



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 #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
Department of Environmental Protection/Waterways & Wetland Program
South Central Office
909 Elmerton Avenue
Harrisburg, PA 17110

Date 7/25/2024

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Benchmark Civil Engineering Services, Inc.
(Name)
for Cumberland Apartments
(Name)
a Multi-family (Title)
subdivision, commercial, or industrial facility located in City of Allentown, Lehigh
(City, Borough, Township) County.

Check one

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

OR

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

Check Boxes

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

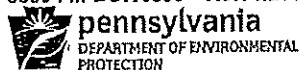
Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

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

Municipal Secretary (print)

Signature

Date



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of 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 The Yasian Khan 2021
Family Trust has proposed the development of a parcel of land identified as
land developer

Cumberland Apartments, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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

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

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

I, _____, Secretary,
(Signature)

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

Municipal Address:

City of Allentown

435 Hamilton Street

Allentown, PA 18102

Telephone 610-439-5999

Seal of

Governing Body



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
2-39001364-3

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 Cumberland Apartments Buildings 1 and 2, Cumberland Apt Complex

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

1. Date plan received by municipal planning agency June 18, 2025

2. Date review completed by agency June 18, 2025

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

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

SECTION C. AGENCY REVIEW (continued)

Yes

No



13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____



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

If no, describe the inconsistencies _____



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

If yes, describe _____



16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? (not applicable)



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: Jesus SadiuaTitle: City PlannerSignature: Date: June 18, 2025Name of Municipal Planning Agency: City of Allentown, PA 18101Address 435 Hamilton Street, Allentown, PA 18101Telephone Number: 610-437-7613 x2865**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.



**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

Cumberland Apartments

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 June 23, 2025
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency June 23, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| ☐ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <i>Area designated for Development in Future General Land Use Plan.</i> |
| ☐ | ☐ | 3. Does this proposal meet the goals and objectives of the plan?
<i>Generally meets goals and objectives.</i> |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| ☐ | ☐ | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts --- <i>PAME DETERMINATION</i> |
| ☐ | ☐ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
If yes, describe impacts <i>See PNDI results</i> |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? <i>N/A</i>
If no, describe inconsistencies --- |

SECTION C. AGENCY REVIEW (continued)

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? *N/A*
- ☒ ☐ 12. Is there a county or areawide subdivision and land development ordinance? *Not applicable to the City of Allentown*
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? *N/A*
If no, describe which requirements are not met ---
- ☐ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? *See municipal interpretation*
If no, describe inconsistency ---
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe ---
- ☐ ☐ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? *N/A*
- ☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies ---
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- ☒ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:
Name: Corinne Ruggiero
Title: Environmental Planner
Signature: *Corinne Ruggiero*
Date: June 23, 2025
Name of County or Areawide Planning Agency: Lehigh Valley Planning Commission
Address: 615 Waterfront Drive, Suite 201, Allentown, PA 18102
Telephone 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.

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

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDUs 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 Cumberland Apartments
- Brief Project Description 4 Building, 144 unit apartment complex

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

Municipality Name	County	City	Boro	Twp
City of Allentown	Lehigh	☒	☐	☐
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Hunsicker Sadiq	Jacob Jesus			
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	City of	Mailing Address Line 2		
Lehigh County Authority	Allentown	4053 Spruce Street, P.O. Box 3348		
Address Last Line -- City		State	ZIP+4	
Allentown		PA	18106	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-398-2503	610-437-7613	Jesus.Sadiq@allentown.pa.gov		

C. SITE INFORMATION (See Section C of Instructions)

Site (Land Development or Project) Name

Cumberland Apartments

Site Location Line 1

6th and Cumberland Streets

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18103

Latitude

Longitude

Detailed Written Directions to Site

From Lehigh Street turn south onto Mack Boulevard, turn left on Cumberland, property is to the right at 6th Street.

Description of Site

Vacant industrial land

Site Contact (Developer/Owner)

Last Name First Name MI Suffix Phone Ext.

