DALLAS TOWNSHIP

APPLICATION FOR SUBDIVISION AND/OR LAND DEVELOPMENT
TO BE SUBMITTED TO: THE DALLAS TOWNSHIP PLANNING COMMISSION
APPLICATION MUST BE TYPED

DATE OF APPLICATION: _____ FILE #: _____
SUBMITTED FOR: _____ PRELIMARY OR _____ FINAL APPROVAL

LOCATION: _____

NAME OF SUBDIVISION / LAND DEVELOPMENT: _____
_____

*OWNER'S INFORMATION:
NAME: _____ TELEPHONE #: _____
FULL ADDRESS: _____
_____
EMAIL ADDRESS: _____

*APPLICANT'S INFORMATION:
NAME: _____ TELEPHONE #: _____
FULL ADDRESS: _____
_____
EMAIL ADDRESS: _____

*PERSON RESPONSIBLE FOR RECEIVING / PAYING INVOICES: _____
FULL ADDRESS: _____
_____
EMAIL ADDRESS: _____ TELEPHONE #: _____

*REGISTERED ENGINEER OR SURVEYOR: _____ TELEPHONE #: _____
FULL ADDRESS: _____
EMAIL ADDRESS: _____

TOTAL ACREAGE: _____ # OF LOTS: _____ AVERAGE LOT SIZE: _____

WATER SUPPLY: _____ PUBLIC SYSTEM _____ ON LOT SYSTEM

SEWAGE SYSTEM: _____ PUBLIC SYSTEM _____ ON LOT DISPOSAL

LINEAL FEET OF NEW STREETS: _____

REMARKS: _____
_____

SIGNATURE OF APPLICANT: _____

Dallas Township Board of Supervisors
105 Lt. Michael Cleary Drive
Dallas, Pennsylvania 18612
Telephone: 570-674-2000 # 4
Fax: 570-674-3827
Email: calber@dallastwp.org

Before an occupancy permit in a land development project will be issued in Dallas Township, the following procedures must be followed numerically in order:

1. The Dallas Township Planning Commission must receive proof of a signed financial security agreement posted in the name of Dallas Township.

2. A copy of the occupancy certificate must be signed by the building code official (Building Inspection Underwriters, Inc.) certifying that the building or structure has been constructed in accordance with the Uniform Construction Code in regards to the building, electric, mechanical, fire and plumbing.

3. A final set of "as-built" plans must be submitted to the Dallas Township Supervisors and Dallas Township Planning Commission for distribution to the Dallas Township Zoning Officer and the Dallas Township Engineer.

4. A final inspection must be performed by the Dallas Township Engineer and a written report submitted to the Dallas Township Supervisors and Dallas Township Planning Commission signifying compliance with the approved land development plan as approved by the Dallas Township Planning Commission.

Upon satisfactory completion of the above conditions, a certificate of occupancy will be issued by the Township Zoning Officer.

DALLAS TOWNSHIP

PLANNING COMMISSION

SR 309 DALLAS TOWNSHIP, PA. 18612

Notice to all Applicants for Subdivision and Land Development

The initial fee charged by the township is an application fee only. All applicants are Responsible to pay for the costs for Professional review fees that are incurred on behalf of said applicant.

Completed applications must be submitted at least 14 days before the monthly planning commission meeting of the Dallas Township Planning Commission. The Commission meets at 7:00P.M. on the second Tuesday of every month and are held at the Dallas Township Municipal Building SR 309, Dallas Township Pa.

_____ (Applicant) Agrees to reimburse Dallas Township for fees incurred for the Technical process for the attached subdivision / Land Development submittal. All land developments are required to have monthly compliance Inspections in order to receive a certificate of Final Inspection which facilitates "Final Plan approval" and the issuance of the "Occupancy Certificate".

All fees will be billed at direct costs by the Township and must be paid within (30) days of the date of billing.

Final Plan approval will not be granted until all outstanding fees are paid.
The "Certificate of Occupancy" will not be issued until the applicant secures "Final Plan approval"

All Land Developments must receive a "Certificate Of Final Inspection " and Final Plan Approval in order to secure the occupancy certificate.

This acknowledgement must accompany all original submissions for subdivision and Or Land Development.

