



CITY OF ALLENTOWN

**30041**

**RESOLUTION**

**R102 – 2020**

***Introduced by the Administration on September 2, 2020***

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**Sewage Planning Module for Ava's Acres, LLC – 2232 S. 11<sup>th</sup> Street**

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***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**, Ava's Acres, LLC has proposed the development of a parcel of land identified as Ava's Acres, 2232 S. 11<sup>th</sup> Street and described in the Sewage Facilities Planning Module, and proposes that such subdivision be served by: sewer tap-ins

**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. 30041 was adopted by the City Council of Allentown on the 2<sup>nd</sup> day of September, 2020, and is on file in the City Clerk's Office.***

  
 City Clerk

**SEWAGE FACILITIES PLANNING MODULE**  
for  
**Ava's Acres**

**CITY OF ALLENTOWN  
LEHIGH COUNTY, PENNSYLVANIA**

July 2020

2-39001233-3

Prepared for:  
**Ava's Acres LLC**

Prepared by:  
**Value Engineering Inc**



## **PROJECT NARRATIVE**

This project proposes the construction of 3-residential units on a 0.22-acre property at 2232 South 11<sup>th</sup> Street in the City of Allentown, Lehigh County, PA. The proposed method of sewage disposal is connection to the existing Lehigh County Authority (LCA) 8-inch gravity sewer main in South 11<sup>th</sup> Street.

The lot currently contains a single-family home served by the LCA sewer system. This house will be razed as part of the proposed construction.

The proposed 3-lot development will generate 3 EDUs of wastewater. With a projected flow per EDU of 238 gpd, the project will generate a total 714 gpd of wastewater. As the existing house served by LCA will be removed from the system, the net change in flow to the LCA sewer system will be 2 EDUs (476 gpd).

Based on the 2010 census, the average household size in the City of Allentown is 2.42 persons per home; therefore, total population served by proposed development is 7.26 persons (4.84 net persons added to the system).

The surrounding properties are residential. There are no adjacent properties under the same ownership.

## **ALTERNATIVE ANALYSIS**

The subject property, located at 2232 South 11<sup>th</sup> Street, currently contains a single-family home served by the LCA sewer system. The construction of a 3-lot residential subdivision is proposed.

The development property and surrounding properties are zoned RM – Medium Density Residential Zoning District. The surrounding properties are served by the existing LCA public sewer system.

The proposed development will generate 3 EDUs of sewage flow. At 238 gpd/EDU, the project will generate a total 714 gpd of wastewater (a net change of 2 EDUs as the existing home to be removed is currently served by the LCA system).

The proposed long-term method of sewage disposal is individual gravity sewer laterals from each new residence connecting to the existing 8-inch sewer main located in South 11<sup>th</sup> Street (see attached site plan). The laterals located on the private properties will be the responsibility of the individual property owners to maintain and repair. LCA will be responsible for all sewer components outside of the property line.

The proposed method of sewage disposal is consistent with the Official Sewage Facilities Act 537 Plan for the area which designates this area to be served by public sewer. As capacity is available in the LCA public sewer system and this is consistent with the 537 Plan, no other sewage disposal options such as on lot disposal systems, etc. were considered. LCA has an

active sewer rehabilitation program to assure continued capacity within their system consistent Chapter 94 requirements.

## **HISTORIC PRESERVATION ACT COMPLIANCE**

Per the May 2006 DEP/PHMC Policy and Procedures, Implementation of the History Code, List of Exemptions, Component 3 planning modules are exempt unless more than 10 acres are disturbed. The project involves a 0.22-acre site; therefore, less than 10 acres of disturbance is proposed making this project exempt.

## **SEWAGE PLANNING FORMS**

- Checklist
- Transmittal
- Resolution
- Component 3
- Components 4A, 4B, & 4C

Date 7/7/2020

Name VALUE ENGINEERING, INC.  
Address 1578 STATE ROAD  
COOPERSBURG, PA 18036  
c/o JAMIE SUNDERMIER

RE: Planning Module for New Land Development  
Subdivision AVA'S ACRES  
3 LOT RESIDENTIAL  
CITY OF ALLENTOWN, LEHIGH County  
DEP Code No: 2-39001233-3

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.

If you are applying for a planning module exemption for this project, the exemption was not granted for the following reason(s):

<u>Materials required</u>	<u>Municipal Checklist</u>		<u>DEP Completeness Review</u>
<u>X</u>	<u>          </u>	Department cover/Checklist letter	<u>                                </u>
<u>X</u>	<u>          </u>	Transmittal letter, completed and signed by the Municipal Secretary.	<u>                                </u>
<u>X</u>	<u>          </u>	Resolution of Adoption completed and signed by the Municipal Secretary and containing the municipal seal.	<u>                                </u>
<u>          </u>	<u>          </u>	Component 2-Follow attached guidance.	<u>                                </u>
<u>X</u>	<u>          </u>	Component 3-Follow attached guidance.	<u>                                </u>
<u>          </u>	<u>          </u>	Component 3s-Follow attached guidance.	<u>                                </u>
<u>X</u>	<u>          </u>	Component 4a-Municipal Planning Agency Review	<u>                                </u>
<u>X</u>	<u>          </u>	Component 4b-County Planning Agency Review	<u>                                </u>
<u>          </u>	<u>          </u>	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.	<u>                                </u>
<u>          </u>	<u>          </u>	Sewage management program as per 25 Pa. Code Subsection 71.72	<u>                                </u>
<u>          </u>	<u>          </u>	Hydrogeologic Study – Analysis of interbasin transfer of water between a Special Protection watershed into a Non-Special Protection watershed.	<u>                                </u>
<u>          </u>	<u>          </u>	Delaware River Basin Commission Notice of Applications Received (NAR) for projects with sewage flows exceeding 10,000 GPD.	<u>                                </u>
<u>          </u>	<u>          </u>	Preliminary hydrogeology	<u>                                </u>
<u>          </u>	<u>          </u>	Permeability testing, to be determined at site testing	<u>                                </u>
<u>          </u>	<u>          </u>	Detailed hydrogeologic study	<u>                                </u>