The Yasin Khan 2021 Family Trust

Site Contact Title

Dr. Yasin Khan

Site Contact Firm (if none, leave blank)

FAX

Email

Mailing Address Line 1

1146 So. Cedar Crest Boulevard

Mailing Address Line 2

Mailing Address Last Line -- City

Allentown

State

PA

ZIP+4

18103

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

Last Name First Name MI Suffix

Szewczak

Paul

A

Title

Consulting Firm Name

Benchmark Civil Engineering Services, Inc.

Mailing Address Line 1

1727 Jonathan Street, Allentown, PA 18104

Mailing Address Line 2

Address Last Line -- City

Allentown

State

PA

ZIP+4

18104

Country

Email

Area Code + Phone
610-776-6700

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: Lehigh County Authority - City Division

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 W/A

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 144
Connections 1

Name of:
existing collection or conveyance system City of Allentown
owner Lehigh County Authority - lessee, City of Allentown
existing Interceptor So. Fifth Street Jordan Creek Interceptor
owner Lehigh County Authority - lessee, City of Allentown

2. WASTEWATER TREATMENT FACILITY

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

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

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

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

NPDES Permit Number for existing facility PA002600

Clean Streams Law Permit Number N/A

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 11/14/2023

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

- | | |
|---|--|
| a. Existing and proposed buildings. | j. Any designated recreational or open space area. |
| b. Lot lines and lot sizes. | k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping. |
| c. Adjacent lots. | l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping) |
| d. Remainder of tract. | m. Prime Agricultural Land. |
| e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed. | n. Any other facilities (pipelines, power lines, etc.) |
| f. Show tap-in or extension to the point of connection to existing collection system (if applicable). | o. Orientation to north. |
| g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.) | p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable). |
| h. Existing and proposed rights-of-way. | q. Soils types and boundaries when a land based system is proposed. |
| i. Existing and proposed buildings, streets, roadways, access roads, etc. | r. Topographic lines with elevations when a land based system is proposed |

4. WETLAND PROTECTION

YES NO

- a. ☐ ☒ Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. ☐ ☒ Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- ☐ ☒ Will the project involve the disturbance of prime agricultural lands?
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.
If no, prime agricultural land protection is not a factor to this project.
- ☐ ☒ Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

YES NO

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

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

Applicant or Consultant Initials _____

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of Instructions)

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

1. Project Flows 11,432 gpd

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

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.66	2.65	0.09	0.36	0.10	0.37
Conveyance	58	81	30	78 ⁽¹⁾	31	80 ⁽¹⁾
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

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

YES NO

- a. ☐ YES ☒ NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 11/14/2023

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

c. Conveyance System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 11/14/2023

4. Treatment Facility

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

YES NO

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

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

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

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

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature]

Date 11/14/2023

☐ **K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of Instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may NOT receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- ☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- ☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- ☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- ☐ 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ **L. PERMEABILITY TESTING** (See Section L of Instructions)

- ☐ The information required in Section L of the instructions is attached.

☐ **M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of Instructions)

- ☐ The information required in Section M of the instructions is attached.

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

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

O. SEWAGE MANAGEMENT (See Section O of Instructions)

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

Yes No

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

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

2. Project Flows _____ 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)(9) 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)

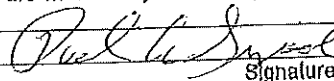
9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities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

Paul A. Szewczak

Name (Print)



Signature

Project Manager/Date Last Inv.

Title

Date

1727 Jonathan Street, Allentown, PA 18104

610-776-6700

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 \$_____ 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.

$$\# \underline{493} \text{ Lots (or EDUs)} \times \$50.00 = \$ \underline{2465.00}$$

The fee is based upon:

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

- 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:

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs)} \times \$35.00 = \$ \underline{\hspace{2cm}}$$

