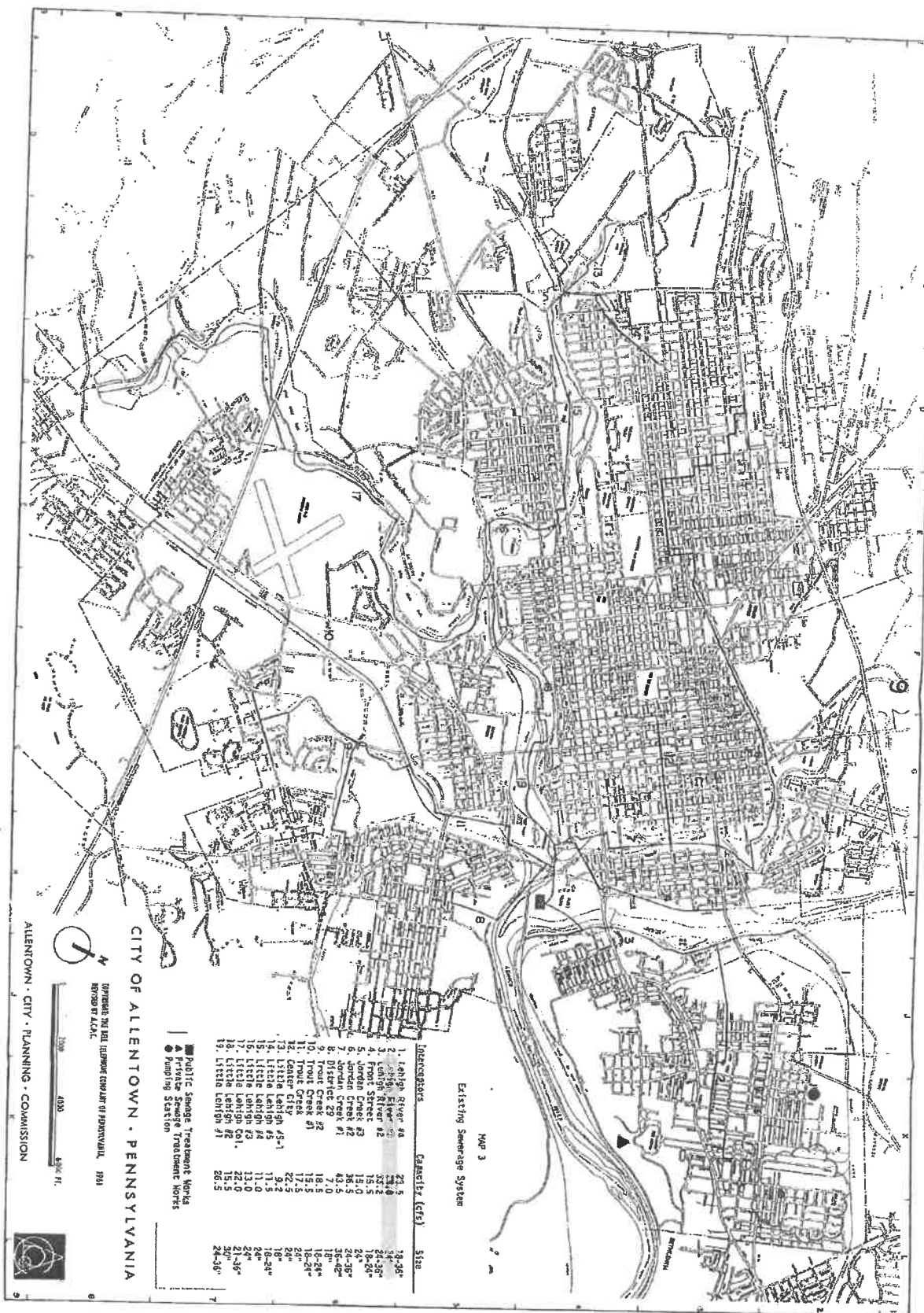
This project will be developed as a "by-right" use in accordance with the City of Allentown Zoning Ordinance for the Business/Light Industrial (B/LI) Districts. The City of Allentown, Title Five, Article 940.03(n) states that when a public sewer becomes accessible, the use of on-site sewage disposal systems shall be abandoned. Public sewage infrastructure, including sewage mains and manholes with routing to a sewage treatment plant, currently exists within the public roadway adjacent to the project area. Resultantly, on-site sewage disposal methods are not a permitted option for this project.