_____ Dated this Day of _____20__
Signature of Applicant

Received by Dallas Township Date: _____20___

Received By: _____ (Signature)

APPENDIX A

OPERATION AND MAINTENANCE (O&M) AGREEMENT STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (SWM BMPs)

THIS AGREEMENT, made and entered into this _____ day of _____, 20___, by and between _____, (hereinafter the "Landowner"), and _____, _____ County, Pennsylvania, (hereinafter "Municipality");

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of _____ County, Pennsylvania, Deed Book _____ at page _____, (hereinafter "Property").

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the SWM BMP O&M Plan approved by the Municipality (hereinafter referred to as the "Plan") for the property identified herein, which is attached hereto as Appendix A and made part hereof, as approved by the Municipality, provides for management of stormwater within the confines of the Property through the use of BMPs; and

WHEREAS, the Municipality, and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of the Municipality and the protection and maintenance of water quality require that on-site SWM BMPs be constructed and maintained on the Property; and

WHEREAS, the Municipality requires, through the implementation of the SWM Site Plan, that SWM BMPs as required by said Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the Landowner, successors, and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner shall construct the BMPs in accordance with the plans and specifications identified in the SWM Site Plan.

2. The Landowner shall operate and maintain the BMPs as shown on the Plan in good working order in accordance with the specific maintenance requirements noted on the approved SWM Site Plan.

3. The Landowner hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper credentials, to inspect the BMPs whenever necessary. The Municipality shall notify the Landowner prior to entering the property.

4. In the event the Landowner fails to operate and maintain the BMPs per paragraph 2, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMP(s). It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.

5. In the event the Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from the Municipality.

6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMPs by the Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release the Municipality from all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by the Landowner or Municipality.

8. The Municipality shall inspect the BMPs at a minimum of once every three years to ensure their continued functioning.

This Agreement shall be recorded at the Office of the Recorder of Deeds of _____ County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs, and any other successors in interests, in perpetuity.

ATTEST:

WITNESS the following signatures and seals:

(SEAL)

For the Municipality:

_____

For the Landowner:

_____

ATTEST:

_____ (City, Borough, Township)

County of _____, Pennsylvania

I, _____, a Notary Public in and for the county and state aforesaid, whose commission expires on the _____ day of _____, 20_____, do hereby certify that _____ whose name(s) is/are signed to the foregoing Agreement bearing date of the _____ day of _____, 20_____, has acknowledged the same before me in my said county and state.

GIVEN UNDER MY HAND THIS _____ day of _____, 20_____.

_____ _____

NOTARY PUBLIC **(SEAL)**

APPENDIX B

STORMWATER MANAGEMENT PERMIT APPLICATION

Anyone performing a regulated activity must complete the accompanying Stormwater Management Permit Application, and submit to the Municipality. A regulated activity is defined by this Ordinance as:

Regulated Activity - Any earth disturbance activities or any activities that involve the alteration or development of land in a manner that may affect stormwater runoff.

This includes but is not limited to: the clearing of wooded areas, grading and excavating, placement of pavement (driveways, parking areas, roads), construction of buildings and other structures (homes, sheds, garages, commercial and industrial buildings), and other activities which alter the way stormwater runs off of the landscape. Impervious area is defined by this Ordinance as:

Impervious Surface (Impervious Area) - A surface that prevents the infiltration of water into the ground. Impervious surfaces include, but are not limited to, streets, sidewalks, pavements, parking lots, driveways, roofs, stone patios. See definition of "Gravel (Crushed Stone)" for when gravel classifies as impervious area.

Gravel (Crushed Stone) - Considered to be impervious when the intended use of the stone is for transportation purposes, parking areas, construction areas, trails, or if the gravel is compacted at any time during or after its placement; landscaping stone is not considered as impervious area.

Depending on the amount of impervious area placed and the amount of earth disturbance to the project site, this Ordinance requires different levels of stormwater management, and correspondingly different levels of design and review.

Level 1: Proposed impervious area is less than 1,000 sq. ft. and total earth disturbance is less than 5,000 sq. ft.
Stormwater Management Controls: Ensure that adverse downstream impacts do not occur due to redirecting stormwater flows towards nearby structures.
Submission: Submit the Stormwater Management Permit Application and Project Sketch; the easiest mechanism is to include the application with Building Permits.
Review: Reviewing the application will not likely require a qualified professional.

