

**COMPONENT 3 – SEWAGE COLLECTION AND TREATMENT
FACILITIES**

FOR

**STACK STORAGE ALLENTOWN
2118 Hanover Avenue**

**CITY OF ALLENTOWN
LEHIGH COUNTY, PA
FILE NO. 2204041.01**

Prepared: June 2023

Prepared for:

STACK – Allentown & Hanover, LLC
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Prepared by:



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A. COMPONENT 3

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Stack Storage Allentown

2. Brief Project Description This project proposes the land development of a commercial self-storage facility. Associated parking, walkways, landscaping as well as public water and sewer is proposed for this commercial self-storage facility. Stormwater management improvements are required consisting of roof leaders, yard drains, and inlets conveying stormwater runoff to a evapotranspiration stormwater facility.

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

Municipality Name	County	City	Boro	Twp
Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Sadiua	Jesus			Chief Planner
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	18101-1603	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-437-7613		jesus.sadiua@allentownpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Stack Storage Allentown

Site Location Line 1

2118 Hanover Avenue

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18109

Latitude

Longitude

Detailed Written Directions to Site From Route 22 and Route 309: Head east from the intersection of Route 22 and Route 309 (approx. 7.35 miles). Take the exit for Airport Road South (Route 987) and head south towards Union Boulevard (approx. 1.5 miles). Head east on Union Boulevard to North Ulster Street (Approx. 1 mile). Make a right turn and head south on North Ulster Street to Hanover Avenue (Approx. 1/4 mile). Make a left turn and head east on Hanover

Description of Site Existing parking lot and access drive. The site generally slopes downhill toward the north.

Site Contact (Developer/Owner)

Last Name

Nielson

First Name

Nache

MI

Suffix

Phone

Ext.

Site Contact Title

Vice President of Development

Site Contact Firm (if none, leave blank)

FAX

Email

nn@stackstorage.us

Mailing Address Line 1

2801 N Thanksgiving Way

Mailing Address Line 2

Suite 100

Mailing Address Last Line -- City

Lehi

State

UT

ZIP+4

84043

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

Last Name

Bertolazzi

First Name

Andrew

MI

N

Suffix

II

Title

Civil Designer

Consulting Firm Name

Gilmore & Associates, Inc.

Mailing Address Line 1

5100 Tilghman Street

Mailing Address Line 2

Suite 150

Address Last Line -- City

Allentown

State

PA

ZIP+4

18104-9113

Country

USA

Email

abertolazzi@gilmore-
assoc.com

Area Code + Phone

610-910-9115

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

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

Name of water company: Lehigh County Authority

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number N/A

b. Answer questions below on collection system

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

Connections 1

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown, LCA - Lessee

existing interceptor Little Lehigh 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 Wastewater Treatment Plant (KIWWTP)

NPDES Permit Number for existing facility PA-26000

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 Lehigh County Authority - Agent, City of Allentown

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 6/14/2023

(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.
- b. Lot lines and lot sizes.
- c. Adjacent lots.
- d. Remainder of tract.
- 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.
- f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
- g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
- h. Existing and proposed rights-of-way.
- i. Existing and proposed buildings, streets, roadways, access roads, etc.
- j. Any designated recreational or open space area.
- k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- o. Orientation to north.
- p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
- q. Soils types and boundaries when a land based system is proposed.
- 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 70 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd) MGD		b. Present Flows (gpd) MGD		c. Projected Flows in 5 years (gpd) MGD (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.51	2.03	0.09	1.24	0.09	1.25
Conveyance	15	19	2.4	19 ⁽¹⁾	2.45	19.4 ⁽¹⁾
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

⁽¹⁾ Peak Hourly Flow - Estimated

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality City of Allentown, LCA - Agent
 Name of Responsible Agent Liesel M. Gross
 Agent Signature *Liesel M. Gross* Date 6/14/2023

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 *Liesel M Gross*

Date 6/14/2023

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 *Liesel M Gross*

Date 6/14/2023

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 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 70 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.

Andrew N. Bertolazzi II

Name (Print)



Signature

Civil Designer

Title

6/14/2023

Date

5100 Tilghman St, Suite 150, Allentown, PA 18104

Address

610-910-9115

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.

$$\#1 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{50.00}$$

The fee is based upon:

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

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

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

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

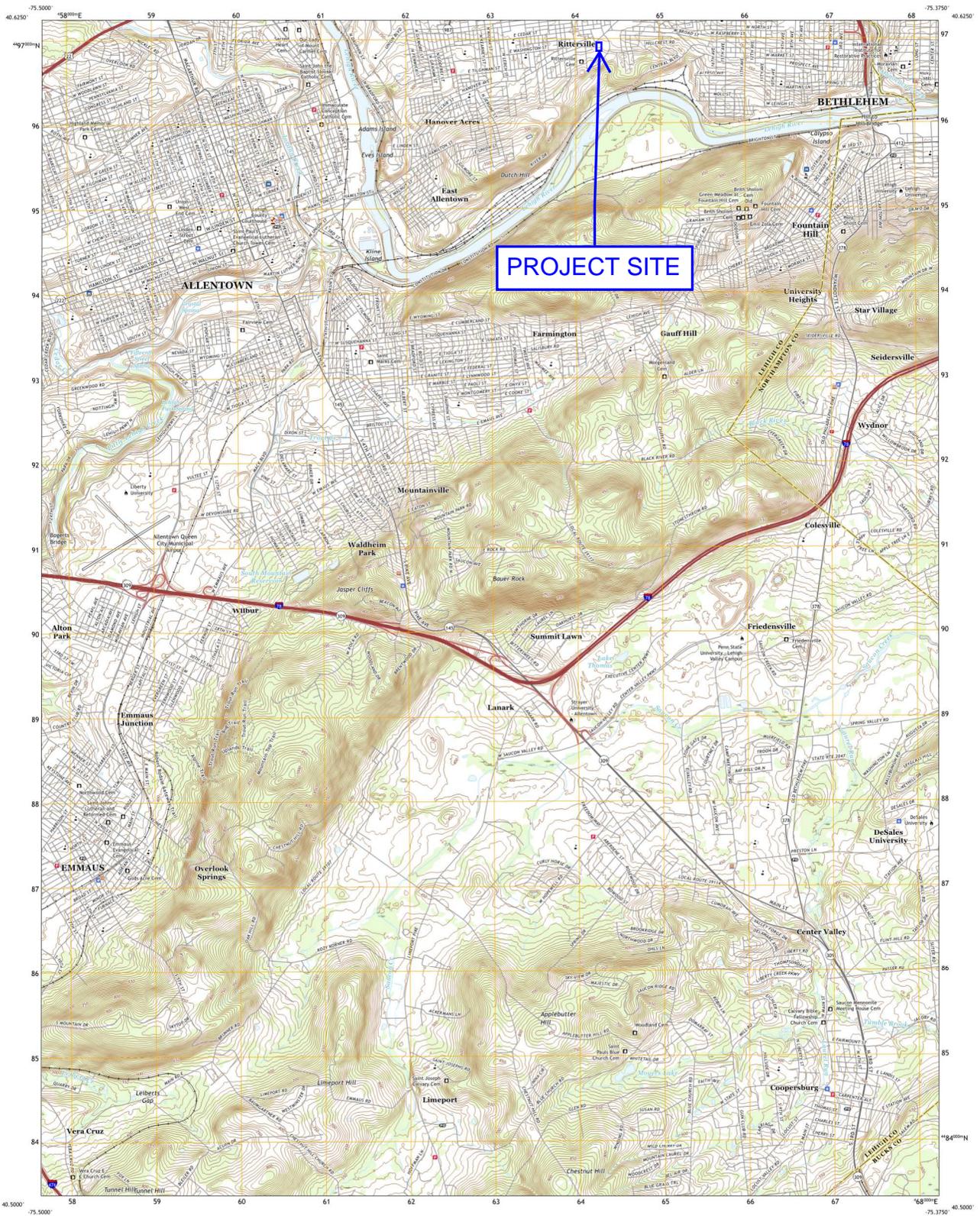
$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