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

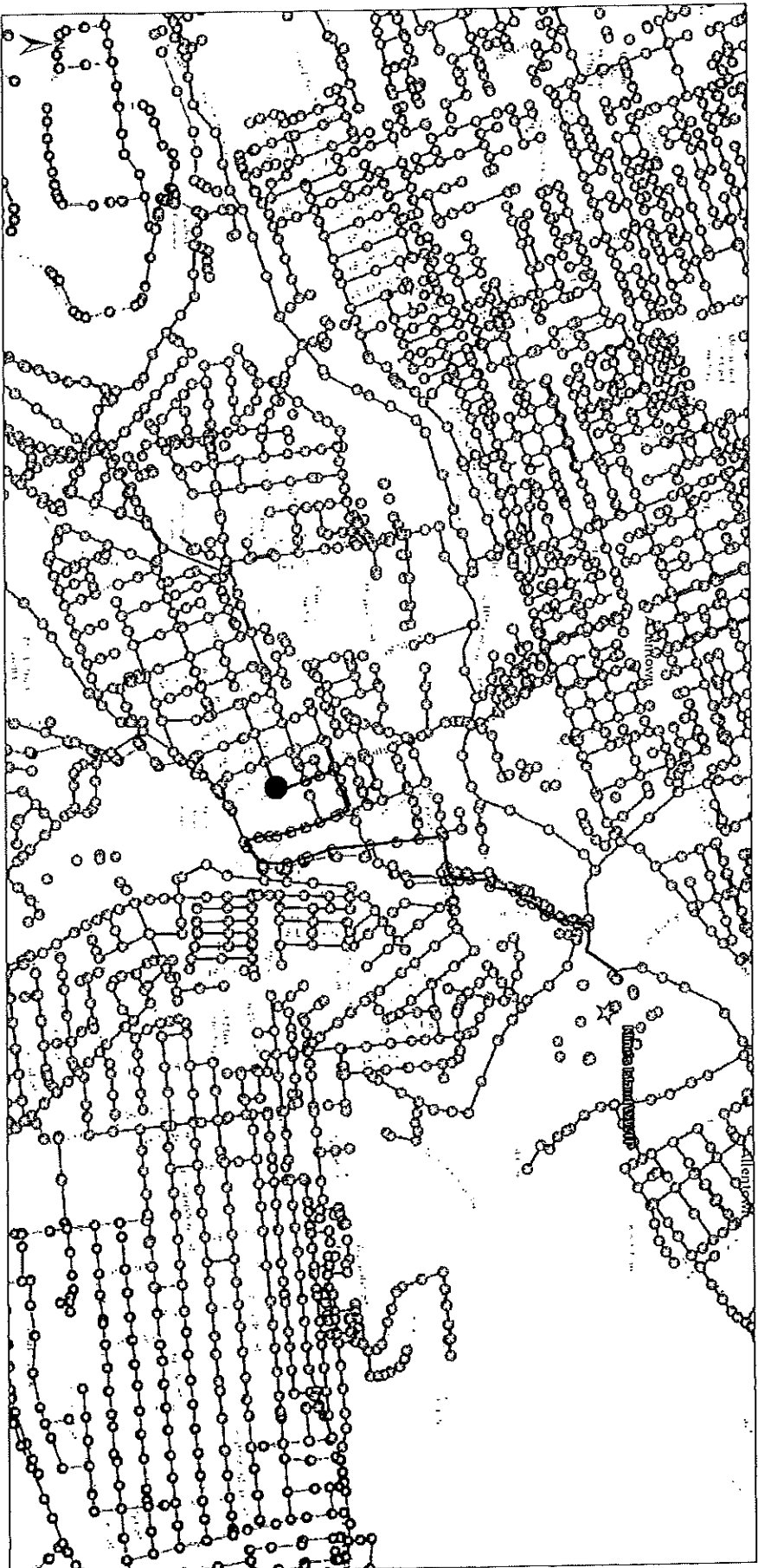
The fee is based upon:

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

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

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

LCA Flow Map



11/14/2023, 10:01:13 AM

1:18,056

- Allentown
- Customer
- COA Manholes
- Salisbury
- Manholes
- South Whitehall
- Manholes
- LCA Suburban
- Manholes
- COA Sanitary
- Salisbury
- South Whitehall
- Sanitary Manholes
- Suburban Force Mains
- Suburban Gravity Mains
- Suburban Interceptor Mains