Level 2: Proposed impervious area is between 1,000 sq. ft. and 5,000 sq. ft. or total earth disturbance is between 5,000 sq. ft. and 10,000 sq. ft.
Stormwater Management Controls: Utilize Disconnected Impervious Area (DIA) for stormwater controls as outlined in Ordinance Appendix C.1; if DIA cannot be achieved, utilize stormwater management controls for small projects as outlined in Ordinance Appendix E.
Submission: Submit the Stormwater Management Permit Application and computations for DIA; the worksheet in this Ordinance Appendix C.1 may be used and submitted as is, or may be modified as the Municipality sees fit. If DIA cannot be achieved, submit computations for Stormwater Management for Small Projects; the worksheet in this Ordinance Appendix E may be used and submitted as is, or may be modified as the Municipality sees fit; the easiest mechanism is to include the application with Building Permits.
Review: Reviewing the application and computations may require a qualified professional if the person responsible for issuing Building Permits is not comfortable with performing the review.

Level 3: Proposed impervious area is between 5,000 sq. ft. and 10,000 sq. ft. or total earth disturbance is between 10,000 sq. ft. and 20,000 sq. ft.
Stormwater Management Controls: Capture and permanently remove the first 2 inches of runoff over all proposed impervious areas; infiltrate at least the first 0.5 inches.
Submission: Submit the Stormwater Management Permit Application and computations for permanently removing the first 2 inches of runoff over all proposed impervious areas; the worksheet in this Ordinance Appendix D may be used and submitted as is, or may be modified as the Municipality sees fit.
Review: Reviewing the application and computations will most likely require a qualified professional.

Level 4: Proposed impervious area is greater than 10,000 sq. ft. or total earth disturbance is greater than 20,000 sq. ft.
Stormwater Management Controls: All requirements of this Ordinance are applicable, including water quality and volume controls as found in Article III Section 303 and peak rate controls as found in Article III Section 304.
Submission: Submit the Stormwater Management Permit Application and Stormwater Management (SWM) Site Plan as in Article IV of this Ordinance.
Review: Reviewing the application and SWM Site Plan requires a qualified professional.

Following the Stormwater Management Permit Application and accompanying sketch sheet are examples of common smaller projects which do not require the review by a qualified professional (review by a qualified professional is optional). An Alternative Stormwater Management Permit Application is also provided following the examples. Both forms may be modified by the Municipality before one is selected.

STORMWATER MANAGEMENT PERMIT APPLICATION

Applicant and Applicant Address:	Nature of Activity (i.e. driveway, single-lot structure, parking lot, road, trail, subdivision, etc.):

Total Proposed Impervious Area (I) (sq. ft.):

Total Proposed Earth Disturbance (ED) (sq. ft.):

Level 1: (I) is less than 1,000 sq. ft. and (ED) is less than 5,000 sq. ft.

Level 2: (I) is between 1,000 sq. ft. and 5,000 sq. ft. or (ED) is between 5,000 sq. ft. and 10,000 sq. ft.

Complete and attach worksheet contained in Ordinance Appendix C.1 or E (or equivalent) → Is worksheet attached? No / Yes

Level 3: (I) is between 5,000 sq. ft. and 10,000 sq. ft. or (ED) is between 10,000 sq. ft. and 20,000 sq. ft.

Complete and attach worksheet contained in Ordinance Appendix D (or equivalent) → Is worksheet attached? No / Yes

Level 4: (I) is greater than 10,000 sq. ft. or (ED) is greater than 20,000 sq. ft.

Complete and submit SWM Site Plan in accordance with Ordinance Article IV → Is a SWM Site Plan included? No / Yes

Show on the accompanying sketch that adverse downstream stormwater impacts are not created or worsened, and that additional stormwater runoff will not discharge towards adjacent property owners.