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

The fee is based upon:

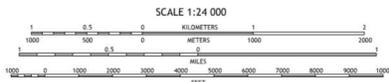
- The number of lots created or number of EDUs whichever is higher.
 - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
 - For non-single family residential projects, EDUs are calculated using projected population figures
- C. A sub-surface discharge system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

B. USGS MAP



Produced by the United States Geological Survey
with American Indian (AI) (USGS)
World Geodetic System of 1984 (WGS84). Projection and
1:500-meter grid derived from Transverse Mercator, Zone 18T.
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

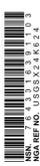
Imagery: U.S. NADP, June 2017 - December 2017
Boundaries: U.S. Census Bureau, 2016
Names: U.S. Census Bureau, 2016
Hydrography: National Hydrography Dataset, 2011 - 2018
Contours: National Elevation Dataset, 2011 - 2017
Boundaries: Multiple sources, see metadata file, 2017 - 2018
Wetlands: FWS National Wetlands Inventory 1981



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

- 1 Coopersburg
- 2 Catonsville
- 3 Nazareth
- 4 Allentown West
- 5 Allentown
- 6 East Greenfield
- 7 Millard Square
- 8 Quakertown



**C. EXISTING FEATURES PLAN, SITE PLAN, GRADING &
UTILITY PLAN**

CERTIFICATION OF OWNER OF RECORD AND DEDICATION

I (WE), THE UNDERSIGNED, BEING THE OWNER(S) IN PEACEFUL POSSESSION OF THE LAND HEREIN PLATTED AND BEING THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, DO HEREBY ADOPT THIS PLAN OF PROPERTY SITUATED IN ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, (AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL LAND FOR PUBLIC PURPOSES SHOWN HEREON).

THE FOREGOING ADOPTION (AND DEDICATION) IS MADE BY ME (US) WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL BY THE ALLENTOWN CITY PLANNING COMMISSION, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF LEHIGH COUNTY, PENNSYLVANIA, WITHIN 90 DAYS OF THE DATE OF SAID APPROVAL.

SIGNATURE OF OWNER _____

SIGNATURE OF OWNER _____

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ (LEGIBLE IMPRESSION OF NOTARY SEAL)

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

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

REGISTERED SURVEYOR _____ DATE _____ (SEAL)

CERTIFICATION OF THE LEHIGH VALLEY PLANNING COMMISSION

LEHIGH VALLEY PLANNING COMMISSION REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION _____ PLANNER _____ DATE _____

PLANNING COMMISSION APPROVAL

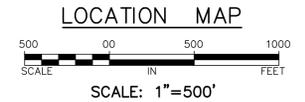
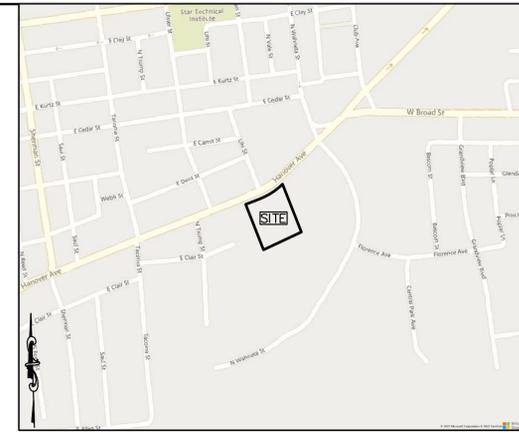
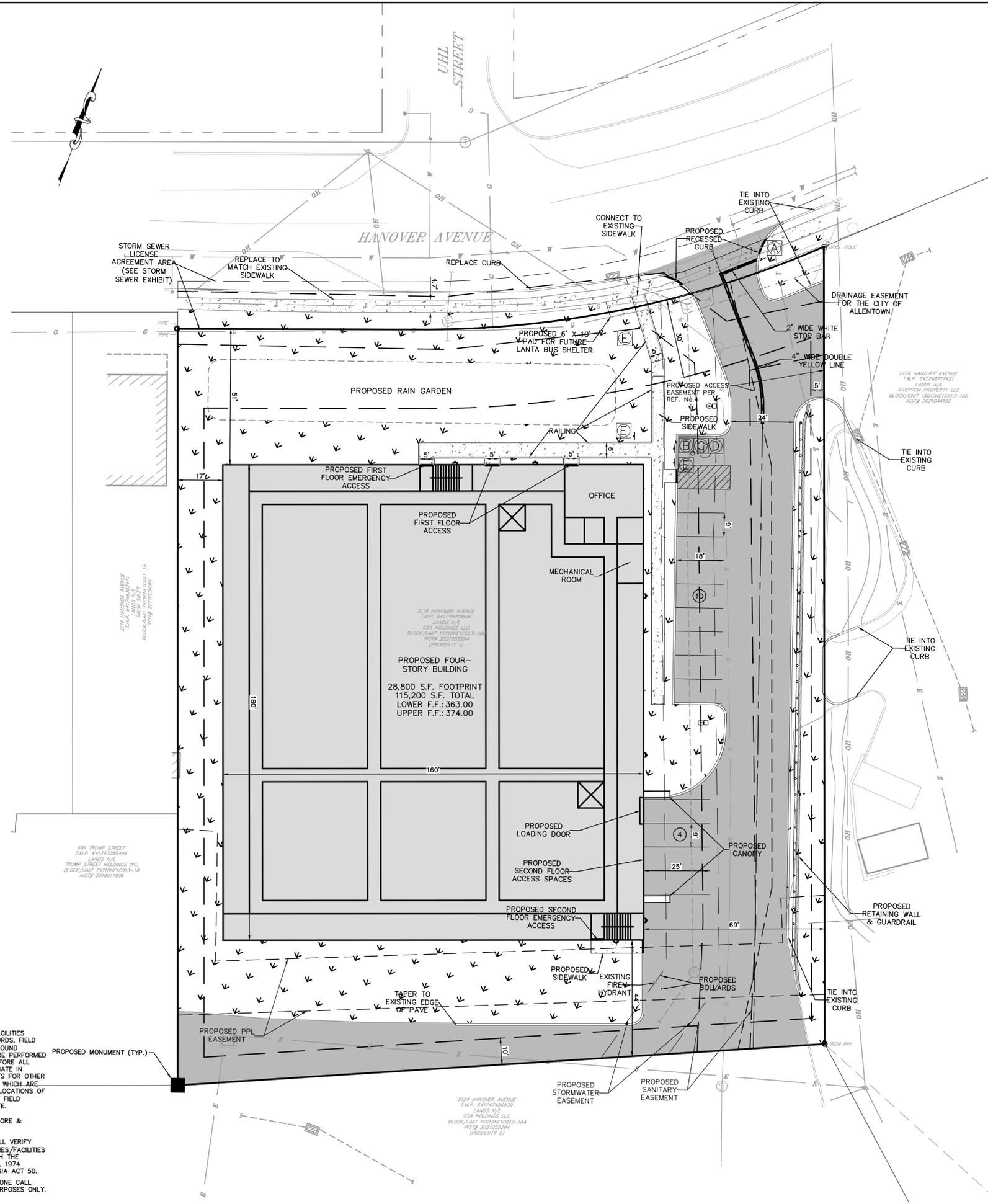
THE WITHIN PLOT OR PLAN OF LAND LOCATED IN ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, WAS APPROVED BY THE ALLENTOWN CITY PLANNING COMMISSION.