Sources: Esri, HERE, Garmin, Intermap, Inc., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, and the GIS User Community

Web Appbuilder for ArcGIS
Bucks County, PA, Lehigh County PA, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NSA, EPA, USDO

H. Alternate Sewage Facilities Analysis

1. Public sewage disposal is being used. 144 EDU's will be necessary
2. Multi-family residential and industrial uses adjoin this development.
3. No improvements are needed to the public system to support this development.
4. Connect to the public system is required.
5. There is no existing sewage management programs.
6. There is no sewage disposal alternates. This is a re-development site.
7. Public sewer is available.
8. The Yasin Khan 2021 Family Trust will maintain the on-site facilities.
9. No additional information.

Project Narrative

1. The proposed development is a multi-family residential development consisting of 144 1 and 2 bedroom units.
2. The development is a total of 144 units. The project picks up where a previous project left off. The site currently has 22,800 gallons of capacity. It requires a total of 34,272 gallons per day using 238 gallons per EDU. This planning is for 11,452 additional gallons per day.
3. Treatment will be by the City of Allentown Sewage Treatment Plan.
4. Total unit count 144 units
283 gallons/unit = 34,272 gallons/day or

Have 22,000 gallons/2380 95.79 EDU's
 $34,272 - 22,800 = 11,472$ or 48.3 EDU's
5. Piped connection directly into public system.
6. 6.1 acres project site.
7. No remaining land
8. No other Information.



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

November 14, 2023

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

RE: Cumberland Apartments – 6th/Cumberland Street, City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Gomez,

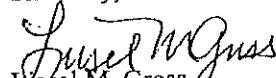
This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations,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

In accordance with the Interim Act 537 Plan submitted by the Kline's Island Sewer System (KISS) municipalities to the Pa. Department of Environmental Protection and approved on June 25, 2021, an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development's wastewater flow need, as represented in the attached Sewage Planning Module, is 11,432 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	3,117,129
Previously allocated from prior planning module submissions (since 1/17/20)	-1,748,532
This submission	-11,432
Remaining Allocation in KISS Connection Management Plan (as of 11/14/23)	2,857,165

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
Brandon Jones, COA
Jesus Sadiua, COA
David Petrik, COA
Phil DePoe, LCA
Paul Szewczak, Benchmark Civil Engineering Services, Inc.



1727 Jonathan Street • Allentown, PA 18104
Phone: (610) 776-6700 • Fax: (610) 776-1190 • www.bencivil.com

August 1, 2023

Jacob Hunsicker
Lehigh County Authority
1053 Spruce Street
P.O. Box 3348
Allentown, PA 18106

RE: Sanitary Sewer
Cumberland Apartment Complex
6th and Cumberland Streets
City of Allentown
Benchmark Project No. 858002

Dear Mr. Hunsicker:

As part of the above referenced project, we are hereby requesting 11,472 gallons per day of sewer capacity. This site originally was the Montex Mills Textile Manufacturing site facility, in around 2017, this site received approvals for development known as Trout Creek Cottages. It requested and obtained 22,800 gallons per day which remains with this site.

The Cumberland Apartment Complex is a 144 unit residential apartment complex. Per planning purposes in the City of Allentown 1 EDU is equal to 238 gallons per day. This project needs a total of 34,272 gallons per day. Subtracting out the 22,800 gallons that already exist, we will need an additional 11,472 gallons per day.

Attached with this request is the exemption module along with a site plan and the PNDI clearance. We request that the exemption be signed and processed

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul A. Szewczak", written in a cursive style.