The project site is located within District 2 of the City of Allentown Collection System. Sanitary sewer flows from this District are conveyed to the City of Allentown Wastewater Treatment Plant (WWTP) via the Lehigh River #3 Interceptor, and are part of the Little Lehigh Creek Network, as defined in the "**City of Allentown Master Sewer Plan – April 1977**" (MSP). Excerpts from this plan have been attached to this narrative.

As indicated on the attached documents, the project site is located within an area initially proposed for public sewer service at the inception of the MSP. This disposal method is anticipated to remain identical within the Act 537 Plan currently under development by the LCA. Additionally, the land use of the surrounding area is a mix of commercial and residential properties, all of which are served by the city's collection system.

The City of Allentown WWTP (NPDES #PA-0026000) is currently permitted for a capacity of 40 million gallons per day (MGD). The average reported flows for the WWTP during 2018 were approximately 36 MGD. Based on project estimates, the proposed addition to daily flow will utilize only 0.014% of the remaining capacity of the WWTP.

Based upon the above information, local Zoning ordinances, the City of Allentown Title Five - Sewers, and previous land use history, the most reasonable method of sanitary sewer disposal for the proposed 1110 North Sherman Street Project is connection to the existing City of Allentown collection and treatment system.





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

January 31, 2020

Mrs. Irene Woodward
Planning Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

SUBJECT: Proposed Water and Sewer Service Connections/New Sewer Main –
1110 North Sherman Street Land Development
LCA Review #1

Dear Mrs. Woodward:

LCA (Lehigh County Authority) has reviewed plans titled "1110 North Sherman Street, Final Minor Land Development Plan, City of Allentown – 15th Ward, Lehigh County, Pennsylvania" located at 1110 North Sherman Street in the City of Allentown. The project consists of a 4,000 SF expansion. The following comments are offered on the proposed public water and service connections for the property, as shown on the plan prepared by Hanover Engineering, Project # 4673, dated September 18, 2019, last revised January 20, 2020:

LCA offers the following comments:

1. A construction permit from LCA will be needed prior to the water tap on N Sherman Street. Details for the tap will be included in the permit. A Developers Sewer System Agreement will be needed for the sewer portion of this project since new public sewer main will be installed by the contractor. Developer must comply with the applicable terms therein prior to starting the system construction.
2. LCA is working to confirm if the water main on N. Sherman St is 12" or 8" as there is conflicting historical data. We will proceed that it is 12" since that is the best data available but the size may need to be verified in the field when the time comes for the tap. Our tap crew will be prepared with a sleeve for either size.

3. See attached for the City of Allentown water and sewer specs.
4. LCA's Distribution and Collection team investigated manhole 23_24H. Manhole is newer precast with stub to the south for tie in. Additional information and pictures can be provided to developer upon request.
5. Page 3:
 1. Label the water and sewer laterals as "private".
 2. Label the size for both the water and sewer lateral.
 3. Label the new sewer main on Sherman St as "proposed – public".
 4. Label the water main on Sherman St as "existing".
 5. Label the water tap size "1" Water Tap" at the water tap location.
 6. Label the existing manhole where the sewer extension will begin as manhole "23_24H".
6. Page 6:
 1. Replace LCA Water System Construction notes with the attached notes.
 2. Remove the following standard details: W-02, W-11, W-23, W-13, W-14, W-20, W-27
 3. Add the attached standard details.
 4. Meter pit standard details can be removed. A meter pit is not required (unless suggested by engineer) since the lateral length is less than 100 feet to the building. The meter and backflow device can be installed inside the building.

GENERAL COMMENTS:

- 1 LCA is willing to provide public water and sewer service to the property at this time.
- 2 The developer shall initiate a sewage facilities planning module with The City and PA DEP.
- 3 It is the responsibility of the contractor to field verify all existing utilities.
- 4 The property owner is responsible for obtaining all necessary City or any other applicable permits including, but not limited to, plumbing, road opening, utility crossing, stream crossing, etc.

