



HanoverEngineering

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December 19, 2024

Ms. Julia Heilakka, Manager
Smithfield Township
1155 Red Fox Road
East Stroudsburg, PA 18301

RE: Estate of Nancy M. Shukaitis – Minor Subdivision
Sewage Facilities Planning Module Component 1
Review #1
Hanover Project SMT24-14

Dear Ms. Heilakka:

Hanover Engineering has reviewed the above-referenced Pennsylvania Department of Environmental Protection (PA DEP) Planning Module Submission, including Component 1, and the Plan titled “Final Minor Subdivision Plan for Lands Of The Estate Of Nancy Michael Shukaitis” prepared by “RKR Hess, A division of UTRS”, dated October 29, 2024, and consisting of two (2) sheets.

Regarding Component 1 Planning Module requirements, and the information received, we offer the following comments:

1. Section A – The project name used shall be consistent throughout the entire planning module including the submitted Plot Plan.
2. Section C – Please include in the “Description of Site (Project)” that there are multiple residences located within the project site.
3. Section F – Please revise the project narrative to be clearer regarding Lot 2. You state that Lot 2 will contain a proposed home, yet it is intended to be sold by the current owner.
4. Section G.1 – Plot Plan
 - a. Section G.1.a – Percolation test holes shall be numbered on the plan and shall correspond to the numbering recorded during field testing.
 - b. Section G.1.b – The slopes provided within the submitted plot plan are shown to be generalized using a range of percentages. Please provide exact slopes calculated using measurements gathered in the field.
 - c. Section G.1.d – Please show a proposed driveway that is to service Lot 2.
 - d. Section G.1.e – It appears that the reserve septic area proposed on Lot 1 is within 10 feet of proposed property line running north of the existing gravel driveway on Lot 3. Please note that the perimeter of aggregate in any on-lot sewage disposal system requires a minimum of 10’ isolation to all property lines, easements, or rights-of-ways.
 - e. Section G.1.g – Please show existing wells East of Franklin Hill Road or provide a statement within the plot plan noting that there are no known wells located within 100’ of all percolation testing conducted on-site.
 - f. Section G.1 (General) – It appears that a few text blocks overlap crucial information on Lots 2 and 3. Please revise the plot plan so that all pertinent information is visible and legible.

- g. Section G.1 (General) – It appears that there is an unnamed structure southwest of Lot 2’s primary septic area, please identify the structure.
5. Section G.3 – Soils Information
 - a. Complete signed Site Investigation and Percolation Test Reports have been provided and shall be included in future submissions.
 - b. It appears that on the 290A submitted for Test Pit #1, it shows that the second reading for hole #3 is 4.5”. Field notes recorded during percolation test witnessing indicate that the reading should be 4.125” rather than 4.5”. Please advise.
6. Section I – The Applicant or Consultant shall initial in the space provided.
7. Section J – This Section shall be completed by the Smithfield Township Planning Commission and Zoning Officer.

GENERAL COMMENTS

8. The Plan should include a note indicating that the identified replacement absorption area locations are for future use in the event the primary on-lot system absorption areas fail, and that they must remain undisturbed.
9. Across all proposed lots, it appears that the slopes found are greater than 8%. Please revise the outlined “Septic Areas” to represent the required 4:1 (Length:Width) ratio with required 3:1 berm slopes.
10. The proposed grading and berm for the reserve Elevated Sand Mound (ESM) that is to service Lot 1 on 8-12% slopes shall be shown due to its close proximity of the proposed property line.
11. Once all comments have been addressed, a minimum of five (5) copies of the complete Planning Module submission shall be submitted for review and processing.

Upon receipt and review, should you have any questions regarding this information, please do not hesitate to contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Luke E. Eggert, SEO

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cc: **E-MAIL ONLY**

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