Paul A. Szewczak

PAS/slc
Enclosures



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

March 14, 2023

Mr. Brandon Jones
Associate Planner
City of Allentown
435 Hamilton Street
Allentown, PA 18101

SUBJECT: Proposed Water/Sewer Service Connections – Cumberland Apartment
Complex
LCA Review #2

Dear Mr. Jones:

LCA (Lehigh County Authority) has reviewed plans titled "Cumberland Apartment Complex for: The Yasin Khan 2021 Family Trust, City of Allentown, Lehigh County, Pennsylvania" located at 6th Street and Cumberland Street area, City of Allentown, Lehigh County, Pennsylvania. The project consists of four apartment buildings totaling 138 apartment units. The following comments are offered on the proposed public sewer main extension along with water and service connections for the property, as shown on the plan prepared by Benchmark Civil Engineering Services Inc, Project # 2858002, dated August 16, 2022, last revised March 9, 2023:

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. *NOTE: A Developer's Sewer System Agreement is no longer required since the only new portion of public sewer being constructed is the doghouse manhole to connect to the public 10" sewer main on South 5th Street. All sewer construction after that point will be private and maintained by the owner.*
2. Submit a PDF copy of the plans to LCA.
3. Approved City of Allentown building, plumbing, and fire protection plans shall be submitted to LCA.

4. 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.
5. Capacity tapping fees shall be paid to LCA prior to building permits being provided by the City. LCA can calculate this fee once the developer provides updated estimated usage for the previous use of this building.
6. Existing unused water/sewer laterals or any unaware of laterals that are found during construction will be abandoned at the main per LCA guidelines.

GENERAL COMMENTS:

- 1 LCA is willing to provide public water and sewer service to the property.
- 2 The developer shall initiate a sewage facility 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 2023 fees/deposits required for this project:

- Construction Permit Deposit - \$1,000
- Connection Fee (Physical Tap – 12x8) - \$4,828
- Water/Sewer Capacity Tapping Fee - \$220,094.73 (based on 138 apt units)
- Domestic Water Meter Fee – \$11,339 (if 8" meter (pit meter) is used)
- Fire Line Bypass Water Meter Fee (5/8") – \$348 (per building. If each building will have private fire protection)

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,

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

Jacob Hunsicker
Capital Works Project Specialist

cc: Bernard Telatovich, PE – Benchmark Civil Engineering Inc
The Yasin Khan 2021 Family Trust – Applicant
Cottage Investors LP – Owner
Jesus Sadiua - COA

1. PROJECT INFORMATION

Project Name: CUMBERLAND APARTMENTS

Date of Review: 6/23/2025 12:20:13 PM

Project Category: Development, Residential, single-family living unit (not located within a subdivision)

Project Area: 6.22 acres

County(s): Lehigh

Township/Municipality(s): Allentown City

ZIP Code:

