

Date: July 27, 2023 | Revised Date: August 22, 2023

# **SEWAGE FACILITIES PLANNING MODULE COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES AND SUPPORTING DOCUMENTS PREPARED FOR**

**WIP SOUTH 12TH STREET REDEVELOPMENT  
ALLENTOWN CITY, LEHIGH COUNTY, PENNSYLVANIA**

**PADEP CODE NO: 2-39001299-3**

PaDEP Client (Municipality):

**Allentown City**  
435 Hamilton Street  
Allentown, PA 18101

Developer:

**WIP Allentown Redevelopment, LLC**  
100 Passaic Avenue, Suite 240  
Fairfield, New Jersey 07004

Prepared by:

**Van Cleef Engineering Associates**  
John Barbaz, P.E.  
1685 Valley Center Parkway, Suite 100  
Bethlehem, PA 18017

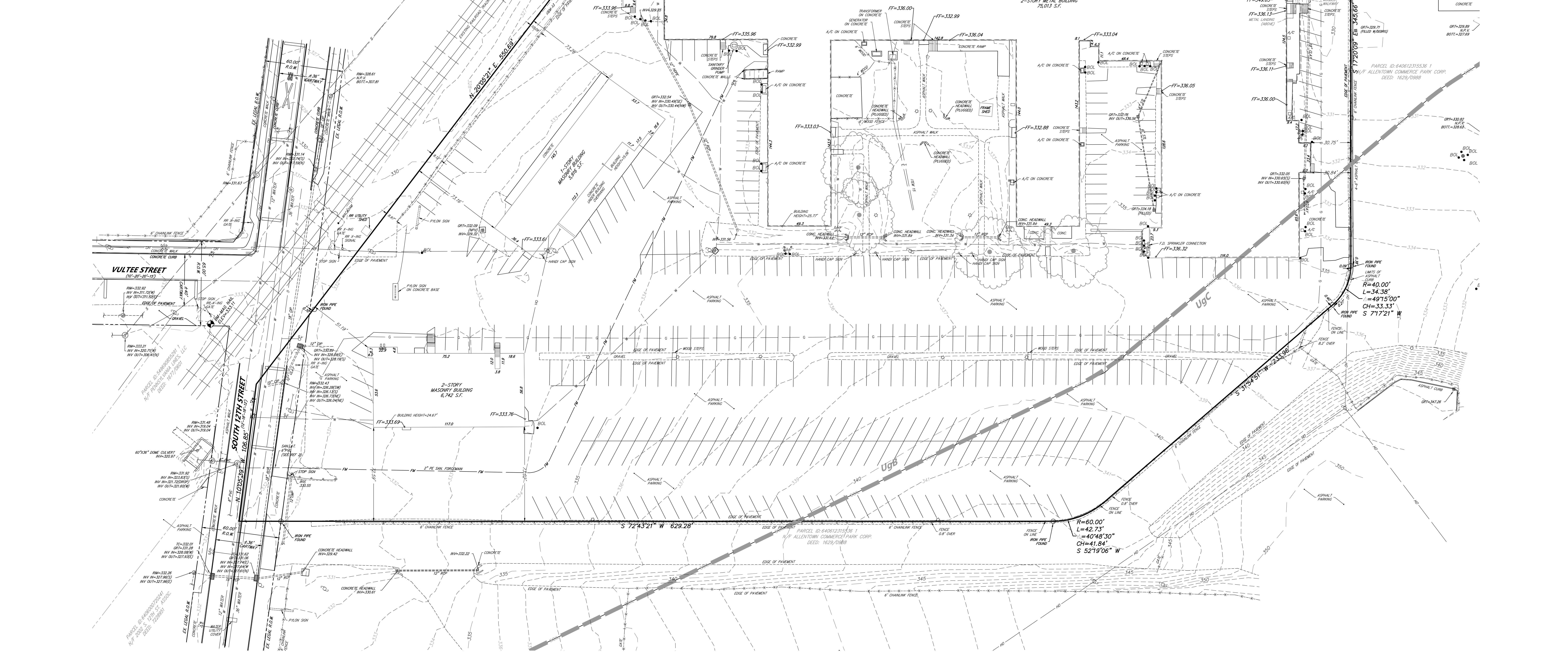


**REFERENCE PLANS:**

1. PLAN ENTITLED IN PART "ALTA/ACSM LAND TITLE SURVEY, PARCEL ID NUMBER 640601426560, 1901 SOUTH 12TH STREET, ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA", PREPARED BY KENNON SURVEYING SERVICES, INC., DATED SEPTEMBER 23, 2022, AND LABELED AS SHEET 1 OF 1.

**GENERAL NOTES:**

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN BASED UPON A SURVEY MADE BY KENNON SURVEYING SERVICES, INC. DATED SEPTEMBER 23, 2022 (REFERENCE NO. 1).
2. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON BASE MAPS PROVIDED BY KENNY L. KENNON, P.L.S. OF KENNON SURVEYING SERVICES, INC. DURING SEPTEMBER, 2022 AND FIELD SUPPLEMENTED BY VESA SURVING NOVEMBER, 2022. HORIZONTAL DATUM IS NAD 83, SPCS PA-S, BASIS OF BEARING IS GRID NORTH BASED ON GPS OBSERVATION. ELEVATION DATUM IS NAVD 1989 BASED UPON GPS CONTROL. SITE BENCHMARK IS MAG NAIL SET IN EDGE OF PAVEMENT ON SOUTHWEST CORNER OF VALTEE AND SOUTH 12TH STREETS. NAIL IS 8.8' FROM WESTERN MOST RAIL. BM ELEV = 333.11.
3. DISPOSITION OF ENCUMBRANCES PER REFERENCE NO. 1 LISTED IN SCHEDULE B SECTION 2 OF TITLE NUMBER S18102-PA-PA-CP-SO DATED 05-11-22, ISSUED BY FIRST AMERICAN TITLE COMPANY. THIS SURVEY IS LOCATED ALONG THE NORTH WESTERLY PROPERTY LINE AND IS SHOWN HEREON. ALSO DESCRIBES THE INSTALLATION AND MAINTENANCE OF THE FENCE LINE ALONG THE EASTERN SIDE OF THE RAILROAD. THE FENCE FOUND AT THE TIME OF THIS SURVEY IS LOCATED ON THE SUBJECT PROPERTY AND SHOWN HEREON. SHOULD BE REVIEWED BY LEGAL COUNSEL. ITEM 1A DB 197/876 TERMS AND CONDITIONS OF AN AGREEMENT WITH PENNSYLVANIA POWER AND LIGHT COMPANY DESCRIBES CERTAIN UTILITY POLE AND TRANSFORMER FACILITIES NEAR SOUTH 12TH STREET. ALL FACILITIES FOUND AT THE TIME OF THIS SURVEY ARE SHOWN HEREON. SHOULD BE REVIEWED BY LEGAL COUNSEL. ITEM 1B IS 407/690 EXISTING GRANT TO PENNSYLVANIA POWER AND LIGHT COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA FOR VARIOUS STRIPS OF LAND WITHIN SUBJECT PROPERTY FOR CONSTRUCTION AND MAINTAINING UTILITIES. ALL UTILITY FACILITIES AND MARKS FOUND AT THE TIME OF THIS SURVEY IS SHOWN HEREON.
4. THE SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
5. NO CERTIFICATION IS MADE BY VESA AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 121 OF 2008 (UNDERGROUND UTILITY LINE PROTECTION ACT) VESA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON NOVEMBER 4, 2022 (SERIAL NOS. 20223082979 & 20223082980). THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR THE CITY OF ALLENTOWN:  
 AT&T  
 1100 3RD AVE ALTOONA, PA. 16802  
 PAT SUTTON  
 PS364@ATT.COM  
 LEHIGH COUNTY AUTHORITY  
 1055 SPRUCE RD  
 PO BOX 3348  
 ALLENTOWN, PA. 18106  
 JASON PETERS  
 jpeters@lehighcountyauthority.org  
 ALLENTOWN CITY OF  
 DPW BUREAU OF ENGINEERING  
 641 S 10TH ST  
 ALLENTOWN, PA. 18103  
 ADAM FISHER  
 ADAM.FISHER@ALLENTOWNPA.GOV  
 CENTURY LINK  
 1000 ELDRIDGE BLVD  
 BROOMFIELD, CO. 80021  
 CENTURY LINK OPERATOR PERSONNEL  
 relocations@umen.com  
 PPL ELECTRIC UTILITIES CORPORATION  
 434 SUSQUEHANNA TRAIL  
 NORTHUMBERLAND, PA. 17857  
 DOUG HAUFTEL  
 ghaufel@ppl.com  
 SERVICE ELECTRIC CABLE TV INC  
 2280 AVENUE A  
 LUMP  
 BETHLEHEM, PA. 18017  
 RICH FERCH  
 rferch@sectv.com  
 SALISBURY TOWNSHIP  
 3000 S PINE AVE  
 ALLENTOWN, PA. 18103  
 JAMES LEVERNER  
 JLEVERNER@salisburytownship.pa.gov  
 ENERGY TRANSFER  
 1300 MAIN STREET/STATION, TX. 77002  
 CELESTE WATERWALL  
 celeste.waterwall@energytransfer.com  
 ASTOUND BROADBAND POWERED BY RCN  
 5508 NOR BATH BLVD  
 NORTHAMPTON, PA. 18067  
 TIMOTHY STEWARD  
 TSTEWARD@ASTOUND.COM  
 UGI  
 2121 CITY LINE RD  
 BETHLEHEM, PA. 18017  
 TIMOTHY STEWARD  
 TSTEWARD@UGI.COM  
 VERIZON BUSINESS FORMERLY MCI  
 7000 WESTON PKWAY, CT. 29751  
 VICTOR WOOD  
 victor.a.wood@verizon.com
6. NO WETLANDS STUDY WAS PERFORMED AS PART OF THE SURVEY. SURVEYOR CAN NEITHER CONFIRM NOR DENY THE PRESENCE OF WETLANDS ON THE SITE.
7. PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FLOOD INSURANCE RATE MAP (FIRM) LEHIGH COUNTY PENNSYLVANIA PANEL 233 OF 340 MAP NO. 420770023ZF EFFECTIVE DATE OF 7/16/04.
8. THERE IS NO OBSERVABLE EVIDENCE OF ANY CHANGES OF STREET RIGHT OF WAY LINES EITHER COMPLETE OR PROPOSED OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. NO EVIDENCE OF RECENT EARTH MOVING WAS NOTICED AT THE TIME OF THE SURVEY.



**MAP LEGEND**

PROPERTY LINE	PIN/CONCRETE MONUMENT
RIGHT-OF-WAY LINE	SPOT ELEVATION
ADJACENT PROPERTY LINE	DRAINAGE INLET (C-TOP/M-TOP)
EASEMENT LINE	DRAINAGE MANHOLE
BUILDING SETBACK LINE	SANITARY MANHOLE
ROADWAY CENTERLINE	FIRE HYDRANT
CHAIN LINK FENCE LINE	WATER VALVE
CONTOUR LINE	TREE LINE
TREE LINE	GAS VALVE
CONCRETE CURBING	UTILITY POLE
CONCRETE SIDEWALK	LIGHT POLE
STORM SEWER PIPE	GAS LINE
SANITARY SEWER	DECIDUOUS/EVERGREEN TREE
WATER LINE	STREET/TRAFFIC SIGN
GAS LINE	SOILS DELINEATION
OVERHEAD ELECTRIC	EXIST. EASEMENT AREA
UNDERGROUND ELECTRIC	
ZONING BOUNDARY	

**SOILS LEGEND**

UgP - URBAN LAND, 0-8 PERCENT SLOPES  
 Ugc - URBAN LAND, 8-15 PERCENT SLOPES

**OWNER INFORMATION**  
 D'AURIA-ROCHE DENISE M & M C ROCHE  
 2057 DENNIS LANE  
 BETHLEHEM PA 18015-5502

**DATE:** NOVEMBER 15, 2022  
**SCALE:** 1"=30'  
**DESIGNED BY:** DEW  
**DRAWN BY:** FSC  
**CHECKED BY:** MAB  
**JOB NO.:** 22-02-ALT

**GRAPHIC SCALE**  
 0 15 30 60  
 1 INCH = 30 FT

**Mark A. Bahnick, P.E.**  
 PENNSYLVANIA PROFESSIONAL ENGINEER  
 LICENSE NUMBER PE-037877-E

**Michael J. Gula, P.L.S.**  
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER SU075413

**FINAL MAJOR LAND DEVELOPMENT PLAN**

**Van Cleaf**  
 ENGINEERING WITH FOCUS

**EXISTING FEATURES PLAN**  
 FOR  
**SOUTH 12TH STREET REDEVELOPMENT**  
 PARCEL ID 640601426560 1  
 CITY OF ALLENTOWN, 19TH WARD, LEHIGH COUNTY, PA

3  
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PLAN NOTATION: ONLY THESE PLANS WHICH CONTAIN A DIGITAL IMPRESSION COVERED BY SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, SUPPLEMENT OR ANY OTHER CHANGE TO THIS PLAN WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES, INC. IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

STORM STRUCTURE CHART STORM RUN 1					
NO.	RM	INV IN	INV OUT	TYPE	
101TD	331.09		328.24 (107DM)	BENCH DRAIN	
102CB	331.09		328.20 (103CB)	TYPE M	
103CB	331.09	327.56 (103CB)	327.40 (104CB)	TYPE M	
104CB	331.38	327.32 (104CB)	327.23 (107DM)	TYPE C	
105CB	332.04		327.66 (106CB)	TYPE C	
106CB	331.74	326.83 (106CB)	326.83 (107DM)	TYPE C	
107DM	331.84	326.42 (104CB) 325.51 (101TD)	325.01 (108DM)	MANHOLE	
108DM	332.44	324.75 (107DM)	324.65 (D)	DOGHOUSE MANHOLE	

STORM CULVERT CHART STORM RUN 1					
RUN	LENGTH	SLOPE	SIZE	TYPE	
101TD TO 107DM	227'	1.42%	18"	HDPE	
102CB TO 103CB	117'	0.60%	15"	HDPE	
103CB TO 104CB	13'	0.60%	15"	HDPE	
104CB TO 107DM	22'	3.61%	15"	HDPE	
105CB TO 106CB	73'	1.00%	15"	HDPE	
106CB TO 107DM	41'	0.86%	15"	HDPE	
107DM TO 108DM	17'	1.53%	18"	HDPE	
108DM TO	95'	2.01%	18"	EX. CP	

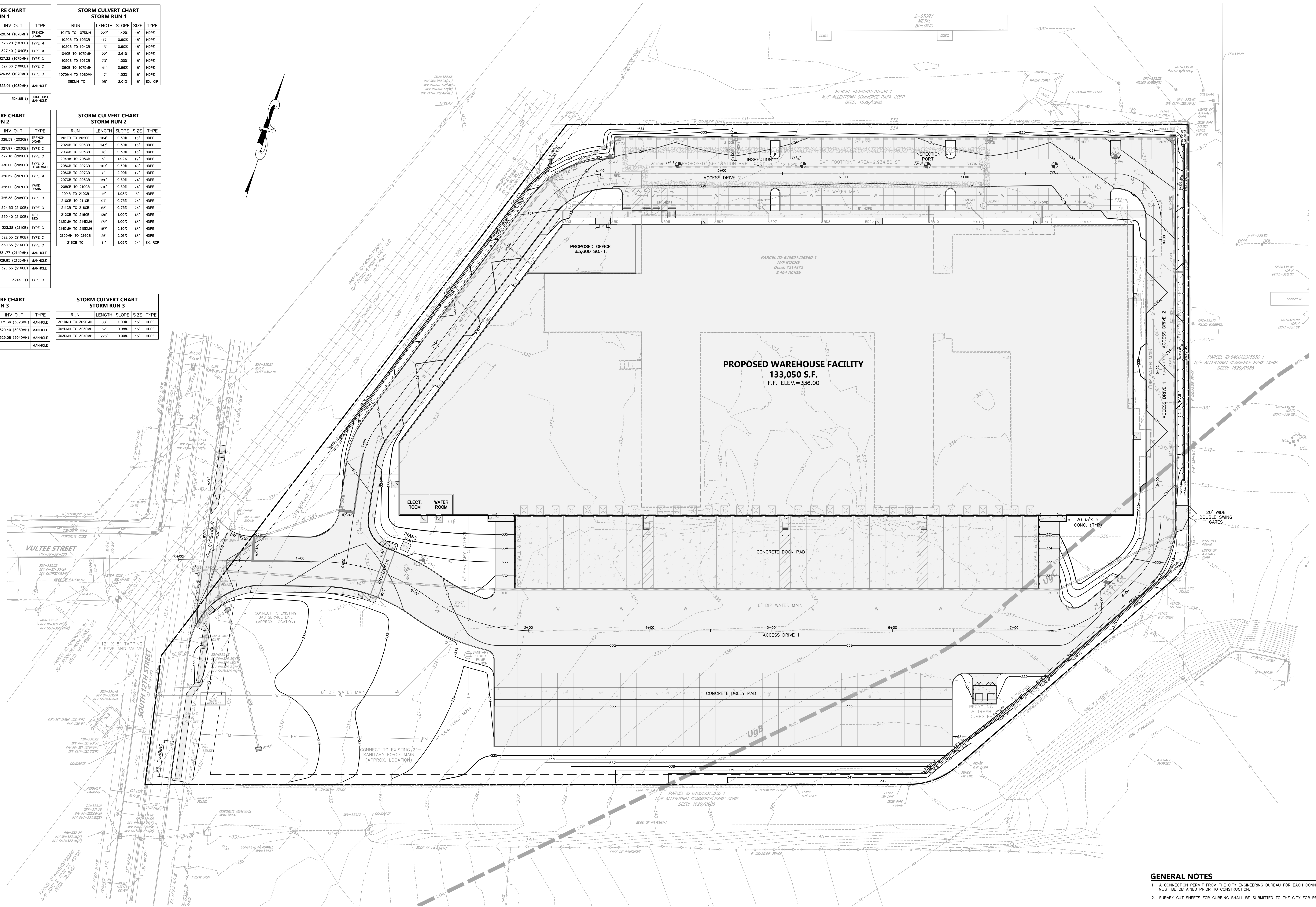
STORM STRUCTURE CHART STORM RUN 2					
NO.	RM	INV IN	INV OUT	TYPE	
201TD	331.09		328.59 (202CB)	BENCH DRAIN	
202CB	333.10	328.07 (201TD)	327.87 (203CB)	TYPE C	
203CB	333.55	327.36 (203CB)	327.16 (205CB)	TYPE C	
204HW	332.50		330.00 (205CB)	TYPE D HEADWALL	
205CB	334.32	326.77 (203CB) 329.85 (204HW)	326.52 (207CB)	TYPE M	
206CB	330.50		328.00 (207CB)	BENCH DRAIN	
207CB	331.65	325.88 (205CB) 327.84 (206CB)	325.38 (208CB)	TYPE C	
208CB	333.21	324.63 (207CB)	324.53 (210CB)	TYPE C	
209B	330.94		330.40 (210CB)	BFL BED	
210CB	333.21	323.46 (208CB) 330.16 (209B)	323.38 (211CB)	TYPE C	
211CB	333.21	322.65 (210CB)	322.55 (216CB)	TYPE C	
212CB	333.65		330.35 (216CB)	TYPE C	
213DM	335.27		331.77 (214DM)	MANHOLE	
214DM	335.27	330.05 (213DM)	329.95 (215DM)	MANHOLE	
215DM	335.09	328.65 (214DM)	328.55 (216CB)	MANHOLE	
216CB	333.18	328.89 (212CB) 322.07 (210CB)	321.91 (D)	TYPE C	

