



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: May 15, 2020

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

Re: Townes at Jordan, 948 N Front St
Allentown, Lehigh County, PA

<u>No. of Copies</u>	<u>Date</u>	<u>Description</u>
1	5/15/20	Completed Sewer Planning Module
1	5/15/20	Plan Showing Path of Sewage to WWTP
1	5/15/20	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)
Sue Kandil, Penn Technology Consulting LLC (via email)



LEHIGH COUNTY AUTHORITY

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May 15, 2020

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

RE: Townes at Jordan, 948 N Front 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 6,902 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	-657,434
This submission	-6,902
Remaining Allocation in Connection Management Plan	835,664

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
Sue Kandil, Penn Technology Consulting LLC



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 # 2-38001230-3	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by sue kandil, PE

Project Manager _____ for THE TOWNS AT JORDAN (Name)
(Title) (Name)

a subdivision, commercial, or industrial facility located in 948 NORTH FRONT STREET

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

Municipal Secretary (print)

Signature

Date

Date 4/1/2020

Name PENN TECHNOLOGY CONSULTING, LLC
Address PO BOX 66
FOGELSVILLE, PA 18051

RE: Planning Module for New Land Development
Subdivision THE TOWNS OF JORDAN
29 APARTMENT UNITS - 6902
CITY OF ALLENTOWN, LEHIGH County
DEP Code No: 2 - 39001230 - 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>		Department cover/Checklist letter	
<u>X</u>		Transmittal letter, completed and signed by the Municipal Secretary.	
<u>X</u>		Resolution of Adoption completed and signed by the Municipal Secretary and containing the municipal seal.	
		Component 2-Follow attached guidance.	
<u>X</u>		Component 3-Follow attached guidance.	
		Component 3s-Follow attached guidance.	
<u>X</u>		Component 4a-Municipal Planning Agency Review	
<u>X</u>		Component 4b-County Planning Agency Review	
		Potential Impact(s) has occurred based on your search of the PA Natural Diversity Inventory. These issues must be resolved with each agency before the Department's review of Planning Modules can occur.	
		Sewage management program as per 25 Pa. Code Subsection 71.72	
		Hydrogeologic Study -- Analysis of interbasin transfer of water between a Special Protection watershed into a Non-Special Protection watershed.	
		Delaware River Basin Commission Notice of Applications Received (NAR) for projects with sewage flows exceeding 10,000 GPD.	
		Preliminary hydrogeology	
		Permeability testing, to be determined at site testing	
		Detailed hydrogeologic study	

Required Checklist

Completeness
Review

_____ 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 _____

Municipal Telephone Number _____

Signed: _____, 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):

Form



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

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 #
2-39915158-3				

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)

- Project Name THE TOWNS AT JORDAN
- Brief Project Description The project proposes a 3-story, 9,857 square foot, apartment building and associated parking within the existing paving and buildings areas. The project will be served by public water and public sanitary

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
Messinger	Craig			Director of Public Works
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)		
610-437-7583	610-437-7614	Craig.Messinger@Allentownpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

THE TOWNS AT JORDAN

Site Location Line 1

948 North Front Street

Site Location Line 2

Site Location Last Line -- City

Allentown

State

ZIP+4

18102

Latitude

40.619048

Longitude

-75.463165

Detailed Written Directions to Site From Allentown City Hall, Head east on Hamilton St toward College St, Turn left onto American Pkwy, Turn left onto Ridge Ave, Turn right onto Bridge St, Turn right, Destination will be on the left

Description of Site 2.73 Acres tract which contains meat packing facility and parking lot

Site Contact (Developer/Owner)

Last Name

Atiyeh

First Name

Abraham

MI

Suffix

Phone

610-972-7777

Ext.

Site Contact Title

President

Site Contact Firm (if none, leave blank)

Pennsylvania Venture Capital INC.

FAX

Email

abe7777@icloud.com

Mailing Address Line 1

1177 N. 6th Street

Mailing Address Line 2

Mailing Address Last Line -- City

Whitehall

State

PA

ZIP+4

18052

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

Last Name

Kandil

First Name

Sue

MI

Suffix

Title

Consulting Firm Name

Project Manager

Penn Technology Consulting, LLC

Mailing Address Line 1

P.O. Box 66

Mailing Address Line 2

Address Last Line -- City

Fogelsville

State

PA

ZIP+4

18051

Country

USA

Email

Suekandil3@gmail.com

Area Code + Phone

610-730-9809

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 (Private lateral)
☐ 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 29

Connections 1

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown / LCA, Lessee

existing interceptor Jordan Creek 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 Kline's Island WWTP

NPDES Permit Number for existing facility PA 0026000

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 7/27/2020

(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 S.K.

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.

- Project Flows 6,902 gpd
- Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd) ^{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	1,42	5,69	.08	.27	.09	.28
Conveyance	58	81	30	78 ["]	31	80 ["]
Treatment	40	40	32.3	40	33.4	42

- 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

- ☐ ☒ 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.

- Collection System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 7/27/2020

☐ **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 5/19/2020

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 5/19/2020

☐ **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 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.