Quadrangle Name(s): ALLENTOWN EAST

Watersheds HUC 8: Lehigh

Watersheds HUC 12: Little Lehigh Creek-Lehigh River

Decimal Degrees: 40.590393, -75.463662

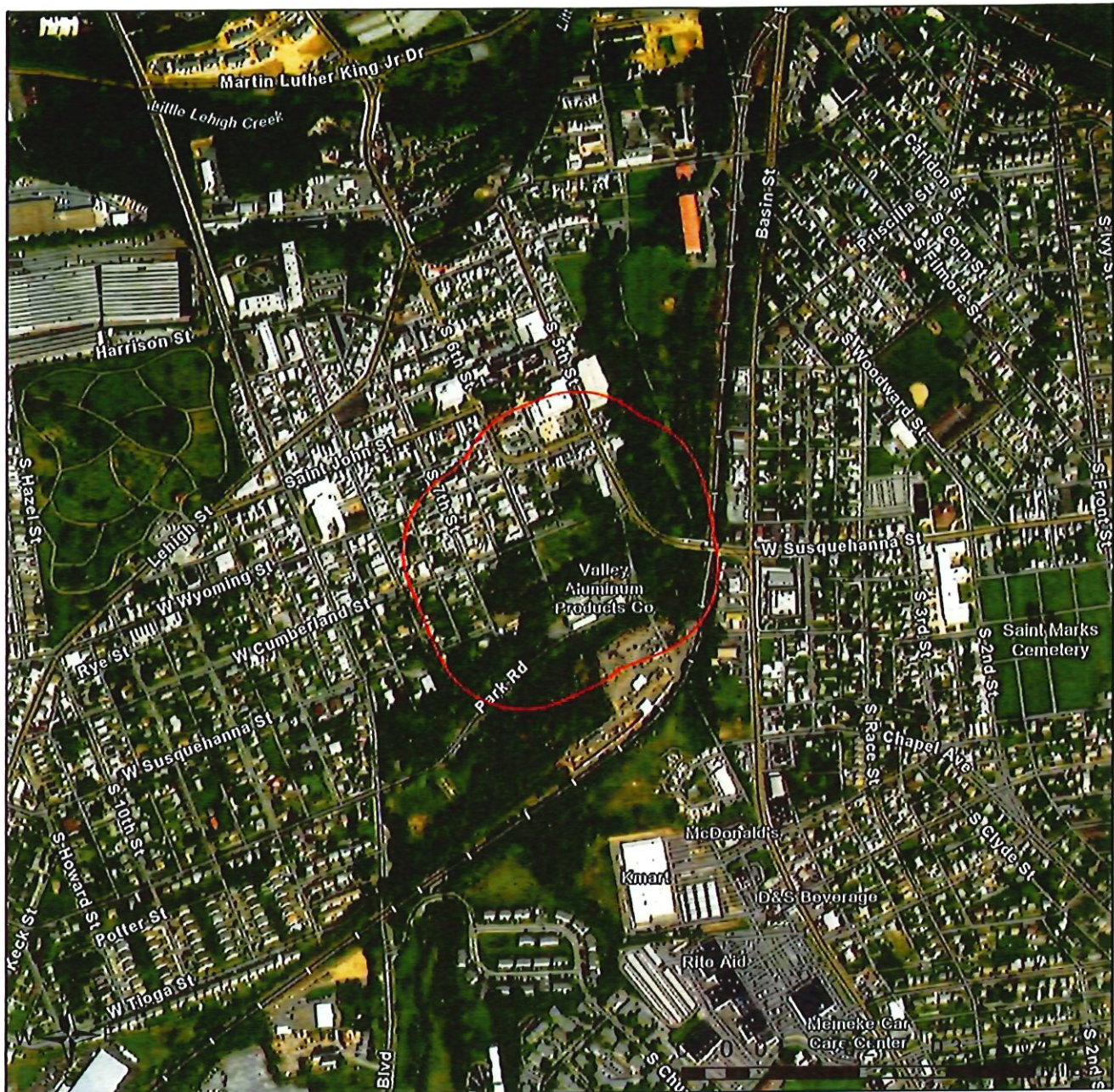
Degrees Minutes Seconds: 40° 35' 25.4142" N, 75° 27' 49.1819" W

2. SEARCH RESULTS

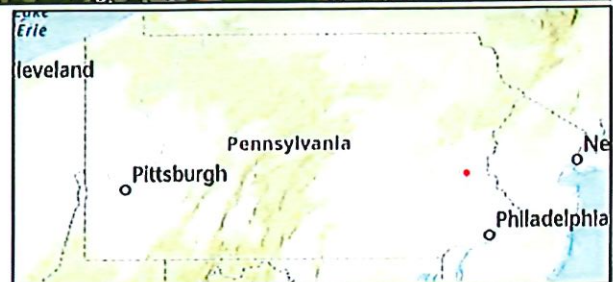
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