STORM CULVERT CHART STORM RUN 2					
RUN	LENGTH	SLOPE	SIZE	TYPE	
201TD TO 202CB	104'	0.56%	15"	HDPE	
202CB TO 203CB	143'	0.56%	15"	HDPE	
203CB TO 205CB	76'	0.56%	15"	HDPE	
204HW TO 205CB	8'	1.92%	12"	HDPE	
205CB TO 207CB	107'	0.60%	18"	HDPE	
206CB TO 207CB	8'	2.06%	12"	HDPE	
207CB TO 208CB	150'	0.50%	24"	HDPE	
208CB TO 210CB	210'	0.56%	24"	HDPE	
209B TO 210CB	12'	1.98%	6"	HDPE	
210CB TO 211CB	97'	0.75%	24"	HDPE	
211CB TO 216CB	465'	0.75%	24"	HDPE	
212CB TO 216CB	136'	1.00%	18"	HDPE	
213DMH TO 214DMH	172'	1.00%	18"	HDPE	
214DMH TO 215DMH	157'	2.10%	18"	HDPE	
215DMH TO 216CB	26'	2.01%	18"	HDPE	
216CB TO	11'	1.09%	24"	EX. CP	

STORM STRUCTURE CHART STORM RUN 3					
NO.	RM	INV IN	INV OUT	TYPE	
301DM	334.61		331.36 (302DM)	MANHOLE	
302DM	335.27	330.48 (301DM)	329.40 (303DM)	MANHOLE	
303DM	334.39	329.08 (302DM)	328.08 (304DM)	MANHOLE	
304DM	334.47	328.08 (303DM)		MANHOLE	

STORM CULVERT CHART STORM RUN 3					
RUN	LENGTH	SLOPE	SIZE	TYPE	
301DM TO 302DM	86'	1.00%	15"	HDPE	
302DM TO 303DM	32'	0.98%	15"	HDPE	
303DM TO 304DM	276'	0.00%	15"	HDPE	

SERIAL NO. 20223082979 & 20223082980  
 Before You Dig Anywhere  
**811** PENNSYLVANIA  
 Know what's Below. STOP CALL 1-800-942-9779  
 Call before you dig. Call before you dig. Call before you dig.  
 PA ONE CALL SYSTEM, INC.  
 PLAN NOTATION  
 ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSION OR SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES, LLC IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.



- GENERAL NOTES**
- A CONNECTION PERMIT FROM THE CITY ENGINEERING BUREAU FOR EACH CONNECTION TO THE PUBLIC STORM SEWER MUST BE OBTAINED PRIOR TO CONSTRUCTION.
  - SURVEY CUT SHEETS FOR CURBING SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.

**OWNER INFORMATION**  
 D'AURIA-ROCHE DENISE M & M C ROCHE  
 2057 DENNIS LANE  
 BETHLEHEM PA 18015-5502

DATE: NOVEMBER 15, 2022  
 SCALE: 1"=30'  
 DESIGNED BY: DEW  
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 JOB NO. 22-02-ALT

**Van Cleef**  
 ENGINEERING WITH FOCUS  
 VAN CLEEF ENGINEERING ASSOCIATES, LLC  
 1645 VALLEY CENTER PARKWAY SUITE 100 BETHLEHEM, PA 18017  
 WWW.VANCLEEFENGINEERING.COM  
 PHONE 610-322-1772

**GRAPHIC SCALE**  
 0 15 30 60  
 1 INCH = 30 FT

*Mark A. Bahnick*  
**MARK A. BAHNICK, P.E.**  
 PENNSYLVANIA PROFESSIONAL ENGINEER  
 LICENSE NUMBER PE-037877-E

**GRADING PLAN**  
 FOR  
**SOUTH 12TH STREET REDEVELOPMENT**  
 PARCEL ID 640601426560 1  
 CITY OF ALLENTOWN, 19TH WARD, LEHIGH COUNTY, PA

STORM STRUCTURE CHART STORM RUN 1				
NO.	RM	INV IN	INV OUT	TYPE
101TD	331.09		328.24 (107DM)	BENCH MARK
102CB	331.09	327.86 (103CB)	328.20 (103CB)	TYPE M
103CB	331.09	327.86 (103CB)	327.40 (103CB)	TYPE C
104CB	331.09	327.32 (103CB)	327.25 (107DM)	TYPE C
105CB	331.09	327.32 (103CB)	327.66 (102CB)	TYPE C
106CB	331.74	326.82 (104CB)	326.83 (107DM)	TYPE C
107DM	331.84	326.42 (104CB)	325.01 (108DM)	MANHOLE
108DM	332.44	324.75 (107DM)	324.65 (10)	DOORHOUSE MANHOLE

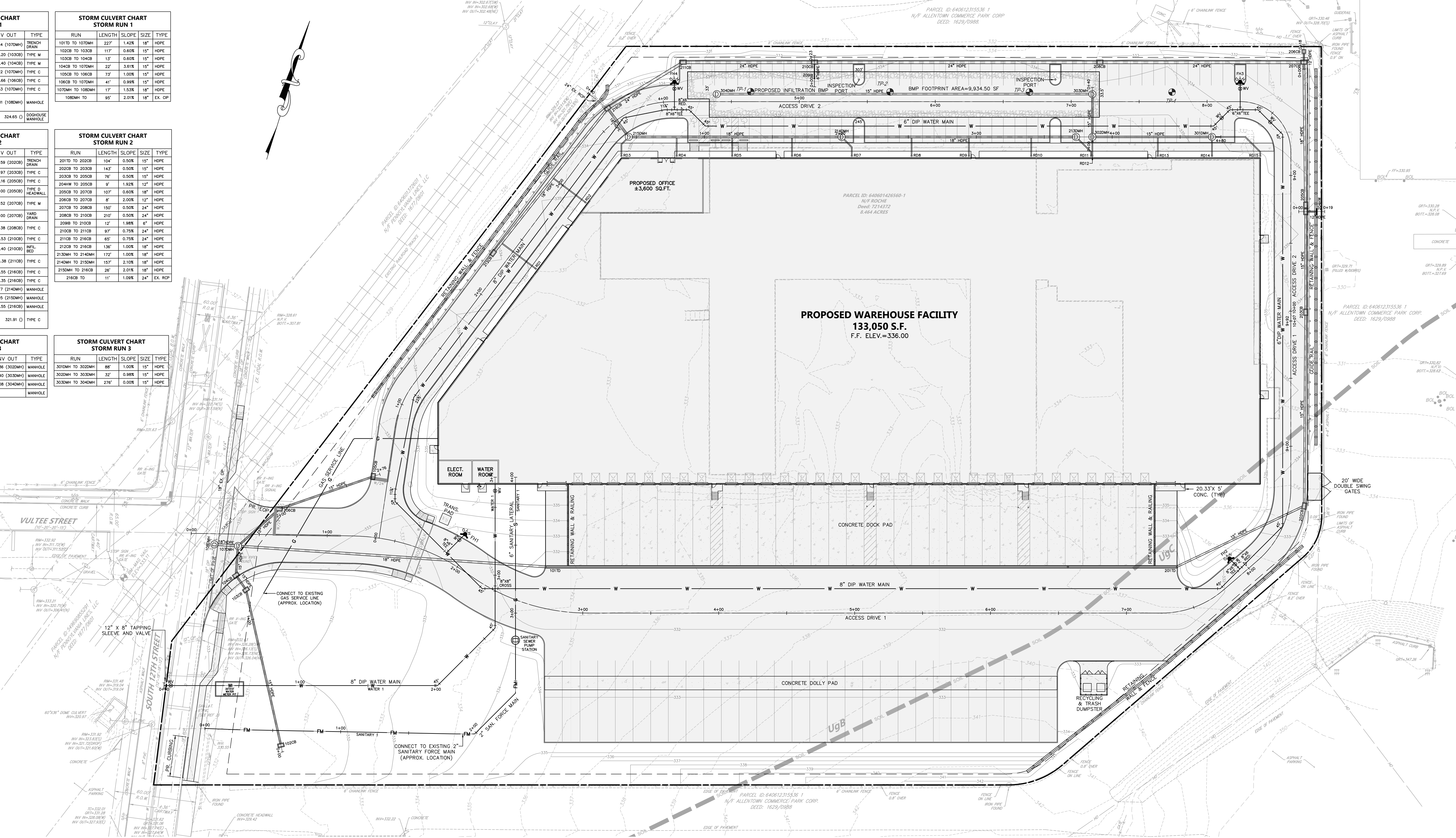
STORM CULVERT CHART STORM RUN 1				
NO.	RM	INV IN	INV OUT	TYPE
201TD	331.09		328.59 (202CB)	BENCH MARK
202CB	333.10	328.07 (201TB)	327.87 (202CB)	TYPE C
203CB	333.55	327.26 (202CB)	327.16 (205CB)	TYPE C
204HW	332.50		330.00 (205CB)	TYPE D HEADWALL
205CB	334.32	328.77 (203CB)	328.52 (207CB)	TYPE M
206CB	330.50	329.85 (204HW)	328.00 (207CB)	TYPE M
207CB	331.65	325.88 (205CB)	325.38 (208CB)	TYPE C
208CB	333.21	324.63 (207CB)	324.53 (210CB)	TYPE C
209B	330.94		330.40 (210CB)	MANHOLE
210CB	333.21	323.46 (208CB)	323.38 (210CB)	TYPE C
211CB	333.21	322.85 (210CB)	322.55 (216CB)	TYPE C
212CB	333.65		330.35 (216CB)	TYPE C
213DM	335.27		331.77 (214DM)	MANHOLE
214DM	335.27	330.05 (213DM)	329.95 (215DM)	MANHOLE
215DM	335.09	328.65 (214DM)	328.55 (216CB)	MANHOLE
216CB	333.18	328.03 (215DM)	331.91 (10)	TYPE C

STORM STRUCTURE CHART STORM RUN 2				
NO.	RM	INV IN	INV OUT	TYPE
301DM	334.61		331.36 (302DM)	MANHOLE
302DM	335.27	330.48 (301DM)	329.40 (303DM)	MANHOLE
303DM	334.39	329.08 (302DM)	329.08 (304DM)	MANHOLE
304DM	334.47	329.08 (303DM)		MANHOLE

STORM CULVERT CHART STORM RUN 2				
NO.	RM	INV IN	INV OUT	TYPE
301DM	334.61		331.36 (302DM)	MANHOLE
302DM	335.27	330.48 (301DM)	329.40 (303DM)	MANHOLE
303DM	334.39	329.08 (302DM)	329.08 (304DM)	MANHOLE
304DM	334.47	329.08 (303DM)		MANHOLE

STORM STRUCTURE CHART STORM RUN 3				
NO.	RM	INV IN	INV OUT	TYPE
401DM	334.61		331.36 (402DM)	MANHOLE
402DM	335.27	330.48 (401DM)	329.40 (403DM)	MANHOLE
403DM	334.39	329.08 (402DM)	329.08 (404DM)	MANHOLE
404DM	334.47	329.08 (403DM)		MANHOLE

STORM CULVERT CHART STORM RUN 3				
NO.	RM	INV IN	INV OUT	TYPE
401DM	334.61		331.36 (402DM)	MANHOLE
402DM	335.27	330.48 (401DM)	329.40 (403DM)	MANHOLE
403DM	334.39	329.08 (402DM)	329.08 (404DM)	MANHOLE
404DM	334.47	329.08 (403DM)		MANHOLE



**LCA GENERAL SITE PLAN NOTES - ALLENTOWN DIVISION:**

- ALL WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE "GENERAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION" OF LEHIGH COUNTY AUTHORITY (LCA) DATED JUNE 1976, OR AS AMENDED.
- WATER 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.
- ADEQUATE HORIZONTAL AND VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER, SANITARY SEWER AND STORM SEWER LINES IN CONFORMANCE WITH PA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
- SEPARATION BETWEEN WATER LINES AND SEWERS: (1) PARALLEL: A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN A WATER LINE AND SANITARY OR STORM SEWERS. WHERE LCA APPROVES AN EXCEPTION TO THIS, THE WATER LINE MAY BE INSTALLED TO WITHIN 5' OF A SEWER IF THE BOTTOM OF THE WATER LINE IS LAID SO THAT ITS ELEVATION IS A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER LINE AND IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF. (2) CROSSINGS: WHEN A WATER LINE CROSSES A SANITARY OR STORM SEWER, THE BOTTOM OF THE WATER LINE SHALL BE MAINTAINED A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND A FULL LENGTH OF WATER PIPE SHALL BE CENTERED ON THE CROSSING. WHERE LCA APPROVES AN EXCEPTION TO THIS FOR A CROSSING OF A GRAVITY SEWER, A MINIMUM OF 4" SEPARATION SHALL BE MAINTAINED. THE SEWER SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS, AND THE WATER LINE SHALL BE ENCASED IN CONCRETE FOR 10' ON EITHER SIDE OF THE CROSSING UNLESS CROSSING ABOVE A STORM SEWER OR BELOW A STORM SEWER WITH GREATER THAN 18" SEPARATION. WATER LINE FITTINGS AND VALVES SHALL NOT BE ENCASED IN CONCRETE. SEWERS SHALL BE ADEQUATELY SUPPORTED TO PREVENT ANY EXCESS DEFLECTION OF THE JOINTS AND THE SETTLING ON AND BREAKING OF THE WATER LINE.
- MISCELLANEOUS SHALL BE USED TO RESTRAIN MECHANICAL JOINT FITTINGS AND FIELD LOCK GASKETS TO RESTRAIN PUSH-ON JOINTS WITHIN 40" OF BOTH HORIZONTAL AND VERTICAL BENDS IN WATER LINES 12" IN DIAMETER AND SMALLER.
- A 10' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES AND TREE PLANTINGS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 4' OF COVER.
- ALL WATER LINES SHALL BE DUCTILE IRON PIPE CLASS 52, UNLESS OTHERWISE NOTED.
- VALVES SHALL BE SET 5' FROM A FITTING.
- A METER PIT WILL BE REQUIRED ON ANY SERVICE LINE WHERE THE DISTANCE FROM THE CURB STOP TO THE POINT WHERE THE METER WOULD BE SET INSIDE OF THE BUILDING WILL BE GREATER THAN 100'.
- SEWER LATERALS AND WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 5' OF HORIZONTAL CLEARANCE BETWEEN THEM IN TOWNHOUSE AREAS AND A MINIMUM OF 10' OF HORIZONTAL CLEARANCE BETWEEN THEM IN SINGLE FAMILY AREAS, AND WITH THE WATER SERVICE A MINIMUM OF 18" ABOVE THE SEWER LATERAL WITHIN STREET RIGHTS-OF-WAY. ON BUILDING LOTS, INSTALL WATER SERVICES AND SEWER LATERALS IN ACCORDANCE WITH THE APPLICABLE LOCAL PLUMBING CODE.
- PLUMBING AND FIRE PROTECTION SYSTEM PLANS SHALL BE SUBMITTED FOR LCA REVIEW AND WRITTEN APPROVAL OF THE PROPOSED INSTALLATION OF METERS, DETECTOR CHECKS AND BACKFLOW PREVENTION DEVICES PRIOR TO INSTALLATION.
- LEHIGH COUNTY AUTHORITY REVIEW FIRE PROTECTION SYSTEM PLANS FOR CONFORMANCE OF BACKFLOW PREVENTION AND METERING TO ITS POLICIES AND RULES AND REGULATIONS. THIS IS NOT A REVIEW OF THE ADEQUACY OF THE FIRE PROTECTION SYSTEM.
- A MINIMUM TWO (2)-HOUR PRESSURE TEST SHALL BE PERFORMED ON A WATER SERVICE LATERAL.
- THE EXISTING VALVE AT THE CONNECTION POINT TO THE WATER SYSTEM MAY NOT PASS A PRESSURE TEST AS REQUIRED BY LCA, NFPA OR OTHER AGENCY FOR NEW CONSTRUCTION. THE DEVELOPER SHALL BEAR THE COST TO REPAIR OR REPLACE THIS VALVE TO MEET TESTING REQUIREMENTS.
- CONTACT LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION AT 610-437-7515 TO SCHEDULE AN INSPECTION OF THE METER SETTING PRIOR TO THE WATER SYSTEM. A MINIMUM OF 3 BUSINESS DAYS NOTICE SHALL BE GIVEN. ONLY AUTHORITY PERSONNEL SHALL OPERATE VALVES IN THE WATER SYSTEM.
- THE LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION (610-437-7515) MUST BE NOTIFIED AT LEAST 2 WEEKS PRIOR TO PERFORMING A HIGH VOLUME FLUSH OF THE PLUMBING OR FIRE PROTECTION SYSTEM, A FIVE FLOW TEST OR FIRE PUMP TEST.
- 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.
- 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.
- ALL ABANDONED SEWER LINES MUST BE ABANDONED AT THE MAIN BY AN APPROVED TRENCHLESS SEWER REPAIR CONTRACTOR.