\_\_\_\_\_ Socio-economic justification \_\_\_\_\_

\_\_\_\_\_ If the project is located in a Special  
Protection Watershed, please submit an  
Antidegradation Analysis meeting the  
Requirement of Chapter 93.4(b), 93.4(a)  
and 93.4c(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, Jr.*

Robert T. Corby, Jr.  
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 Street Allentown, PA 18101

Municipal Telephone Number 610-437-7611

Signed: Michael D. Hark, Municipal Secretary

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

Irene Woodland \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Checklist



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

### Completeness Checklist

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

#### Sewage Collection and Treatment Facilities

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

#### Municipal Action

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

*Michael P. Huh*

Signature of Municipal Official

9/2/2021

Date submittal determined complete



**pennsylvania**  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION

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 # 2-39001233-3	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)  
PADEP

Date \_\_\_\_\_

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Jamie Sundermier

(Name)

Project Manager, Value Engineering, Inc for Ava's Acres, 2232 S. 11<sup>th</sup> St.

(Title)

(Name)

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

Lehigh County.

(City, Borough, Township)

**Check one**

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

OR

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

**Check Boxes**

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

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

- |  |  |   |
|--|--|---|
| <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    |

Michael P. Harlan  
Municipal Secretary (print)

Michael P. Harlan  
Signature

9/2/22  
Date



## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

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

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

**WHEREAS** Ava's Acres, LLC has proposed the development of a parcel of land identified as  
land developer

Ava's Acres, 2232 S. 11<sup>th</sup> St., 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). 3-lot residential subdivision to be served by existing public sewer system

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

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

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

I Michael P. Hahn, 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 # 30041, adopted, September 2, 20 20.

Municipal Address:

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

Seal of  
Governing Body



## 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 #
2-39001233-3				

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 Ava's Acres

2. Brief Project Description The project proposes the construction of 3 new residential units to be served by the existing public sewer system through gravity connections to an existing sewer main. The existing home (served by public sewer) will be razed as part of the construction, resulting in a net increase of 2 EDUs to the sewer system.

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

Municipality Name	County	City	Boro	Twp
Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Woodward	Irene			Director of Planning & Zoning
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		Irene.Woodward@allentownpa.gov		

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

Ava's Acres

Site Location Line 1

2232 South 11<sup>th</sup> street

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18101

Latitude

40.571515

Longitude

-75.471934

Detailed Written Directions to Site Heading east on I-78E toward the Lehigh St. exit, take exit 57 for Lehigh St., turn left on Lehigh St., turn right onto Downyflake Ln., continue onto Devonshire Rd., turn right onto S. 11<sup>th</sup> St, site is on the right approximatley 350 ft from intersection

Description of Site Parcel currently contains an existing single-family home which we be razed as part of the proposed devleopment

**Site Contact (Developer/Owner)**

Last Name

Spangenberg

First Name

Matt

MI

Suffix

Phone

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

Ava's Acres LLC

FAX

Email

Mailing Address Line 1

7143 Saint Peters Road

Mailing Address Line 2

Mailing Address Last Line -- City

Macungie

State

PA

ZIP+4

18062-9164

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

Last Name

Sundermier

First Name

Jamie

MI

Suffix

Title

Consulting Firm Name

Project Manager

Value Engineering, Inc.

Mailing Address Line 1

1578 State Road

Mailing Address Line 2

Address Last Line -- City

Coopersburg

State

PA

ZIP+4

18036

Country

USA

Email

jmaie@value.engineering

Area Code + Phone

267-664-9965

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

**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 3

Connections 3

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown, Lehigh County Authority - Lessee

existing interceptor Jordan Creek Interceptor

owner City of Allentown, Lehigh County Authority - Lessee

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility Kline's Island WWTP

NPDES Permit Number for existing facility PA0026000

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 [Signature]

Date 8/3/2020

(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](http://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](http://www.naturalheritage.state.pa.us), and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials \_\_\_\_\_

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

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

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

### 1. Waters designated for Special Protection

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

### 2. Pennsylvania Waters Designated As Impaired

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

### 3. Interstate and International Waters

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

### 4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality \_\_\_\_\_

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

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

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

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

1. Project Flows 714 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	1,88	7.51	.07	.20	.08	.24
Conveyance	58	81	30	78 <sup>(c)</sup>	31	80 <sup>(c)</sup>
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

(c) 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, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 8/3/2020

☐ **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 8/3/2020

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 8/3/2020

☐ **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.



