



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

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 1. Exception to the Requirement to Revise the Official Plan

(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 satisfy the sewage facilities planning requirements for subdivisions of 10 lots or less (*including residual lands*) intended as building sites for detached single family dwelling units served by individual onlot sewage disposal systems. The number of lots includes only those lots created after May 15, 1972. Refer to the instructions for help in completing this component.

NOTE: All soil testing must be field verified by the Sewage Enforcement Officer (SEO). The SEO must notify the approving agency verbally or in writing at least 10 days prior to testing. In some cases, a representative of the approving agency may wish to observe the soil testing.

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 K and the attached instructions for more information on these fees.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Franklin Hill Manor (Subdivision of Lands of D E & S Properties LLC)

2. Brief Project Description Creating 4 residential lots for single-family homes

3. Total Number of Lots:

Number of Lots Being Proposed	4	
+ Residual Land Parcel/Lot.....	1	+
+ Number of Previous Lots Developed from Present Tract As it Appeared on May 15, 1972		+
Total	5	=

* If total exceeds 10, do not use this form. Contact DEP for correct forms.

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

Municipality Name Smithfield Township	County Monroe	City <input type="checkbox"/>	Boro <input type="checkbox"/>	Twp <input checked="" type="checkbox"/>
--	------------------	----------------------------------	----------------------------------	--

Municipality Contact - Last Name Heilakka	First Name Julia	MI	Suffix	Title
--	---------------------	----	--------	-------

Additional Individual Last Name	First Name	MI	Suffix	Title
---------------------------------	------------	----	--------	-------

Municipality Mailing Address Line 1 1155 Red Fox Road	Mailing Address Line 2
--	------------------------

Address Last Line -- City East Stroudsburg	State PA	ZIP+4 18301
---	-------------	----------------

Phone + Ext. (570) 223-5082	FAX (optional) ()	Email (optional) julia@smithfieldtownship.com
--------------------------------	-----------------------	--

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development Project) Name Franklin Hill Manor (Subdivision of Lands of D E & S Properties LLC)

Site Location Line 1 Franklin Hill Road & Albert Lane		Site Location Line 2		
Site Location Last Line -- City East Stroudsburg	State PA	ZIP+4 18301	Latitude 41d 01' 03"	Longitude 75d 08' 43"

Detailed Written Directions to Site
180 East - Take Exit 309 and make left on Independence Road. Make right on 3 Point Garden Road, which turns into Franklin Hill Road. Make Right on Albert Lane and site is on left.

Description of Site (Project)
6.1895 ac site. Subdividing into 4 lots for single-family dwellings.

Site Contact (Developer) -- Last Name Wengerd	First Name David	MI	Suffix	Phone (570) 839-3200	Ext.
--	---------------------	----	--------	-------------------------	------

Site Contact Title
Managing Member

Site Contact Firm (if none, leave blank)

FAX ()	Email melissa@classicqualityhomes.com
------------	--

Mailing Address Line 1
2621 Route 940

Mailing Address Line 2

Mailing Address Last Line -- City Pocono Summit	State PA	ZIP+4 18346
--	-------------	----------------

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

Last Name Shupp	First Name Jonathan	MI	Suffix
--------------------	------------------------	----	--------

Title
PLS

Consulting Firm
JLS Surveying LLC

Mailing Address Line 1
224 New York Blvd.

Mailing Address Line 2

Address Last Line -- City Effort	State PA	ZIP+4 18330	Country USA
-------------------------------------	-------------	----------------	----------------

Email jlssurveying@gmail.com	Phone (570) 350-4706	Ext.	FAX ()
---------------------------------	-------------------------	------	------------

E. AVAILABILITY OF DRINKING WATER SUPPLY

This 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: _____

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

G. GENERAL SITE SUITABILITY (See Section G of instructions)

1. PLOT PLAN

Attach an original or copy of a 7½ minute USGS topographic map with the area of the proposed land development plotted and labeled. Attach a copy of the plot plan of the proposed subdivision showing the following information:

- a. Location of all soils profiles and percolation tests.
- b. Slope at each test area.
- c. Soil types and boundaries.
- d. Existing and proposed streets, roadways, access roads, etc.
- e. Lot lines and lot sizes.
- f. Existing and proposed rights-of-way.
- g. Existing and proposed drinking water supplies for proposed and contiguous lots.
- h. Existing buildings.
- i. Surface waters.
- j. Wetlands from National Wetland Inventory Mapping and USDA Hydric Soils Mapping.
- k. Floodplain and floodways (Federal Flood Insurance Mapping).
- l. Designated open space areas.
- m. Remaining acreage under the same ownership and adjoining lots.
- n. Existing onlot or sewerage systems; pipelines, transmission lines, etc.
- o. Prime agricultural land.
- p. Orientation to North.