**LEHIGH COUNTY AUTHORITY (LCA) NOTES:**

- ALL WATER CONSTRUCTION FOR THIS PROJECT WILL BE PRIVATE TO LCA. FOR WATER SERVICE LINES 4" AND LARGER, THE ENTIRE SERVICE LINE IS PRIVATE AFTER THE VALVE IN THE STREET FOLLOWING THE TAPPING SLEEVE.
- ALL HYDRANTS SHALL BE PRIVATE.
- THE EXISTING WATER SERVICE LINES MUST BE ABANDONED AT THE MAIN BY HAVING THE VALVE SHUT OFF AND THEN CUTTING/CAPPING THE WATER SERVICE LINE AS CLOSE TO THE MAIN AS POSSIBLE. ALL WATER LINES ARE REQUIRED TO BE ABANDONED AT THE MAIN PER LCA REQUIREMENTS. REFER TO LCA WATER/SEWER LATERAL ABANDONMENT GUIDELINES. ADDITIONAL DETAILS WILL BE INCLUDED IN LCA'S CONSTRUCTION PERMIT.
- ALL SANITARY SEWER CONSTRUCTION FOR THIS PROJECT WILL BE PRIVATE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CONFIRM THE LOCATION AND DEPTH OF THE EXISTING SANITARY SEWER LATERAL AND THAT THE CONDITION OF THE EXISTING SANITARY SEWER LATERAL IS ACCEPTABLE TO LCA FOR REUSE ON THIS PROJECT.
- THE BUILDING WILL BE EQUIPPED WITH A PRIVATE FIRE PROTECTION SYSTEM.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES.
- THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CITY OR ANY OTHER APPLICABLE PERMITS INCLUDING, BUT NOT LIMITED TO, PLUMBING, ROAD IMPROVEMENT, UTILITY CROSSING, STREAM CROSSING, ETC.
- ALLENTOWN TREAD SHOULD BE COMPATIBLE WITH ALL HYDRANTS.
- THE CONTRACTOR IS TO CONTACT LCA'S CUSTOMER SERVICE AT 610-437-7515 TO REPORT HOW MANY PRIVATE HYDRANTS HAVE BEEN INSTALLED ONCE CONSTRUCTION IS COMPLETE.
- THE CONTRACTOR MUST PROVIDE LCA WITH A CERTIFICATE OF INSURANCE DOCUMENTING THAT INSURANCE COVERAGE, LIMITS AND ADDITIONAL INSURERS, CERTIFICATE HOLDER, ETC. ARE IN ACCORDANCE WITH LCA'S REQUIREMENTS.
- 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.
- 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.
- LCA DOES NOT TAKE RESPONSIBILITY FOR THE WORKABILITY OR THE DESIGN OF THE PRIVATE WATER LINES, SEWER LINES OR PRIVATE FIRE PROTECTION SYSTEM.
- 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.
- THE LCA CUSTOMER SERVICE DEPARTMENT SHALL BE NOTIFIED TO SCHEDULE AN INSPECTION OF THE METER SETTING PRIOR TO INSTALLATION OF WATER SERVICE, WHEN READY FOR A METER PLEASE CALL LCA ALLENTOWN DIVISION CUSTOMER SERVICE DEPARTMENT AT 610-437-7515 AND THEY WILL BE ABLE TO ASSIST WITH PURCHASING A METER.
- 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.
- A SOFT DIG/TEST PIT IS REQUIRED AT THE LOCATION OF THE PROPOSED MET TAP AND IN THE PRESENCE OF AN LCA INSPECTOR AT LEAST 48 HOURS PRIOR TO PERFORMING THE MET TAP TO CONFIRM ADEQUATE CLEARANCES ARE AVAILABLE. NOTICE OF THE SOFT DIG SHALL BE PROVIDED TO LCA AT LEAST ONE WEEK IN ADVANCE. THE DISTANCE BETWEEN THE WATER AND STORM MAIN WILL NEED TO BE FIELD VERIFIED BEFORE THE TAP TO ENSURE LCA'S TAPPING MACHINE REQUIREMENTS CAN BE MET.
- ALL ABANDONED WATER 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.

- GENERAL NOTES**
- A CONNECTION PERMIT FROM THE CITY ENGINEERING BUREAU FOR EACH CONNECTION TO THE PUBLIC STORM SEWER MUST BE OBTAINED PRIOR TO CONSTRUCTION.
  - SURVEY OUT SHEETS FOR CURBING SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.

SERIAL NO. 20220302979 & 20220302980  
 Before You Dig Anywhere  
  
 Know what's Below. STOP CALL 1-800-246-7777  
 Call before you dig. PA ONE CALL SYSTEM INC.

**OWNER INFORMATION**  
 D'AURIA-ROCHE DENISE M & M C ROCHE  
 2057 DENNIS LANE  
 BETHLEHEM PA 18015-5502

DATE: NOVEMBER 15, 2022  
 SCALE: 1" = 30'  
 DESIGNED BY: DEW  
 DRAWN BY: FSC  
 CHECKED BY: MAB  
 JOB NO. 22-02-ALT

1 PER CITY OF ALLENTOWN AND LCA REVIEW LETTERS  
 REV DESCRIPTION  
 TA 10/27/23  
 AUTH DATE

1 INCH = 30 FT

**MARK A. BAHNICK, P.E.**  
 PENNSYLVANIA PROFESSIONAL ENGINEER  
 LICENSE NUMBER PE-037877-E

**FINAL MAJOR LAND DEVELOPMENT PLAN**  
  
 VAN CLEEF ENGINEERING ASSOCIATES, LLC  
 166 VALLEY CENTER PARKWAY SUITE 100 BETHLEHEM, PA 18017  
 PHONE 610-939-1772

**UTILITY PLAN**  
 FOR  
**SOUTH 12TH STREET REDEVELOPMENT**  
 PARCEL ID 640601426560 1  
 CITY OF ALLENTOWN, 19TH WARD, LEHIGH COUNTY, PA

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Department of Environmental Protection's Cover/Checklist Letter**

Date 3/13/2023

Name VAN CLEEF

Address 1685 VALLEY CENTER PARKWAY  
SUITE 100  
BETHLEHEM, PA 18017  
C/O JOHN BARBAZ

RE: Planning Module for New Land Development

Subdivision WIP SOUTH 12<sup>th</sup> STREET

COMMERCIAL 3325 GPD

CITY OF ALLENTOWN (Township)

LEHIGH (County)

DEP Code No: 2-39001299-3

Dear

In response to your postcard application, enclosed are the applicable planning modules required for the proposed development. Please submit the completed planning module and supporting information to the municipality(ies) in which the project is located. The Department must receive 3 copies. Please answer all questions. Do Not answer "N/A" or "Not Applicable". If you find a question does not apply, explain all reasons to support that answer.

A copy of the letter **MUST** be attached to the planning module when resubmitted through the municipality to the Department. This letter is to be used as a completion checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit the completed module package to the Department, (see end of letter for certification statement).

Effective December 15, 1995, Act 149 required the Department to assess planning module review fees. This fee is based on the type of development and total equivalent dwelling units proposed. The applicant will be billed upon Department approval or denial of the project.

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

<u>Materials required</u>	<u>Municipal Checklist</u>		<u>DEP Completeness Review</u>
X	X	Department cover/Checklist letter	_____
X	X	Transmittal letter, completed and signed by the Municipal Secretary.	_____
		Resolution of Adoption completed and signed by the Municipal Secretary and containing the municipal seal.	_____
		Component 2-Follow attached guidance.	_____
X	X	Component 3-Follow attached guidance.	_____
		Component 3s-Follow attached guidance.	_____
X	X	Component 4a-Municipal Planning Agency Review	_____
X	X	Component 4b-County Planning Agency Review	_____
		Potential Impact(s) has occurred based on your search of the PA Natural Diversity Inventory. These issues must be resolved with each agency before the Department's review of Planning Modules can occur.	_____
		Sewage management program as per 25 Pa. Code Subsection 71.72	_____
		Hydrogeologic Study - Analysis of interbasin transfer of water between a Special Protection watershed into a Non-Special Protection watershed.	_____
		Delaware River Basin Commission Notice of Applications Received (NAR) for projects with sewage flows exceeding 10,000 GPD.	_____
		Preliminary hydrogeology	_____
		Permeability testing, to be determined at site testing	_____
		Detailed hydrogeologic study	_____

Socio-economic justification

If the project is located in a Special Protection Watershed, please submit an Antidegradation Analysis meeting the Requirement of Chapter 93.4(b), 93.4(a) and 93.4c(b)(2)

In all cases, address the immediate and long range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

Please note that the Department will return the planning module package if an incomplete revision is submitted.

Sincerely,



Robert T. Corby, Jr.  
Sewage Planning Specialist  
Clear Water Program

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. Failure to submit a complete module package will result in return of package.

Municipal Address \_\_\_\_\_

Municipal Telephone Number \_\_\_\_\_

Signed: \_\_\_\_\_, Municipal Secretary

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

**John Barbaz, P.E.**  
**Van Cleef Engineering Associates**  
**1685 Valley Center Parkway, Suite 100**  
**Bethlehem, PA 18017**



## Checklist



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

## Completeness Checklist

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

### Sewage Collection and Treatment Facilities

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

### Municipal Action

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

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Signature of Municipal Official

---

Date submittal determined complete

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Municipal Transmittal Letter  
Resolution for Plan Revision**



**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) Date \_\_\_\_\_

**Pennsylvania Department of Environmental Protection**  
**4530 Bath Pike**  
**Bethlehem, PA 18017**

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by John Barbaz, P.E.  
*(Name)*  
Senior Project Manager, Van Cleef Engineering Assoc., LLC for WIP South 12th Street Redevelopment  
*(Title)* *(Name)*  
a subdivision, commercial ,or industrial facility located in Allentown City  
*(City, Borough, Township)* Lehigh County.

**Check one**

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

OR

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

**Check Boxes**

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

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

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

Municipal Secretary (print)

Signature

Date



DEP Code No.  
2-39001299-3

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE ~~(SUPERVISORS)~~ ~~(COMMISSIONERS)~~ (COUNCILMEN) 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

**WIP Allentown**

**WHEREAS** Redevelopment, LLC has proposed the development of a parcel of land identified as  
land developer

WIP South 12th Street Redevelopment, 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**, Allentown City 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:

\_\_\_\_\_  
Allentown City  
\_\_\_\_\_  
435 Hamilton Street  
\_\_\_\_\_  
Allentown, PA 18101

Seal of  
Governing Body

Telephone (610) 439-5999

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Completed Component 3 Form**



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

**Code No.**  
2-39001299-3

**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)

- Project Name **WIP South 12th Street Redevelopment**
- Brief Project Description **Construction of a 133,050 SF warehouse with associated access drives, loading areas, parking areas, utility infrastructure, stormwater management BMPs, etc. Public water and public sewer will be provided to the project by City of Allentown systems (LCA, operator).**

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

Municipality Name	County	City	Boro	Twp
<b>Allentown</b>	<b>Lehigh</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
<b>Sadiua</b>	<b>Jesus</b>			<b>Chief Planner</b>
Additional Individual Last Name	First Name	MI	Suffix	Title
<b>Gomez</b>	<b>Jennifer</b>			<b>Director of Planning &amp; Zoning</b>
Municipality Mailing Address Line 1	Mailing Address Line 2			
<b>Department of Planning and Zoning</b>	<b>435 Hamilton Street</b>			
Address Last Line -- City	State	ZIP+4		
<b>Allentown</b>	<b>PA</b>	<b>18101-1699</b>		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
<b>610-437-7611</b>	<b>610-437-8781</b>	<b>Jesus.Sadiua@allentownpa.gov</b>		
		<b>Jennifer.Gomez@allentownpa.gov</b>		

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

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

**WIP South 12th Street Redevelopment**

Site Location Line 1 <b>1901 South 12th Street</b>		Site Location Line 2		
Site Location Last Line -- City <b>Allentown</b>	State <b>PA</b>	ZIP+4 <b>18103</b>	Latitude <b>WGS 84: 40.577d N</b>	Longitude <b>75.475d W</b>
Detailed Written Directions to Site				

**Refer to supporting documents for detailed directions to the site from PaDEP NERO and Bethlehem District Office.**

Description of Site

**Refer to supporting documents for description of site (written description of the proposed project).**

**Site Contact (Developer/Owner)**

Last Name <b>Hainzl</b>	First Name <b>Matthew</b>	MI	Suffix <b>P.E.</b>	Phone <b>973-487-1794</b>	Ext.
Site Contact Title		Site Contact Firm (if none, leave blank) <b>WIP Allentown Redevelopment, LLC.</b>			
FAX <b>973-316-5520</b>	Email <b>Matthew.Hainzl@woodmontproperties.com</b>				
Mailing Address Line 1 <b>100 Passaic Ave., Suite 240</b>		Mailing Address Line 2			
Mailing Address Last Line -- City <b>Fairfield</b>		State <b>NJ</b>	ZIP+4 <b>07004-3508</b>		

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

Last Name <b>Barbaz</b>	First Name <b>John</b>	MI	Suffix <b>P.E.</b>
Title <b>Senior Project Manager</b>	Consulting Firm Name <b>Van Cleef Engineering Associates</b>		
Mailing Address Line 1 <b>1685 Valley Center Parkway, Unit 100</b>		Mailing Address Line 2	
Address Last Line -- City <b>Bethlehem</b>		State <b>PA</b>	ZIP+4 <b>18017</b>
Country <b>United States of America</b>			
Email <b>jbarbaz@vancleefengineering.com</b>	Area Code + Phone <b>610-332-1772</b>	Ext.	Area Code + FAX <b>610-332-1771</b>

**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: **City of Allentown (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 (Tap-in only)**

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 See below

Connections One (1)

Muni EDUs: 5.06 (1,204 gpd @ 238 gpd/EDU)\*

DEP EDUs: 3.01 (1,204 gpd @ 400 gpd/EDU)\*

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown owner, Lehigh County Authority, agent

existing interceptor Jordan Creek Interceptor

owner City of Allentown owner, Lehigh County Authority, agent

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

NPDES Permit Number for existing facility PA0026000

Clean Streams Law Permit Number 3973402

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 Wastewater Treatment Plant** (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 owner, Lehigh County Authority, agent

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

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

\*\*\* REFER TO SUPPORTING DOCUMENTS FOR SIGNED VERSION \*\*\*

(Also see Section I. 4.)

\* 1,204 gpd (Net New Sewage Flow) = 3,325 gpd (Forecasted Sewage Flow) - 2,121 gpd (Current Sewage Allocation)



**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.

- N/A 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.

- N/A   Have prime agricultural land protection issues been settled?

**6. HISTORIC PRESERVATION ACT**

YES NO

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

\* **Component 3 is exempt unless more than 10 acres of earth disturbance. Proposed earth disturbance is approximately 8-1/2 acres. This area is less than 10 acres.**

**7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

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

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

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

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

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

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

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

**X 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 1,204 \* 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)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	*** REFER TO SUPPORTING DOCUMENTS FOR VALUES PROVIDED BY EACH PROVIDER ***					
Treatment						

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.   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 \_\_\_\_\_

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

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

\*\*\* REFER TO SUPPORTING DOCUMENTS FOR SIGNED VERSION \*\*\*

\* 1,204 gpd (Net New Sewage Flow) = 3,325 gpd (Forecasted Sewage Flow) - 2,121 gpd (Current Sewage Allocation)

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

c. Conveyance System

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

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

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

Date \_\_\_\_\_

\*\*\* REFER TO SUPPORTING DOCUMENTS FOR SIGNED VERSION \*\*\*

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 \_\_\_\_\_

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

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

Date \_\_\_\_\_

\*\*\* REFER TO SUPPORTING DOCUMENTS FOR SIGNED VERSION \*\*\*

**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)(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?
- N/A  Attached is a copy of:
- the public notice,
  - all comments received as a result of the notice,
  - the municipal response to these comments.
- N/A  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.