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

July 10, 2020

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

SUBJECT: Townhouses – 2232 South 11<sup>th</sup> Street – Ava's Acres  
Will Serve - Sewer Service

Dear Mrs. Woodward:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 714 GPD to the proposed three townhouses located at 2232 South 11th Street. The final GPD total will be reflected on the approved DEP sewer planning module.

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

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

Sewer service is conditioned upon the following:

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

2.

July 10, 2020

Sincerely,

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

Jacob Hunsicker  
Capital Works Project Specialist

cc: Matt Spangerberg – Applicant  
Rodrick Chirumbolo – Bolo Engineering, LLC  
Jamie Sundermier – Value Engineering Inc



**LEHIGH COUNTY AUTHORITY**

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

August 3, 2020

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

RE: Ava's Acres, 2232-2238 S 11<sup>th</sup> Street, City of Allentown  
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Woodward:

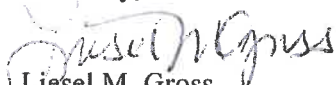
This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations, 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 714 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	-702,406
This submission	-714
<b>Remaining Allocation in Connection Management Plan</b>	<b>796,880</b>

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  
Jamie Sundermier, Value Engineering Inc.

☐ **N. DETAILED HYDROGEOLOGIC STUDY** (See Section N of instructions)

☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

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

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

2. Project Flows \_\_\_\_\_ gpd

Yes No

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

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

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

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

- c. Conveyance System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

5. Treatment Facility

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

Yes No

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

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

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

- b. Name of Facility \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

(For completion by the municipality)

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

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

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

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

Yes No

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



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

9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?
- ☐ Attached is a copy of:
- ☐ the public notice,
  - ☐ all comments received as a result of the notice,
  - ☐ the municipal response to these comments.
- ☐ No comments were received. A copy of the public notice is attached.

**Q. FALSE SWEARING STATEMENT** (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Jamie Sundermier

Name (Print)

*Jamie Sundermier*

Signature

Project Manager, Value Engineering, Inc.

7/7/2020

Title

Date

1578 State Road, Coopersburg, PA 18036

267-664-9965

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 \$150 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 \_\_\_\_\_

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**R. REVIEW FEE** (continued)

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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.

$$\#3 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{150}$$

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)



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:  
2-39001233-3

**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

Ava's Acres

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

1. Date plan received by municipal planning agency August 11, 2020

2. Date review completed by agency August 25, 2020

**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?<br>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?<br>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?<br>If yes, describe impacts _____                       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?<br>If yes, describe impacts _____                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known endangered or threatened species of plant or animal be impacted by this project? <u>See PMSI</u><br>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?<br>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**

13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies \_\_\_\_\_



14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies \_\_\_\_\_



15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe \_\_\_\_\_

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? N/A

If yes, is the proposed waiver consistent with applicable ordinances?

If no, describe the inconsistencies \_\_\_\_\_

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

Name: Irene WoodwardTitle: Director of Planning and ZoningSignature: Irene WoodwardDate: 8/25/20Name of Municipal Planning Agency: City of AllentownAddress: 435 Hamilton St., Allentown, PA 18101Telephone Number: 610-437-7611**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

August 21, 2020

Ms. Jamie Sundermier  
Value Engineering Inc.  
1578 State Road  
Coopersburg, PA 18036

**Re: Act 537 Review - Sewage Facilities Planning Module for the Ava's Acres Subdivision  
in the City of Allentown, Lehigh County, DEP Code No. 2-39001233-3**

Dear Ms. Sundermier:

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 three-lot residential subdivision, creating three townhome units on 0.22 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 county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name

Ava's Acres

### 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 August 10, 2020  
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency August 21, 2020

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <i>See attached MPC redaction letter dated 9/7/20</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<br>If no, describe inconsistency ---  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?<br>If no, describe inconsistencies: --- |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact ---  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archeological resources be impacted by this project? <i>PHMC determine</i><br>If yes, describe impacts ---   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>See PNDI results</i><br>If yes, describe impacts ---                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <i>N/A</i><br>If no, describe inconsistencies ---  |

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

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? *N/A*
- ☒ ☐ 12. Is there a county or areawide subdivision and land development ordinance? *Not applicable to the City of Allentown*
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? *N/A*  
If no, describe which requirements are not met ---
- ☐ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? *See municipal interpretation*  
If no, describe inconsistency ---
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe ---
- ☐ ☐ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? *N/A*
- ☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.  
If no, describe the inconsistencies ---
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- ☐ ☒ If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

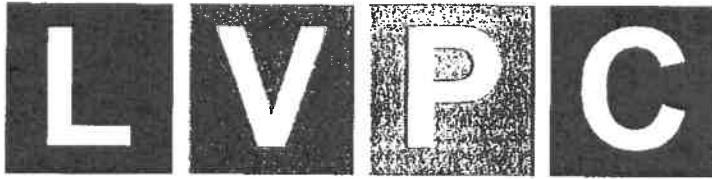
Name: Susan L. RockwellTitle: Senior Environmental PlannerSignature: *S. L. Rockwell*Date: August 21, 2020Name of County or Areawide Planning Agency: Lehigh Valley Planning CommissionAddress: 961 Marcon Boulevard, Suite 310 Allentown, PA 18109Telephone Number: 610-264-4544**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