CHAIRMAN _____ DATE _____
 PLANNING DIRECTOR _____ DATE _____
 SECRETARY _____ DATE _____

APPROVED: _____ CITY ENGINEER

NOTES:

- NO VISION OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH EXCEEDS A HEIGHT OF 30 INCHES ABOVE THE ELEVATION OF THE INTERSECTING DRIVEWAY AND STREET WITHIN CLEAR SIGHT TRIANGLES.



ZONING INFORMATION:

- ZONING DISTRICT: "B-3" - HIGHWAY ZONING DISTRICT; REFER TO CHAPTER 660.
 - PROPOSED USE: SELF-STORAGE FACILITY (INDUSTRIAL), A USE PERMITTED BY RIGHT.
 - AREA, DIMENSIONAL, OPEN SPACE, AND IMPERVIOUS SURFACE REQUIREMENTS:

	REQUIRED	PROVIDED
A. MINIMUM LOT AREA:	10,000 SF	70,012 SF
B. MAXIMUM BUILDING COVERAGE:	60 %	41 %
C. MINIMUM LOT WIDTH:	80 FT	246 FT
F. YARDS: FRONT	30 FT	49 FT
REAR	10 FT	44 FT
SIDE (EACH)	5 FT	15 FT
G. MAXIMUM BUILDING HEIGHT	50 FT	< 50 FT
- * EXCEPT A 10 FEET WIDE MINIMUM SETBACK SHALL APPLY FOR EACH SUCH YARD THAT IS ABUTTING OR ACROSS AN ALLEY FROM AN ADJACENT RESIDENTIAL DISTRICT.

IMPERVIOUS AREAS:

	EXISTING	+ / -	PROPOSED
BUILDINGS	0 SF	+28,800	28,800 SF
DRIVEWAYS	17,996 SF	-4,315	13,681 SF
PARKING *	48,843 SF	-45,863 SF	2,980 SF
SIDEWALK	0 SF	+1,447	1,447 SF
RETAINING WALL	0 SF	+202 SF	202 SF
TOTAL	66,839 SF	-19,729	47,110 SF

*EXISTING PARKING ON THE SITE IS DENSELY PACKED GRAVEL. PER §660-64(A) ANY ADDITIONAL AREAS PROPOSED TO INITIALLY BE GRAVEL, CRUSHED STONE, POROUS PAVEMENT, ETC., SHALL BE ASSUMED TO BE IMPERVIOUS FOR THE PURPOSES OF COMPARISON TO THE EXEMPTION CRITERIA. ANY EXISTING GRAVEL, CRUSHED STONE OR HARD PACKED SOIL AREAS ON A SITE SHALL BE CONSIDERED AS PERVIOUS COVER FOR THE PURPOSE OF EXEMPTION EVALUATION. AS SUCH THIS PROJECT IS SUBJECT TO THE ACT 167 STORMWATER MANAGEMENT ORDINANCE.

PARKING INFORMATION (§660-74):

1 PER 30 STORAGE UNITS: 749 / 30 = 25
 PLUS 1 PER EMPLOYEE: 1 * 1 = 1

TOTAL OFF-STREET PARKING REQUIRED: 26
 TOTAL OFF-STREET PARKING PROVIDED: 10 (1 HANDICAPPED)

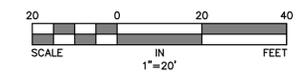
*APPLICANT IS REQUESTING FOR RELIEF FROM PARKING REQUIREMENTS

PROPOSED SITE SIGNAGE				
SYMBOL	SERIES	SIZE	MESSAGE	QUANTITY
(A)	R1-1	30"x30"	STOP	1
(B)	R7-B	12"x18"	RESERVED PARKING	1
(C)	R7-BF	12"x18"	RESERVED PENALTIES	1
(D)	R7-BP	12"x6"	VAN ACCESSIBLE	3
(E)		12"x18"	ACCESSIBLE ROUTE (LEFT ARROW)	