John Barbaz  
Name (Print)

Senior Project Manger, Van Cleef Engineering Associates  
Title

1685 Valley Center Pkwy, Unit 100 Bethlehem, PA 18017  
Address

*John Barbaz*  
Signature

July 27, 2023  
Date

Off: 610-332-1772 Fax: 610-332-1771  
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 \$ 300.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_

**R. REVIEW FEE** (continued)

Formula:

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

$$\# \underline{6} \text{ Lots (or EDUs)} \times \$50.00 = \$ \underline{300.00}$$

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:

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

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)



Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section A – Project Information  
Supporting Documents**

**\*\*\* No supporting documents for Section A \*\*\***

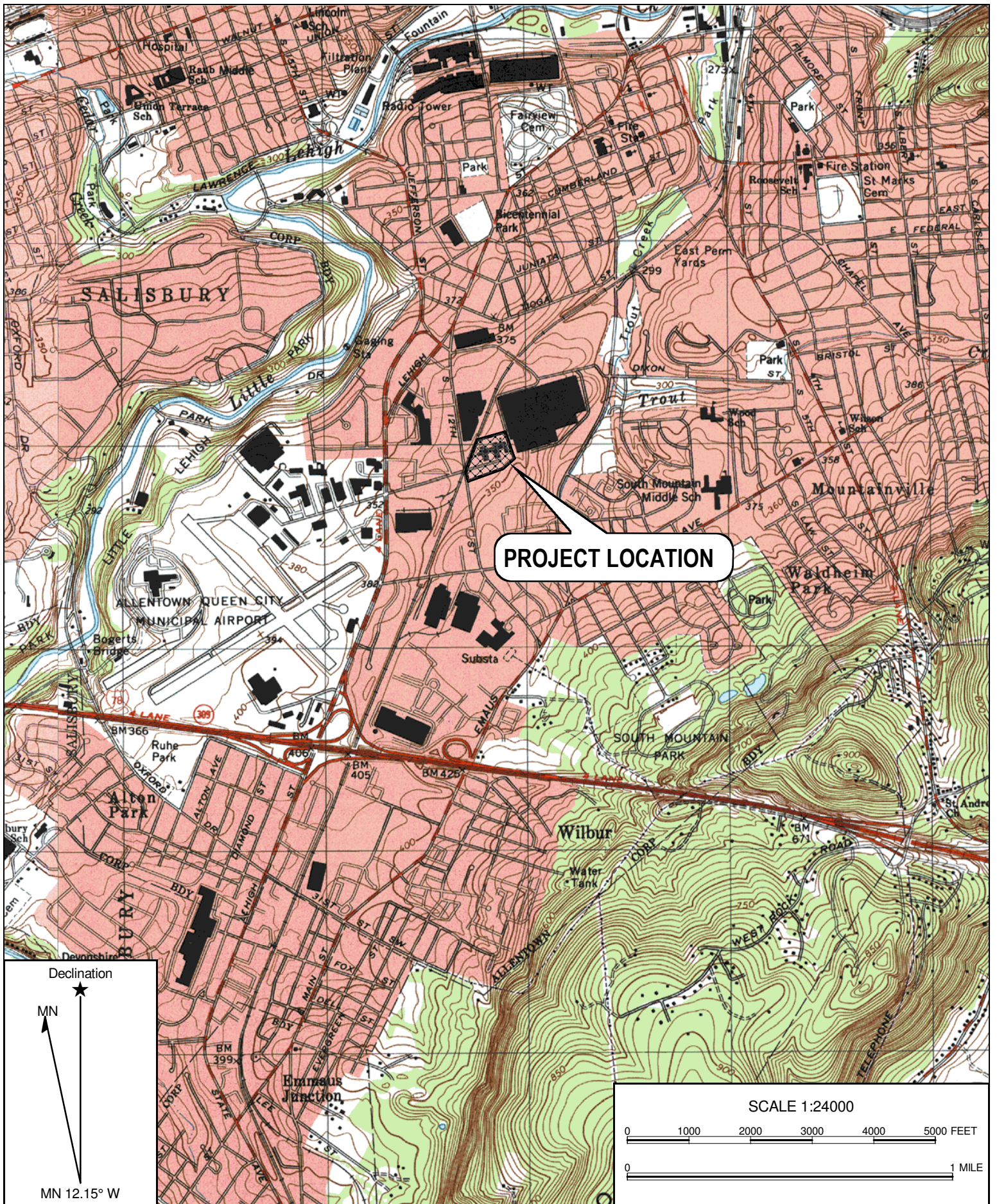
Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section B – Municipal Information  
Supporting Documents**

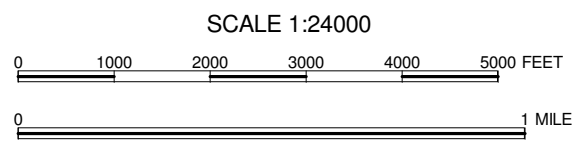
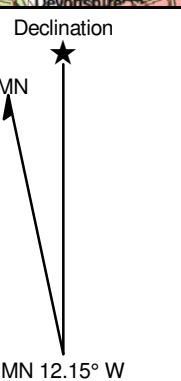
**\*\*\* No supporting documents for Section B \*\*\***

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section C – Site Information  
Supporting Documents**



**PROJECT LOCATION**



Map: ALLENTOWN EAST, PA  
 Contour Interval: 10 Feet  
 Scale: 1 inch = 2,000 ft.

LOCATION MAP  
 WIP 12th Street Redevelopment  
 Allentown City, Lehigh County, Pennsylvania




**A** 2 Public Square, Wilkes-Barre, PA 18701




**B** 1901 S 12th St, Allentown, PA 18103

1 hr 09 min , 64 miles  
 Light traffic (Leave at 4:23 PM)  
 Via I-476 S  
 · Toll on route

Directions From NERO to site (1901 South 12 St Allentown, PA 18103)

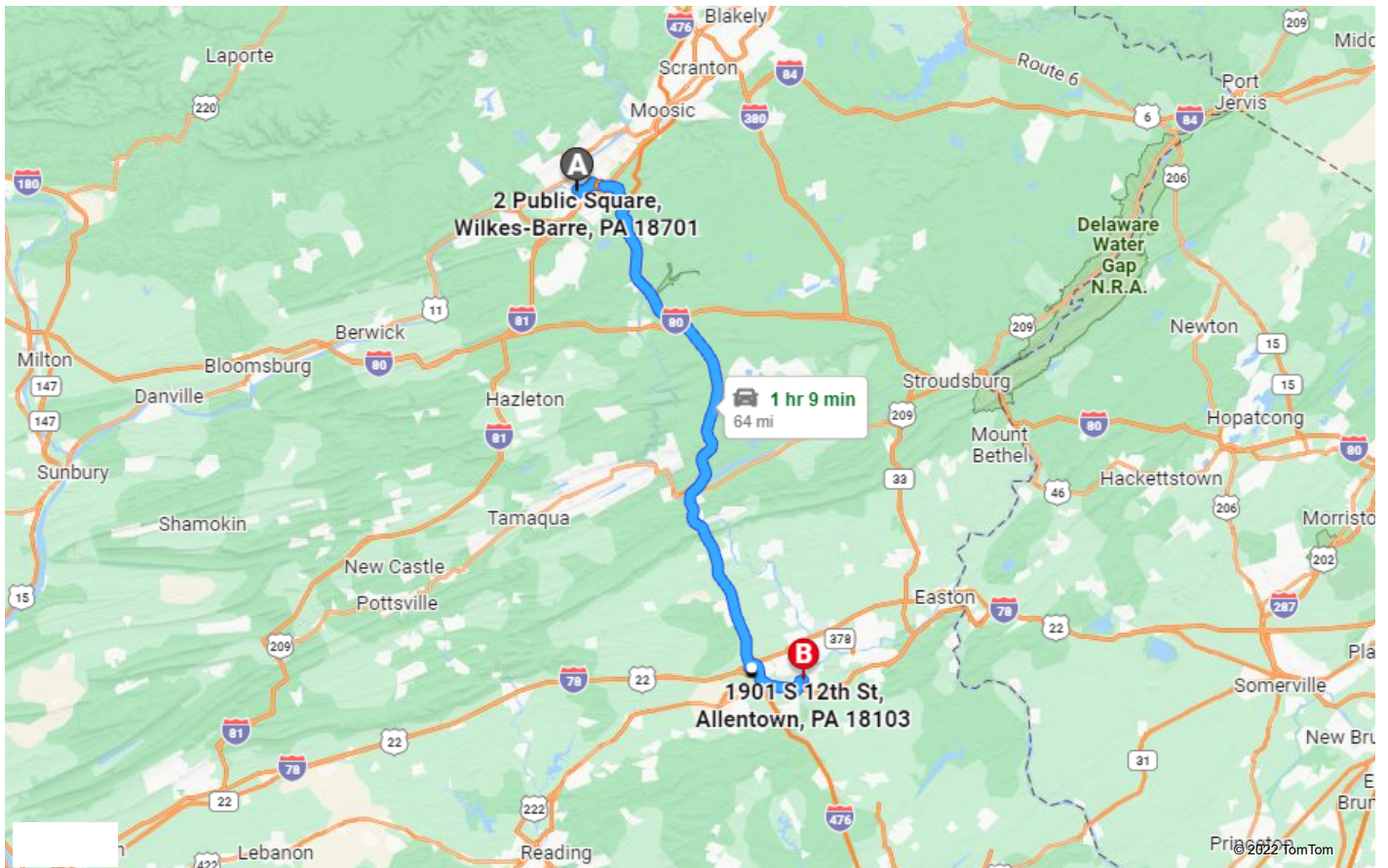
**A** 2 Public Square, Wilkes-Barre, PA 18701

↑	1.	Head <b>southwest</b> on <b>Public Sq</b> toward S Main St	0.1 mi
↘	2.	Turn <b>right</b> onto <b>E Market St</b>	0.3 mi
↙	3.	Turn <b>left</b> onto <b>N Wilkes Barre Blvd</b>	1.2 mi
↑	4.	Road name changes to <b>Wilkes Barre Blvd</b>	0.3 mi
	5.	Take the ramp on the <b>right</b> for <b>PA-309 S</b> Pass Sunoco on the left in 2.4 mi ▲ Moderate Congestion	6.2 mi
	6.	Take the ramp on the <b>right</b> for <b>I-476 S</b> • Toll road	48.7 mi, 41 min
↘	7.	At Exit <b>56</b> , head <b>right</b> on the ramp for <b>I-78 / PA-309 / US-22</b> toward <b>Allentown / Harrisburg</b> • Toll road	0.4 mi
↑↑	8.	Keep <b>right</b> , heading toward <b>Allentown</b> • Toll road	0.5 mi
	9.	Take the ramp on the <b>right</b> for <b>PA-309 South</b> and head toward <b>Quakertown</b>	5.1 mi
↘	10.	At Exit <b>57</b> , head on the ramp <b>right</b> and follow signs for <b>Lehigh St</b>	0.4 mi
↙	11.	Turn <b>left</b> onto <b>Lehigh St</b> toward <b>Allentown / Center City / Lehigh St N</b>	0.9 mi

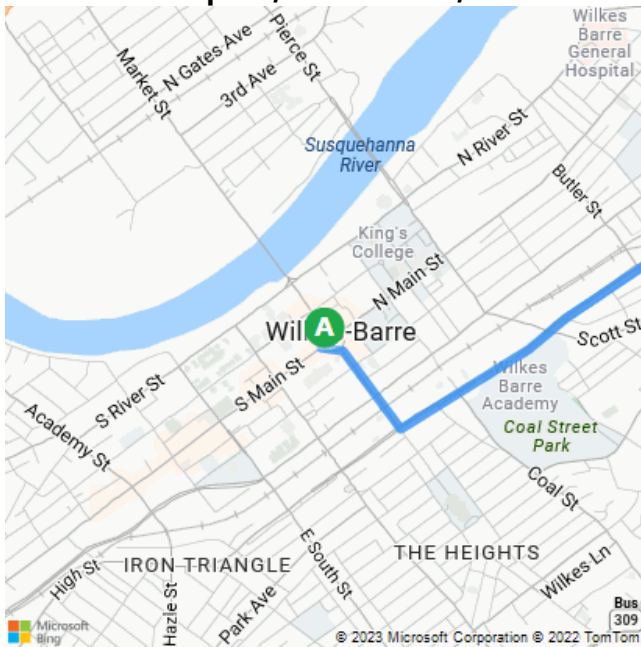
	12. Turn <b>right</b> onto <b>Vultee St</b>	0.2 mi
	13. Keep <b>straight</b> to get onto <b>road</b>	0.1 mi
	14. Turn <b>left</b>	180 ft
	15. Arrive at your destination on the left	

**B** 1901 S 12th St, Allentown, PA 18103





**A 2 Public Square, Wilkes-Barre, PA 18701**



**B 1901 S 12th St, Allentown, PA 18103**



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**A** 4530 Bath Pike, Bethlehem, PA 18017

34 min , 13.5 miles












**B** 1901 S 12th St, Allentown, PA 18103

Light traffic (Leave at 4:25 PM)

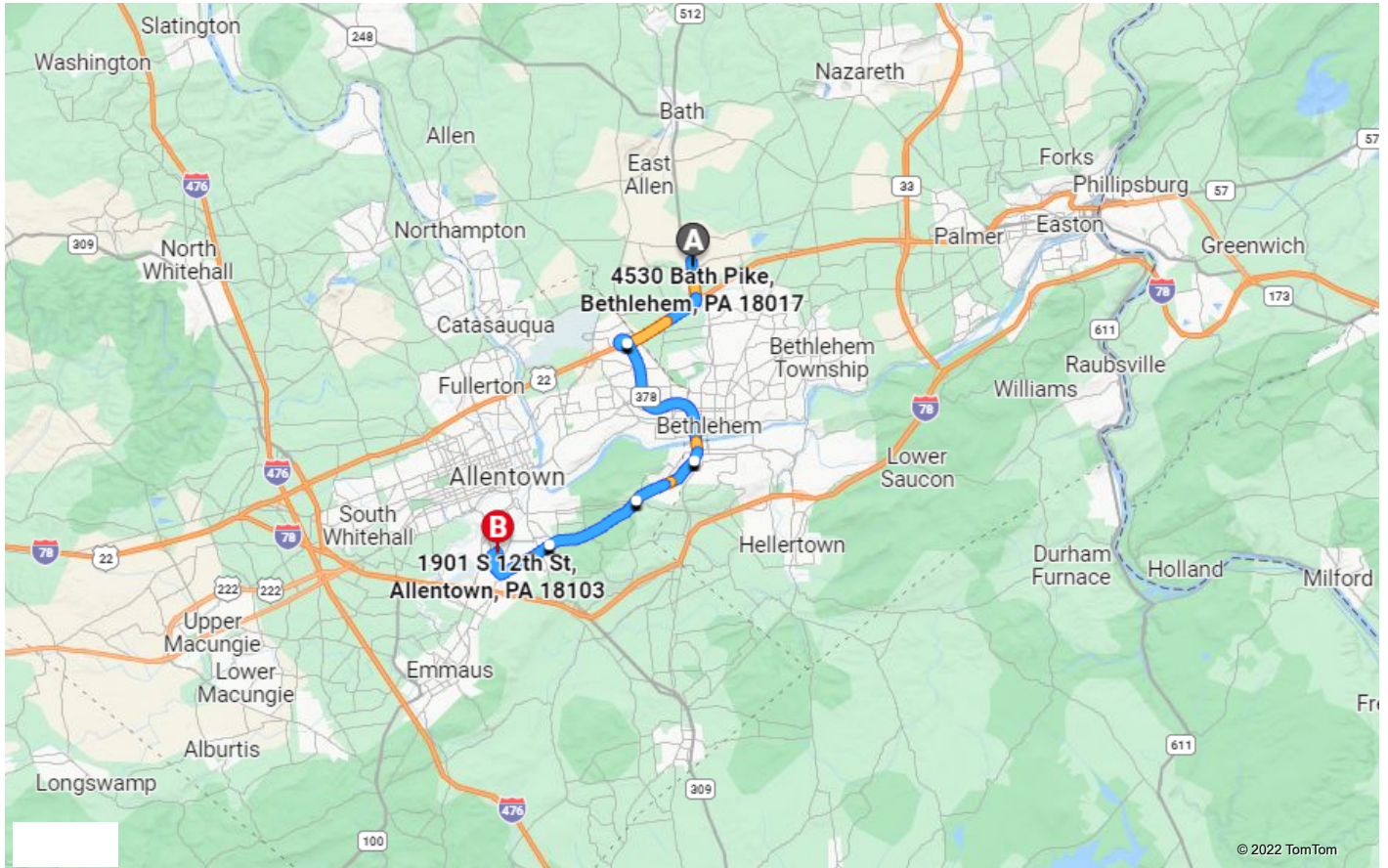
Via PA-378 S, E Emmaus Ave

Directions from Bethlehem District Office to Site (1901 South 12th Street Allentown, PA 18103)

**A** 4530 Bath Pike, Bethlehem, PA 18017

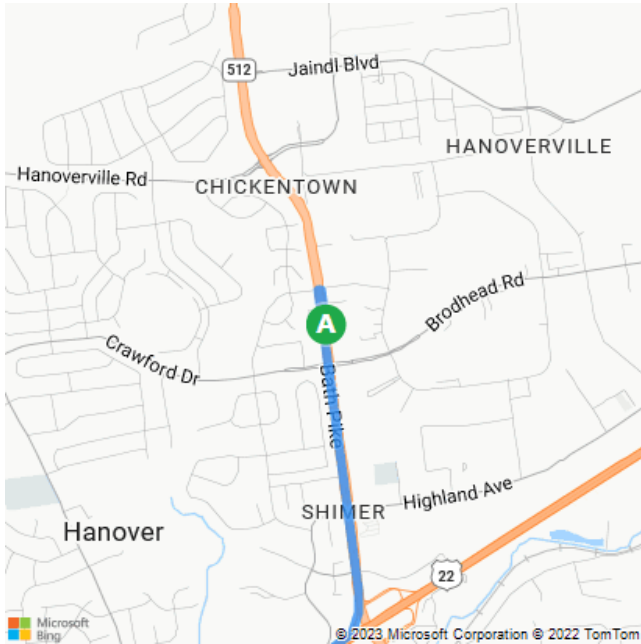
	1. Head <b>north</b> on <b>PA-512 / Bath Pike</b> toward Southland Dr	0.1 mi
	2. Make a U-turn	0.9 mi
	3. Take the ramp on the <b>right</b> and follow signs for <b>US-22 West</b> ▲ Moderate Congestion	2.0 mi
	4. Take the ramp on the <b>right</b> for <b>PA-378 South</b> and head toward <b>Bethlehem</b> ▲ Moderate Congestion	4.5 mi
	5. Bear <b>right</b> onto <b>Broadway</b>	1.7 mi
	6. Road name changes to <b>E Emmaus Ave</b>	2.4 mi
	7. Road name changes to <b>W Emmaus Ave</b>	1.2 mi
	8. Turn <b>right</b> onto <b>Menges Ave</b>	0.1 mi
	9. Turn <b>right</b> onto <b>S 12th St</b>	0.5 mi
	10. Turn <b>right</b>	0.1 mi
	11. Turn <b>left</b>	180 ft
	12. Arrive at your destination on the left	

**B** 1901 S 12th St, Allentown, PA 18103



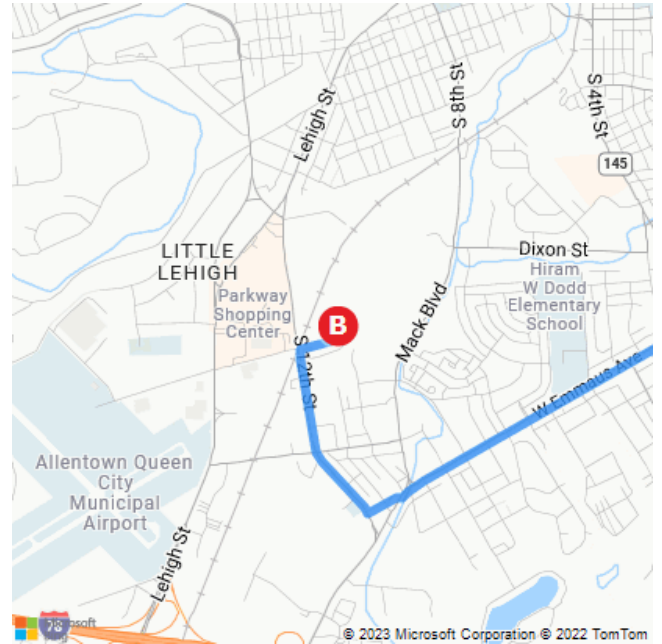
© 2022 TomTom

**A 4530 Bath Pike, Bethlehem, PA 18017**



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**B 1901 S 12th St, Allentown, PA 18103**



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## **Section C – Description of Site (Provide a written description of the proposed project)**

The project site (“property”) is situated in Allentown City, Lehigh County, Pennsylvania. The property, with a total area of approximately 8.46 acres, is located at 1901 South 12th Street, Allentown, PA 18103. The property is located along the eastern side of South 12th Street at the intersection with Vultee Street. In accordance with the City of Allentown Zoning Map, the property is located in the I-3 General Industrial Zoning District. The proposed warehouse is a permitted use in this zoning district.