Sue Kandil, PE

Name (Print)

Signature

Project Manager

5/2/2020

Date

P.O. Box 66, Fogelsville, PA 18051

6107309809

Telephone Number

Address

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 \$1,450 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.

$$\#29 \text{ Lots (or EDUs) X } \$50.00 = \$1,450$$

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:

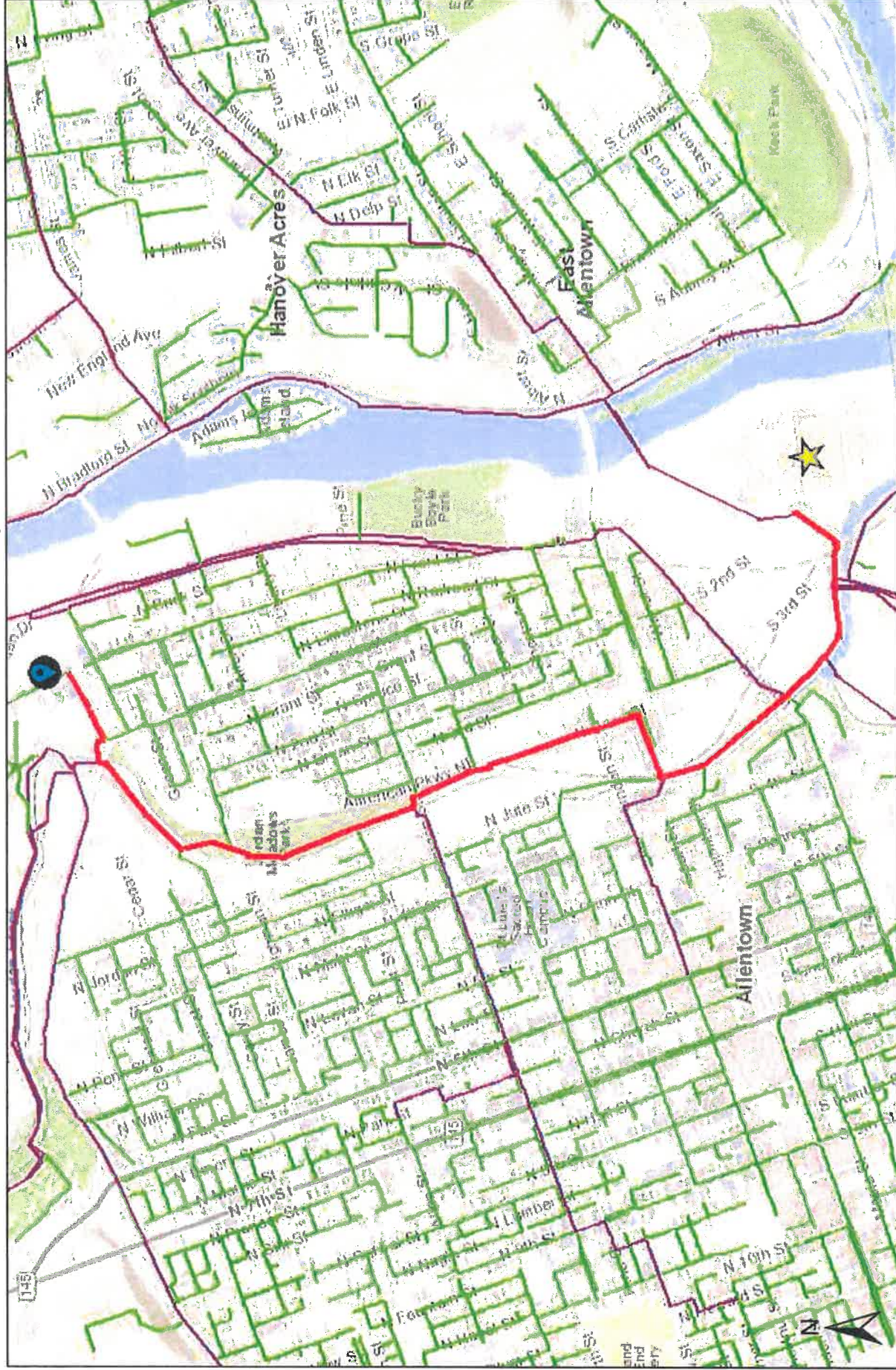
$$\# \text{ Lots (or EDUs) X } \$35.00 = \$$$

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

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
 - For non-single family residential projects, EDUs are calculated using projected population figures
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:
- \$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

948 N Front St Flow Map



5/11/2020, 9:20:40 AM

Legend

★ Kline's Island
WWTP

Sanitary Mains

Collector
Sanitary Main

Interceptor
Sanitary Main

1 inch = 1,505 feet
0.275 0.55 mi





PENNTC TECHNOLOGY CONSULTING, LLC

P.O. Box 66, Fogelsville, PA 18051

Phone: 610-730-9809 suekandil3@gmail.com <http://penntc.com>

Land Development /Site/Civil Engineering

THE TOWNS AT JORDAN

948 North Front Street

Allentown, PA 18102

City of Allentown

Lehigh County, Pennsylvania

Project No. TPC190708

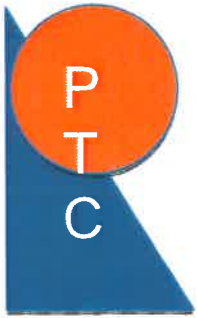
PROJECT NARRATIVE

Revised August 12, 2020

May 2, 2020

The project proposes a 3-story, 9,857 square foot, apartment building and associated parking within the existing paving and buildings areas. The sewer system information is as follows:

1. The proposed sewage disposal method is public sewer served by Lehigh County Authority.
2. The site is located at 948 North Front Street. All units are to be served by 2" proposed sewer force lateral that will be connected to the existing Allentown City sewer main line on Front Street and public water will be served by Lehigh County Authority.
3. The estimated extra daily sewage flow rate for the proposed land development equals 6,902 gallons, 29 equivalent dwelling units (EDUs)
4. The owner of the subject tract doesn't own any parcels adjacent to this site.
5. We do not have any other relevant information to add to the Project Narrative.



