



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 CHARTIERS VALLEY BEAGLE CLUB PLAN

2. Brief Project Description 2 LOT SUBDIVISION

3. Total Number of Lots:

Number of Lots Being Proposed	1
+ Residual Land Parcel/Lot	+ 1
+ Number of Previous Lots Developed from Present Tract As it Appeared on May 15, 1972.....	+ 0
Total	= 2 *

* 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 SOUTH FAYETTE	County ALLEGHENY	City <input type="checkbox"/>	Boro <input type="checkbox"/>	Twp <input checked="" type="checkbox"/>
Municipality Contact - Last Name HOROWITZ	First Name JOSEPH	MI D	Suffix	Title PRESIDENT
Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1 515 MILLERS RUN ROAD	Mailing Address Line 2
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Address Last Line -- City MORGAN	State PA	ZIP+4 15964
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Phone + Ext. (412) 221-8700	FAX (optional) (412) 221-7798	Email (optional)
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C. SITE INFORMATION (See Section C of instructions)

Site (Land Development Project) Name CHARTIERS VALLE BEAGLE CLUB PLAN

Site Location Line 1
FAWCETT CHURCH ROAD

Site Location Line 2

Site Location Last Line -- City
BRIDGEVILLE

State
PA

ZIP+4
15017

Latitude
N40.314912

Longitude
W-
80.135882

Detailed Written Directions to Site

FROM HENDERSONVILLE, PA TAKE MORGANZA ROAD TO A RIGHT ONTO FAWCETT CHURCH ROAD AND YOU WILL COME TO ENTRANCE TO CHARTIERS VALLEY BEAGLE CLUB AND GO TO PROPERTY ON THE RIGHT ADJACENT TO 256 FAWCETT CHURCH ROAD.

Description of Site (Project)

2 LOT SUBDIVISION

Site Contact (Developer) -- Last Name

First Name

MI

Suffix

Phone

Ext.

HILTY

DALE

(724) 745-6128

Site Contact Title

A MEMBER

Site Contact Firm (if none, leave blank)

FAX

()

Email

Mailing Address Line 1

3834 MORGANZA ROAD

Mailing Address Line 2

Mailing Address Last Line -- City

BRIDGEVILLE

State

PA

ZIP+4

15017

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

Last Name

First Name

MI

Suffix

N/A

Title

Consulting Firm

Mailing Address Line 1

Mailing Address Line 2

Address Last Line -- City

State

ZIP+4

Country

Email

Phone

()

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: PAWC

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.

STANLEY GLUMAC
Soils Description Preparer Name (Print)

DALE HILTY
Developer Name (Print)

Signature Date

DALE HILTY 1/12/18

Signature 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 _____ 03334 _____ Date _____
Certification

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 _____

PROJECT NARRATIVE

CHARTIERS VALLEYBEAGLE CLUB, South Fayette Township, Washington County, PA

The project is located in the rural area of South Fayette Township and the developed properties in the surrounding area have on lot sewage septic systems and there are no plans for public sewer line installation in the near future.

The purpose of this subdivision is to divide off a residential building lot for one of our members.

The residual parcel that contains an existing informal club house that has an existing system which hasn't been visually inspected since it is across the road and app. 250 yards back. The residual parcel is 94.6 acres and designated as Parcel A.

We are dividing off Lot No. 1 (1 acre) which has passed a perc test and has a site suitable for an on-lot conventional sewage septic system. A copy of the test results is included.

The sewage flows for each lot is 500 gal/day, making a total project of 1000 gal/day and 2 EDUs.

The water comes from the PAWC water company.

Sincerely,

Dale Hilty, member

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.

SOUTH FAYETTE TOWNSHIP PLANNING COMMISSION
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

SOUTH FAYETTE TOWNSHIP
Municipality Name

515 MILLERS RUN ROAD, MORGAN, PA 15064
Address

(Area Code) Telephone No. (412) 221-8700

Washington County Sewage Council

VISUAL INSPECTION WORKSHEET

Inspection No. 2018-02 SEO's name Stanley Glumac Date 1-8-18

Name Chartiers Valley Beagle Club Address 205 Fawcett Church Rd.

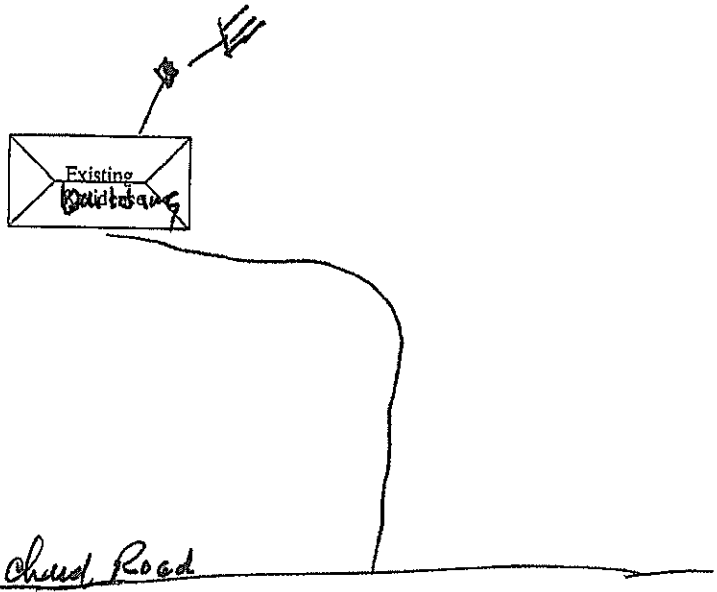
Location SAME Municipality Cecil/S. Fayette Twp Washington County

SEO's Signature Stanley Glumac Passed Failed Date 1-8-18

If failed, 1. Is there room to test for repair? _____.

2. Is this a serious health hazard or a public nuisance? _____

Brief diagram of existing system



Notes:

Pennsylvania Department of Environmental Protection
25 Technology Drive
California Technology Park
Coal Center, PA 15423

Attention: Terry Mattis, Sewage Planning Specialist II

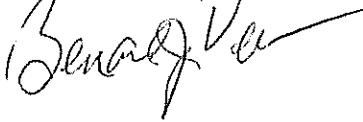
RE: Verification for Chartiers Valley Beagle Club

Dear Mr. Mattis:

The purpose of this letter is to verify that Mr. Dale Hilty is president of the Chartiers Valley Beagle Club and is authorized to sign the Planning Modules for both Cecil Township and South Fayette Township.

Sincerely,

Bernard Veres, Sec.

A handwritten signature in black ink, appearing to read "Bernard Veres", with a long horizontal flourish extending to the right.