- NOTES:
- ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM.
 - ALL SIGNS, EXCEPT WHEN MOUNTED TO BUILDING, SHALL BE INSTALLED ON PENNDOT TYPE 'B' BREAKAWAY POSTS.
 - REFER TO PENNDOT 408 SECTION 1103.11 (M) 2. FOR SYSTEM B MOUNTING HARDWARE SPECIFICATIONS. (USE 4.5-INCH LONG BOLTS FOR WOOD POST MOUNTING).
 - REFER TO PENNDOT "STANDARD HIGHWAY SIGNS" BOOK SECTION 1A.11 FOR LETTERING DETAIL.
 - FOR "ACCESSIBLE ROUTE" SIGN SEE SITE DETAILS SHEET

LEGEND

- PROPOSED BUILDING HATCH
- PROPOSED CONCRETE
- PROPOSED SIDEWALK
- PROPOSED DEPRESSED CURB
- PROPOSED RETAINING WALL
- PROPOSED LAWN



GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

5100 DELAWARE STREET, SUITE 500, ALLENTOWN, PA 18103-3908 • www.gilmoreassoc.com

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PROFESSIONAL ENGINEER
 MICHAEL J. SCHWARTZ
 PE074963

DATE: 5/15/2023

DATE	BY	DESCRIPTION
5/15/2023	BMN	UPDATE EAS PLAN
04/18/2023	BMN	PER CITY REVIEW COMMENTS
	REV.	

FINAL LAND DEVELOPMENT PLAN
2118 HANOVER AVENUE
 CITY OF ALLENTOWN/LEHIGH COUNTY, PENNSYLVANIA

SITE LAYOUT

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2204041.01

OWNERS INFO:
 STACK - ALLENTOWN & HANOVER, LLC
 6801 N THANKSGIVING WAY, SUITE 100
 LEH, UT 84043
 435-459-1551

MUNICIPAL FILE No.: 64174840681

TAX MAP PARCEL No.: 1.61 AC.

TOTAL AREA: 1.61 AC. TOTAL LOTS: 1

DATE: 1/17/2023 SCALE: 1"=20'

DRAWN BY: BMN CHECKED BY: MJS

SHEET NO.: 4 OF 22

J:\PROJECTS\2022\2204041.01-SITE LAYOUT\01-01-SITE LAYOUT.dwg Layout: Site Layout, Plotted By: aberlopolzi, on Mon May 15, 2023 at 2:33pm

PENNSYLVANIA ONE CALL SYSTEM, INC.
 925 Twin Run Road
 West Mifflin, Pennsylvania
 15122 - 1078

811

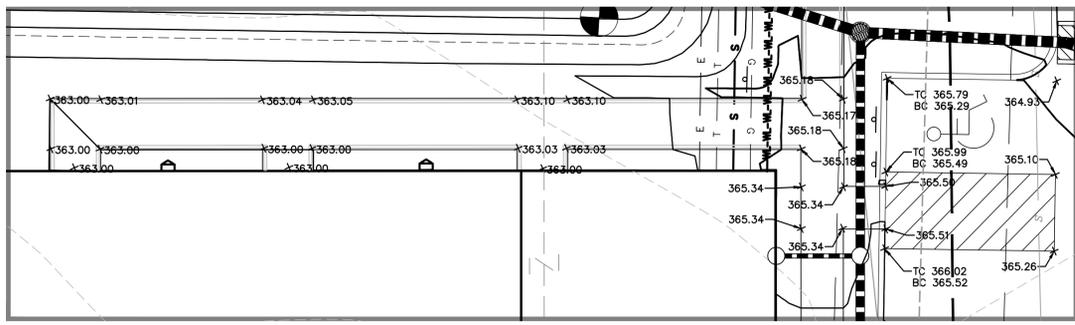
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
 NON-MEMBERS MUST BE CONTACTED DIRECTLY
 PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20222912723

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES, INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

NOT APPROVED FOR CONSTRUCTION

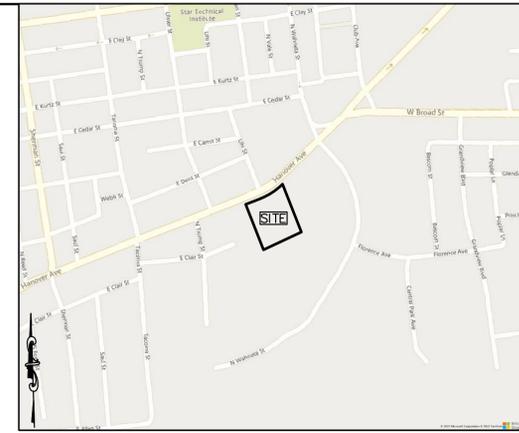
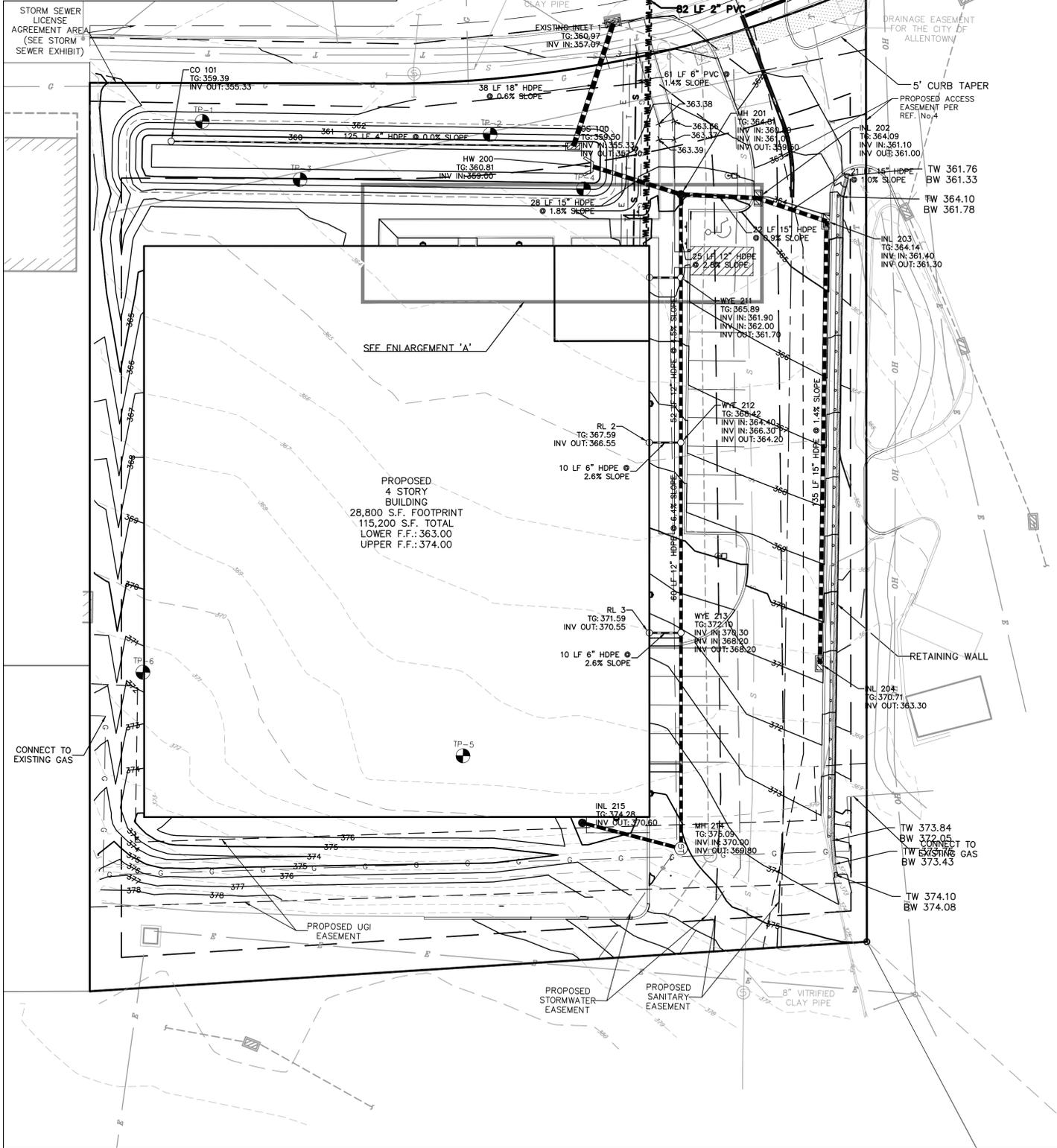