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Land Development /Site/Civil Engineering

THE TOWNS AT JORDAN

948 NORTH FRONT STREET

Allentown, PA 18102

City of Allentown

Lehigh County, Pennsylvania

Project No. TPC190708

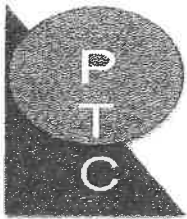
ALTERNATIVE ANALYSIS

Revised August 12, 2020

May 2, 2020

The project proposes a 3-story, 9,857 square foot, apartment building and associated parking within the existing paving and buildings areas. The alternative sewage facilities information is as follows:

1. The proposed sewage disposal method is public sewer served by Lehigh County Authority. The estimated extra daily sewage flow rate for the proposed land development equals 6,902 gallons, 29 equivalent dwelling units (EDUs). All units are to be served by 2" proposed sewer force lateral that will be connected to the existing Allentown City sewer line on Front Street.
2. The site is located in the RM - Medium Density Residential zoning district. The adjacent properties are on IG-Institutional and government, B/LI- Business/Light Industrial & P- Park zoning districts. All the adjacent properties are currently served by Lehigh County Authority.
3. Sewage disposal method shown on the City of Allentown's Official Sewage Facilities Plan for the subject site is public sewer.
4. There are currently no other reasonable alternatives to provide sewage disposal to this site other than the method indicated.
5. Other information supporting the chosen disposal method is not needed.



PENN TECHNOLOGY CONSULTING, LLC

P.O. Box 66, Fogelsville, PA 18051

Phone: 610-730-9809 suekandil3@gmail.com <http://penntc.com>

Land Development /Site/Civil Engineering

Estimated Water & Sewage Flows

Prepared by: Sue Kandil, P.E.

For

The Towns at Jordan

948 N. Front Street, Allentown, PA 18102

City of Allentown, Lehigh County, Pennsylvania

PTC Project No. 190708

3/26/2020

Family Residences	29	Unit	238	gal/day =	6,902 gal/day	29.00 EDU
Total Proposed Flows =					6,902 gal/day	29.00 EDU



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 Pennsylvania Venture Capital, Inc. has proposed the development of a parcel of land identified as
land developer

THE TOWNS AT JORDAN, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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

WHEREAS, City of Allentown finds that the subdivision described in the attached
municipality
Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

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

I _____, Secretary, _____
(Signature)

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

Municipal Address:

Seal of
Governing Body

Telephone _____



PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

SHPO USE ONLYReviewers: ED / _____DATE RECEIVED: 5/2/20DATE DUE: 5/16/20

ER NUMBER: _____

HRSF: ☐

REV: 03/2020

SECTION A: PROJECT NAME & LOCATIONIs this a new submittal? ☒ YES ☐ NO OR ☐ This is additional information for ER Number:

Project Name The Towns at Jordan County Lehigh Municipality City of Allentown
Project Address 948 North Front Street City/State/ Zip Allentown PA 18102

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name Sue Kandil, PE Phone (610) 730-9809
Company Penn Technology Consulting, LLC Fax
Street/PO Box PO Box 66 Email suekandil3@gmail.com
City/State/Zip Fogelsville PA 18051 Email cc:

SECTION C: PROJECT DESCRIPTIONThis project is located on: ☐ Federal property ☐ State property ☐ Municipal property ☒ Private property
(check all that apply)

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	Planning Module	2-39001230-3

Proposed Work – Attach project description, scope of work, site plans, and/or drawingsProject includes (check all that apply): ☒ Construction ☒ Demolition ☐ Rehabilitation ☐ DispositionTotal acres of project area: 2.73 Total acres of earth disturbance: 0.71Are there any buildings or structures within the project area? ☒ Yes ☐ No Approximate age of buildings: 83- year old

Does this project involve properties listed in or eligible for the National Register of Historic Places, or locally designated? Inventory here: <https://gis.penndot.gov/crgis> Yes ☐ No ☒ Unsure ☐
Name _____
Key Number _____

Please email this form and pdf attachments to:

RA-PH-PASHPO-ER@pa.gov

Or, please print and mail completed form and all attachments to:

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

Attachments – Please include the following information with this form

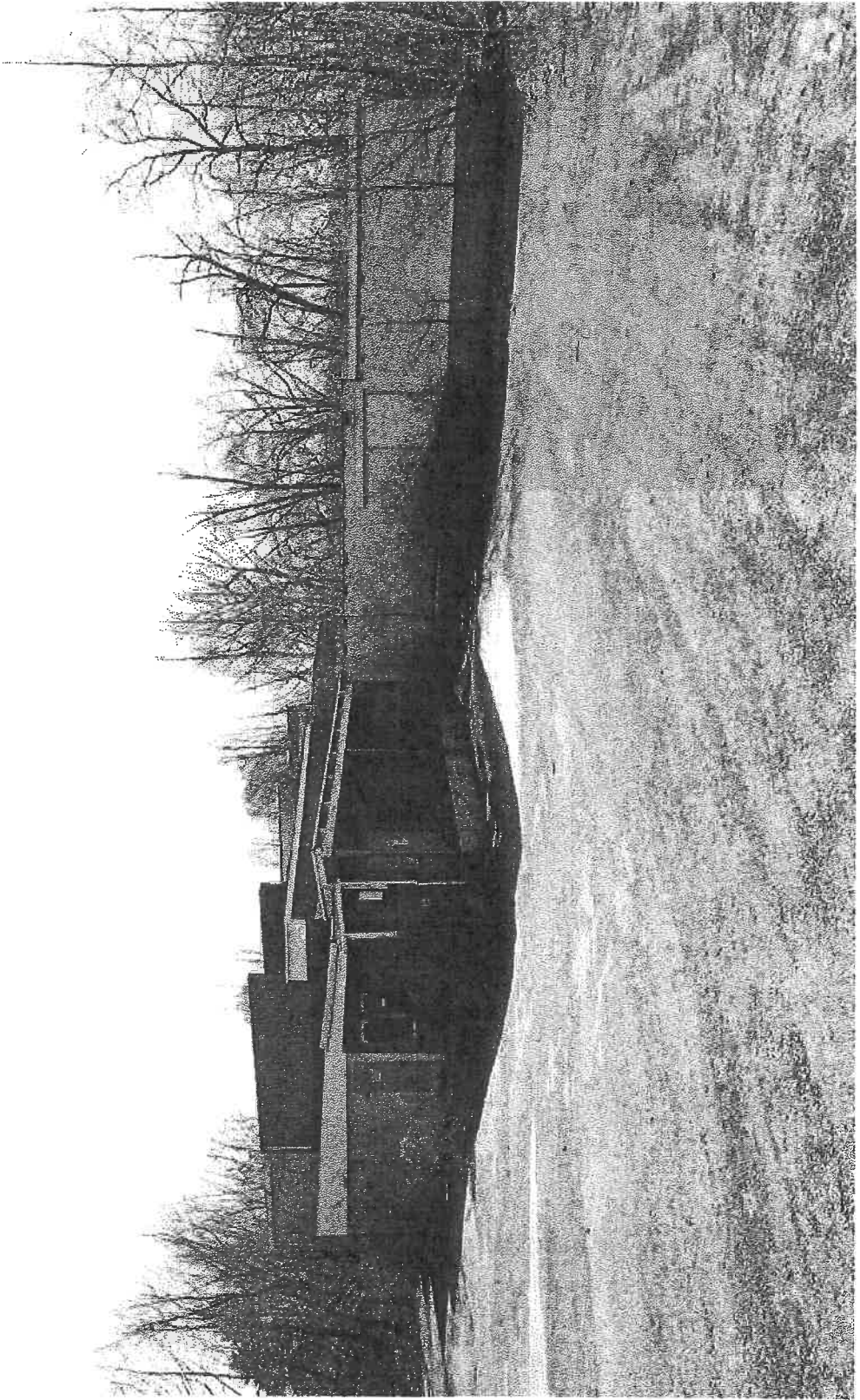
- ☒ Map – 7.5' USGS quad, streetmap, or parcel map showing the project's Area of Potential Effect
- ☒ Description/Scope of Work – Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources
- ☒ Site Plans/Drawings – Indicate location and age of buildings, any proposed improvements, and past and present land use
- ☒ Photographs – Attach digital photographs of the project site, including images of all buildings and structures keyed to a site plan, for buildings older than 50 years use the Abbreviated HRSF

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: _____ Key# _____

DIVISION CHIEF, ENVIRONMENTAL REVIEW:

DATE: 5/19/20SHPO REVIEWER: ed





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

THE TOWNS AT JORDAN

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

1. Date plan received by municipal planning agency 10/2/202. Date review completed by agency 10/5/20

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 type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project? <u>SEE PNDE</u>
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



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: 10/5/20Name 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. Sue Kandil, PE
Penn Technology Consulting, LLC
P.O. Box 66
Fogelsville, PA 18051

**Re: Act 537 Review - Sewage Facilities Planning Module for The Towns at Jordan
Land Development in the City of Allentown, Lehigh County**

Dear Ms. Kandil:

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 3-story, 29-unit apartment building on 2.7 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).

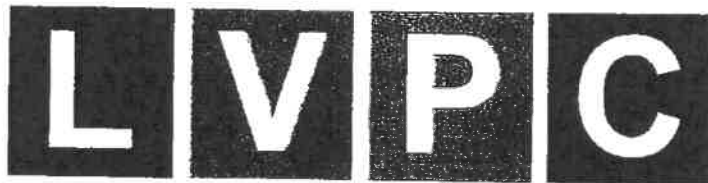
Enclosed please find an executed Module Component 4b. Please call me if you have any questions regarding this review.

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



Lehigh Valley Planning Commission

STEPHEN REPASCH
Chair

GREG ZEBROWSKI
Vice Chair

STEVEN GLICKMAN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

December 24, 2019

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

**RE: The Towns at Jordan – Land Development
City of Allentown
Lehigh County**

Dear Ms. Woodward:

The subject application proposes to construct an apartment building consisting of 29 units. The project is located on Front Street near Clay Street (parcel number 640736152773). This proposal is consistent with the County Comprehensive Plan because it is in an area designated for Urban Development.

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 is now requiring an appointment for plan signings. Please call the office and ask for a Community Planning staff person. Generally, your appointment will be within two business days.

Sincerely,

Jillian Seitz
Senior Community Planner

cc: Craig Messinger, City of Allentown
Soheir Mohamed Kandil, PE, Pennsylvania Venture Capital Inc.



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

The Towns at Jordan

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 12, 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 review letter dated 12/24/19</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met --- |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency --- |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: --- |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact --- |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project? <i>PHMC determination</i>
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>
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>
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.

1. PROJECT INFORMATION

Project Name: **The Towns at Jordan**

Date of Review: **12/10/2019 09:24:36 PM**

Project Category: **Development, Additions/maintenance to existing development facilities**

Project Area: **1.92 acres**

County(s): **Lehigh**

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

ZIP Code: **18052; 18102**

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lower Jordan Creek**

Decimal Degrees: **40.619048, -75.463165**

Degrees Minutes Seconds: **40° 37' 8.5739" N, 75° 27' 47.3933" 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	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

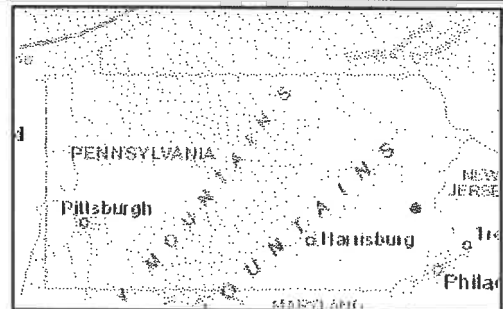
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