- 5 The City of Allentown Fire Marshall must be contacted for approval of fire hydrant locations and/or fire protection. Provide LCA documentation of this approval. Allentown thread should be compatible with all hydrants. Contact LCA's customer service at 610-437-7515 to report how many private hydrants have been installed once construction is complete.
- 6 The contractor will need to provide LCA with a Certificate of Insurance that matches the limits in the attached document.
- 7 Approved backflow devices will need to be installed on the domestic and fire lines. Backflow prevention assemblies proposed for use in the LCA service area must have received a current Certificate of Approval from the University of Southern California Foundation for Cross-Connection Control and Hydraulic Research.
- 8 The type of backflow prevention assembly installed and maintained must be adequate for the degree of hazard present. All backflow prevention assemblies shall be approved by LCA prior to installation.
- 9 LCA does not take responsibility for the workability or the design of the private water lines, sewer lines or private fire protection system.
- 10 Water and sewer system construction is subject to inspection by LCA. Contact LCA at 610-398-2503 to schedule an inspection a minimum of three (3) business days prior to the start of work. Only LCA personnel shall operate valves in the water system.
- 11 The LCA Customer Service Department shall be notified to schedule an inspection of the meter setting prior to initiation of water service. When you are ready for a meter please call our Allentown Division Customer Service Department at 610-437-7515 and they will be able to assist you with purchasing a meter.
- 12 The Lehigh County Authority Allentown Division (610-437-7515) shall be notified to schedule an inspection of the meter setting prior to initiation of water service.
- 13 All abandoned water lines must be abandoned at the main. If the corporations do not shut off correctly and are leaking or deemed necessary by the inspector, the contractor is fully responsible to install and purchase an approved capsulation device.
- 14 All abandoned sewer lines must be abandoned at the main by an approved trenchless sewer repair contractor. Approved contractors for the trenchless spot repair abandonment can be provided on request.

See below for the 2020 fees required for this project:

- Security Deposit, Inspection Deposit, Record Drawing Asbuilts Deposit: All of these are based on percentages of the cost estimates that will be submitted by the contractor. This information will be included in the Develops Water System Agreement and Developers Sewer System Agreement - TBD
- Construction Permit Deposit: \$500
- Connection Fee (1" physical water tap) – \$440
- Water/Sewer Capacity Tapping Fee - \$5,947.22
- Domestic Water Meter Fee (1") – \$370
- Fireline Bypass Meter Fee (5/8"): N/A

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

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

Sincerely,



Jacob Hunsicker
Capital Works Project Specialist

cc: Joseph Rentko – Hanover Engineering
Devin Blakley – Hanover Engineering
Paul Snellen – HellSnell, LLC



Pennsylvania
Historical & Museum
Commission

PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on
State and Federal Undertakings

SHPO USE ONLY

Reviewers: ___/___

DATE RECEIVED:

10/3/19

DATE DUE:

10/17/19

ER NUMBER:

2020-0018-077-14

REV: 06/2018

SECTION A: PROJECT NAME & LOCATION

Is this a new submittal? ☒ YES ☐ NO OR ☐ This is additional information for ER Number:

Project Name 1110 North Sherman Street County Lehigh Municipality City of Allentown
Project Address 1110 North Sherman Street City/State/ Zip Allentown PA 18109

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name Paul Snellen Phone (610) 657-0685
Company HellSnell, LLC Fax
Street/PO Box 1531 Eaton Avenue Email PWRIGHT@PTD.NET
City/State/Zip Bethlehem PA 18018

SECTION C: PROJECT DESCRIPTION

This project is located on:
(check all that apply) ☐ Federal property ☐ State property ☐ Municipal property ☒ Private property

List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)
	State	Sewage Facilities Planning Module	

Proposed Work – Attach project description, scope of work, site plans, and/or drawings

Project includes (check all that apply): ☒ Construction ☐ Demolition ☐ Rehabilitation ☐ Disposition

Total acres of project area: 2.308 Total acres of earth disturbance: 0.97

Are there any buildings or structures within the project area? ☒ Yes ☐ No Approximate age of buildings: 89 years

Does this project involve properties listed in or eligible for the National Register of Historic Places, or designated as historic by a local government? ☐ Yes ☒ No ☐ Unsure Name of historic property or historic districts

Please print and mail completed form and all attachments to:

PHMC
State Historic Preservation Office
400 North St.
Commonwealth Keystone Building, 2nd Floor
Harrisburg, PA 17120-0093