ADA RAMP ENLARGEMENT 'A'

SCALE: 1" = 10'

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
CO 101 - OS 100	4"	125.43'	0.00%	HDPE
INL 202 - MH 201	15"	24.30'	0.82%	HDPE
INL 203 - INL 202	15"	23.04'	0.87%	HDPE
INL 204 - INL 203	15"	139.48'	1.36%	HDPE
INL 215 - MH 214	12"	32.29'	1.86%	HDPE
MH 201 - HW 200	15"	29.09'	1.72%	HDPE
MH 214 - WYE 213	12"	68.00'	2.35%	HDPE
OS 100 - Existing Inlet	18"	40.58'	0.57%	HDPE
RL 1 - WYE 211	6"	9.90'	1.01%	HDPE
RL 2 - WYE 212	6"	10.00'	2.52%	HDPE
RL 3 - WYE 213	6"	10.00'	2.50%	HDPE
WYE 211 - MH 201	12"	26.22'	2.67%	HDPE
WYE 212 - WYE 211	12"	52.00'	4.42%	HDPE
WYE 213 - WYE 212	12"	60.00'	6.33%	HDPE

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
-	6"	61.29'	1.38%	PVC



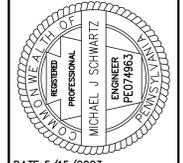
LOCATION MAP

SCALE: 1" = 500'

GENERAL NOTES:

- A CONNECTION PERMIT FROM THE CITY ENGINEERING BUREAU FOR EACH CONNECTION TO THE PUBLIC STORM SEWER MUST BE OBTAINED PRIOR TO CONSTRUCTION.
- THE PROPOSED RETAINING WALL DESIGN WILL BE PREPARED, SIGNED AND SEALED BY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA AND SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION TO BE REVIEWED AND APPROVED BY AN APPROVED THIRD-PARTY REVIEWER. THE WALL SHALL BE DESIGNED TO BE CONTAINED COMPLETELY WITHIN THE APPLICANT'S PROPERTY OR AN EASEMENT SHALL BE ACQUIRED AND INDICATED ON THE RECORD PLAN TO ALLOW FOR THE CONSTRUCTION OF ANY PORTION OF THE WALL AND / OR WALL TIE-BACKS TO BE CONSTRUCTED ON THE ADJOINING PROPERTY.
- ADD A NOTE STATING ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS.
- ADD A NOTE STATING ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- NO VISION OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH EXCEEDS A HEIGHT OF 30 INCHES ABOVE THE ELEVATION OF THE INTERSECTING DRIVEWAY AND STREET.
- WATER QUALITY DRAINAGE STRUCTURES SHALL BE PERIODICALLY INSPECTED AND MAINTAINED BY THE OWNER. IN THE EVENT THAT THE RECORDED OWNER(S) FAILS TO PROPERTY MAINTAIN THE FACILITIES WHICH ARE THE RESPONSIBILITY OF THE RECORDED OWNER(S) AFTER NOTIFICATION TO SAID OWNER(S) BY THE CITY, THE CITY IS AUTHORIZED TO ENTER UPON THE PROPERTY TO PERFORM SUCH MAINTENANCE AND THEREAFTER RECOVER THE COST OF PERFORMING SUCH MAINTENANCE FROM THE RECORDED OWNER(S) IN ORDER TO ENFORCE THE RECOVERY OF SUCH COST MAINTENANCE, THE CITY SHALL HAVE THE RIGHT TO FILE A MUNICIPAL LIEN AGAINST THE RECORDED OWNER(S) AND THEREFORE TO EXERCISE ITS REMEDIES IN ACCORDANCE WITH THE HOME RULE CHARTER.
- OWNER IS REQUIRED TO PERIODICALLY INSPECT AND MAINTAIN THE ON-SITE WATER FACILITIES, PRIMARILY THE BMP AND STORM WATER MANAGEMENT DEVICES, AND HAVE A LOG ON HAND OF WHEN SUCH INSPECTION & MAINTENANCE HAS BEEN PERFORMED. THIS LOG SHALL BE MADE AVAILABLE TO THE CITY DURING A POST STORM WATER INSPECTION.
- ALL STORM SEWER COLLECTION SYSTEM PIPING SHALL HAVE WATER-TIGHT JOINTS CONFORMING TO THE LATEST OR SUPERSESSION OF ASTM C361, C443, C877, C1628, C1896, D3212, AND OTHERS AS APPROVED BY THE CITY ENGINEER.
- THE DEVELOPER SHALL COMPLY WITH THE STIPULATIONS OF THE CITY OF ALLENTOWN CODIFIED ORDINANCE NO. 14476 (ACT 167).
- RUNOFF FROM ALL ON-SITE IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE PUBLIC SANITARY SEWER, ACROSS THE SIDEWALK AREA WITHIN THE PUBLIC RIGHT-OF-WAY, OR ONTO ADJOINING PROPERTIES, § 455-106, § 455-108(4) OF CITY PROPERTY REHABILITATION & MAINTENANCE CODE.
- ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
- THE PLUMBER SHALL UTILIZE ONE OF THE EXISTING WYES TO CONNECT THE SANITARY SEWER LATERAL TO THE EXISTING SANITARY SEWER MAIN.
- ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS.
- WORK TO BE PERFORMED ONSITE, SHALL BE DONE IN ACCORDANCE WITH THE IBC.