An acute-angle highway-railroad grade crossing occurs at the South 12th Street/Vultee Street intersection. The southern portion of the property’s western side fronts on South 12th Street while the northern portion follows along the railroad (Norfolk Southern). The northern eastern and southern sides of the property are bordered by industrial and commercial uses. The property contains three buildings. The largest building is currently home to “Merchants Square Mall.” The two other buildings contain smaller miscellaneous commercial uses.

The existing facilities on the property are serviced by public water and sewer. The existing water and sewer service lines are located within South 12th street. The vertical site topography for the site varies with a high point located near the southern property line. Stormwater runoff from the site drains in different directions toward the property lines with runoff entering an existing storm sewer system located adjacent to the railroad tracks. Runoff from the entire site is ultimately tributary to the Trout Creek.

The project proposes to construct a 133,050 SF warehouse with associated improvements including parking areas, walkways, access drives, truck loading docks and storage spaces, utility infrastructure, stormwater management systems and landscaping. Access to the proposed warehouse will be via a proposed driveway connecting to South 12th Street. This driveway connection will be at the same location as the existing driveway to the site. The passenger vehicle parking area is designed to be separated from the truck-related facilities and will be located along the north side of the proposed building. Truck parking, including docks and storage spaces, will be located on the south side of the building. A loop drive will be constructed providing full access around the building.

The water service and sanitary sewer service for the proposed building will be provided via connection to the existing utility lines located along South 12th Street. The sanitary sewer main and water main are located within the paved section of South 12th Street.

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section D – Project Consultant Information  
Supporting Documents**

**\*\*\* No supporting documents for Section D \*\*\***

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section E – Availability of Drinking Water Supply  
Supporting Documents**



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

March 21, 2023

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

SUBJECT: Land Development – 1901 S 12<sup>th</sup> Street  
Will Serve - Water Service

Dear Mr. Jones:

Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 1,397 GPD (3,325 GPD requested minus 1,928 GPD credit) to the proposed 128,100 SF Industrial warehouse building located at 1901 S 12<sup>th</sup> Street. LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

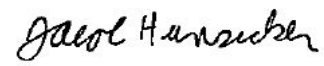
Tapping fees, connection fees, and meter fees are based upon the City of Allentown's ordinances and LCA's schedule of rate fees. Any abandoned lines must be properly capped.

Water service is conditioned upon the following:

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

Sincerely,



A handwritten signature in black ink that reads "Jacob Hunsicker". The signature is written in a cursive, slightly slanted style.

Jacob Hunsicker  
Capital Works Project Specialist

cc: John Barbaz – Van Cleef Engineering  
Jesse Sadua, COA

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section F – Project Narrative  
Supporting Documents**

## Section F – Project Narrative

WIP South 12th Street Redevelopment (the “Project”) is an industrial land development in Allentown City, Lehigh County. The proposed industrial use, as defined by Allentown City Zoning Ordinance, is “Warehouse.” The Project proposes a 133,050 SF warehouse with associated improvements including parking areas, walkways, access drives, truck loading docks and storage spaces, utility infrastructure, stormwater management systems and landscaping.

The Project’s site (“property”) is situated in Allentown City, Lehigh County, Pennsylvania. The property, with a total area of approximately 8.46 acres, is located at 1901 South 12th Street, Allentown, PA 18103. The property is located along the eastern side of South 12th Street at the intersection with Vultee Street. In accordance with the City of Allentown Zoning Map, the property is located in the I-3 General Industrial Zoning District. The proposed warehouse is a permitted use in this zoning district.

The property currently has one access driveway onto South 12th Street. The property contains three buildings. The largest building is currently home to “Merchants Square Mall.” The two other buildings contain smaller miscellaneous commercial uses.

The existing buildings on the property are serviced by public water and sewer. The existing water and sewer service lines are located within South 12th street. A pumping unit in the lateral conveys sewage to the South 12th street right-of-way line. At that point, the pressure lateral transitions to a gravity lateral within the South 12th street right-of-way. The vertical site topography for the site varies with a high point located near the southern property line. Stormwater runoff from the site drains in different directions toward the property lines with runoff entering an existing storm sewer system located adjacent to the railroad tracks. Runoff from the entire site is ultimately tributary to the Trout Creek.

The existing buildings and associated parking, loading and access drives are to be removed by the Project

Access to the new warehouse will be via a new driveway connecting to South 12th Street. This driveway connection will be at the same location as the existing driveway to the property. The passenger vehicle parking area is designed to be separated from the truck-related facilities and will be located along the north side of the proposed building. Truck parking, including docks and storage spaces, will be located on the south side of the building. A loop drive will be constructed providing full access around the building.

The forecasted sewage generation for the Project is based on the following: a new warehouse with 95 workers with a forecasted sewage generation unit flow of 35 gpd/worker. The unit flow is in accordance with the design data for “factories” in Section 43.51 of PaDEP’s Domestic Wastewater Facilities Manual (DWFM).

Using the number of expected workers and the forecasted sewage generation unit flow from above, it can be seen from Equation (F.1) that the sewage generation for the Project is 3,325 gpd.

Allentown City through its agent, Lehigh County Authority, indicates the sewage allocation for the existing use on the site to be 2,121 gpd (Refer to the enclosed e-mail from LCA dated October 10, 2022).

As shown in Equation (F.2), the net amount of sewage capacity needed for the project is 1,204 gpd.

The number of EDUs under the Allentown City definition of 238 gpd per Equivalent Dwelling Unit (“EDU<sub>AC</sub>”) is calculated to be 6 EDU<sub>AC</sub> (5.06 EDU<sub>AC</sub>) in Equation (F.3).

The number of EDUs under the DEP definition of 400 gpd per Equivalent Dwelling Unit (“EDU<sub>DEP</sub>”) is 4 EDU<sub>DEP</sub> (3.01 EDU<sub>DEP</sub>) as shown in Equation (F.4).

The proposed sewage disposal facilities for the Project consist of a tap-in (service line connection) to the existing Allentown City sewerage system, which passes in front of the Project site in South 12th Street.

Flows from the Project will go to the Allentown City sewerage system (Owner: City of Allentown, Lehigh County Authority, Agent). The sewage system will convey the sewage north and east to Kline’s Island Wastewater Treatment Plant (Owner: City of Allentown, Lehigh County Authority, Agent), located in Allentown at 112 W Union St, where it will be treated and ultimately discharged to the Lehigh River at the plant’s existing outfall.

A map indicating the path of the sewage to the treatment facility included with this narrative.

The DWFM uses a design basis per capita flow of 100 gallons per day per capita. Based on this per capita flow and the Project’s forecasted flow of 6,898 gpd, it can be seen from Equation (F.5) that the Equivalent Design Population for the project is 69 persons (68.98 persons).

Equations:

$$\text{Forecasted Sewage Generation} = 95 \text{ Workers} \times 35 \frac{\text{gpd}}{\text{Worker}} = 3,325 \text{ gpd} \quad (\text{F.1})$$

$$\text{Net Amount of Sewage Capacity Needed} = 3,325 \text{ gpd} - 2,121 \text{ gpd} = 1,204 \text{ gpd} \quad (\text{F.2})$$

$$\text{Allentown City EDU}(\text{EDU}_{\text{AC}}) = 1,204 \text{ gpd} \div 238 \frac{\text{gpd}}{\text{EDU}_{\text{AC}}} = 5.06 \text{ EDU}_{\text{AC}} \quad [\text{CALL 6 EDU}_{\text{AC}}] \quad (\text{F.3})$$

$$\text{Department of Environmental Resources EDU} (\text{EDU}_{\text{DEP}}) = 1,204 \text{ gpd} \div 400 \frac{\text{gpd}}{\text{EDU}_{\text{DEP}}} = 3.01 \text{ EDU}_{\text{DEP}} \quad [\text{CALL 4 EDU}_{\text{DEP}}] \quad (\text{F.4})$$

$$\text{Equivalent Design Population} = 1,204 \text{ gpd} \div 100 \text{gpcd} = 12.04 \text{ Persons} \quad [\text{CALL 13 Persons}] \quad (\text{F.5})$$

**From:** Jacob D. Hunsicker <JacobHunsicker@lehighcountyauthority.org>  
**Sent:** Monday, October 10, 2022 2:49 PM  
**To:** 'John Barbaz'  
**Cc:** 'Mark Bahnick'  
**Subject:** RE: [External] Current Sewer Allocation for 1901 S 12th Street Allentown

John,

Looking into past information on this property I see it noted that property address has 3 water meters noted on it and the average combined is 1,928 GPD. That converts to a 2,121 sewer GPD credit which would be the current sewer allocation for this address.

Thanks,

**Jacob Hunsicker**

Capital Works Project Specialist  
Lehigh County Authority  
1053 Spruce Road  
P.O. Box 3348  
Allentown, PA 18106  
Phone: 610-398-2503 (ext. 158)

---

**From:** John Barbaz <[jbarbaz@vancleefengineering.com](mailto:jbarbaz@vancleefengineering.com)>  
**Sent:** Monday, October 10, 2022 1:57 PM  
**To:** Jacob D. Hunsicker <[JacobHunsicker@lehighcountyauthority.org](mailto:JacobHunsicker@lehighcountyauthority.org)>  
**Cc:** 'Mark Bahnick' <[mbahnick@vancleefengineering.com](mailto:mbahnick@vancleefengineering.com)>  
**Subject:** [External] Current Sewer Allocation for 1901 S 12th Street Allentown

Jacob

We are working on a redevelopment project in the City and I would like to find out what the current sewer allocation for the following parcel:

PIN is: 640601426560-1  
Address is: 1901 S 12th Street Allentown

Parcel is at the eastern side of the S 12th Street/Vultee St Tee intersection.

Thanks,

John



Consulting Civil Engineers • Surveying • Environmental  
Planning • Land Development • Water/Wastewater  
Landscape Architecture • Bridges • Highways • Geotechnical

**John Barbaz, P.E.**

Associate, Senior Project Manager

**Main:** (610) 332-1772 Ext 1360

**Direct:** (484) 403-0239

[jbarbaz@vancleefengineering.com](mailto:jbarbaz@vancleefengineering.com)

1685 Valley Center Parkway, Suite 100, Bethlehem, PA 18017

<https://link.edgepilot.com/s/1b150b04/NaZqPPi8p0CXTbifuyES7A?u=h>



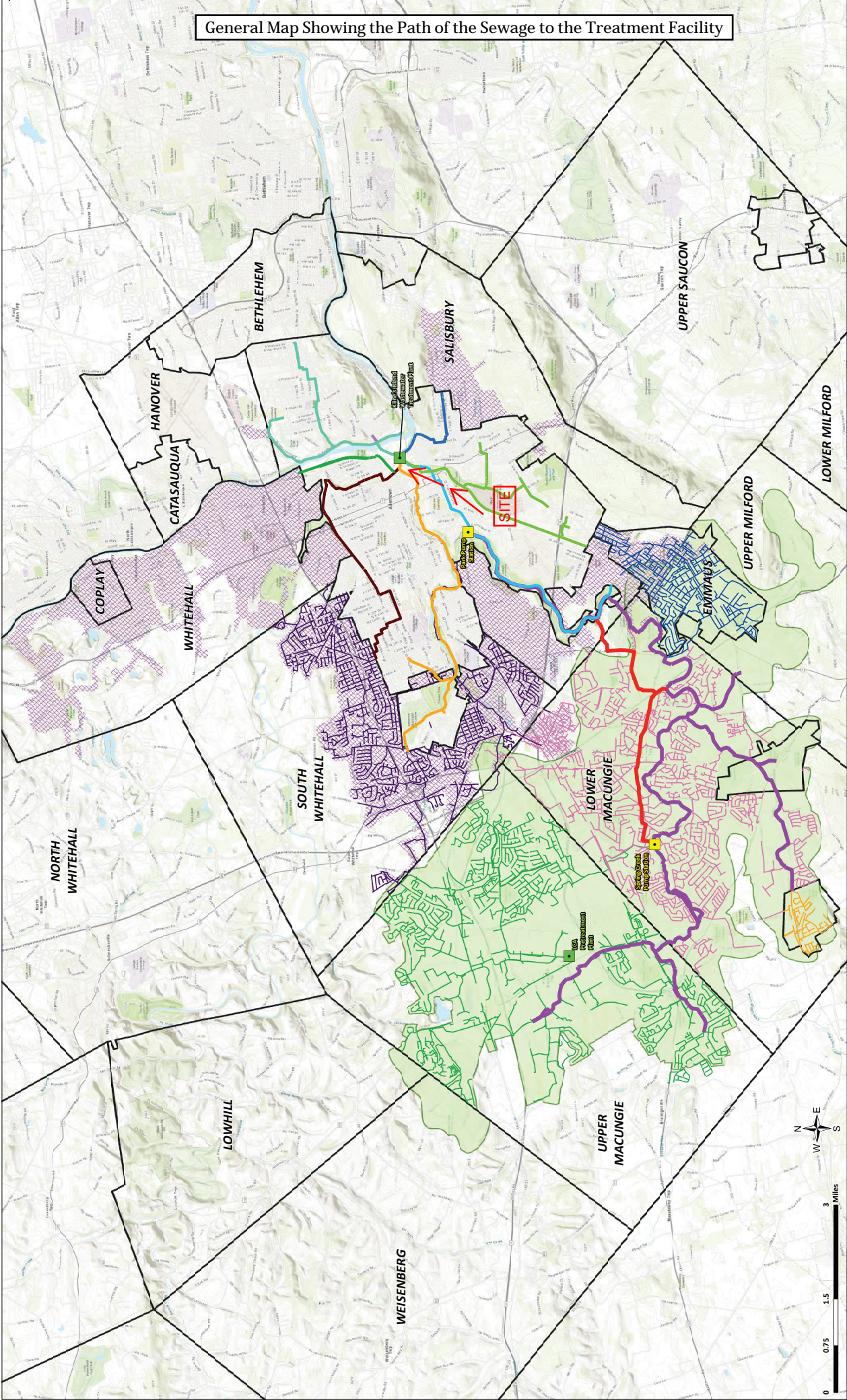
**Please notice that our address has changed.**

**To better serve you and to meet our needs for growth, we have moved to 1685 Valley Center Parkway, Suite 100 in Bethlehem PA.**

*This message, and any attachments, is for the intended recipient(s) only, may contain information that is privileged, confidential and/or proprietary, and is subject to important terms and conditions available by contacting the sender of this e-mail. If you are not the intended recipient, please delete this message. This e-mail does not constitute consent to the use of sender's contact information for direct marketing purposes or for transfers of data to third parties.*

[THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT. BE CAUTIOUS WITH LINKS AND REQUESTS.]

General Map Showing the Path of the Sewage to the Treatment Facility



- |  |                                      |  |                              |
|--|--------------------------------------|--|------------------------------|
|  | Pump Station                         |  | Trout Creek Trunk Sewer Line |
|  | Treatment Plant                      |  | Lehigh River Trunk Line      |
|  | Spring Creek Force Main              |  | Lehigh/Lewis Trunk Line      |
|  | Western Lehigh Sanitary Service Area |  | Mack Street Sewer            |
|  | Albany Sanitary Main                 |  | City of Emmarus Signatures   |
|  | Emmaus Sanitary Main                 |  | Upper Macungie Sanitary Main |
|  | South Whitehall Sanitary Main        |  | Upper Milford Sanitary Main  |
|  | Lower Macungie Sanitary Main         |  | Upper Milford                |
|  | Upper Macungie Sanitary Main         |  | Emmaus                       |
|  | Upper Macungie Sanitary Service Area |  | Lower Milford                |
|  | Upper Macungie Sanitary Service Area |  | Upper Milford                |
|  | Upper Macungie Sanitary Service Area |  | Lower Milford                |

LEHIGH COUNTY AUTHORITY  
**KISS COLLECTION SYSTEM**  
 INTERIM 537 PLAN  
 LEHIGH COUNTY, PENNSYLVANIA

**Remarks:**  
 1. Borough of Macungie infrastructure not shown  
 2. Salisbury infrastructure not shown  
 3. Coplay - Whitehall Sewer Authority Infrastructure not shown  
 4. Hanover Infrastructure not shown

**LEHIGH COUNTY AUTHORITY**  
**GIS**  
 DATE: 3/4/2020  
 CREATED: AKW  
 SCALE: 1:40,000  
 CHECKED: MJB



Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section G – Proposed Wastewater Disposal Facilities  
Supporting Documents**



## Section G – Proposed Wastewater Disposal Facilities

### Section G.1. Collection System

No additional supporting information.