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





## Lehigh Valley Planning Commission

GREG ZEBROWSKI  
Chair

STEVEN GLICKMAN  
Vice Chair

PAMELA PEARSON  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

April 7, 2020

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

**RE: Ava's Acres (2232 South 11<sup>th</sup> Street) – Subdivision  
City of Allentown  
Lehigh County**

Dear Ms. Woodward:

The subject application proposes to subdivide a 9,590-square-foot property into three lots for construction of a townhome on each lot. The site is located at 2232 South 11<sup>th</sup> Street (parcel number 640519321266). 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 development fulfills the intent of FutureLV to 'encourage reuse and redevelopment within urban areas' (Policy 1.1). However, the site lacks pedestrian amenities that are suitable for the level of density in the area.

Sidewalk construction would improve the consistency of this project with FutureLV. The LVPC recommends that the developer include sidewalks along the frontage on 11<sup>th</sup> Street to close gaps in the sidewalk network as redevelopment occurs. This furthers the development of a 'mixed-transportation network to support a more compact development pattern' (Policy 2.1).

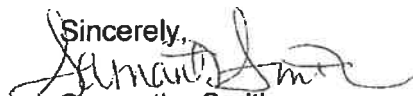
Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

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



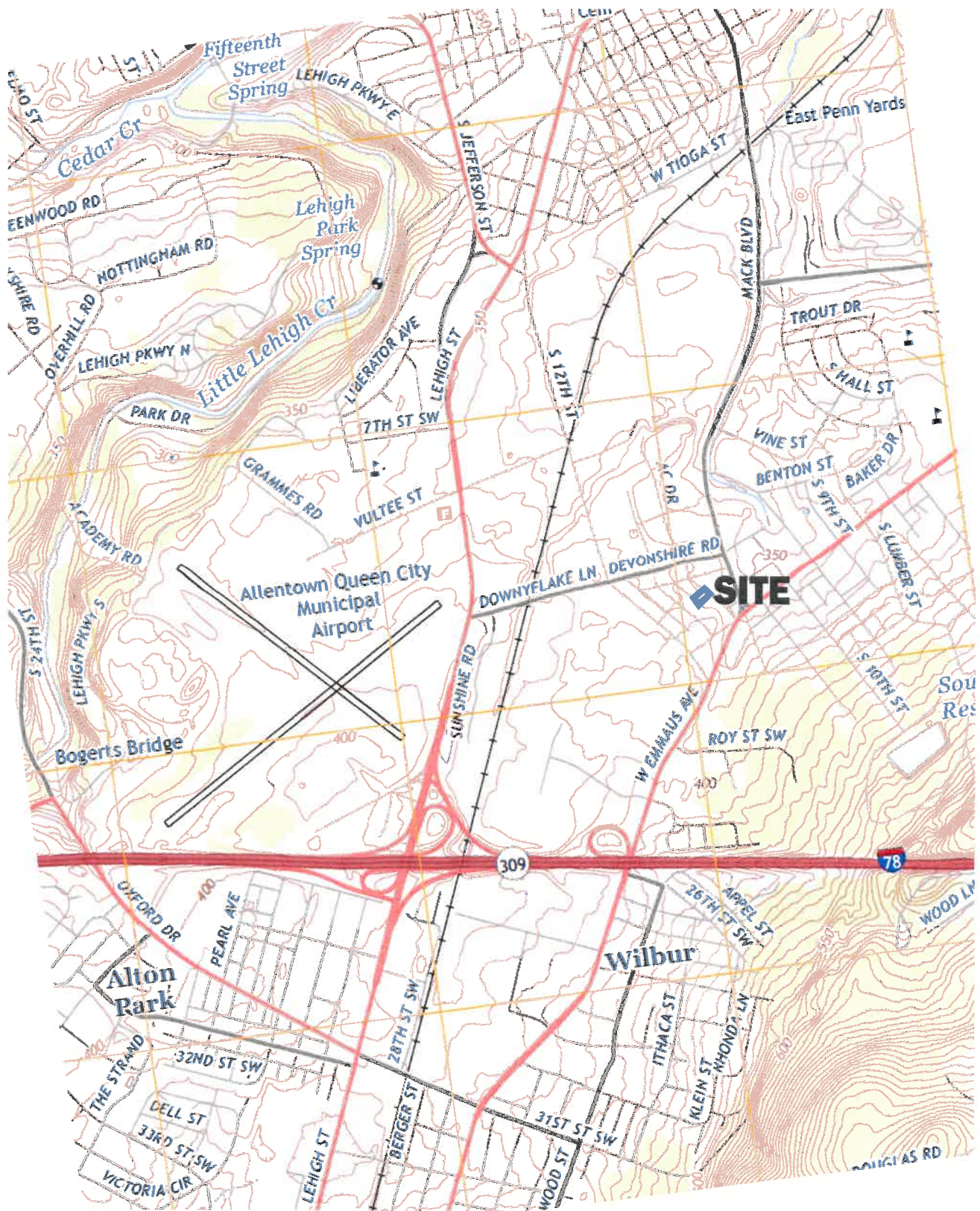
business days.