All requirements of the Ordinance have been met. Applicant Signature: _____ Date: _____

FOR REVIEWER ONLY

This stormwater management permit application has been APPROVED DENIED (circle one)

Reviewed by (print): _____ Reason for Denial: _____

Signature: _____ Date: _____

PROJECT SKETCH

- Show direction of proposed stormwater discharges
- Show all structures within 50 feet of site
- If storm sewers are present, show approximate location of inlets

APPENDIX C.1

DISCONNECTED IMPERVIOUS AREA (DIA) AND WORKSHEET

When a regulated activity creates impervious areas between 1,000 sq. ft. and 5,000 sq. ft., or total earth disturbance between 5,000 and 10,000 sq. ft., the stormwater management requirements follow Appendix C.1 – Disconnected Impervious Areas (DIAs), of this Ordinance. If site conditions prevent the requirements of Appendix C.1 from being met, then the first 1 inch of runoff shall be captured and controlled in a manner consistent with Appendix E – Stormwater Management for Small Projects, of this Ordinance.

When rooftop or pavement runoff is directed to a pervious area that allows for infiltration, filtration, and increased time of concentration, the contributing rooftop or pavement area may qualify as a Disconnected Impervious Area (DIA). A rooftop or pavement area is considered to be a DIA if it meets the requirements listed below:

- The soil, in proximity of the discharge area, is not designated as hydrologic soil group "D" or equivalent (see Appendix F.2. Hydrologic Soil Group Map);
- The overland flow path (pervious area serving as BMP) from discharge area has a positive slope of 10% or less;
- The length of overland flow path (pervious area serving as BMP) is greater than or equal to the contributing rooftop or pavement length;
- The length of overland flow path (pervious area serving as BMP) is greater than 25 feet.

If the discharge is concentrated at one or more discrete points, no more than 1,000 square feet of impervious area may discharge to any one point. In addition, a gravel strip or other spreading device is required for concentrated discharges. For non-concentrated discharges along the edge of the pavement, this requirement is waived; however, there must be a provision for the establishment of vegetation along the pavement edge and temporary stabilization of the area until vegetation becomes stabilized.

If rainspouts are discharged underground to provide infiltration, the portion of the impervious area draining to those rainspouts is waived from the DIA discharge requirements. Rainspouts discharged underground which are directly connected to a storm sewer system are not waived from the DIA requirements.

Computations for DIA as a BMP must be submitted to the municipality. This worksheet is provided as an example, or may be used for the computations.

Applicant Address:	**Brief Description of Project:**				
Nearest waterbody:	**No more than 1,000 sq. ft. can discharge to one point on the surface.** **Number of discharge points required:**				
Total Proposed Impervious Area (A):	**Discharge Point 1**	**Discharge Point 2**	**Discharge Point 3**	**Discharge Point 4**	**Discharge Point 5**
Total Earth Disturbance:	**Area:**	**Area:**	**Area:**	**Area:**	**Area:**
Are rainspouts discharged underground? (Y/N)	**Impervious Path Length:**	**Impervious Path Length:**	**Impervious Path Length:**	**Impervious Path Length:**	**Impervious Path Length:**
If yes, contributing impervious area (B):	**Pervious Path Length:**	**Pervious Path Length:**	**Pervious Path Length:**	**Pervious Path Length:**	**Pervious Path Length:**
Total Impervious Area Discharged on Surface (A) – (B):	**Pervious Path Slope <10%? (Y/N)**	**Pervious Path Slope <10%? (Y/N)**	**Pervious Path Slope <10%? (Y/N)**	**Pervious Path Slope <10%? (Y/N)**	**Pervious Path Slope <10%? (Y/N)**
HSG Soil Group from Appendix F.2 Hydrologic Soils Group Map (Cannot be "D" Soils):					
Project sketch:					

Example: Joe Homeowner would like to build a single-family home, with a driveway and backyard stone patio. The home is 2,000 sq. ft., the stone patio is 800 sq. ft., and the asphalt driveway is 500 square feet.