### Section G.2. Wastewater Treatment Facility

The confirmation statement signed by the wastewater treatment facility permittee or their representative is included in this booklet.

### Section G.3. Plot Plan

The following sheets from *Preliminary/Final Major Land Development Plan prepared for South 12th Street Redevelopment*, prepared by Van Cleef Engineering Associates, provide the applicable plot plan information:

- Sheet 3, *Existing Features Plan*, last dated July 27, 2023;
- Sheet 4, *Grading Plan*, last dated July 27, 2023; and
- Sheet 5, *Utility Plan*, last dated July 27, 2023.

### Section G.4. Wetland Protection

No jurisdictional wetlands or waters were found to be present at the Project site. Therefore, the Project does not propose encroachments, nor obstructions in, along, or through jurisdictional wetlands.

### Section G.5. Prime Agricultural Land Protection

The Project site does not meet the definition of “Prime Agricultural Land.”

The project site consists of industrial commercial buildings with associated parking areas and drives with some small areas of lawn. Therefore, the Project site is not in active agricultural use.

Aerial photographs of the project site back to June of 2018 do not show any active agricultural use. Therefore, the project site does not consist of land devoted to active agricultural use the preceding three years.

The project site does not fall into any of the following categories of agricultural land:

- a) Preserved Farmland;
- b) Farmland in Agricultural Security Areas;
- c) Farmland Enrolled in Act 319 of 1974, As Amended, (Clean and Green) or Act 515 of 1966,

- As Amended;
- d) Farmland Planned for Agricultural Use and Subject to Effective Agricultural Zoning;
  - e) Land in Soil Capability Classes I, II, III & IV and Unique Farmland;
  - f) Farmland historically used for production agriculture;
  - g) Farms that have and implement nutrient management or manure management plans and erosion and sedimentation plans as required; or
  - h) Farmland enrolled in the USDA Conservation Reserve Program, Conservation Reserve Enhancement program and Environmental Quality Incentives Program.

### Section G.6. Historic Preservation Act

DEP’s Technical Guidance 012-0700-001 *Implementation of the PA State History Code* contains an appendix which lists the DEP permits and plan approvals PHMC and DEP have agreed to exempt from these procedures.

Component 3 is exempt unless more than 10 acres of earth disturbance. Proposed earth disturbance is approximately 8-1/2 acres, which is less than 10 acres.

### Section G.7. Protection of Rare, Endangered or Threatened Species

A Pennsylvania Natural Diversity Inventory (PNDI) online search was conducted on April 19, 2023. The PNDI receipt is dated after March 31, 2023, so it is therefore in compliance with the Endangered Species Act status change of the Northern Long-eared Bat (*Myotis septentrionalis*). A copy of the signed review receipt is included in this planning module.

The search results, agency responses, and agency comments are summarized in Table 1

As summarized Table 1, 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 provided, no further coordination is required with the jurisdictional agencies.

**Table 1.** Summary of PNDI Search Results, Agency Responses, and Agency Comments dated April 19, 2023

AGENCY	RESULTS	RESPONSE	AGENCY COMMENTS
PA Game Commission	No Known Impact	No Further Review Required	No Impact is anticipated to threatened and endangered species and/or special concern species and resources.
PA Dept of Conservation and Natural Resources	No Known Impact	No Further Review Required	No Impact is anticipated to threatened and endangered species and/or special concern species and resources.
PA Fish and Boat Commission	No Known Impact	No Further Review Required	No Impact is anticipated to threatened and endangered species and/or special concern species and resources.
US Fish and Wildlife Service	No Known Impact	No Further Review Required	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.

For Planning Module Subsection G.2.b

3800-FM-BPNPSN  
Form

**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 (Tap-in only)**

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 See below

Connections One (1)

Muni EDUs: 5.06 (1,204 gpd @ 238 gpd/EDU)\*

DEP EDUs: 3.01 (1,204 gpd @ 400 gpd/EDU)\*

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown owner, Lehigh County Authority, agent

existing interceptor Jordan Creek Interceptor

owner City of Allentown owner, Lehigh County Authority, agent

**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

NPDES Permit Number for existing facility PA0026000

Clean Streams Law Permit Number 3973402

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 Wastewater Treatment Plant (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 owner, Lehigh County Authority, agent

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 8/1/2023

(Also see Section I. 4.)

\* 1,204 gpd (Net New Sewage Flow) = 3,325 gpd (Forecasted Sewage Flow) - 2,121 gpd (Current Sewage Allocation)

**\*\*\* Supporting documents pending for Section G.2 \*\*\***

These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
<p>7. Planning Approval Under the Sewage Facilities Act</p> <ul style="list-style-type: none"> <li>a. Component 1 – Exception to the Requirement to Revise the Official Plan</li> <li>b. Component 2 – Individual and Community Onlot Disposal of Sewage</li> <li>c. Component 3 – Sewage Collection and Treatment Facilities</li> <li>d. Component 5s – Small Flow Treatment Facilities</li> <li>e. Exemption from Sewage Facilities Planning</li> </ul> <p>II. Division of Operations Monitoring and Training</p> <ul style="list-style-type: none"> <li>1. Public Water Supply Permits that do not involve any earth moving activity</li> <li>2. Public Water Supply Permits for wells</li> <li>3. Other Public Water Supply Permits</li> </ul>	<p>Exempt unless more than 10 acres of each disturbance.</p> <p>Exempt unless more than 10 acres of earth disturbance.</p> <p>Exempt unless more than 10 acres of earth disturbance.</p> <p>Exempt unless more than 10 acres of earth disturbance.</p>
<p><b>G. BUREAU OF WATERWAYS ENGINEERING</b></p> <p>I. Division of Dam Safety</p> <ul style="list-style-type: none"> <li>1. Limited Power Permit – Major Water Power Project</li> </ul>	
<p><b>H. BUREAU OF MINING AND RECLAMATION</b></p> <p>Permit Renewals/Transfers</p> <p>Permits for Small Non-Coal Mining (<math>\leq 2,000</math> tons per year)</p> <p>Permits for Non-Coal Mining <math>&lt; 10,000</math> tons per year</p> <p>Coal/Non-Coal Exploration Notices</p> <p>Deep Mine Provisions</p> <p>Bonding authorizations within an approved Surface Mining Permit</p> <p>Strip mine reclamation using on-site previously disturbed material</p> <p>Portals without permanent linings or facings</p> <p>Exploratory drilling or well drilling</p> <p>Abandoned mine refuse pile grading or fire extinguishment</p> <p>Drainage control work in previously disturbed areas</p>	

**IMPLEMENTATION OF THE PENNSYLVANIA STATE HISTORY CODE: POLICY  
AND PROCEDURES FOR APPLICANTS FOR DEP PERMITS  
AND PLAN APPROVALS**

**A. SPECIFIC CONSIDERATIONS FOR INDIVIDUAL DEP BUREAUS**

This policy applies, in general, to most DEP permitted activities. However, the diversity of programs regulated by DEP is wide and the applicable statutes and regulations may differ enough that a single document cannot adequately address the needs of each program.

**In particular, federal financing programs and federal permits establish requirements on applicants that are different from those established in the Pennsylvania History Code.**

To the extent that the statutes and regulations under which individual bureaus operate conflict with the following general procedures, the statutes and regulations will receive precedence over the general procedures.

It is the responsibility of the program staff of each DEP program to, as appropriate, integrate these general procedures into its permitting program.

**B. EMERGENCIES**

The procedures outlined in this document do not apply for an emergency undertaking. An emergency undertaking is one that requires an essential and immediate response to an imminent threat to public health or safety or damage to property.

DEP will make reasonable efforts to notify PHMC of such emergency undertakings.

**C. LIST OF EXEMPTIONS**

PHMC and DEP have agreed to exempt some DEP permits and plan approvals from these procedures. (Please refer to a copy of this list in Appendix 1.)

**D. CULTURAL RESOURCE NOTICE**

The Pennsylvania State History Code (Title 37, §507) indicates that Commonwealth agencies, political subdivisions and municipal authorities shall cooperate fully with PHMC in the preservation, protections and investigation of archaeological resources. Section 507(a) also indicates that Commonwealth agencies shall notify PHMC before undertaking any Commonwealth permitted

## 1. PROJECT INFORMATION

Project Name: **South 12th Street Redevelopment**

Date of Review: **4/19/2023 01:39:34 AM**

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

Project Area: **8.89 acres**

County(s): **Lehigh**

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

ZIP Code:

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

Watersheds HUC 8: **Lehigh**

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

Decimal Degrees: **40.577161, -75.474716**

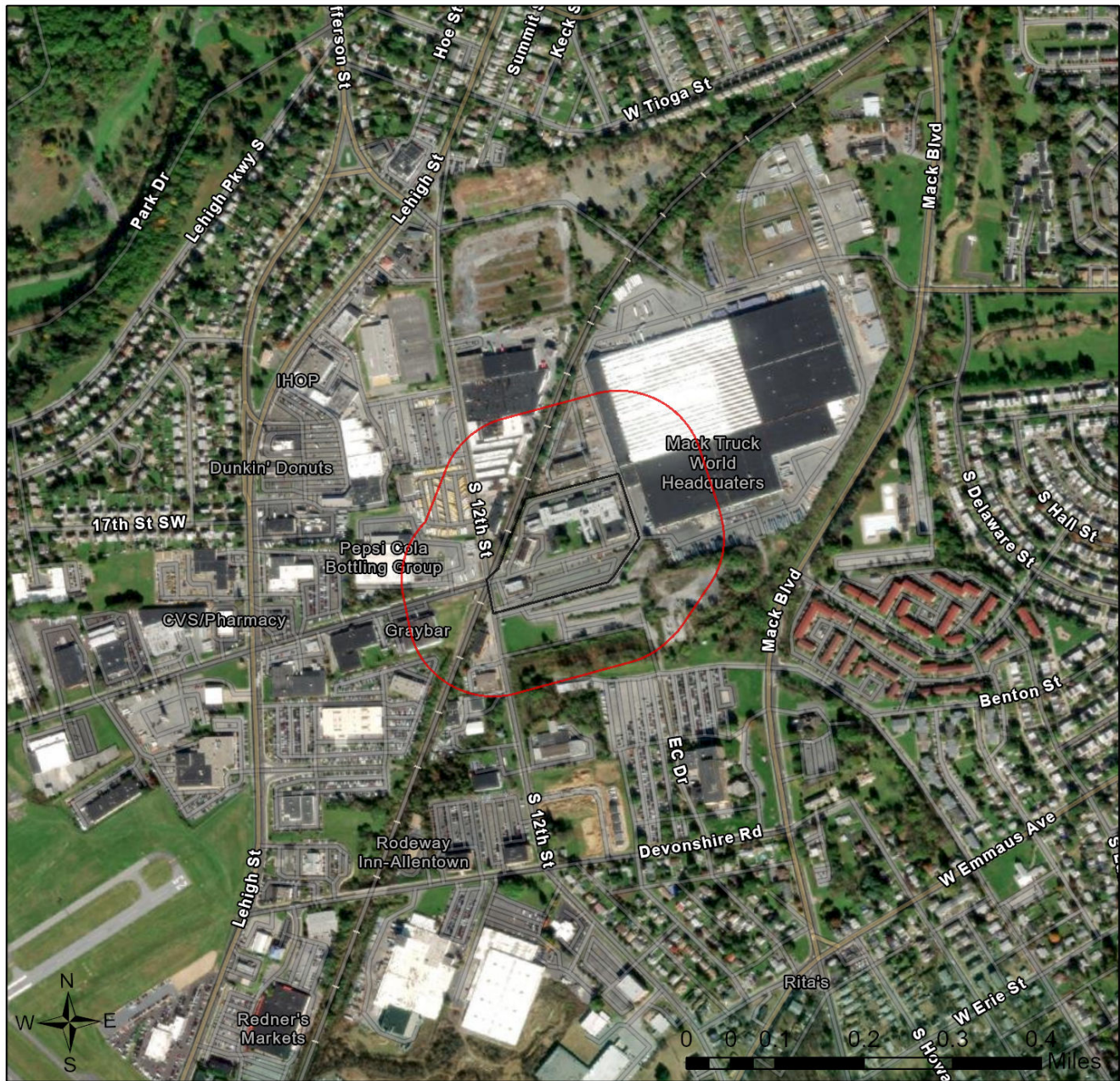
Degrees Minutes Seconds: **40° 34' 37.7810" N, 75° 28' 28.9779" W**

## 2. SEARCH RESULTS

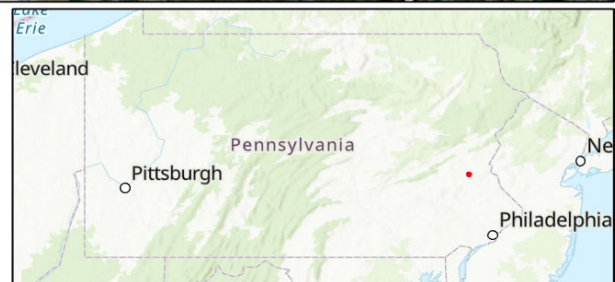
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

## South 12th Street Redevelopment



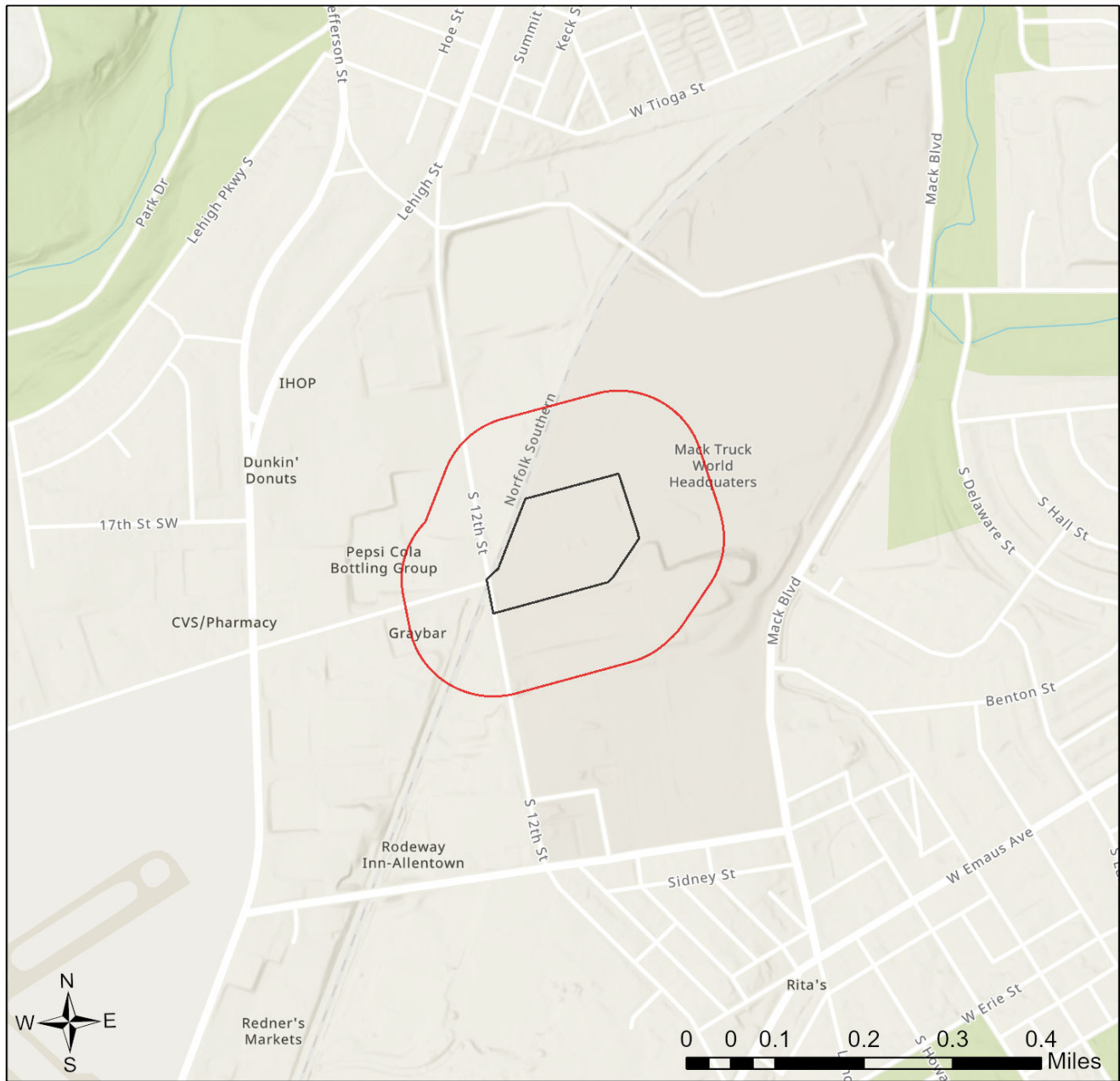
- Buffered Project Boundary
- Project Boundary





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



## South 12th Street Redevelopment



-  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

**Q3:** How many acres of woodland, forest, forested fencerows and trees will be cut, cleared, removed, disturbed or flooded (inundated) as a result of carrying out all aspects or phases of this project? [Round acreages UP to the nearest acre (e.g., 0.2 acres = 1 acre).]