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

Sincerely,  
  
Samantha Smith  
Chief Community Planner

cc: Craig Messinger, City of Allentown Director of Public Works  
Roderick M. Chirumbolo, PE, Bolo Engineering, LLC

# USGS TOPOGRAPHIC MAP



# **WATER SUPPLY COMMITMENT LETTER**



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

July 10, 2020

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

SUBJECT: Townhouses – 2232 South 11<sup>th</sup> Street – Ava's Acres  
Will Serve - Water Service

Dear Mrs. Woodward:

Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 478 GPD to the proposed three townhouses located at 2232 South 11th Street. The final GPD total will be reflected on the approved DEP sewer planning module.

LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

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

Water service is conditioned upon the following:

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

2.

July 10, 2020

Sincerely,

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

Jacob Hunsicker  
Capital Works Project Specialist

Cc: Matt Spangerberg – Applicant  
Rodrick Chirumbolo – Bolo Engineering, LLC  
Jamie Sundermier – Value Engineering Inc

**PNDI**

## 1. PROJECT INFORMATION

Project Name: **Ava's Acres**

Date of Review: **6/4/2020 03:57:52 PM**

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

Project Area: **0.22 acres**

County(s): **Lehigh**

Township/Municipality(s): **ALLENTOWN**

ZIP Code: **18103**

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

Watersheds HUC 8: **Lehigh**

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

Decimal Degrees: **40.571533, -75.471813**

Degrees Minutes Seconds: **40° 34' 17.5186" N, 75° 28' 18.5266" 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.