Applicant Address: Joe Homeowner 123 Site Street Anytown, PA 12345	**Brief Description of Project:** Construction of 2,000 sq. ft. (40' x 50') single-family home with 500 sq. ft. driveway (10' x 50') and 800 sq. ft. stone patio (20' x 40'). The back half of the house discharges to rainspouts underground.				
Nearest waterbody: Tributary to Mill Creek	**No more than 1,000 sq. ft. can discharge to one point on the surface.** **Number of surface discharge points required:** 3				
Total Proposed Impervious Area (A): 3,300 sq. ft. **Total Earth Disturbance:** 6,000 sq. ft.	**Discharge Point 1:** Front of Home	**Discharge Point 2:** Driveway	**Discharge Point 3:** Patio	**Discharge Point 4:** N/A	**Discharge Point 5:** N/A
	Area: 1,000 sq. ft.	**Area:** 500 sq. ft.	**Area:** 800 sq. ft.	**Area:** N/A	**Area:** N/A
Are rainspouts discharged underground? (Y/N) Yes **If yes, contributing impervious area (B):** 1,000 sq. ft.	**Impervious Path Length:** 20 ft	**Impervious Path Length:** 10 ft	**Impervious Path Length:** 20 ft	**Impervious Path Length:** N/A	**Impervious Path Length:** N/A
	Pervious Path Length: 30 ft	**Pervious Path Length:** 50 ft	**Pervious Path Length:** 40 ft	**Pervious Path Length:** N/A	**Pervious Path Length:** N/A
Total Impervious Area Discharged on Surface (A) – (B): 3,300 – 1,000 = 2,300 sq. ft.	**Pervious Path Slope <10%? (Y/N)** Yes	**Pervious Path Slope <10%? (Y/N)** Yes	**Pervious Path Slope <10%? (Y/N)** Yes	**Pervious Path Slope <10%? (Y/N)** N/A	**Pervious Path Slope <10%? (Y/N)** N/A
HSG Soil Group from Appendix F.2 Hydrologic Soils Group Map (Cannot be "D" Soils): HSG "C"					
Project sketch:					

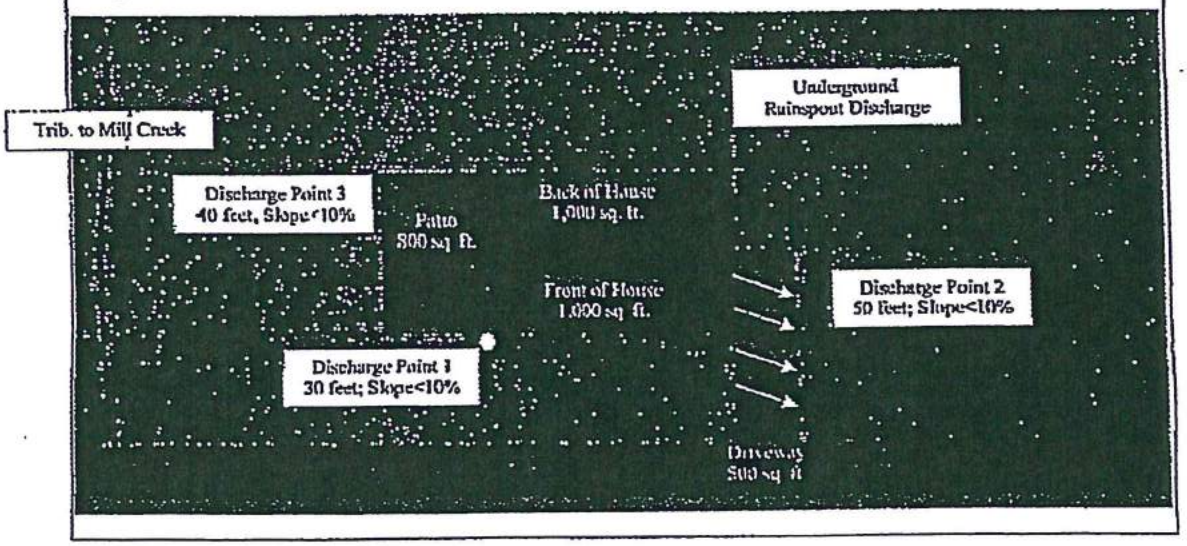

Table III.1. Stormwater Management Requirements and Exemptions.