Attachments – Please include the following information with this form

- ☒ Map – 7.5' USGS quad showing project boundary and Area of Potential Effect
- ☒ Description/Scope – Describe the project, including any ground disturbance and previous land use
- ☒ Site Plans/Drawings – Indicate past and present land use, location and dates of buildings, and proposed improvements
- ☒ Photographs – Attach prints or digital photographs showing the project site, including images of all buildings and structures keyed to a site plan

SHPO DETERMINATION (SHPO USE ONLY)

- ☒ There are NO HISTORIC PROPERTIES in the Area of Potential Effect ☐ The project will have NO ADVERSE EFFECTS WITH CONDITIONS (see attached)
- ☐ The project will have NO EFFECT on historic properties ☐ SHPO REQUESTS ADDITIONAL INFORMATION (see attached)
- ☐ The project will have NO ADVERSE EFFECTS on historic properties:

SHPO REVIEWER:

B. Snellen

DATE:

10/7/19



Lehigh County Authority

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

LETTER OF TRANSMITTAL

Date: March 18, 2020

To: Irene Woodward
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Re: 1110 North Sherman Street
Allentown, Lehigh County, PA

<u>No. of Copies</u>	<u>Date</u>	<u>Description</u>
1	3/18/20	Completed Sewer Planning Module
1	3/18/20	Plan Showing Path of Sewage to WWTP
1	3/18/20	Appendix A Cover Letter

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

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

Comments:

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

From: Jacob Hunsicker
cc: Scott Novatnak, DEP (via email)
Robert Corby, DEP (via email)
Craig Messinger, COA (via email)
Phil DePoe, LCA (via email)
Liesel Gross, LCA (via email)
Phillip Malitsch, Hanover Engineering (via email)



LEHIGH COUNTY AUTHORITY

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

March 18, 2020

Irene Woodward
Director of Planning
City of Allentown
435 Hamilton Street
Allentown, PA 18101

RE: 1110 North Sherman Street, City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Woodward:

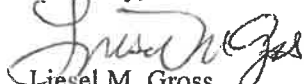
This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations, payment of all necessary fees and availability of the respective allocation at that time.

In accordance with the interim Corrective Action Plan and Connection Management Plan submitted to the Pa. Department of Environmental Protection by the Kline's Island Sewer System municipalities on December 31, 2019 and approved by DEP on January 17, 2020, 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 579 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

Connection Management Plan Allocation (gallons per day)	1,500,000
Previously allocated from prior planning module submissions	-638,464
This submission	-579
Remaining Allocation in Connection Management Plan	860,957

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

Sincerely,


Liesel M. Gross
Chief Executive Officer

cc: Scott Novatnak, DEP
Robert Corby, DEP
Craig Messinger, COA
Phil Depoe, LCA
Phillip Malitsch, Hanover Engineering

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT**SEWAGE FACILITIES PLANNING MODULE****Component 3. Sewage Collection and Treatment Facilities**

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
2-39001223-3				

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 1110 North Sherman Street

2. Brief Project Description This minor land development includes the construction of a 4000 S.F. office building built as an addition to an existing 12,500 S.F. block structure, as well as a paved parking area and general improvements to the site and driveway.

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
Irene	Woodward			Director of Zoning & Planning
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)		
610-437-7611				

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

1110 North Sherman Street

Site Location Line 1

1110 North Sherman Street

Site Location Line 2

Site Location Last Line -- City

City of Allentown

State

PA

ZIP+4

18109

Latitude

Longitude

Detailed Written Directions to Site From Route 22 exit onto PA-587 S/Airport Road; follow signs for Catasauqua Road and turn onto Pennsylvania Ave. Continue for approximately 0.5 miles and turn right on E Columbia Street. After approximately 0.5 miles, E Columbia St. turns slightly left and becomes North Sherman Street. Site is on right side of roadway.

Description of Site The site is currently occupied by one (1) 12,500 S.F. block building

Site Contact (Developer/Owner)

Last Name

Paul

First Name

Snellen

MI

Suffix

Phone

610-657-0685

Ext.

Site Contact Title

Owner

Site Contact Firm (if none, leave blank)

HellSnell, LLC

FAX

Email

PWRIGHT@PTD.NET

Mailing Address Line 1

1531 Eaton Avenue

Mailing Address Line 2

Mailing Address Last Line -- City

Bethlehem

State

PA

ZIP+4

18018

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

Last Name

Malitsch

First Name

Phillip

MI

Suffix

C

Title

Project Engineer

Consulting Firm Name

Hanover Engineering Associates, Inc.