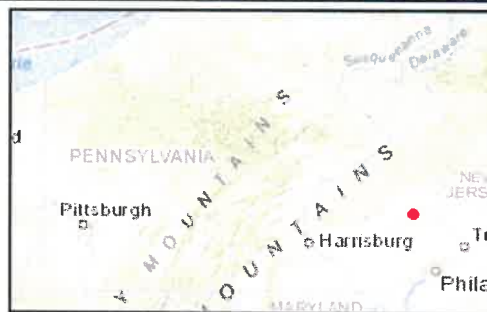


## Ava's Acres

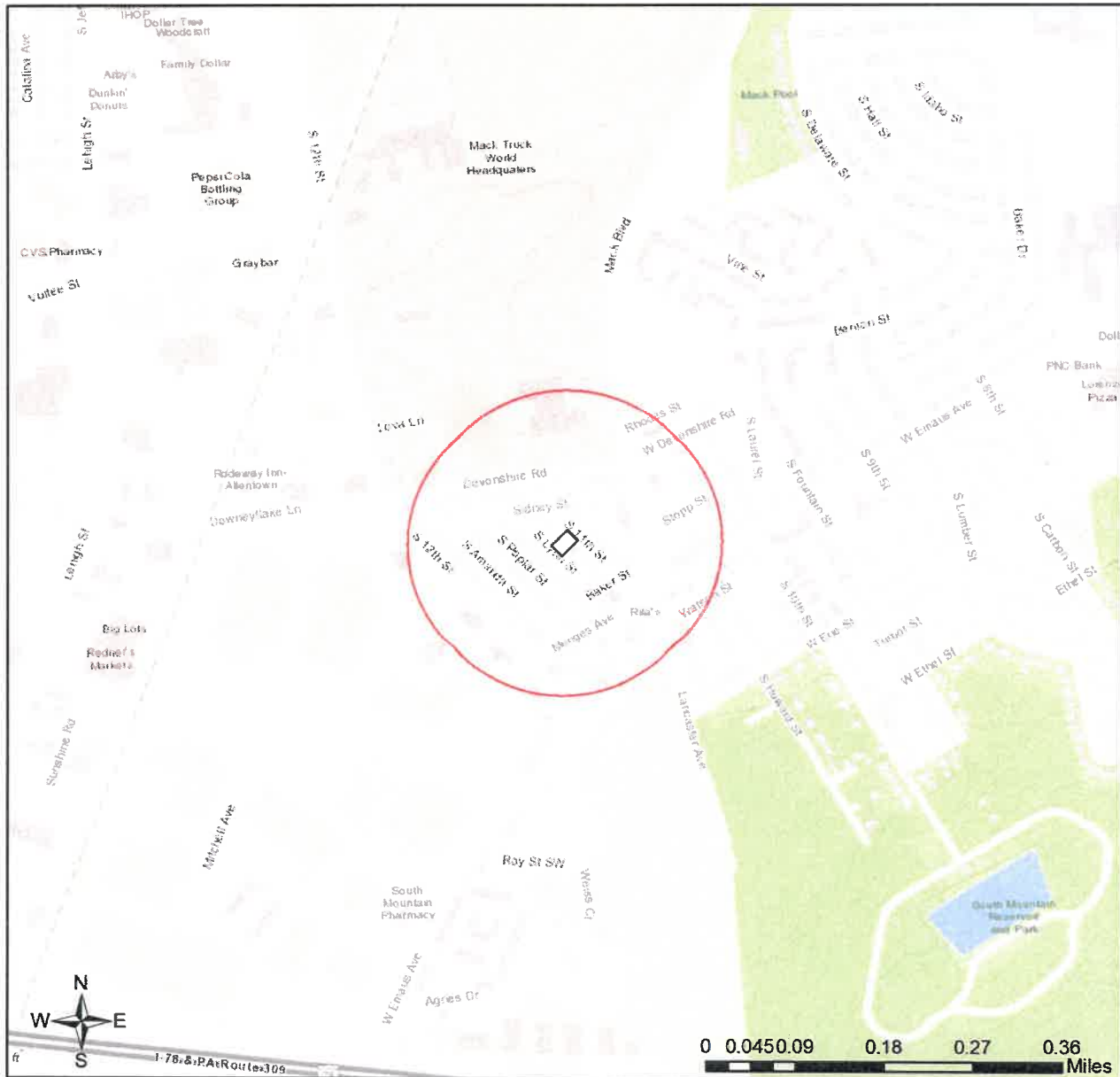


- ☐ Project Boundary
- ☐ Buffered Project Boundary

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,

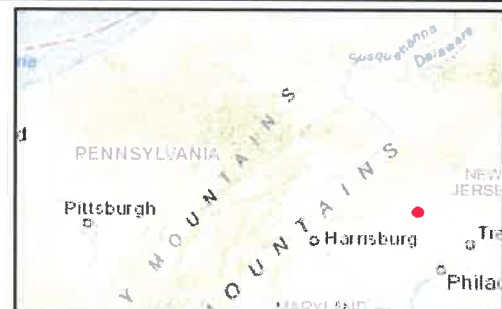


## Ava's Acres



-  Project Boundary
-  Buffered Project Boundary

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



## 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](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

### PA Game Commission

Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: Roderick Chirumbolo, P.E.

Company/Business Name: Bolo Engineering, LLC

Address: 3514 Courtney Drive

City, State, Zip: Center Valley, PA 18034

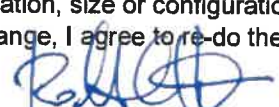
Phone: ( 610 ) 297-2868

Fax: (          )         

Email: rmcengineer@hotmail.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.