Proposed Impervious Area (sq. ft.)	Proposed Total Earth Disturbance (sq. ft.)	Ordinance Exemptions	Stormwater Management Requirements	What is required to submit to municipality?
< 1,000	< 5,000	N/A	N/A	N/A
1,000 to 5,000	5,000 to 10,000	Section 303, Section 304, and Article IV of this Ordinance	Disconnected Impervious Area (DIA) as in Ordinance Appendix C.1	Ordinance Appendix C.1 Worksheet and Sketch (or equivalent)
			OR	OR
			Capture and control first 1 inch of runoff over proposed impervious areas as in Ordinance Appendix E	Ordinance Appendix E Worksheet and Sketch (or equivalent)
5,000 to 10,000	10,000 to 20,000	Section 304 and Article IV of this Ordinance	Capture and permanently remove the first 2 inches of runoff over proposed impervious areas as in Section 303 B. of this Ordinance	Ordinance Appendix D Worksheet and Sketch (or equivalent)
> 10,000	> 20,000	None	All requirements of this Ordinance	SWM Site Plan

B. Agricultural activity is exempt from the rate control and SWM Site Plan preparation requirements of this Ordinance provided the activities are performed according to the requirements of 25 Pa. Code 102.

C. Forest management and timber operations are exempt from the rate control and SWM Site Plan preparation requirements of this Ordinance provided the activities are performed according to the requirements of 25 Pa. Code 102.

D. Exemptions from any provisions of this Ordinance shall not relieve the applicant from the requirements in Sections 301.A. through P.

E. The municipality may deny or revoke any exemption pursuant to the Section at any time for any project that the municipality believes may pose a threat to public health, safety, property, or the environment.

Section 303. Volume Controls

The low impact development practices provided in the BMP Manual[1] shall be utilized for all regulated activities to the maximum extent practicable. Water volume controls shall be implemented using the *Design Storm Method* in Subsection A or the *Simplified Method* in Subsection B below. For all regulated activities that require submission of a formal SWM Site Plan, both the *Design Storm Method* and the *Simplified Method* shall be calculated; the larger control volume based on the two calculations shall be controlled.

Subsection C below provides requirements for mined, karst, or other geologically limiting areas where infiltration shall not occur.

A. The *Design Storm Method* (CG-1 in the BMP Manual[1]) is applicable to any size of regulated activity. This method requires detailed modeling based on site conditions.

1. Do not increase the post-development total runoff volume for all storms equal to or less than the 2-year 24-hour duration precipitation.

2. For modeling purposes:

a. Existing (predevelopment) non-forested pervious areas must be considered meadow or its equivalent.

b. 20% of existing impervious area, when present, shall be considered meadow in the model for existing conditions.

B. When *Design Storm* Method CG-1 guidelines are not used, the *Simplified Method* (CG-2 in the BMP Manual[1]) has been modified to accommodate 2" of permanently removed runoff volume. This method (provided below) is independent of site conditions and should be used if the *Design Storm Method* is not followed. For new impervious surfaces:

1. The first 2 inches of runoff from new impervious surfaces shall be permanently removed from the runoff flow (i.e., it shall not be released into the surface waters of this Commonwealth). Removal options include reuse, evaporation, transpiration, and infiltration.

2. Wherever possible, infiltration facilities should be designed to accommodate infiltration of the entire permanently removed runoff; however, in all cases at least the first 0.5 inch of the permanently removed runoff should be infiltrated.

3. Facilities, to the greatest extent possible and subject to the Municipality's discretion, shall be designed to drain the permanently removed runoff volume in a period no less than 24 hours and no greater than 72 hours from the end of the design storm.

4. Runoff volume in excess of 2 inches shall be safely conveyed to existing stormwater collection systems or streams, in the direction of the existing drainage course.

5. This method is exempt from the requirements of Section 304, Rate Controls.

DALLAS TOWNSHIP
EROSION & SEDIMENT POLLUTION CONTROL PLAN REQUIREMENTS (E&SPC) Revised 10/30/2017

To All Concerned,

There is considerable confusion between Engineers, Surveyors and Builders as to when an E&SPC plan must be approved by the Luzerne County Conservation District. On 10/23/2017 I discussed the requirements for the submission of E&SPC plans with Josh Longmore the Executive Director of the LCCD. As stated by Mr. Longmore this depends on the following factors.
1. What does the Municipalities SALDO require relative to E&S plan submittal
2. What does the Municipal Storm Water Ordinance 2011-1 require.

Dallas Twp. SALDO requires the following:
SECTION 820 EROSION AND SEDIMENTATION CONTROL

The minimization of erosion and control of sedimentation in connection with land development and major subdivisions are in the public interest, affecting the health, safety, and welfare of the public, and therefore those regulations governing erosion and sedimentation are deemed necessary for the Township.