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ENGINEERING & CONSULTING SERVICES
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DATE: 5/15/2023

NO.	DATE	DESCRIPTION	BY
1	5/15/2023	UPDATE EAS PLAN	BNM
2	04/18/2023	PER CITY REVIEW COMMENTS	BNM
1		REV.	

FINAL LAND DEVELOPMENT PLAN
2118 HANOVER AVENUE
CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA
GRADING & UTILITY PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
PROJECT No.: 2204041.01
OWNERS INFO:
STACK - ALLENTOWN & HANOVER, LLC
5801 N THANKSGIVING WAY,
SUITE 100
LEH, UT 18043
435-459-1551
MUNICIPAL FILE No.: 2204041.01
TAX MAP PARCEL No.: 641748406881
TOTAL AREA: 1.61 AC. TOTAL LOTS: 1
DATE: 1/17/2023 SCALE: 1"=20'
DRAWN BY: BNM CHECKED BY: MUS
SHEET NO.: 6 OF 22

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Frain Run Road
West Milford, Pennsylvania
15222 - 1078
811
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NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
SERIAL NO. 20222912723

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J:\PROJECTS\2022\2204041.01_Stack_2118_Hanover_Land_Development\DESIGN\CAD\Production Drawings\2204041.01_Grading & Utility.dwg Layout: Grading & Utility Plan Plotted By: abertolazzi, on Mon May 15, 2023 at 2:34pm

NOT APPROVED FOR CONSTRUCTION

D. WILL SERVE LETTER



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

May 16, 2023

Brandon Jones
Associate Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

SUBJECT: Proposed Water and Sewer Service Connections – Stack Allentown –
2118 Hanover Ave
LCA Review #1

Dear Mr. Jones:

LCA (Lehigh County Authority) has reviewed plans titled “2118 Hanover Avenue” located at 2118 Hanover Avenue in the City of Allentown, Lehigh County, Pennsylvania. The project consists of a proposed self-storage warehouse. The following comments are offered on the proposed water and service connections for the property, as shown on the utility plan prepared by Gilmore & Associates, Project # 2204041.01, dated April 18, 2023; last revised May 11, 2023:

LCA offers the following comments:

1. Add a curb stop to the water lateral. See attached for a general guideline.
2. Label that the 2” water lateral must be copper up until the curb stop. After the curb stop the lateral is private to LCA and can be PVC if allowed by the City.
3. Return a pdf copy of the revised plans for review. After plans are approved LCA will provide an approval letter and construction permit for this project.

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 contactor 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.

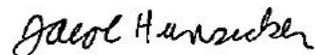
See below for the 2023 fees required for this project:

- Construction Permit Deposit - \$1,000
- Connection Fee (2" physical tap): – \$892
- Water/Sewer Capacity Tapping Fee – \$964.06
- *Domestic Water Meter Fee (?") – To be determined. Based on size of meter requested.*
- *Fire line bypass Water Meter Fee (5/8") – \$348*

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: Jesus Sadiua – COA
Bianca Nitica – Gilmore & Associates, Inc.
Stack Storage

E. PROJECT NARRATIVE

Stack Storage Allentown

Project Narrative

1. This project proposes the land development of a commercial self-storage facility. Associated parking, walkways, landscaping as well as public water and sewer is proposed for this commercial self-storage facility. Stormwater management improvements are required consisting of roof leaders, yard drains, and inlets conveying stormwater runoff to a evapotranspiration stormwater facility.
2. One (1) lot or (1) EDU is associated with this project. The anticipated sewage flow is 70 gpd.
3. The proposed sewage disposal method includes new sanitary lateral tap-in to the existing 8" vitrified clay pipe sewer line on Hanover Avenue. Collection and conveyance for this project will be served by Kline's Island Wastewater Treatment Plant. A general map showing the path of the sewage to the treatment facility is provided.
4. 70 gallons per day (gpd) is the flow anticipated for this property. Per the Director of Planning & Zoning at the City of Allentown, 1 EDU = 238 gpd. 1 EDU is therefore 238 GPD. This calculation is used instead of the assumed 400 gpd/EDU because DEP has previously commented that the municipality calculations are preferred. $70 \text{ gpd} * (1 \text{ EDU} / 238 \text{ gpd}) = 0.30 \text{ EDUs}$. This has been rounded up to 1 EDU.
5. The location of the discharge is at the Kline's Island Wastewater Treatment Plant in Allentown, Pennsylvania. This discharges into the Lehigh River.
6. The total acreage on the site of this proposed project is 1.61 acres.
7. There are no sites under the same ownership adjacent to the property. The neighboring property to the west is used as a residential duplex and is owned by Salet Salim. The neighboring property to the north is the right-of-way for Hanover Avenue. The neighboring property to the east is used as a senior living facility and owned by Riverton Property LLC. The neighboring property to the south is vacant but was previously used as a bottling facility. It is owned by GSA Holdings LLC. The neighboring property to the southwest is used for multi-family residential units and is known as the "Rittersville Lofts". It is owned by Trump Street Holdings Inc. No additional land is proposed for future development, and this is not part of a phased project. A new commercial self-storage facility will be constructed on the property. There will be adequate sewage disposal facilities to serve this project.
8. There is no known previous Act 537 planning completed for the site.

F. MAP OF SEWAGE PATH TO TREATMENT FACILITY

**G. HISTORIC PRESERVATION ACT, CULTURAL
RESOURCES NOTICE (CRN)**



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

January 19, 2023

Kevin Beyer
Gilmore & Associates
5100 Tilghman St
Suite 150
Allentown PA 18104

RE: ER Project # 2023PR00246.001, Stack Storage Allentown, Department of Environmental Protection, Allentown City, Lehigh County

Dear Kevin Beyer:

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. Our analysis indicates that archaeological resources are potentially located in this project area. 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, 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 that reads "Emma Diehl". The signature is written in a cursive style with a long horizontal flourish at the end.