2. RESIDUAL TRACT PLANNING WAIVER REQUEST


A waiver from sewage facilities planning is, is not requested for the residual land tract associated with this project. (See Section H, I and J and instructions for additional information).

3. SOILS INFORMATION

- a. Attach copies of "Site Investigation and Percolation Test Report" (3800-FM-BPNPSM0290A) (formerly known as "Appendix A") form(s) for the proposed subdivision.
- b. Marginal conditions for long-term onlot sewage disposal are, are not present. See marginal conditions information in Sections H and J and in attached instructions.
- c. If one or more lots in this subdivision are planned to be served by Individual Residential Spray Irrigation Systems (IRSIS), please see the specific information on IRSIS in Section G of the instructions.

Both the soils description preparer and developer must sign below indicating acknowledgement of the false swearing statement.

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 are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.

Soils Description Preparer Name (Print)	Jonathan Shupp, Agent Developer Name (Print)
Signature	
Date	11-8-2022 Date

H. MUNICIPALITY'S CERTIFIED SEWAGE ENFORCEMENT OFFICER (See Section H of instructions)

1. I have confirmed the information relating to the general suitability for onlot sewage disposal contained in this component. Confirmation of this information was based upon on-site verification of soil tests, general site conditions and other generally available soils information. The proposed development site:
 - Is generally suitable for onlot disposal. This module does not constitute individual permit approval.
 - Is marginal for long-term onlot disposal. (See instructions for information on marginal conditions).
 - Is not generally suitable for onlot disposal. (See my attached comments regarding this determination).
 - Cannot be evaluated for general site suitability because of insufficient soils testing.
2. The proposed development site is considered "marginal for onlot disposal" or for long-term onlot system use because one or more of the following conditions exist. (Check all that apply).
 - Soils profile examinations which document areas of suitable soil intermixed with areas of unsuitable soils.
 - Site evaluation which documents soils generally suitable for elevated sand mounds with some potential lots with slopes over 12%.
 - Site evaluation which documents soils generally suitable for in-ground systems with some potential lots with slopes in excess of 20%.
 - Lot density of more than 1 residential dwelling/acre.
3. Residual Tract Facilities (For use only when there is an existing septic system on the residual tract)
 - I have inspected the lot on which the existing building and existing septic system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met.
 - I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing septic system should be drawn from this acknowledgement.
 - A brief description and sketch of the existing system and site is attached.

Signature of Certified Sewage Enforcement Officer with
jurisdiction in municipality where development is proposed

Certification

Date

I. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES (See Section I of instructions)

Check one:

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

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

Applicant or Consultant Initials _____.

J. PLANNING AGENCY REVIEW (See Section J of instructions)

This planning module has been reviewed by the existing municipal planning agency and zoning officer and has been found to be consistent, inconsistent with municipal zoning ordinances or subdivision and land development ordinances. A waiver of the sewage facilities planning requirements for the residual tract of this subdivision has has not been requested. If requested, the proposed waiver is is not consistent with applicable ordinances administered by this agency.

Municipal Planning Agency Name

Zoning Officer Signature

Planning Agency Signature (Authorized Official)

No municipal planning agency exists

No municipal zoning ordinance exists

K. MUNICIPAL ACTION (See Section K of instructions)

The municipality must act within 60 days of receipt of a complete sewage facilities planning module package.

This planning module has been reviewed by the municipal governing body and has been found to be **ACCEPTABLE**. Approval of this planning module does not constitute individual onlot system permit approval.

This planning module is **NOT ACCEPTABLE** because:

Check appropriate reason(s)

The subdivision does not comply with municipal zoning ordinances.

The subdivision does not comply with municipal subdivision and land development ordinances.

The subdivision is not suitable for the use of individual onlot subsurface absorption areas.

The subdivision does not meet the requirements for use of this module or other provisions of Chapter 71 (Administration of Sewage Facilities Planning Program).

Other (Explain) _____

The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)

Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73

Replacement area testing

Scheduled replacement with sewerage facilities

Reduction of the density of onlot systems

The justification required in Section J of the instructions is attached.

A waiver of the planning requirements for the residual tract of this subdivision has been requested.

The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.

Chairperson/Secretary of Governing Body

Signature

Date

Municipality Name

Address

(Area Code) Telephone No. () _____

L. REVIEW FEE (See Section L 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 the Department'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 \$140 payable to "**Commonwealth of Pennsylvania DEP**". **Include DEP code number and/or project name 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 and send me an invoice for the correct amount. I understand the 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 _____

Formula:

4 _____ Lots X \$35.00 = 140 _____

- Note: (1) To calculate the review fee for any project, use the number of lots created in the above formula.
- (2) When using the number of lots, include only the number of lots being proposed when calculating the review fee. Do not include any "Residual Land Parcel/Lot".

Jonathan Shupp, Agent

Developer Name (Print)



11-8-2022

Signature

Date