Mailing Address Line 1

5920 Hamilton Boulevard, Suite 108

Mailing Address Line 2

Address Last Line -- City

Allentown

State

PA

ZIP+4

18106-8942

Country

USA

Email

pmalitsch@hanovereng.com

Area Code + Phone

610-395-9222

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

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

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

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

Connections 1

Name of:

existing collection or conveyance system City of Allentown collection system

owner City of Allentown / LCA Lessee

existing interceptor Lehigh River ~~23~~ Interceptor

owner City of Allentown / LCA Lessee

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility City of Allentown POTW Kline's Island WWTP

NPDES Permit Number for existing facility 'PA'-26000

Clean Streams Law Permit Number _____

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

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

As an authorized representative of the permittee, I confirm that the 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 3/18/2020

(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 PCM

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

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

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

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

	a. Design and/or Permitted Capacity (gpd) ^{MGD}		b. Present Flows (gpd) ^{MGD}		c. Projected Flows in 5 years (gpd) ^{MGD} (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	1.44	5.77	0.04	0.85	0.04	0.86
Conveyance	15	19	2.4	18 ⁽¹⁾	2.45	18.4 ⁽¹⁾
Treatment	40	40	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. ☐ YES ☒ NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

- b. Collection System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 3/18/2020

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

c. Conveyance System

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

Name of Responsible Agent Liesel M Gross

Agent Signature *Liesel M Gross*

Date 3/18/2020

4. Treatment Facility

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

YES NO

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

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

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

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

Name of Responsible Agent Liesel M Gross

Agent Signature *Liesel M Gross*

Date 3/18/2020

☐ **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 sponsor), 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 579 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 Lehigh County Authority

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization Lehigh County Authority

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)

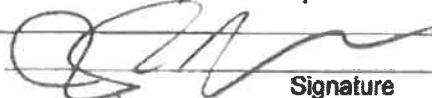
9. ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☒ Will sewage facilities discharge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

Phillip Malitch

Name (Print)


3/10/20

Signature

Project Engineer

Title

Date

5920 Hamilton BLVD STE 108 Allentown, PA 18109

610-395-9222

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 \$100.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates only one new lot and is the only lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

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

$$\#2 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{100.00}$$

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:

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

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

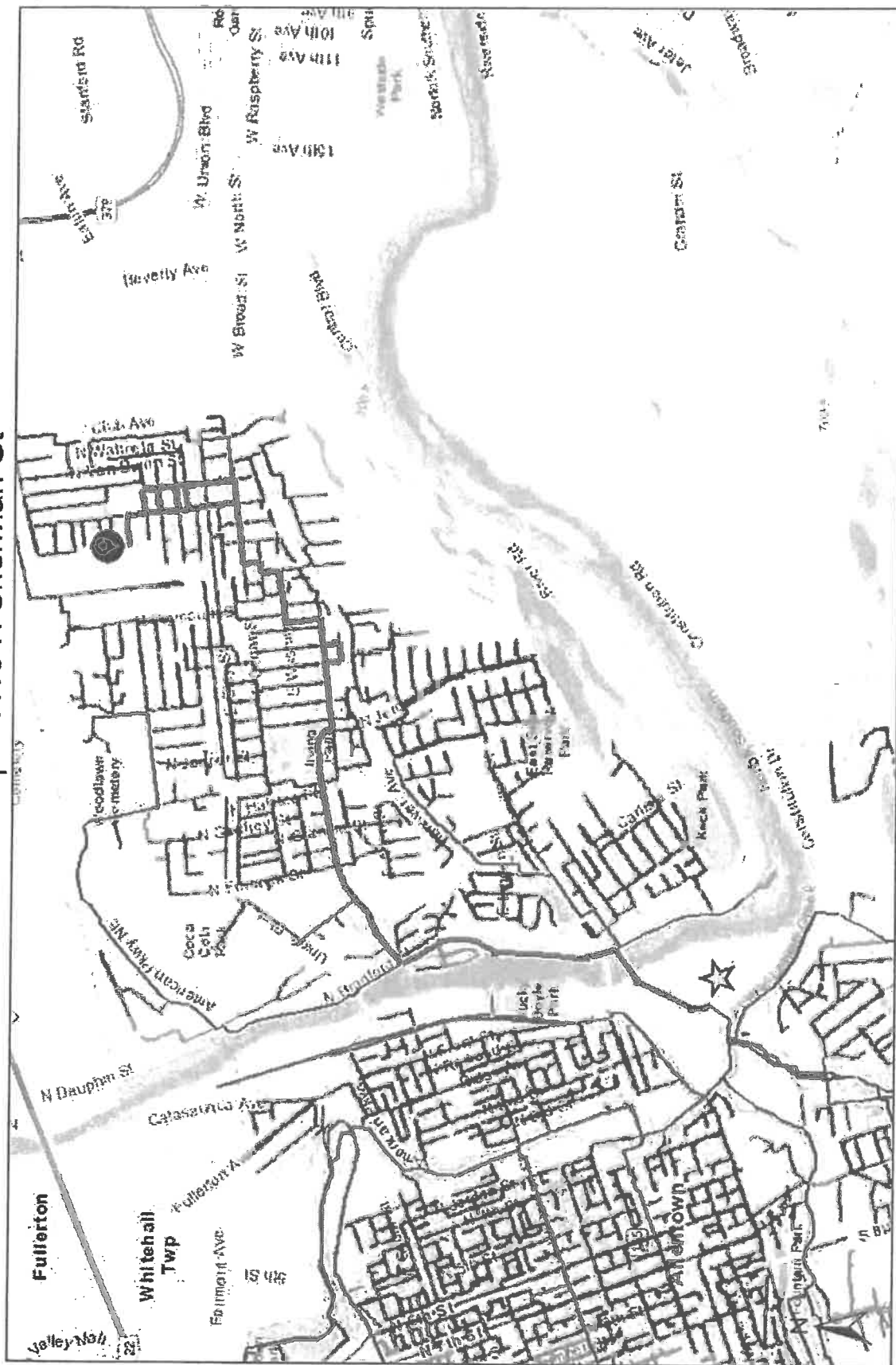
The fee is based upon:

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

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

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

LCA Flow Map - 1110 N Sherman St



3/17/2020, 3:37:35 PM

Legend

- ☆ Kline's Island WWTP
- Sanitary Mains
- Collector
- Sanitary Main
- Interceptor
- Sanitary Main

1 inch = 3,000 feet
0 0.5 1 mi



Lehigh County PA, State of New Jersey, Est. HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
2-39001223-3

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

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

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

Project Name

1110 North Sherman Street

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

1. Date plan received by municipal planning agency 2/24/20

2. Date review completed by agency 3/2/20

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: <u>Irene Woodward</u> | | |
| Title: <u>Director of Planning and Zoning</u> | | |
| Signature: <u>Irene Woodward</u> | | |
| Date: <u>3/2/20</u> | | |
| Name of Municipal Planning Agency: <u>City of Allentown</u> | | |
| Address: <u>435 Hamilton St, Allentown, PA 18101</u> | | |
| Telephone Number: <u>(610) 437-7611 ext. 2866</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

GREG ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

March 27, 2020

Mr. Phillip Malitsch, PE
Hanover Engineering Associates, Inc.
5920 Hamilton Boulevard, Suite 108
Allentown, PA 18106-8942

**Re: Act 537 Review - Sewage Facilities Planning Module for the HellSnell LLC (1110 North Sherman Street) Land Development in the City of Allentown, Lehigh County
DEP Code No. 2-39001223-3**

Dear Mr. Malitsch:

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 a proposed 4,000 square foot addition to an existing office building on approximately 2.3 acres. The development is proposed to be served by public sewage disposal, with ultimate treatment at the City of Allentown wastewater treatment plant. This sewage facilities planning module is consistent with *FutureLV: The Regional Plan*. According to FutureLV, the proposed project is located in an area designated for Development in the General Land Use Plan and aligns with the FutureLV action to '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,

Susan L. Rockwell
Senior Environmental Planner

Enclosure

cc: Irene Woodward, AICP, Director of Planning, City of Allentown
Robert Corby, PA Department of Environmental Protection



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

HellSnell LLC (1110 North Sherman 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 March 18, 2020
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency March 27, 2020