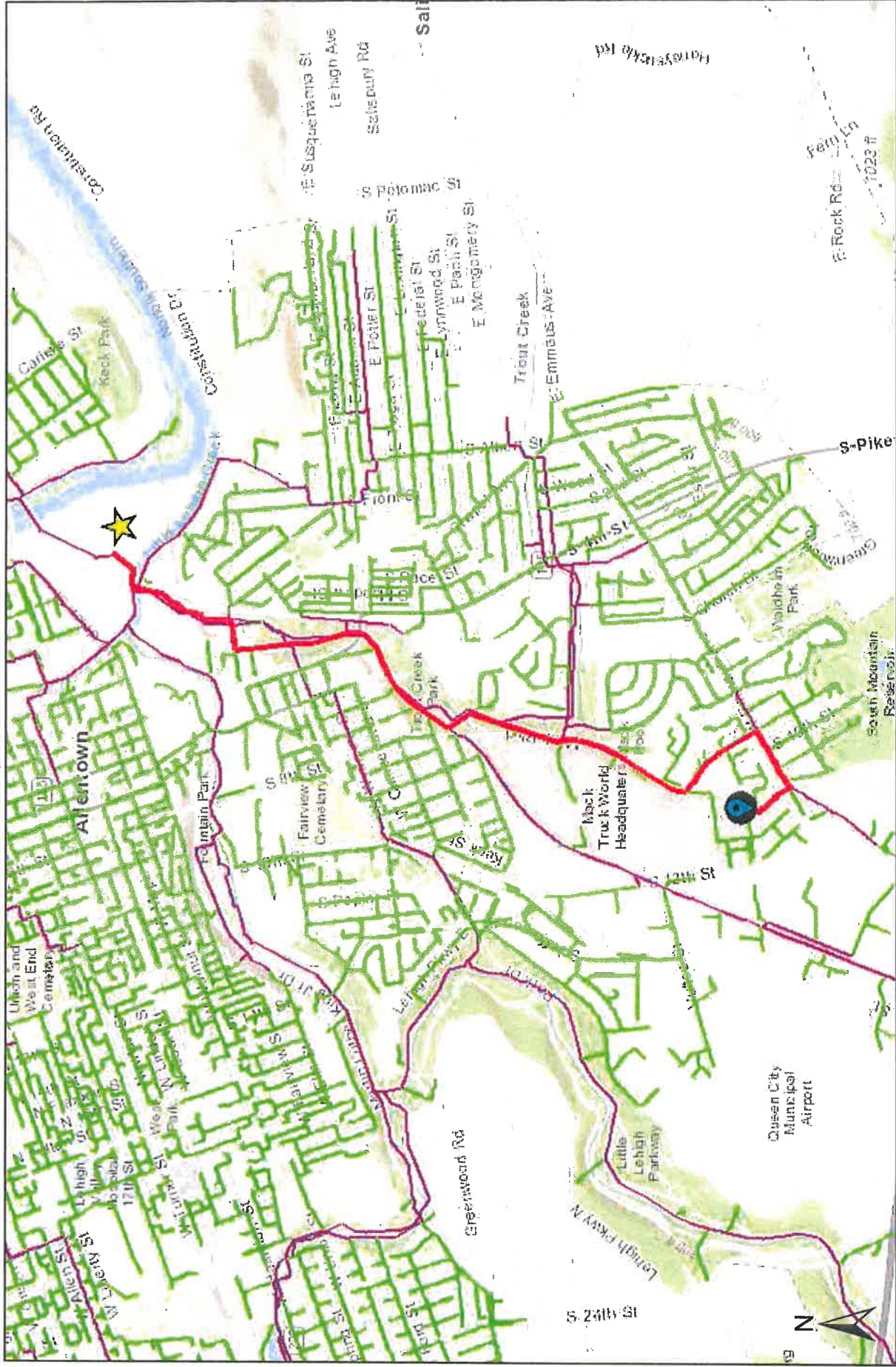
  
applicant/project proponent signature

June 4, 2020

date

# **COLLECTION SYSTEM PLAN**

# LCA Flow Map: 22322238 S 11th St



7/27/2020, 12:00:31 PM

1 inch = 3,009 feet  
0 0.5 1 mi

Legend

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



## **SITE PLAN**



[illegible][illegible]

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

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

PLAIN RECEIVED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN BOOKLET NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

WITNESSES MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

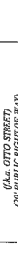
RECORDER OF DEEDS

OWNER:  
AVA'S ACRES LLC  
MATT SPANGENBERG  
7143 SAINT PETERS ROAD  
MACUNGIE, PA 18062-9164



(*f.k.a. OTTO STREET*)  
(20' PUBLIC RIGHT OF WAY)

---

[illegible]

1. ONE SHADE TREE IS REQUIRED PER 40 UG OF TOTAL RIGHT-OF-WAY. THE TOTAL RIGHT-OF-WAY OF THESE PARCELS IS 1,601 UG. 1,601/40 = 4 SHADE TREES REQUIRED. 4 SHADE TREES ARE PROPOSED.

2. SNACK TRAYS ARE BE PLANTED WITHIN THE EIGHT-FOOT-WAY.
3. SNACK TRAYS FROM THE "SMALL" CATEGORY WERE CHOSEN FOR THIS PROJECT BECAUSE OF THE PRESENCE OF OVERHEAD WIRES ALONG SOUTH 11TH STREET.
4. CONTRACTOR TO COMPLY WITH SHADE TREE DISTANCE REQUIREMENTS FOR PLANTING, SPACING, PRUNING, PROTECTION, MAINTENANCE, REPLACEMENT AND PRESERVATION OF TREES.
5. PLANTINGS SHALL BE OBTAINED FROM THE CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT FOR ALL STREET TREE PLANTINGS.

DUSTING LOT AREA: 9,590 SF

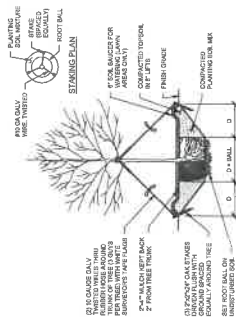
EXISTING IMPERVIOUS COVER:	
HOUSE	875 SF
SHED	122 SF
CONCRETE	307 SF
ASPHALT	830 SF
GRAVEL	1,347 SF
TOTAL IMPERVIOUS COVER:	3,481 SF (36%)

SITE IS WITHIN THE RM- MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT

USE C - ROWHOUSES, TOWNHOUSES ARE PERMITTED BY RIGHT  
THE SITE IS SERVED BY PUBLIC SEWER AND PUBLIC WATER  
THE LOT AREA IS 9,590 SF (0.220 ACRES) PER THE SURVEY