Emma Diehl
Environmental Review Division Manager

**H. PENNSYLVANIA NATURAL DIVERSITY INVENTORY
(PNDI) RECEIPT**

1. PROJECT INFORMATION

Project Name: **Stack Storage**

Date of Review: **10/19/2022 05:07:46 PM**

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

Project Area: **1.84 acres**

County(s): **Lehigh**

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

ZIP Code:

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lehigh River-Delaware River**

Decimal Degrees: **40.622335, -75.422628**

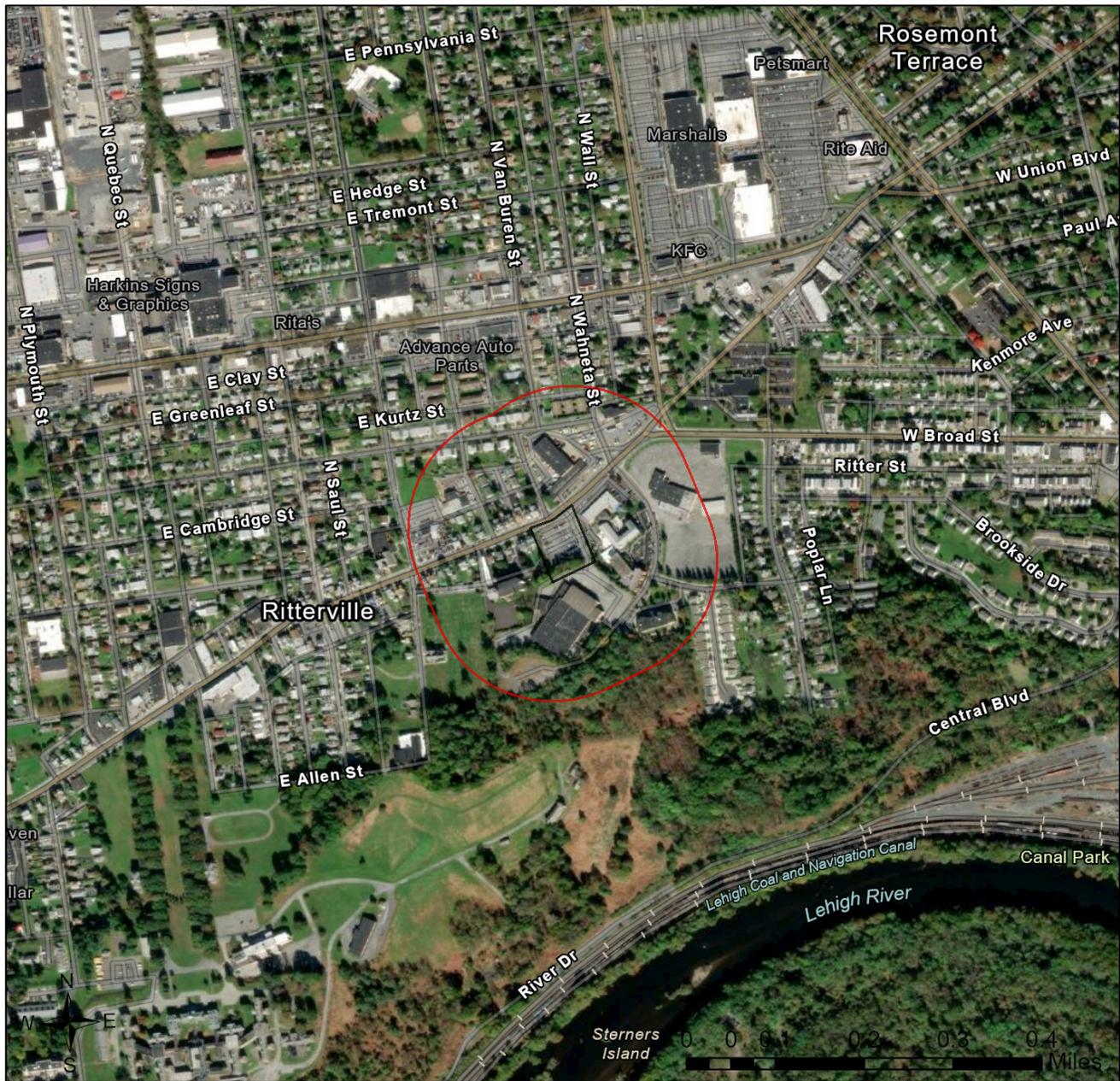
Degrees Minutes Seconds: **40° 37' 20.4068" N, 75° 25' 21.4607" W**

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.