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

Yes No

- ☒ ☐ 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)?
- ☒ ☐ 2. Is this proposal consistent with the comprehensive plan for land use? *See attached Act 247 review letter dated 3/27/20*
- ☒ ☐ 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met ----
- ☒ ☐ 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency ----
- ☒ ☐ 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: ----
- ☐ ☒ 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact ----
- ☐ ☐ 7. Will any known historical or archeological resources be impacted by this project? *PHMC determination*
If yes, describe impacts ----
- ☐ ☐ 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? *See PNDI results*
- ☐ ☒ 9. Is there a county or areawide zoning ordinance?
- ☐ ☐ 10. Does this proposal meet the zoning requirements of the ordinance? *N/A*
If no, describe inconsistencies ----

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>Not applicable to City of Allentown</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <i>N/A</i> If no, describe which requirements are not met ----
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? <i>See municipal interpretation</i> If no, describe inconsistency ----
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ----
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies ----
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
		18. Name, Title and signature of person completing this section: Name: <u>Susan L. Rockwell</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>S. L. Rockwell</i></u> Date: <u>March 27, 2020</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

GREG ZEBROWSKI
Chair

STEVEN GLICKMAN
Vice Chair

PAMELA PEARSON
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

March 27, 2020

Irene Woodward, AICP
Director of Planning & Zoning
City of Allentown
435 Hamilton Street
Allentown, PA 18101

**RE: Hellsnell LLC (1110 North Sherman Street) – Land Development
City of Allentown
Lehigh County**

Dear Ms. Woodward:

The subject application proposes to construct a 4,000-square-foot office addition to an existing light industrial building, with pavement and parking improvements. The site is located at 1110 North Sherman Street (parcel number 641820519669).

This proposal is generally consistent with *FutureLV: The Regional Plan* because it is located in an area designated for Development in the General Land Use Plan. The proposed land use is suitable for its location, in keeping with the LVPC action to 'guide the location an intensity of development' (Policy 1.1).

The project site is located within the Catasauqua Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project's stormwater management plan are included 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.

In order to better meet the needs of all involved, the LVPC requires an appointment for plan signings. Please call the office to schedule an appointment and ask for a Community Planning staff person. Generally, your appointment will be within two business days.

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

Sincerely,

Jillian Seitz
Senior Community Planner

cc: Craig Messinger, City of Allentown Director of Public Works
Joseph E. Rentko, PE, Hanover Engineering
Garrett Cook, Lehigh County Conservation District
Geoff Reese, LVPC Director of Environmental Planning

1. PROJECT INFORMATION

Project Name: **1110 N. Sherman Street**
Date of Review: **9/27/2019 11:38:41 AM**
Project Category: **Development, Other**
Project Area: **2.58 acres**
County(s): **Lehigh**
Township/Municipality(s): **ALLENTOWN**
ZIP Code: **18109**
Quadrangle Name(s): **CATASAUQUA**
Watersheds HUC 8: **Lehigh**
Watersheds HUC 12: **Lehigh River-Delaware River**
Decimal Degrees: **40.628354, -75.429272**
Degrees Minutes Seconds: **40° 37' 42.741" N, 75° 25' 45.3774" 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.

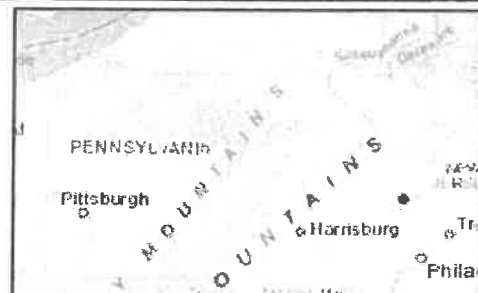
Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 must comply with the bog turtle habitat screening requirements of the PASPGP.