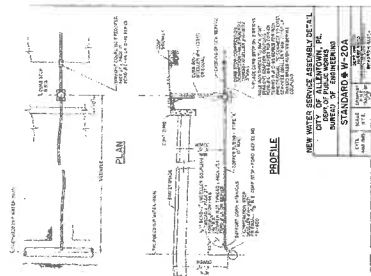
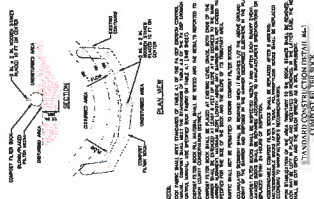
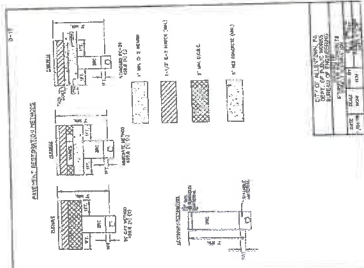
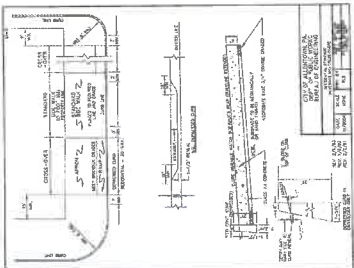
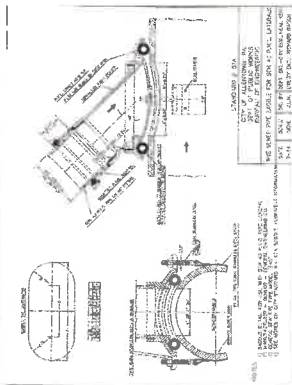
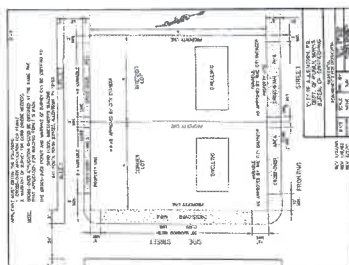
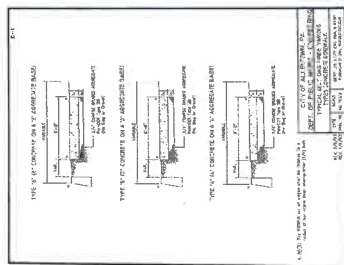
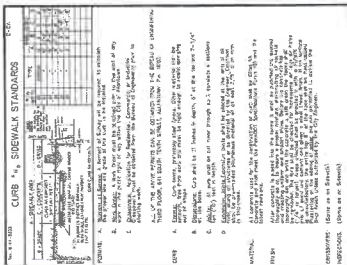
MINIMUM LOT AREA:	2,000 SF	EXISTING:	9,590 SF
MINIMUM LOT WIDTH:	20 FT / UNIT		80 FT
MINIMUM BUILDING SETBACKS:			
FRONT YARD:	25 FT		3.9 FT
SIDE YARD:	5 FT		18.7 FT
REAR YARD:	35 FT		35.8 FT
MAX. BUILDING COVERAGE:	50%		30%
MIN. AVG. LOT AREA/UNIT:	2,000 SF		9,590 SF
MINIMUM BUILDING HEIGHT:	3.50 FT / UNIT		13.5 FT

---

[illegible][illegible]

## NOT TO SCALE

- DO NOT PRUNE TREES EXCEPT FOR BROWN BRANCHES.  
 APPLY PRE-EMERGENT HERBICIDE SUCH AS TRIFLURALIN TO MULCH  
 AREA ONLY.  
 DO NOT WRAP TRUNK OF TREE.  
 REMOVE NON-LIVING BARK AND BURLAP FROM AROUND TRUNK.  
 ROOT FLARE: ROOT COLLAR SHALL BE 3 INCHES ABOVE SURROUNDING  
 GRADE AFTER INSTALLATION.  
 CHASE BURLAP AWAY FROM TOP OF ROOT BALL. REMOVE ALL PLASTIC.



City of Allentown  
Position Description

Class Title: CONFIDENTIAL Receptionist  
Department: Human Resources  
Union: None  
Grade 5

GENERAL PURPOSE

The Human Resources Receptionist performs routine clerical, secretarial and administrative work in answering telephones, receiving the public, providing customer assistance, data processing, and record-keeping.

SUPERVISION RECEIVED

Works under the supervision of the Director of Human Resources, Risk and Safety.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Greets citizens and signs them in for tracking purposes. Provides excellent customer service to guests who come in the building. Assists citizens in locating the appropriate floor and resources they need.

Provides front counter assistance and answers central telephone system and directs calls accordingly.

Receives the public and answers questions, in person and by telephone; responds to inquiries from employees, citizens and others and refers, when necessary, to the appropriate person, official or department.

Develops and maintains office forms and procedures and assists with administrative tasks.

Assists with the coordination of meetings, events and Director of HR Risk and Safety's calendar appointments.

Prepares outgoing mail; sorts and distributes incoming mail.

Duplicates and distributes materials.

Composes, types and edits correspondence, reports, memoranda and other material.

Assists public with the use of department facilities.

Other job duties as necessary.

accommodations may be made to enable individuals with disabilities to perform the essential functions.

The noise level in the work environment is usually quiet.

### SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

# Value Engineering Inc



Supporting Community Goals with Professional Service and Solutions

August 27, 2020

City of Allentown  
City Council  
435 Hamilton Street  
Allentown, PA 18101

Attn: Tawanna Whitehead, Deputy City Clerk

RE: Sewage Facilities Planning Module  
Request for Resolution  
DEP Code #2-39001233-3  
Ava's Acres, S. 11<sup>th</sup> St.  
City of Allentown, Lehigh County

Dear Ms. Whitehead,

Enclosed please find three (3) copies of the Sewage Facilities Planning Module for Ava's Acres, a proposed 3-lot residential subdivision at 2232 - 2238 S. 11th Street in the City of Allentown. The proposed method of sewage disposal is connection to the existing Lehigh Valley Authority public sewer system.

The planning module has been reviewed by the City Planning Department and Lehigh Valley Planning Commission. Completed copied of the Component 4A and 4B reviews are included in the attached planning module. In addition, the Lehigh County Authority has completed the necessary sections of the module.

Please process this planning module for consideration of a Resolution of Approval. The planning module is tabbed to indicate where City action/signatures are required. These include the Checklist, Transmittal, and Resolution forms.

Please provide me with a signed copy of the planning module upon completion so I may make the final submission to PADEP.

Should you have any questions regarding or require additional information, please contact me.

Sincerely,

Jamie Sundermier  
[jamie@value.engineering](mailto:jamie@value.engineering)  
267-664-9965 (mobile)

Enclosure: Planning Module