Stack Storage

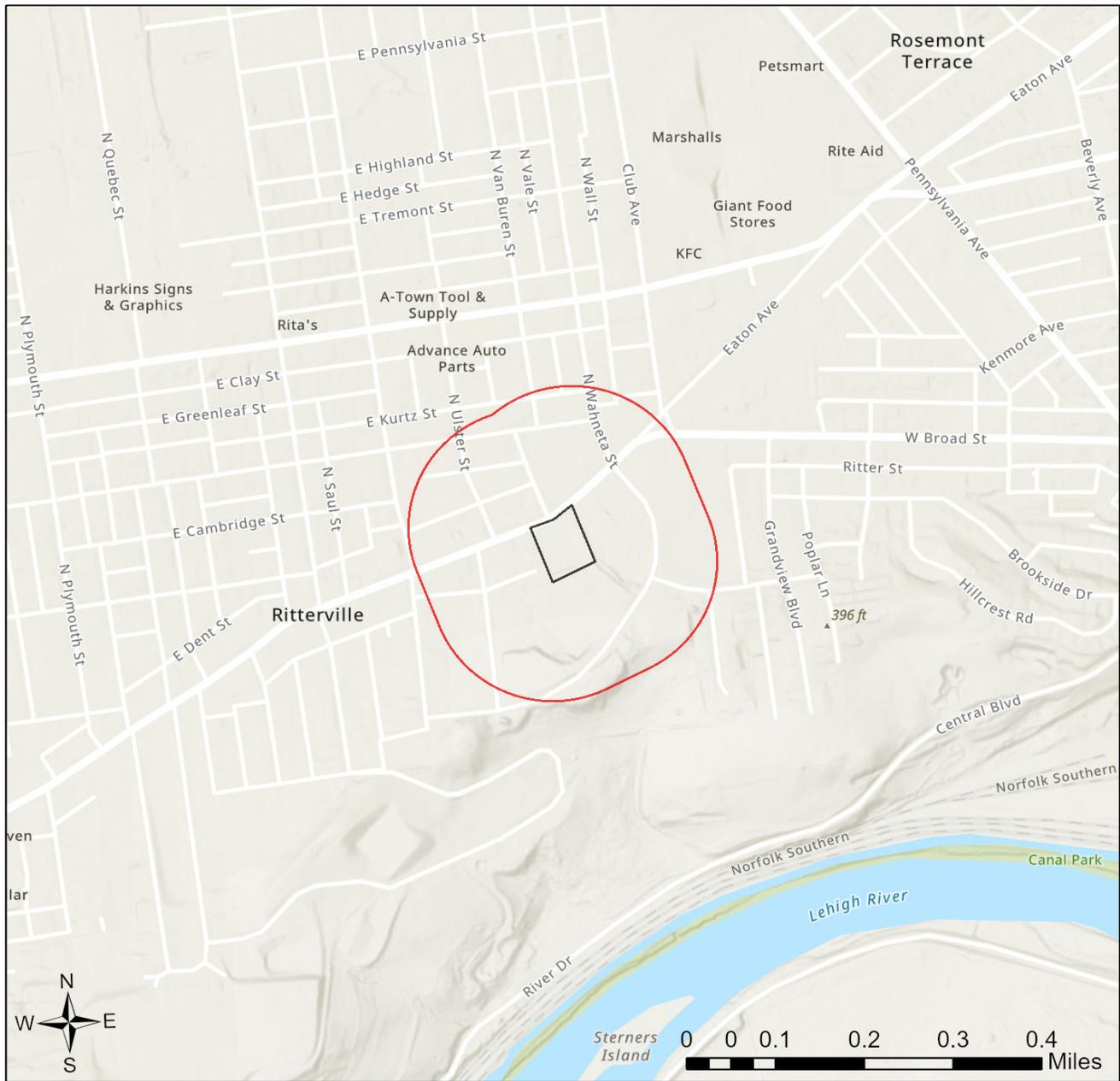


-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Stack Storage



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

RESPONSE TO QUESTION(S) ASKED

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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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



5. ADDITIONAL INFORMATION

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

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). 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

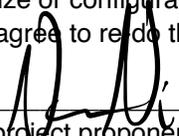
Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Nache Nielson
Company/Business Name: Stack Storage, LLC.
Address: 2801 N. Thanksgiving Way, Suite 100
City, State, Zip: Lehi, UT, 84043
Phone: (435) 459-1551 Fax: (_____) _____
Email: nn@stackstorage.us

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 redo the online environmental review.



applicant/project proponent signature

1/13/23

date

I. ALTERNATIVE SEWAGE FACILITIES ANALYSIS

Stack Storage Allentown

Alternative Sewage Facilities Analysis

1. The proposed sewage disposal method includes new piping to tap-in to the existing sewer line on Hanover Road. The daily proposed flow is 70 gallons per day and will serve as the ultimate method to serve the property in the long term. This proposed flow has been rounded up to (1) EDU. One (1) lot or (1) EDU is associated with this project. All sewage generated by this site will be treated and disposed at the Kline's Island Wastewater Treatment Plant (KIWWTP). This facility operates under a NPDES permit and is required to conduct regular sampling to ensure that all effluent is sufficiently treated before being discharged.
2. The previous land use of this site is a parking lot. The new commercial self-storage facility building will utilize one connection to the existing public sewer system. The adjacent properties also utilize the public sewer system. This is their ultimate use. The neighboring property to the west is used as a residential duplex and is owned by Salet Salim. The neighboring property to the north is the right-of-way for Hanover Avenue. The neighboring property to the east is used as a senior living facility and owned by Riverton Property LLC. The neighboring property to the south is vacant but was previously used as a bottling facility. It is owned by GSA Holdings LLC. The neighboring property to the southwest is used for multi-family residential units and is known as the "Rittersville Lofts". It is owned by Trump Street Holdings Inc.
3. The sewage facilities are not in need of improvement due to noncompliance with effluent limitations, high rates of on-lot malfunctioning, or overloaded public sewers. However, due to record amounts of excessive rainfall from summer of 2018 to 2019, KIWWTP experienced significant increase of flow. On average, the five years prior to these events, the treatment plant received flows between 29 and 33 MGD. All of their permit requirements were met, though the treatment plant was technically considered to be hydraulically overloaded. A final Interim Act 537 was submitted July 2020 in order to prevent similar events in the future. We do not anticipate a potential for a combined public/private project due to the small scale of this project.
4. The City of Allentown wastewater collection system conveys the City's wastewater flow and signatory wastewater flow by gravity to KIWWTP. Wastewater is conveyed by a system consisting of seven (7) trunk sewers. Proposed sewer piping will tap-in to the existing sewer piping on Hanover Avenue which ultimately connects to the Little Lehigh Interceptor.
5. Lehigh County Authority (LCA) is the public water and wastewater utility to serve this development. The sewer system is owned by the City of Allentown, though LCA has a Management, Operations, and Maintenance Program for Sewers for the proper operation and maintenance of the system under the terms of a 50-year lease agreement that was last updated July 2018. No alternatives include the potential construction of DEP-permitted non-municipal sewage treatment facilities.
6. This property is situated within the Public Sewer Service Area of the municipality. Due to their close proximity to the sewer main, they are required by the municipality to connect to the public system. Due to this requirement, on-lot systems are not a viable alternative. Additionally, there is no watercourse adjacent to the property so stream discharge is not possible.

7. Centralized sewage management is the preferred method for sewage disposal. Fortunately, there are existing facilities in the nearby area allowing this property to connect to the public system. There are no viable alternatives. The chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitation for short-term and long-term development by NPDES permit for KIWWTP. KIWWTP is a 40 MGD two-stage trickling filter plant that treats thirteen (14) other municipalities in addition to City of Allentown. The facility deals with flows of 33 MGD on average and has handled peak flows in excess of 90 MGD. LCA has considered the organic and hydraulic loading of their facility and provided a letter that they are able to accept the additional flows or loads from this development.
8. The ultimate owner of the treatment facility is the City of Allentown, which is leased by the LCA through a Management, Operations, and Maintenance Program for Sewers for the proper operation and maintenance of the system under the terms of a 50-year lease agreement that was last updated July 2018. LCA maintains the legal authority to accept, reject, and control connections to the City of Allentown's sanitary sewer system through the planning module process to ensure that adequate treatment capacity will continue to exist. The lateral to tap-in to the sanitary sewer system in Hanover Avenue will be privately owned and maintained by the owner of the site, currently RH Oakbrook LLC, and future owners.
9. There are no special considerations related to this disposal choice.