**Your answer is:** zero acres

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

#### PA Fish and Boat Commission

##### RESPONSE:

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

#### U.S. Fish and Wildlife Service

##### RESPONSE:

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

## 4. DEP INFORMATION

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



## 5. ADDITIONAL INFORMATION

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

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

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

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

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

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

### PA Game Commission

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

## 7. PROJECT CONTACT INFORMATION

Name: John Barbaz  
Company/Business Name: Van Cleef Engineering Associates  
Address: 1685 Valley Center Parkway, Suite 100  
City, State, Zip: Bethlehem, PA 18017  
Phone: (610) 322-1772 Fax: (610) 322-1771  
Email: jbarbaz@vancl eefeni ngeeri ng. 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

April 19, 2023

\_\_\_\_\_  
date

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section H – Alternative Sewage Facilities Analysis  
Supporting Documents**

## Section H – Alternative Sewage Facilities Analysis

The chosen disposal method for WIP South 12th Street Redevelopment (the “Project”) is treatment at a municipal wastewater treatment facility. The municipal wastewater treatment facility is the existing City of Allentown Kline’s Island Wastewater Treatment Plant located at 112 West Union Street in Allentown. As presented in the Project Narrative, the new forecasted daily sewage flow from the Project is 1,204 gpd This is 5.06 Equivalent Dwelling Units (EDU) based on the municipal definition of an EDU (238 gpd/EDU) or 3.01 EDU based on the DEP definition of an EDU (400 gpd/EDU). Treatment at a municipal treatment plant will be the ultimate method of disposal (to serve the Project in the long term, for 5 years or more).

The chosen method will provide compliance with effluent limitations through the processes employed at the wastewater treatment facility. These processes, which are under the control and direction of PaDEP certified operators, remove or alter the objectionable constituents of the wastewater for the purpose of meeting the effluent limitations of the facility’s NPDES permit.

The Project site is located in the I-3 zoning district.

The present land uses on the adjacent properties and the zoning districts, as reported by the Lehigh County Assessment Office are:

To the North:

- [Parcel Id 640612315536 1](#): NIP - Multi St Whse - Mfg 100000 To 500000 SqFt (I-3 District), Allentown Commerce Park Corp

To the East:

- [Parcel Id 640612315536 1](#): NIP - Multi St Whse - Mfg 100000 To 500000 SqFt (I-3 District), Allentown Commerce Park Corp

To the South:

- [Parcel Id 640612315536 1](#): NIP - Multi St Whse - Mfg 100000 To 500000 SqFt (I-3 District), Allentown Commerce Park Corp

To the West:

- [Parcel Id 640601372601 1](#): Public Utility (I-3 District), Pennsylvania Lines LLC c/o Norfolk Southern Railway Company
- [Parcel Id 640602106397 1](#): IP - 1 St Whse - Mfg 25000 To 50000 SqFt (I-3 District), 1801 12th Street LLC (across railroad property)

- [Parcel Id 640600072024 1](#): NIP - 1 St Whse - Mfg Up To 25000 SqFt (I-3 District), 2002 South 12th St Associates LLC (across 12th St)

The Zoning District designation for all properties is:

- I-3 District - General Industrial District

Lehigh County Assessment Office lists the utilities of the adjacent properties as Public Water/Sewer so the sewage disposal method of the adjacent properties is municipal treatment.

Treatment at a municipal treatment plant is to be the ultimate sewage disposal method for the adjacent uses.

There are no reported malfunctions of the sewage facilities adjacent to the site. There are not overloaded public sewers adjacent to the Project. The sewage facilities adjacent to the Project are not in need of improvement or upgrade.

Potential sewage disposal methods for the Project include a community sewerage system, onlot sewage system and connection to existing public sewage treatment facilities.

The Project site is located in the Trout Creek Basin, which is classified in 25 Pa. Code Chapter 93 as Cold Water Fishes, Migratory Fishes (CWF, MF). Construction of a community sewage system (treatment plant) at the site is not a reasonable possibility because Municipal Ordinance (Allentown Sewage Disposal Ordinance of the City of Allentown Code Section 490-3.E.) requires the property owner to provide a sanitary sewer facilities to be connected to the City sewerage system. Additionally, a community sewage system (treatment plant) would create non-municipal sewage facilities that would require implementing a sewage management program meeting the requirements of 25 Pa Code, §71.72 to assure long-term operation and maintenance of the proposed sewage facilities.

An onlot sewage system does not appear to be feasible for the Project. Municipal Ordinance (Allentown Sewage Disposal Ordinance of the City of Allentown Code Section 490-3.E.) requires the property owner to provide a sanitary sewer facilities to be connected to the City sewerage system. The extent of the existing and proposed development with the minimum horizontal isolation distance requirements for absorption areas of 25 Pa Code, §73.13 and DEP’s *Pennsylvania Stormwater Best Management Practices Manual* make locating an onlot sewage system and replacement area technically problematic. This makes utilizing onlot sewage system administratively and legally problematic.

The chosen disposal method is treatment at a municipal wastewater treatment facility. Connection to existing public sewage treatment facilities is readily accessible as existing public sewage facilities exist in front of the site. There are no

existing sewage management program(s) in the area, nor any sewage management program(s) that this project would be required to participate in.

Connection to existing public sewage treatment facilities was chosen over other potential methods because it:

- Does not have the placement constraints of onlot disposal systems;
- Does not have the legal and administrative complexities associated with non-municipal community sewerage systems;
- Does not require implementing a sewage management program meeting the requirements of 25 Pa Code, §71.72 to assure long-term operation and maintenance of the proposed sewage facilities as a non-municipal community sewerage systems would;
- Is readily implementable as the Project has access to the public sewerage system; and
- Is consistent with municipal ordinances that require connection to the public sewerage system.

The adequacy of the chosen disposal method for the short-term (up to 5 years) is demonstrated by the certifications of the appropriate officials in Section J of this planning module relative to available capacity and existing/projected overloads for each portion of the sewerage system (collection, conveyance and treatment). Additional confirmation is provided to DEP through the 5-year projections of hydraulic and organic loadings in the annual municipal wasteload management report that is submitted to DEP each year.

The adequacy of the chosen disposal method for the long-term (beyond 5 years) is assured through the sewage facilities planning process and the NPDES permitting process.

The sewage facilities planning process requires the appropriate officials to certify for each project (including exemptions) that the sewage facilities have capacity, that no overload exists, and that no overload is projected within 5 years. Long-term adequacy is assured when officials certify, for projects in future years, that there is capacity and no overloads exist or are projected.

The NPDES permitting for the treatment facility is on a 5-year renewal cycle. With every renewal, treatment plant effluent monitoring results from the previous 5 years and receiving water quality are reviewed by DEP. The renewed NPDES permit will specify acceptable levels of pollutants and pollutant parameters in the discharge.

The proposed sewage facilities (sanitary-sewage service line and tap-in to the public sewerage system) required for the Project will be constructed by the developer. The portion of the sanitary-sewage service line within a public utility right-of-way or easement ultimately will be owned and operated by the City of Allentown, Lehigh County Authority, Agent, in accordance with the existing municipal agreements. The portion of the sanitary-sewage service line within the

Project site will be owned and operated by the property owner. This includes the onsite pumping unit and pressure lateral. The existing public sewerage system, including Kline's Island Wastewater Treatment Plant, will continue to be owned, operated, and maintained by the City of Allentown, Lehigh County Authority, Agent, in accordance with the existing municipal agreements.

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section I – Compliance with Water Quality Standards & Effluent Limitations**



## Section I – Compliance with Water Quality Standards and Effluent Limitations

### Section I.1. Waters designated for Special Protection

The selected sewage disposal alternative identified through evaluation under Section H utilizes an existing discharge to the Lehigh River. In accordance with PA Code Title 25, Chapter 93.9, the classification of the Lehigh River (Main Stem, Allentown Dam to Mouth) is Warm Water Fishery, Migratory Fish (WWF, MF). As there is no proposed discharge or increase of an existing discharge into a High-Quality Waterway, a Social or Economic Justification (SEJ) and published public notice is not required as part of the sewage facilities planning process.

### Section I.2. Pennsylvania Waters Designated as Impaired

The selected sewage disposal alternative utilizes an existing discharge to the Lehigh River. The Pennsylvania Department of Environmental Protection's GIS based website and mapping tool, eMapPA, was accessed on June 29, 2023. The results shown below indicate Lehigh River as a non-attaining watercourse.

Fields	Values
Assessment Unit ID:	16583
GNIS Name:	Lehigh River
GNIS ID:	01198082
Assessed Use:	Aquatic Life
Attain Use:	Impaired
Source Cause:	Urban Runoff/Storm Sewers - Siltation; Municipal Point Source Discharges - Organic Enrichment
Attained:	N
ReachCode:	02040106000004
COMID:	26296349
Length Miles:	0.77427
HUC:	02040106
Date Created:	9/16/2008 2:21:00 PM

The eMapPA tool indicates this reach of Lehigh River is impaired for Aquatic Life. However, the Project's discharge will not require a new sewage discharge or an increase in an existing permitted sewage discharge to impaired waters. Therefore, a pre-planning meeting and water quality based discharge limitations are not required for the Project.

### Section I.3. Interstate and International Waters

The selected sewage disposal alternative utilizes an existing discharge to the Lehigh River. Although the Lehigh River is within the Delaware River basin, the selected alternative does not propose a new discharge or propose increasing the existing permitted discharge. Therefore, a pre-planning meeting and additional effluent limitations that might be necessary to meet the requirements of the current Delaware River Basin compact are not applicable.

### Section I.4. Tributaries to the Chesapeake Bay

The selected sewage disposal alternative utilizes an existing discharge to the Lehigh River. The Lehigh River is not a tributary to the Chesapeake Bay. Therefore, special procedures for tributaries to the Chesapeake Bay are not applicable.

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section J – Chapter 94 (Municipal Wasteload Management) Consistency  
Supporting Documents**

For Planning Module Section J.2, J.3, and J.4.



**Lehigh County Authority**

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

## LETTER OF TRANSMITTAL

**Date:** August 2, 2023

**To:** Jennifer Gomez, AICP  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

**Re:** WIP South 12 Street Redevelopment – 1901 S 12th Street,  
Allentown, Lehigh County, PA

**No. of  
Copies**

**Date**

**Description**

1	8/2/23	Completed Sewer Planning Module
1	8/2/23	Plan Showing Path of Sewage to WWTP
1	8/2/23	Appendix A Cover Letter

- As Requested
- For Your Information
- For Your Comments
- For Action By You

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

**Comments:**

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

**From:** Jacob Hunsicker  
**cc:** Scott Novatnak, DEP (via email)  
 Robert Corby, DEP (via email)  
 David Petrik, COA (via email)  
 Brandon Jones, COA (via email)  
 Jesus Sadiua, COA (via email)  
 Phil DePoe, LCA (via email)  
 Liesel Gross, LCA (via email)  
 John Barbaz, Van Cleef Engineering Associates (via email)



**LEHIGH COUNTY AUTHORITY**

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

August 1, 2023

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

RE: WIP South 12 Street Redevelopment – 1901 S 12<sup>th</sup> 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 1,204 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)	-1,712,088
This submission	-1,204
<b>Remaining Allocation in KISS Connection Management Plan (as of 8/1/23)</b>	<b>2,903,837</b>

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

Sincerely,

Liesel M. Gross  
Chief Executive Officer

cc: Scott Novatnak, DEP  
Robert Corby, DEP  
Brandon Jones, COA  
Jesus Sadiua, COA  
David Petrik, COA  
Phil DePoe, LCA  
John Barbaz, Van Cleef Engineering Associates



Code No. 2-39001299-3
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## 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 **WIP South 12th Street Redevelopment**
2. Brief Project Description **Construction of a 133,050 SF warehouse with associated access drives, loading areas, parking areas, utility infrastructure, stormwater management BMPs, etc. Public water and public sewer will be provided to the project by City of Allentown systems (LCA, operator).**

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

Municipality Name	County	City	Boro	Twp
<b>Allentown</b>	<b>Lehigh</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
<b>Sadiua</b>	<b>Jesus</b>			<b>Chief Planner</b>
Additional Individual Last Name	First Name	MI	Suffix	Title
<b>Gomez</b>	<b>Jennifer</b>			<b>Director of Planning &amp; Zoning</b>
Municipality Mailing Address Line 1		Mailing Address Line 2		
<b>Department of Planning and Zoning</b>		<b>435 Hamilton Street</b>		
Address Last Line -- City		State	ZIP+4	
<b>Allentown</b>		<b>PA</b>	<b>18101-1699</b>	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
<b>610-437-7611</b>	<b>610-437-8781</b>	<b>Jesus.Sadiua@allentownpa.gov</b> <b>Jennifer.Gomez@allentownpa.gov</b>		

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

Site (Land Development or Project) Name

**WIP South 12th Street Redevelopment**

Site Location Line 1

**1901 South 12th Street**

Site Location Line 2

Site Location Last Line -- City

**Allentown**

State

**PA**

ZIP+4

**18103**

Latitude

**WGS 84: 40.577d N**

Longitude

**75.475d W**

Detailed Written Directions to Site

**Refer to supporting documents for detailed directions to the site from PaDEP NERO and Bethlehem District Office.**

Description of Site

**Refer to supporting documents for description of site (written description of the proposed project).**

Site Contact (Developer/Owner)

Last Name

**Hainzl**

First Name

**Matthew**

MI

**P.E.**

Phone

**973-487-1794**

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

**WIP Allentown Redevelopment, LLC.**

FAX

**973-316-5520**

Email

**Matthew.Hainzl@woodmontproperties.com**

Mailing Address Line 1

**100 Passaic Ave., Suite 240**

Mailing Address Line 2

Mailing Address Last Line -- City

**Fairfield**

State

**NJ**

ZIP+4

**07004-3508**

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

Last Name

**Barbaz**

First Name

**John**

MI

Suffix

**P.E.**

Title

**Senior Project Manager**

Consulting Firm Name

**Van Cleef Engineering Associates**

Mailing Address Line 1

**1685 Valley Center Parkway, Unit 100**

Mailing Address Line 2

Address Last Line -- City

**Bethlehem**

State

**PA**

ZIP+4

**18017**

Country

**United States of America**

Email

**jbarbaz@vancleefengineering.com**

Area Code + Phone

**610-332-1772**

Ext.

Area Code + FAX

**610-332-1771**

**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: **City of Allentown (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 (Tap-in only)**

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 See below

Connections One (1)

Muni EDUs: 5.06 (1,204 gpd @ 238 gpd/EDU)\*

DEP EDUs: 3.01 (1,204 gpd @ 400 gpd/EDU)\*

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown owner, Lehigh County Authority, agent

existing interceptor Jordan Creek Interceptor

owner City of Allentown owner, Lehigh County Authority, agent

**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

NPDES Permit Number for existing facility PA0026000

Clean Streams Law Permit Number 3973402

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 Wastewater Treatment Plant (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 owner, Lehigh County Authority, agent

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 8/1/2023

(Also see Section I. 4.)

\* 1,204 gpd (Net New Sewage Flow) = 3,325 gpd (Forecasted Sewage Flow) - 2,121 gpd (Current Sewage Allocation)

**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.
- N/A 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.
- N/A   Have prime agricultural land protection issues been settled?

**6. HISTORIC PRESERVATION ACT**

YES NO

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

\* Component 3 is exempt unless more than 10 acres of earth disturbance. Proposed earth disturbance is approximately 8-1/2 acres. This area is less than 10 acres.



**7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

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

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

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

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

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

**1. Waters designated for Special Protection**

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

**2. Pennsylvania Waters Designated As Impaired**

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

**3. Interstate and International Waters**

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

**4. Tributaries To The Chesapeake Bay**

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

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

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

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

**X 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 1,204 \*          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) <sup>MBD</sup>		b. Present Flows (gpd) <sup>MBD</sup>		c. Projected Flows in 5 years (gpd) <sup>MBD</sup> (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	3.71	14.85	0.73	3.53	0.74	3.54
Conveyance	58	81	30	78 <sup>hr</sup>	31	80 <sup>hr</sup>
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities <sup>hr</sup> 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 8/1/2013

\* 1,204 gpd (Net New Sewage Flow) = 3,325 gpd (Forecasted Sewage Flow) - 2,121 gpd (Current Sewage Allocation)

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

c. Conveyance System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 8/1/2023

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 8/1/2023

**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 \_\_\_\_\_ 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)

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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?

N/A  Attached is a copy of:  
 the public notice,  
 all comments received as a result of the notice,  
 the municipal response to these comments.

N/A  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.