CUMBERLAND APARTMENTS

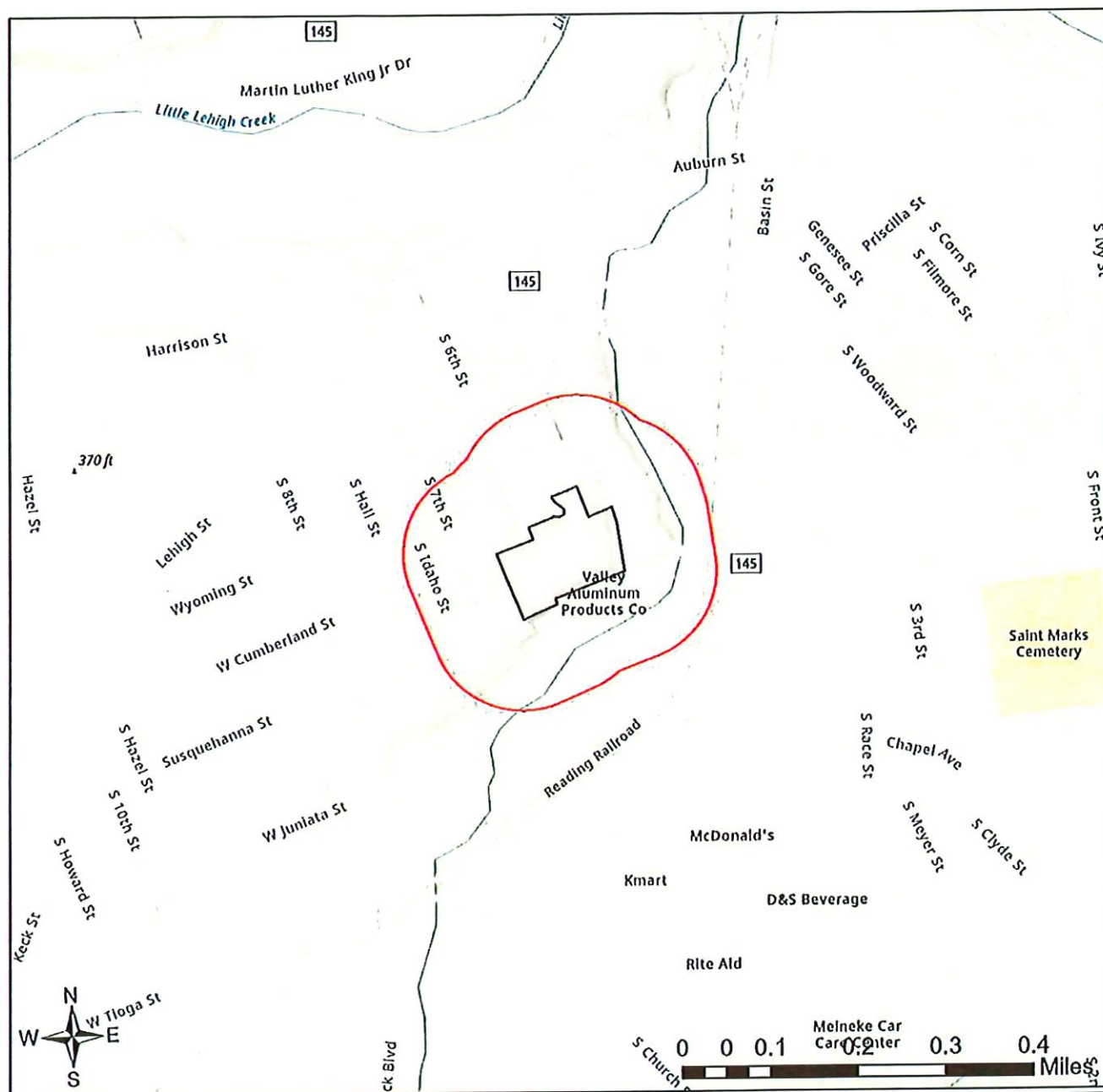


-  Buffered Project Boundary
-  Project Boundary

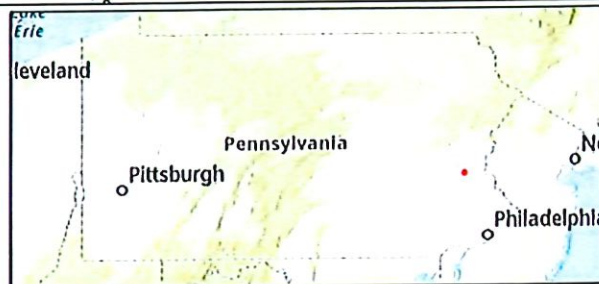


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CUMBERLAND APARTMENTS



- Buffered Project Boundary
- Project Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Gooddatastylelson, Rijkswaterstaat, GSA,

RESPONSE TO QUESTION(S) ASKED

Q1: Is tree removal, tree cutting or forest clearing necessary to implement all aspects of this project?