1110 N. Sherman Street

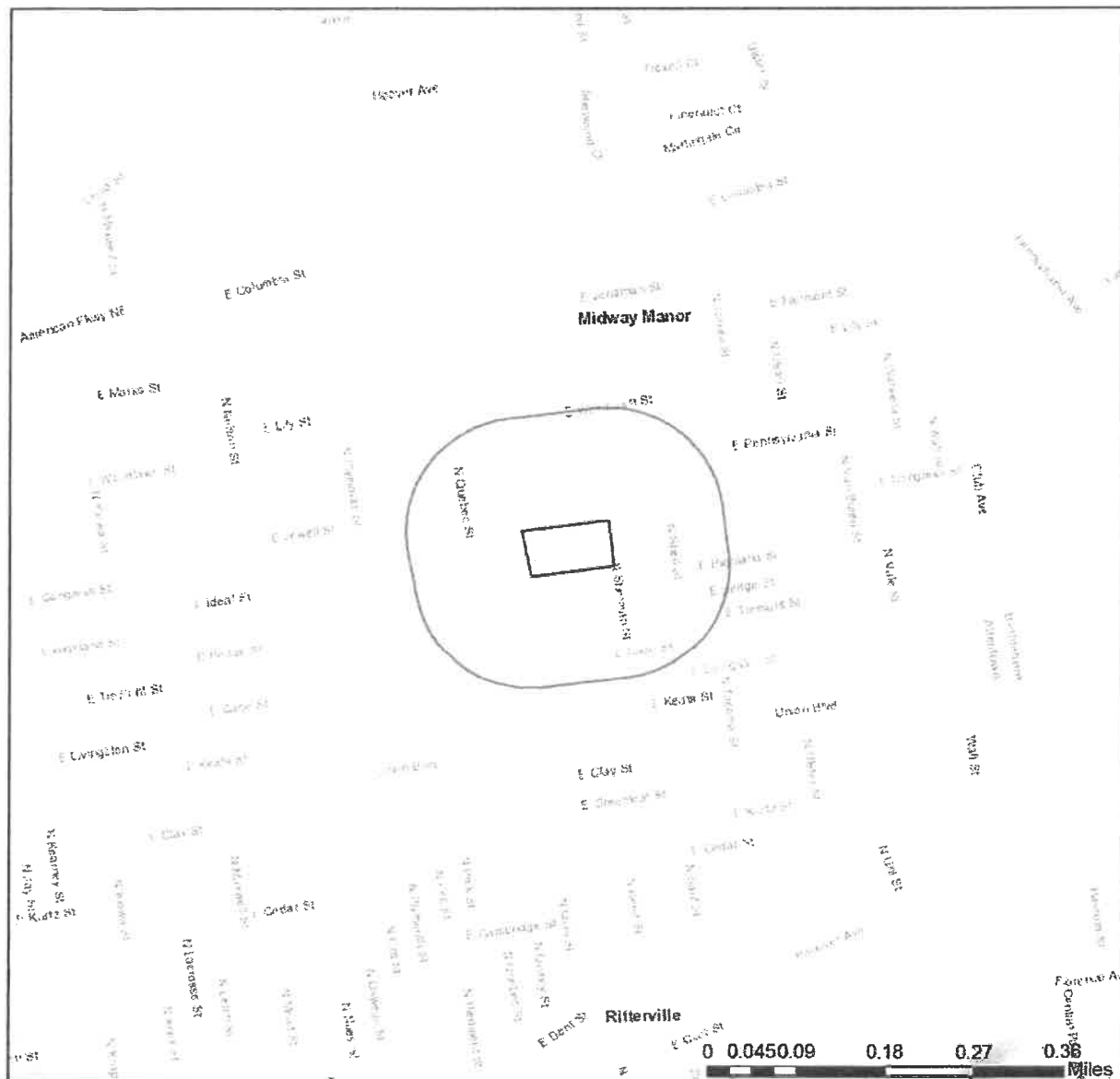


- ☐ Project Boundary
- ☐ Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

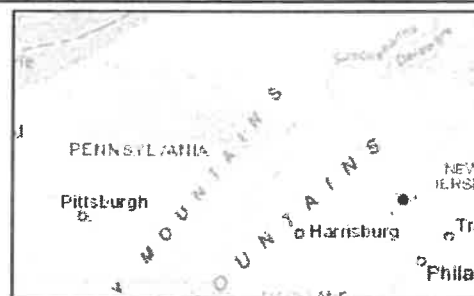


1110 N. Sherman Street



- ☐ Project Boundary
- ☐ Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

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:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

U.S. Fish and Wildlife Service

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

PA Fish and Boat Commission

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: JOSEPH RENTKO

Company/Business Name: HANOVER ENGINEERING

Address: 5920 HAMILTON BLVD SUITE108

City, State, Zip: ALLENTOWN PA 18106

Phone: (610) 395-9222

Fax: ()

Email: JRENTKO@HANOVERENG.COM

8. CERTIFICATION

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

Joseph E. Rentko

applicant/project proponent signature

9-27-19

date