John Barbaz  
Name (Print)  
Senior Project Manger, Van Cleef Engineering Associates  
Title  
1685 Valley Center Pkwy, Unit 100 Bethlehem, PA 18017  
Address

John Barbaz  
Signature  
July 27, 2023  
Date  
Off: 610-332-1772 Fax: 610-332-1771  
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 \$ 300.00 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania  
Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_  
Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_

**R. REVIEW FEE (continued)**

Formula:

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

$$\# \underline{6} \text{ Lots (or EDUs) X } \$50.00 = \$ \underline{300.00}$$

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:

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

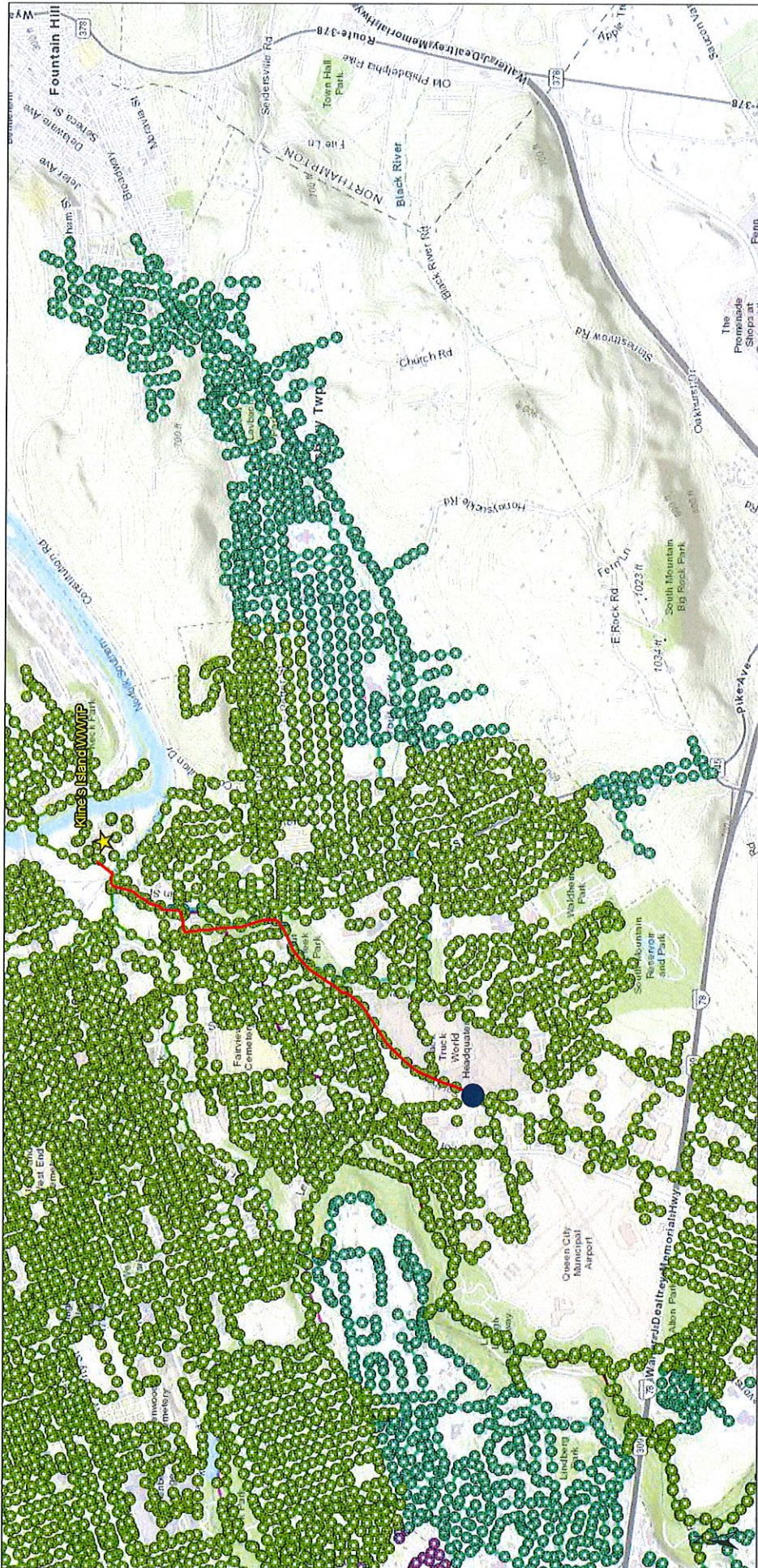
to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

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 - 1901 S 12th St



8/1/2023, 9:42:47 AM

1:36,112

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

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

Bucks County, PA, Lehigh County PA, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA | Web AppBuilder for ArcGIS



Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section K – Treatment and Disposal Options**  
**Section L – Permeability Testing**  
**Section M – Preliminary Hydrogeologic Study**  
**Section N – Detailed Hydrogeologic Study**

**Section K – Treatment and Disposal Options**  
**Section L – Permeability Testing**  
**Section M – Preliminary Hydrogeologic Study**  
**Section N – Detailed Hydrogeologic Study**

**Section K – Treatment and Disposal Options**

Section K is not marked for completion by DEP and not applicable because the Project does not propose a discharge of treated effluent.

**Section L – Permeability Testing**

Section L is not marked for completion by DEP and not applicable because the Project does not propose an absorption area.

**Section M – Preliminary Hydrogeologic Study**

Section M is not marked for completion by DEP and not applicable because the Project does not propose a soil-dependent treatment method.

**Section N – Detailed Hydrogeologic Study**

Section N is not marked for completion by DEP, no determination has been made by DEP that the additional study is necessary and not applicable because the Project does not propose a soil-dependent treatment method.

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section O – Sewage Management  
Supporting Documents**

## **Section O – Sewage Management**

The Project proposes to maintain a pressure lateral utilizing the existing pressure tap-in to the existing public gravity collection system with treatment at a publicly owned wastewater treatment plant.

DEP policy does not consider lateral lines as part of the sewer system. The policy considers the lateral as the part of the drainage system carrying sewage from an individual structure or property to the public sewer system. Additionally, DEP policy does not consider pumps used in laterals as pumping stations.

Therefore the measures to assure long-term proper operation and maintenance of non-municipal sewage facilities are not applicable because the Project does not propose construction of facilities considered as non-municipal sewage facilities.

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section P – Public Notification Requirement  
Supporting Documents**

## **P. Public Notification Requirement**

None of the listed conditions requiring public notice occur for the Project. Therefore, newspaper publication is not required.

Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section Q – False Swearing Statement  
Supporting Documents**

**\*\*\* No supporting documents for Section Q \*\*\***



Sewage Facilities Planning Module  
Component 3 – Sewage Collection and Treatment Facilities

**Section R – Review Fees  
Supporting Documents**

## R. Review Fee

For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual taps to an existing collection system, the fee is based on the number of lots created or number of EDUs whichever is higher. For fee computation purposes, the number of lots is one and the number of EDUs, using the DEP definition of 400 gpd/EDU, for the net new sewage flow of 1,204 gpd is 4 EDU<sub>DEP</sub>, as calculated in Equation (R.1)

The number of EDUs controls.

Using 4 EDUs, the planning module review fee for the Project is calculated to be \$200.00 in Equation (R.2).

### Equations:

$$\text{EDU}_{\text{DEP}} = 1,204 \text{ gpd} \div 400 \frac{\text{GPD}}{\text{EDU}_{\text{DEP}}} = 3.01 \text{ EDU}_{\text{DEP}} \quad [\text{Use 4 EDU}_{\text{DEP}} \text{ for Fee Computations}] \quad (\text{R.1})$$

$$\text{DEP REVIEW FEE FOR PROJECT} = 4 \text{ EDU}_{\text{DEP}} \times \$50.00 \frac{\text{Fee}}{\text{EDU}_{\text{DEP}}} = \$200.00 \text{ Fee} \quad (\text{R.2})$$

Sewage Facilities Planning Module  
Component 4A – Municipal Planning Agency Review

**Allentown City Planning  
Supporting Documents**

## John Barbaz

---

**From:** Sadiua, Jesus <Jesus.Sadiua@allentownpa.gov>  
**Sent:** Wednesday, August 16, 2023 9:22 AM  
**To:** John Barbaz  
**Subject:** RE: 1901 S 12th St Redevelopment - Planning Module Comp 4  
**Attachments:** COMPONENT\_4A\_-\_Allentown.pdf

Here you go, John.  
Jesse



**Jesus Sadiua**  
Chief Planner  
Bureau of Planning & Zoning | City of Allentown  
435 Hamilton St.  
Allentown, PA, 18101  
☎ +1 (610) 437-7630 x2865  
✉ Jesus.Sadiua@allentownpa.gov  
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**From:** John Barbaz <jbarbaz@vancleefengineering.com>  
**Sent:** Wednesday, August 16, 2023 8:20 AM  
**To:** Sadiua, Jesus <Jesus.Sadiua@allentownpa.gov>  
**Cc:** mbahnick <mbahnick@vancleefengineering.com>; Douglas White <dwhite@vancleefengineering.com>  
**Subject:** RE: 1901 S 12th St Redevelopment - Planning Module Comp 4

Jesse,

Attached are the excerpts from the DEP's Implementation of the History Code document and the appendix of exemptions from the planning module supporting documents.

Here is the link to the complete document and appendix in the DEP library:  
<http://www.depgreenport.state.pa.us/elibrary/GetFolder?FolderID=4626>

Sewage Facilities Component 3 are exempt unless there is more than 10 acres of earth disturbance.

Proposed earth disturbance on the project will be approximately 8-1/2 acres.

I also just confirmed the area with the project's NPDES Individual Permit Stormwater Application that was reviewed by LCCD.

The listed total limit of disturbance area is 8.6 acres.

Let me know if you need anything else.

Thank you,

John

**John Barbaz, P.E.**

Associate, Senior Project Manager

**Main:** (610) 332-1772 Ext 1360

**Direct:** (484) 403-0239

[jbarbaz@vancleefengineering.com](mailto:jbarbaz@vancleefengineering.com)

1685 Valley Center Parkway, Suite 100, Bethlehem, PA 18017

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---

**From:** Sadiua, Jesus <[Jesus.Sadiua@allentownpa.gov](mailto:Jesus.Sadiua@allentownpa.gov)>

**Sent:** Tuesday, August 15, 2023 6:12 PM

**To:** John Barbaz <[jbarbaz@vancleefengineering.com](mailto:jbarbaz@vancleefengineering.com)>

**Subject:** RE: 1901 S 12th St Redevelopment - Planning Module Comp 4

John – Please direct me to the PHMC findings (or exemption provision). Thx –  
Jesse



**Jesus Sadiua**

Chief Planner

Bureau of Planning & Zoning | City of Allentown

435 Hamilton St.

Allentown, PA, 18101

+1 (610) 437-7630 x2865

[Jesus.Sadiua@allentownpa.gov](mailto:Jesus.Sadiua@allentownpa.gov)



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**From:** John Barbaz <[jbarbaz@vancleefengineering.com](mailto:jbarbaz@vancleefengineering.com)>

**Sent:** Tuesday, August 15, 2023 2:39 PM

**To:** Sadiua, Jesus <[Jesus.Sadiua@allentownpa.gov](mailto:Jesus.Sadiua@allentownpa.gov)>

**Subject:** RE: 1901 S 12th St Redevelopment - Planning Module Comp 4

Jesse,

Let me know if you need a hardcopy and we will get one out to you.

Thanks,

John

**John Barbaz, P.E.**

Associate, Senior Project Manager

**Main:** (610) 332-1772 Ext 1360

**Direct:** (484) 403-0239

[jbarbaz@vancleefengineering.com](mailto:jbarbaz@vancleefengineering.com)

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**From:** Sadiua, Jesus <[Jesus.Sadiua@allentownpa.gov](mailto:Jesus.Sadiua@allentownpa.gov)>  
**Sent:** Tuesday, August 15, 2023 1:50 PM  
**To:** John Barbaz <[jbarbaz@vancleefengineering.com](mailto:jbarbaz@vancleefengineering.com)>  
**Subject:** RE: 1901 S 12th St Redevelopment - Planning Module Comp 4

John – Please excuse this belated action. I was away for a while.

Anyway, your advance hardcopy of the SPM for the subject only include Comp-4B (which is for LVPC). Please send me the Comp-4A (for Municipality).

Thx –

Jesse



**Jesus Sadiua**  
Chief Planner  
Bureau of Planning & Zoning | City of Allentown  
435 Hamilton St.  
Allentown, PA, 18101  
☎ +1 (610) 437-7630 x2865  
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**From:** John Barbaz <[jbarbaz@vancleefengineering.com](mailto:jbarbaz@vancleefengineering.com)>  
**Sent:** Monday, August 14, 2023 4:48 PM  
**To:** Sadiua, Jesus <[Jesus.Sadiua@allentownpa.gov](mailto:Jesus.Sadiua@allentownpa.gov)>; Gomez, Jennifer <[Jennifer.Gomez@allentownpa.gov](mailto:Jennifer.Gomez@allentownpa.gov)>  
**Subject:** FW: 1901 S 12th St Redevelopment - Planning Module Comp 4

Just checking in to make sure you received the hardcopy of the planning module that was mailed out last Monday.

If you have not yet received it for some reason, please let me know and we will get an additional copy out.

Thanks,

John

**John Barbaz, P.E.**

Associate, Senior Project Manager

**Main:** (610) 332-1772 Ext 1360

**Direct:** (484) 403-0239

[jbarbaz@vancleefengineering.com](mailto:jbarbaz@vancleefengineering.com)

1685 Valley Center Parkway, Suite 100, Bethlehem, PA 18017

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**From:** John Barbaz

**Sent:** Friday, August 4, 2023 11:54 AM

**To:** Susan L. Rockwell ([srockwell@lvpc.org](mailto:srockwell@lvpc.org)) <[srockwell@lvpc.org](mailto:srockwell@lvpc.org)>; Jesse Sadiua <[Jesus.Sadiua@allentownpa.gov](mailto:Jesus.Sadiua@allentownpa.gov)>; [jennifer.gomez@allentownpa.gov](mailto:jennifer.gomez@allentownpa.gov)

**Cc:** Matthew Hainzl <[Matthew.Hainzl@woodmontproperties.com](mailto:Matthew.Hainzl@woodmontproperties.com)>; Douglas White <[dwhite@vancleefengineering.com](mailto:dwhite@vancleefengineering.com)>; Ana Martins <[amartins@vancleefengineering.com](mailto:amartins@vancleefengineering.com)>; Mark Bahnick <[mbahnick@vancleefengineering.com](mailto:mbahnick@vancleefengineering.com)>

**Subject:** 1901 S 12th St Redevelopment - Planning Module Comp 4

The Component 3 Planning Module for the project has been completed to that point that it can be reviewed by the municipal and county-level planning agencies. At this time we are seeking Planning Module Component 4A processing by the City and Planning Module Component 4B processing by LVPC.

Below is a link and password to our secure file server for PDFs of the following documents:

- Component 3 Planning Module, last dated August 3, 2023;
- Planning Module Plan consisting of Sheets 3, 4, and 5 from the Land Development plan (Existing Features Plan, Grading Plan, and Utility Plan), all sheets last dated July 27, 2023;
- An uncompleted Component 4A for processing by the City; and
- An uncompleted Component 4B for processing by the LVPC.

Once we have both Component 4A and 4B back, we will submit hardcopies of the completed Planning Module to the City for action.

Hardcopies of the linked documents will be mailed on Monday to J. Sadiua's and S. Rockwell's attention.

If anything is needed at this time please let us know.

Thanks,

John

=====

To access the VCEA Secure File Server, click this link:

<https://files.vancleefengineering.com/public/?folder=1bf28f5e>

Password (password is case sensitive):

Pink-Dagger-216

The link will expire on September 30, 2023.



**John Barbaz, P.E.**

Associate, Senior Project Manager

**Main:** (610) 332-1772 Ext 1360

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**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

**WIP South 12th Street Redevelopment**

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

1. Date plan received by municipal planning agency \_\_\_\_\_
2. Date review completed by agency \_\_\_\_\_

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

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

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

**Yes**

**No**

- 13. Is this proposal consistent with the ordinance?  
If no, describe the inconsistencies \_\_\_\_\_
- 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?  
If no, describe the inconsistencies \_\_\_\_\_
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe \_\_\_\_\_
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- 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: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_ 

Date: \_\_\_\_\_

Name of Municipal Planning Agency: \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

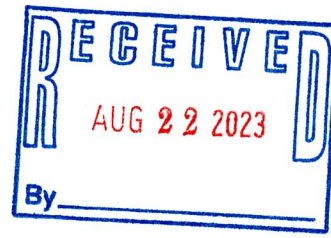
This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

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 – Municipal Planning Agency Review

**Lehigh Valley Planning Commission  
Supporting Documents**



STEVEN GLICKMAN  
Chair

CHRISTOPHER AMATO  
Vice Chair

KEVIN SCHMIDT  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste 310, Allentown, PA 18109 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

August 18, 2023

Mr. John Barbaz, PE  
Van Cleef Engineering Associates  
1685 Valley Center Parkway, Unit 100  
Bethlehem, PA 18017

**Re: Act 537 Review - Sewage Facilities Planning Module  
South 12<sup>th</sup> Street Redevelopment  
City of Allentown, Lehigh County  
DEP Code No. 2-39001299-3**

Dear Mr. Barbaz:

The Lehigh Valley Planning Commission (LVPC) reviewed the above-referenced planning module according to the requirements of Act 537, the Pennsylvania Sewage Facilities Act. We offer the following comments.

This sewage facilities planning module is intended for the proposed construction of a 133,050 square foot warehouse located at 1901 South 12<sup>th</sup> Street on approximately 8.5 acres. The development is proposed to be served by public sewage disposal by connecting to the existing sewer system located within South 12<sup>th</sup> Street, with ultimate treatment at the Kline’s Island wastewater treatment plant. This proposal aligns with the *FutureLV: The Regional Plan* action to ‘match development intensity with sustainable infrastructure capacity’ (of Policy 1.1) and ‘promote development in areas with public sewer and water capacity’ (of Policy 3.2).

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

Sincerely,

Susan L. Rockwell  
Senior Environmental Planner

Enclosure

- cc: Brandon Jones, Associate Planner, City of Allentown
- Mark Hartney, Deputy Director of Community and Economic Development, City of Allentown
- Jesus Sadiua, Senior Planner, City of Allentown
- Robert Corby, PA Department of Environmental Protection
- Matthew Hainzl, 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

South 12<sup>th</sup> Street Redevelopment

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

1. Date plan received by county planning agency ---
2. Date plan received by planning agency with areawide jurisdiction August 11, 2023  
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency August 18, 2023

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

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

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

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>Not applicable to City of Allentown</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <i>N/A</i> If no, describe which requirements are not met ---
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? <i>See municipal interpretation</i> If no, describe inconsistency ---
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ---
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies ---
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:		
Name: <u>Susan L. Rockwell</u>		
Title: <u>Senior Environmental Planner</u>		
Signature: <u><i>S L Rockwell</i></u>		
Date: <u>August 18, 2023</u>		
Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u>		
Address: <u>961 Marcon Blvd., Suite 310, Allentown, PA 18109</u>		
Telephone Number: <u>610-264-4544</u>		

**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

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

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

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