The Towns at Jordan

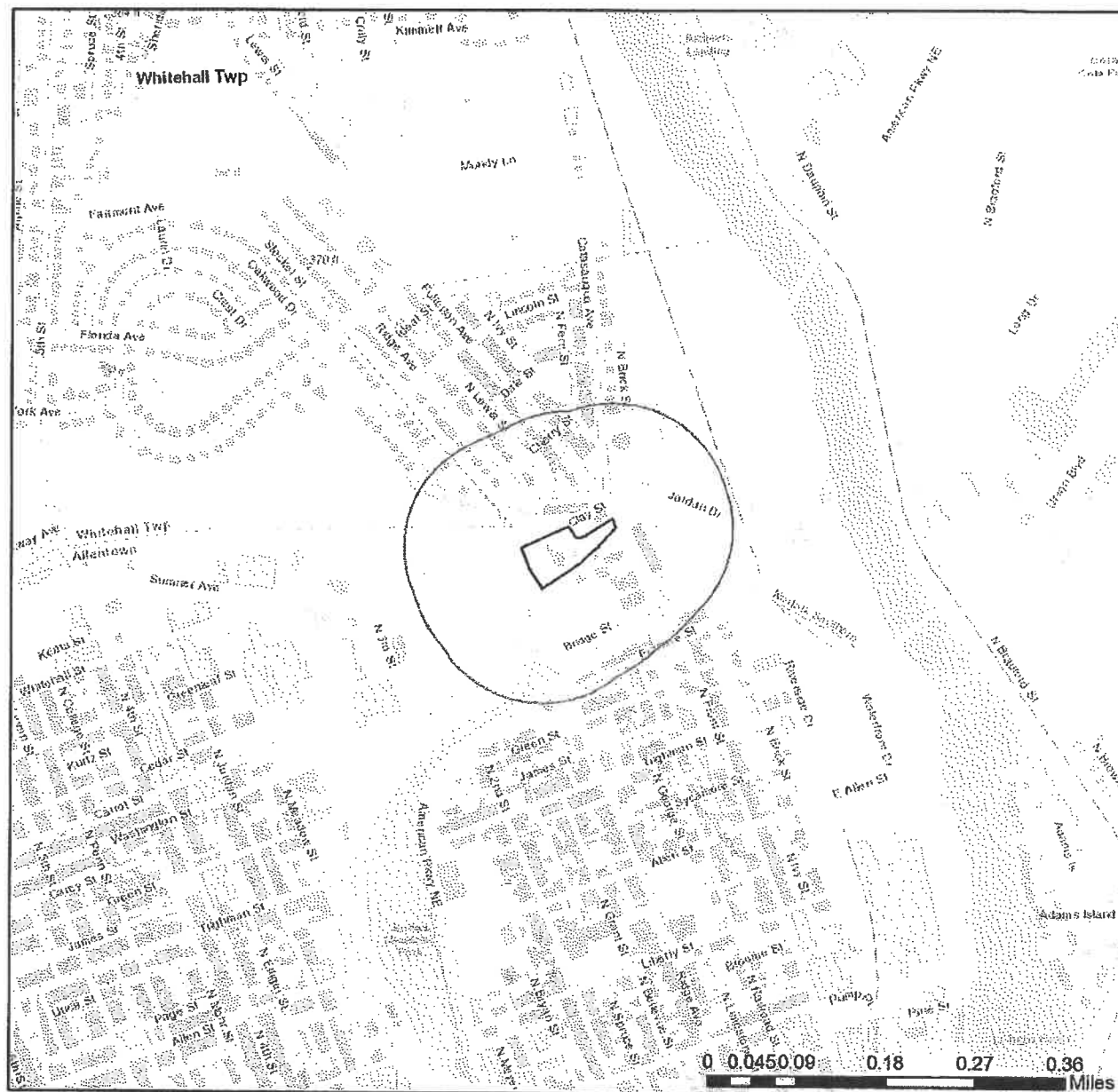


- ☐ Project Boundary
- ☐ Buffered Project Boundary

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

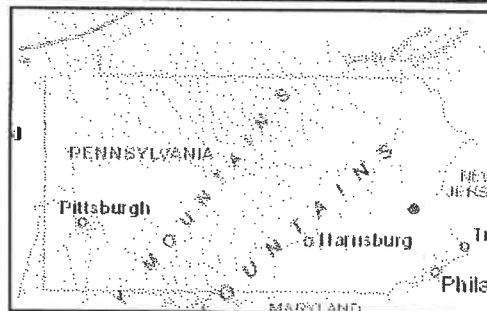


The Towns at Jordan



- ☐ 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: Accurately describe what is known about wetland presence in the project area or on the land parcel. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

Your answer is: The entire project will occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, or railroad bed.

Q2: Aquatic habitat (stream, river, lake, pond, etc.) is located on or adjacent to the subject property and project activities (including discharge) may occur within 300 feet of these habitats?

Your answer is: Yes

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:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

PFBC Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Sensitive Species**		Threatened

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.

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email* the following information to the agency(s). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies. Alternatively, applicants may email or mail their project materials (see AGENCY CONTACT INFORMATION).

*Note: U.S.Fish and Wildlife Service requires applicants to mail project materials to the USFWS PA field office (see AGENCY CONTACT INFORMATION). USFWS will not accept project materials submitted electronically (by upload or email).

