



HanoverEngineering

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December 17, 2024

E-mail only

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

RE: Franklin Hill Manor
Sewage Facilities Planning Module Component 1
Review #1
Smithfield Township, Monroe County
Hanover Project SMT22-13(018)

Dear Ms. Heilakka:

We have reviewed the revised Pennsylvania Department of Environmental Protection (PA DEP) Sewage Facilities Planning Module Submission, including Component 1, and the Plan titled “Franklin Hill Manor” prepared by Keystone Consulting Engineers, Inc., dated December 1, 2023, last revised March 28, 2024, and consisting of one (1) sheet. During this time, substantial changes have been made to the Plan, including lot line adjustments and additional soil testing. At this time, we find the submission consistent with the Township’s Act 537 Official Plan.

The project includes a proposal to subdivide three (3) individual building lots from the existing undeveloped parcel. Lot 1 will consist of a gross area of 1.34 acres, Lot 2 will consist of 1.19 acres, and Lot 3 will consist of 3.66 acres. Each lot will be served by an individual water supply well and private individual onlot sewage disposal system. Access to each lot will be from Franklin Hill Road.

Soil testing has been conducted and test results indicate soils are suitable for the placement of conventional elevated sand mound absorption areas on Lots 1, 2 and 3. The three (3) lots have been tested to accommodate onlot sewage flows of 500 GPD each. Please be advised, just because suitable soil test results have been obtained, that does not guarantee a permit will be issued for that lot. A permit will only be issued after the lot owner completes a permit application and meets all State and Local requirements in place at the time a completed application is received.

A waiver from sewage facilities planning is not requested for the residual land tract associated with this project.

Section J of the Module is to be completed by the Township Planning Commission and Zoning Officer.

Upon approval of the Planning Module by the Board of Supervisors, Section K is to be completed by the Township Secretary or Chairperson of the Board of Supervisors. Once four (4) copies of the Module are completed and signed, two (2) copies shall be submitted to the Department of Environmental Protection Pocono District Office and one (1) copy should be returned to this office. The remaining signed copy shall be retained for Township records. Please note, the self-calculated fee payment has *not* been received, however it must accompany the submission to DEP. The Developer shall provide a check to the Township payable to “Commonwealth of PA, DEP” in the amount of \$105.00.

Ms. Julia Heilakka, Township Manager
Smithfield Township

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December 17, 2024

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

Respectfully,

HANOVER ENGINEERING



Paul Gallagher Saba, SEO

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Enclosure(s)

cc: **E-MAIL ONLY**
Ken Wolfe, Zoning Officer
Dyana Salvi, Administrative Coordinator
D E & S Properties LLC, Owner
Tighe Meckes, PE, Keystone Consulting Engineers, Inc.