Your answer is: No

Q2: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: No

Q3: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: No

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

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

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

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

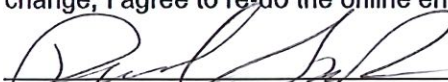
PA Game Commission
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerston Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Paul Szeuczak
Company/Business Name: Benchmark Civil Engineering Services, Inc.
Address: 1727 Jonathan Street
City, State, Zip: Allentown, PA 18104
Phone: (610) 476-6700 Fax: (610) 476-1120
Email: paul.szeuczak@benchmark.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

6/23/25
date



Pennsylvania State Historic Preservation Office
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

June 23, 2025

Sent Via PA-SHARE

RE: ER Project # 2025PR03154.001, Cumberland Apartments, Department of Environmental Protection, Allentown City, Lehigh County

Dear Submitter,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources

No Above Ground Concerns - Environmental Review - No Effect - Above Ground

Based on the information received and available within our files, it is our opinion that the proposed project will have No Effect on above ground historic properties, including historic buildings, districts, structures, and/or objects, should they exist. Should the scope of the project change and/or should you be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning above ground resources, please contact Sara-Ladd Manley at samanley@pa.gov.

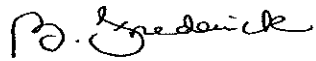
Archaeological Resources

No Archaeological Concerns - Environmental Review - No Effect - Archaeological

Based on the information received and available in our files, in our opinion, the proposed project should have No Effect on archaeological resources. Should the scope of the project be amended to include additional ground-disturbing activity and/or should you be made aware of historic property concerns regarding archaeological resources, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact Sara-Ladd Manley at samanley@pa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Frederick". The signature is fluid and cursive, with a large initial "B" and a stylized "F".

Barbara Frederick
Environmental Review Division Manager

1. Development Information

Name of Development Cumberland Apartment Complex
 Developer Name The Yasin Khan 2021 Family Trust
 Address 1146 South Cedar Crest Boulevard
Allentown, PA 18103
 Telephone # 610-905-6036
 Email drynkhan@gmail.com

2. Location of Development

a. County Lehigh
 b. Municipality City of Allentown
 c. Address or Coordinates 6th and Cumberland Streets
40°-35'25"N 75°-27'-49"W
 d. Tax Parcel # 2016027269
 e. USGS Quad Name Allentown East
inches up 17½ over 13
from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
☒ Yes ☐ No

3. Type of Development Proposed (check appropriate box)

☐ Residential ☒ Multi-Residential
 Describe 144 Unit
Apartment Complex
☐ Commercial ☐ Institutional
 Describe _____
☐ Brownfield Site Redevelopment
☐ Other (specify) _____

4. Size

a. # of lots 15 # of EDUs 238 gal/edu 48
 b. # of lots since 5/15/72 15
 c. Development Acreage 6.3 Ac
 d. Remaining Acreage 0

5. Sewage Flows 11,472 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. ☐ Sewerage System
☒ Existing (connection only) ☐ New (extension)
☒ Public ☐ Private
☐ Pump Station(s)/Force Main ☐ Gravity
 Name of existing system being extended _____

Interceptor Name So. 5th Street
 Treatment Facility Name City of Allentown

NPDES Permit # _____

b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?
 Name of waterbody where point of discharge is proposed
 (if stream discharge) _____

c. ☐ Onlot Sewage Disposal Systems
 (check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system
 d. ☐ Retaining tanks
 Number of Holding Tanks _____
 Number of Privies _____

7. ☐ Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

a. Protection of rare, endangered or threatened species

Check one:

☒ The "PNDI Project Environmental Review Receipt" is attached.
 or

☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request 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 PAS

b. ☒ Plot Plan Attached ☐ Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

 (Signature of Municipal Official) Date

 Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone # _____

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

 Signature of SEO Date

 Name (Print) Certification #

Telephone # _____

(3) I certify that each lot in this subdivision is at least 1 acre in size

 (Signature of Project Applicant/Agent) Date

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

 (Signature of Municipal Official) Date

 Name (Print) Title

Municipality (must be same as in 2.b.)

Telephone # _____

400 gallons/edu
28.68