Check-list of Minimum Materials to be submitted:

____ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

____ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

____ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

____ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

____ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

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: SueKandil, PE

Company/Business Name: Penn Technology Consulting, LLC

Address: P.O. Box 66

City, State, Zip: Fogelsville, PA 18051

Phone: (610) 730-9809

Fax: ()

Email: Suekandil3@gmail.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

3-23-20

date



Pennsylvania Fish & Boat Commission

Division of Environmental Services
Natural Diversity Section
595 E Rolling Ridge Dr.
Bellefonte, PA 16823
814-359-5237

April 14, 2020

IN REPLY REFER TO
SIR# 52795

Penn Technology Consulting, LLC
Sue Kandil
PO Box 66
Fogelsville, Pennsylvania 18051

RE: Species Impact Review (SIR) - Rare, Candidate, Threatened and Endangered Species
PNDI Search No. 699471_2
The Towns at Jordan
LEHIGH County: Allentown City, Whitehall Township

Dear Sue Kandil:

This responds to your inquiry about a Pennsylvania Natural Diversity Inventory (PNDI) Internet Database search "potential conflict" or a threatened and endangered species impact review. These projects are screened for potential conflicts with rare, candidate, threatened or endangered species under Pennsylvania Fish & Boat Commission jurisdiction (fish, reptiles, amphibians, aquatic invertebrates only) using the Pennsylvania Natural Diversity Inventory (PNDI) database and our own files. These species of special concern are listed under the Endangered Species Act of 1973, the Wild Resource Conservation Act, and the Pennsylvania Fish & Boat Code (Chapter 75), or the Wildlife Code.

An element occurrence of a rare, candidate, threatened, or endangered species under our jurisdiction is known from the vicinity of the proposed project. However, given the nature of the proposed project, the immediate location, or the current status of the nearby element occurrence(s), no adverse impacts are expected to the species of special concern.

This response represents the most up-to-date summary of the PNDI data and our files and is valid for two (2) years from the date of this letter. An absence of recorded species information does not necessarily imply species absence. Our data files and the PNDI system are continuously being updated with species occurrence information. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered, and consultation shall be re-initiated.

Our Mission:

www.fish.state.pa.us

To protect, conserve and enhance the Commonwealth's aquatic resources and provide fishing and boating opportunities.

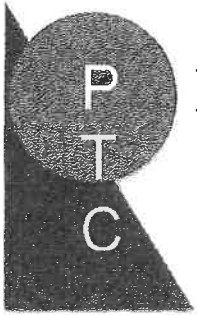
If you have any questions regarding this review, please contact Kathy Gipe at 814-359-5186 and refer to the SIR # 52795. Thank you for your cooperation and attention to this important matter of species conservation and habitat protection.

Sincerely,

A handwritten signature in black ink, reading "Christopher A. Urban". The signature is written in a cursive, flowing style.

Christopher A. Urban, Chief
Natural Diversity Section

CAU/KDG/dn



PENN TECHNOLOGY CONSULTING, LLC

P.O. Box 66, Fogelsville, PA 18051

Phone: 610-730-9809 suekandil3@gmail.com <http://penntc.com>

Land Development /Site/Civil Engineering

March 23, 2020
Division of Environmental Services
595 E. Rolling Ridge Dr.,
Bellefonte, PA 16823

RE: The Towns at Jordan-Project Search ID: PNDI-699471
948 N. Front Street, Allentown, PA 18102
City of Allentown, Lehigh County, Pennsylvania
PTC Project No. 190708

To Whom It May Concern,

PNDI records indicate Sensitive Species are located in the vicinity of the project. The project is proposing to demolish the existing building and construct 29 apartment building. The proposed building mostly will be on the existing building and existing paved area. The disturbance area is only 0.67 acre. The plans and photos are attached. Public water and sanitary will be served by Lehigh County Authority.

Jordan Creek is located at the west property line and the site is located within FEMA MAP #42077C0252F. The proposed improvements are not located within the existing FEMA floodplain. 100-year flood plain elevation is 265' based on FEMA MAP #42077C0252F and the building first floor elevation is 295.5, 30.5' higher than the flood plain elevation.

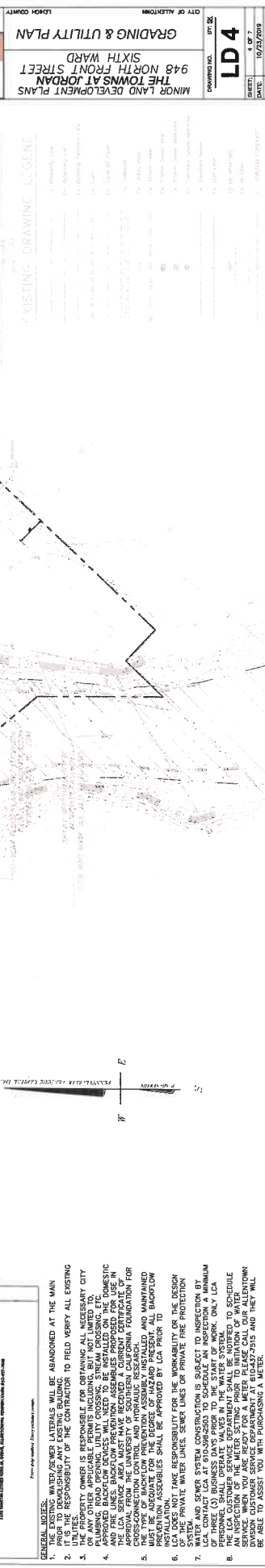
No wetlands are located in the construction area based on the attached wetlands maps from National Wetlands Inventory.

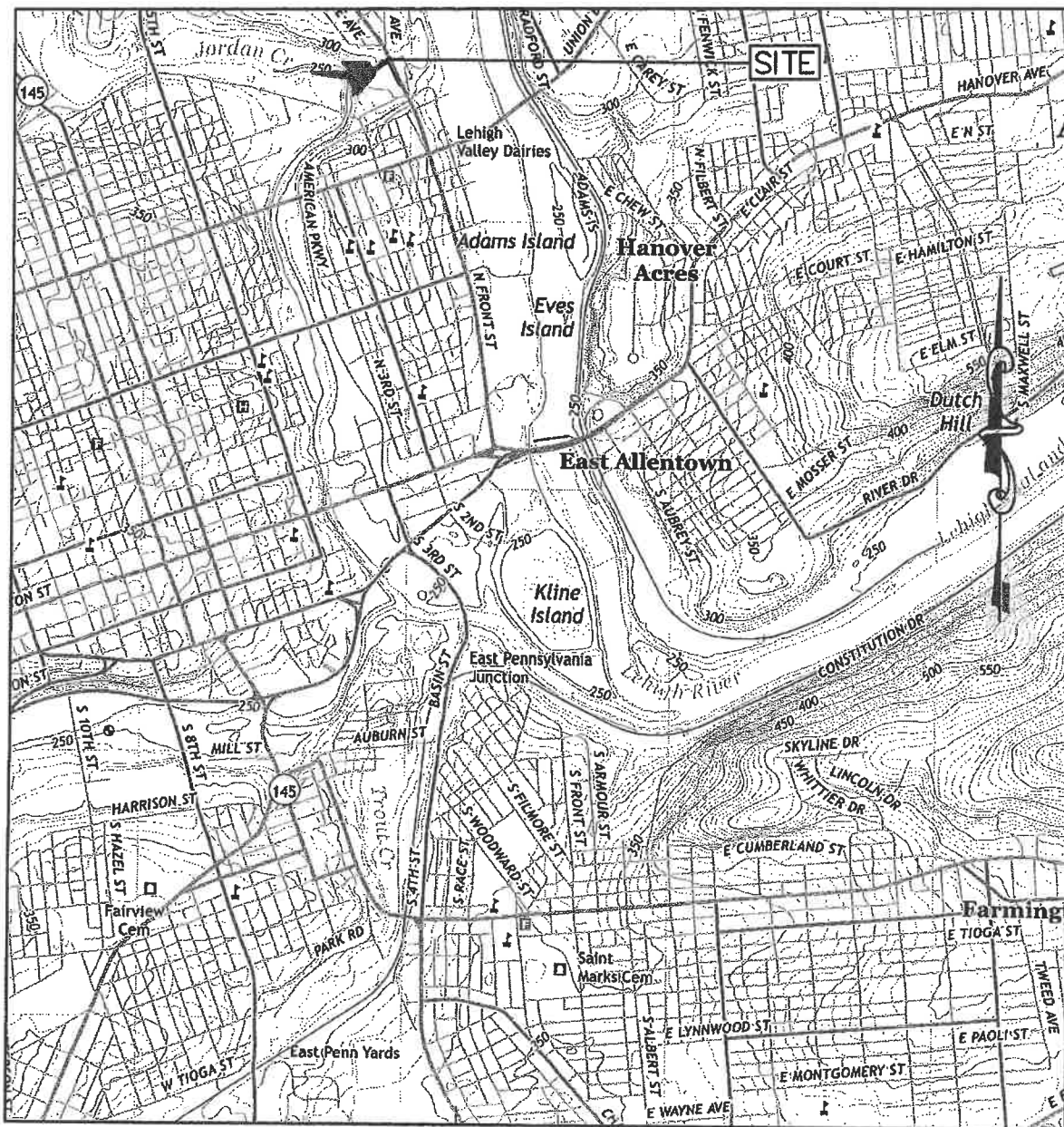
If you have any questions, please contact the undersigned.

Sincerely,

Sue Kandil, P.E.
President
610-730-9809

1. ALL WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE FEDERAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION OF LEHIGH COUNTY AUTHORITY (LCA) DATED JUNE 1976, OR AS AMENDED.
2. WATER SYSTEM CONSTRUCTION IS SUBJECT TO INSPECTION BY LCA. CONTACT LCA AT (610) 399-2503 TO SCHEDULE INSPECTIONS. (1) DAYS PRIOR TO THE START OF WORK, LCA WILL PERSONALLY VISIT THE PROJECT.
3. SEPARATION BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
 - (1) SEPARATION BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED BETWEEN A WATERLINE AND SANITARY OR STORM SEWERS. WHERE LCA APPROVES AN EXCEPTION TO THIS, THE WATER LINE SHALL BE INSTALLED TO WITHIN FIVE (5) FEET OF A SEWER IF THE BOTTOM OF THE WATER LINE IS LAD SO AS TO MAINTAIN A MINIMUM OF TWO (2) FEET ABOVE THE TOP OF THE SEWER LINE AND IN A SEPARATE TRENCH OR ON AN UNDISTURBED UNDER-SHIELD.
 - (2) CROSSINGS. WHEN A WATERLINE CROSSES A SANITARY OR STORM SEWER, THE BOTTOM OF THE WATER LINE SHALL BE MAINTAINED AT LEAST TWO (2) FEET ABOVE THE TOP OF THE SEWER LINE. WHERE LCA APPROVES AN EXCEPTION TO THIS, THE WATER LINE SHALL BE CENTERED ON THE CROSSING.
 - (3) A MINIMUM OF SIX (6) INCHES SEPARATION SHALL BE MAINTAINED, THE SEWER CROSSING OF A GRANTY SEWER. A MINIMUM OF SIX (6) INCHES SEPARATION SHALL BE MAINTAINED, THE SEWER CROSSING OF A GRANTY SEWER. A MINIMUM OF SIX (6) INCHES SEPARATION SHALL BE MAINTAINED, THE SEWER CROSSING OF A GRANTY SEWER.
 - (4) SEPARATION BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED BETWEEN A WATERLINE AND SANITARY OR STORM SEWERS. WHERE LCA APPROVES AN EXCEPTION TO THIS, THE WATER LINE SHALL BE INSTALLED TO WITHIN FIVE (5) FEET OF A SEWER IF THE BOTTOM OF THE WATER LINE IS LAD SO AS TO MAINTAIN A MINIMUM OF TWO (2) FEET ABOVE THE TOP OF THE SEWER LINE AND IN A SEPARATE TRENCH OR ON AN UNDISTURBED UNDER-SHIELD.
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 - (7) SEPARATION BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED BETWEEN A WATERLINE AND SANITARY OR STORM SEWERS. WHERE LCA APPROVES AN EXCEPTION TO THIS, THE WATER LINE SHALL BE INSTALLED TO WITHIN FIVE (5) FEET OF A SEWER IF THE BOTTOM OF THE WATER LINE IS LAD SO AS TO MAINTAIN A MINIMUM OF TWO (2) FEET ABOVE THE TOP OF THE SEWER LINE AND IN A SEPARATE TRENCH OR ON AN UNDISTURBED UNDER-SHIELD.
 - (8) CROSSINGS. WHEN A WATERLINE CROSSES A SANITARY OR STORM SEWER, THE BOTTOM OF THE WATER LINE SHALL BE MAINTAINED AT LEAST TWO (2) FEET ABOVE THE TOP OF THE SEWER LINE. WHERE LCA APPROVES AN EXCEPTION TO THIS, THE WATER LINE SHALL BE CENTERED ON THE CROSSING.
 - (9) A MINIMUM OF SIX (6) INCHES SEPARATION SHALL BE MAINTAINED, THE SEWER CROSSING OF A GRANTY SEWER. A MINIMUM OF SIX (6) INCHES SEPARATION SHALL BE MAINTAINED, THE SEWER CROSSING OF A GRANTY SEWER.
 - (10) SEPARATION BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED BETWEEN A WATERLINE AND SANITARY OR STORM SEWERS. WHERE LCA APPROVES AN EXCEPTION TO THIS, THE WATER LINE SHALL BE INSTALLED TO WITHIN FIVE (5) FEET OF A SEWER IF THE BOTTOM OF THE WATER LINE IS LAD SO AS TO MAINTAIN A MINIMUM OF TWO (2) FEET ABOVE THE TOP OF THE SEWER LINE AND IN A SEPARATE TRENCH OR ON AN UNDISTURBED UNDER-SHIELD.
4. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES AND STORM PLUMBING.
5. ALL WATER LINES SHALL BE OBTAIN FROM PRE-CLASS 24 INCHES OR SMALLER.
6. ALL WATER LINES SHALL BE OBTAIN FROM PRE-CLASS 24 INCHES OR SMALLER.
7. MECA LUGS SHALL BE USED TO RESTRAIN MINIMUM JOINT FITTINGS AND FIELD JOINTS.
8. MECA LUGS SHALL BE USED TO RESTRAIN MINIMUM JOINT FITTINGS AND FIELD JOINTS.

[illegible]



**US GEOLOGICAL SURVEY
ALLENTOWN-EAST, PA
2013**

SCALE: 1" = 2000'

DATE: 4/13/20

PENN TECHNOLOGY CONSULTING, LLC
LAND DEVELOPMENT /SITE/CIVIL ENGINEERING
P.O. BOX 66, FOGELSVILLE, PA 18051
PHONE: 610-730-9809
E-MAIL: SUEKANDIL3@GMAIL.COM
WEBSITE: HTTP://PENNTC.COM

USG MAP
THE TOWNS AT JORDAN
948 NORTH FRONT STREET
SIXTH WARD
ALLENTOWN CITY, LEHIGH COUNTY, PENNSYLVANIA



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

May 1, 2020

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

SUBJECT: Proposed Water and Sewer Service Connections – The Towns at Jordan
– Redevelopment Project
LCA Review #3

Dear Mrs. Woodward:

LCA (Lehigh County Authority) has reviewed plans titled "Preliminary / Final Plan, Land Development Plans for The Towns at Jordan" located at 948 North Front Street in the City of Allentown. The project consists of a 29 unit apartment building. The following comments are offered on the proposed public water and service connections for the property, as shown on the plan prepared by Penn Technology Consulting LLC, Project # SK, dated October 23, 2019; last revised April 15, 2020:

The plans are approved contingent upon the following:

1. The developer and record owner(s) sign a LCA Construction Permit and comply with the applicable terms therein prior to starting the water and sewer system construction.
2. Approved City of Allentown building, plumbing, and fire protection plans shall be submitted to LCA.
3. 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.
4. Capacity tapping fees shall be paid to LCA prior to building permits being provided by the City.

5. Any existing unused water/sewer laterals will be abandoned at the main prior to demolishing any existing building.
6. The sewer connection requested is to a manhole owned by Whitehall Township (Manhole CW09-11). Please provide confirmation that Whitehall Township approves this connection. LCA understands the connection to this manhole was requested by the City of Allentown.

GENERAL COMMENTS:

- 1 LCA is willing to provide public water and sewer service to the property.
- 2 The developer shall initiate a sewage facilities planning module with The City and PA DEP. If an exemption is granted by DEP, provide evidence of the exemption to LCA.
- 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:

- LCA Construction Permit Deposit – \$1,000
- Connection Fee (12x6" physical water tap) - \$2,725
- Water/Sewer Capacity Tapping Fee (29 apt units) - \$40,332.96
- *Water Meter Fee (4") – Domestic Meter - \$2,809*
- *Water Meter Fee (5/8") – Fire line Bypass Meter - \$323*

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: Sue Kandil – Engineer
Front Street Development LLC