820.1 General Standards:

a. Erosion and Sedimentation Control Plan Required: No changes shall be made in the contour of the land; no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation has been referred to and reviewed by the Township Engineer and/or the County Soil and Water Conservation District and approved by the Planning Commission, or there has been a determination by the Planning Commission after consultation with the above entities that such plans are not necessary.

Conclusion for Subdivision / Land Developments:
All subdivisions and/or Land Developments that propose construction must submit a E&SPC plan. If the Earth Disturbance is greater then 20,000 SF the plan must be submitted and approved by the Conservation District. The applicant must also submit a STORM WATER MANAGEMENT PERMIT Application to the Township for approval.

Single Family Residential Construction on a conforming Lot.
If the proposed construction is for a single family dwelling that does not involve a subdivision or Land Development then the following standards shall be applied.
If the Earth Disturbance is less then 20,000 SF a plan for controlling Erosion & Sedimentation must be developed and submitted along with the STORM WATER MANAGEMENT PERMIT Application to the Township Engineer for approval. The

Builder / Developer shall Implement the approved plan prior to any site improvements. The approved plan must be submitted to the Zoning Officer in order to secure a building permit. The Zoning Officer shall keep a copy of the approved plan in his possession.

Conclusion for Single Family Residential Construction:

If the Single Family Residential Construction proposes Earth Disturbance greater then 20,000 SF the plan must be submitted and approved by the conservation District. The applicant must secure approval from the Luzerne County Conservation District prior to the issuance of a building permit.

Tom Doughton
Dallas Township Engineers

Fact Sheet

Commonwealth of Pennsylvania • Department of Environmental Protection **ACT 537 #6**

SUBDIVISIONS EXEMPT FROM SEWAGE PLANNING REQUIREMENTS UNDER ACT 537 ("Exemptions")

Act 537 (the Pennsylvania Sewage Facilities Act) requires each municipality in the Commonwealth to have an Official Sewage Facilities Plan ("Official Plan") that addresses the existing and future sewage disposal needs of the municipality. In most cases, DEP requires completion of sewage facilities planning for new land development (a "planning module") to update or revise the municipal official plan before a subdivision is created. However, amendments to the Sewage Facilities Act created a process by which certain subdivisions or new land developments may be exempted from the planning module process. Questions about these projects and the exemption process are discussed below. Additional information may be found in Title 25, Pennsylvania Code, Chapter 71 §71.51(b). This section of DEP's regulation, as well as others, is available online at www.pacode.com.

Who determines if a subdivision is exempt from planning?

Depending on the location of the proposed subdivision, DEP or a delegated agency will make this determination using information provided by the developer on the "Application for Sewage Facilities Planning Module" mailer (available at www.dep.state.pa.us, Keyword: "DEP Wastewater"). Upon request, DEP will assist delegated agencies by providing them with information necessary for making exemption determinations.

If a delegated agency makes the determination that a subdivision is exempt, must they inform DEP?

Yes. Delegated agencies are required to submit quarterly reports to DEP. The reports should include the names and locations of subdivisions determined to be eligible for the planning exemption, the number of lots and the projected sewage flow for each subdivision.

What information is necessary to make the determination?

The information contained in the "Sewage Facilities Planning Module Application Mailer" may be sufficient to make the determination. If not, additional information may be requested to support the request for determination. Mailers should be sent to DEP or the delegated local agency for evaluation.

What types of subdivisions are eligible for the planning exemption?

Subdivisions served by either onlot sewage disposal systems or public sewers may be eligible, if they fit the requirements outlined in Act 537. These requirements are discussed below.

What are the requirements for subdivisions served by onlot sewage disposal systems?

To be eligible for an exemption from the sewage facilities planning requirements, the proposed subdivision must fulfill the following conditions:

1. The Official Plan must show that the area planned for the development is to be served by onlot sewage disposal facilities, as confirmed by the signature of the appropriate municipal official(s) on the mailer.
2. The area proposed for the use of the onlot systems must not be underlain by carbonate geology (determined by DEP based on USGS geology maps) nor be located within one-quarter mile of water supplies having documented nitrate-nitrogen concentrations exceeding five parts per million (determined by DEP from existing sampling data).
3. The area proposed for development is outside of high quality (HQ) or exceptional value (EV) watersheds established under the Clean Streams Law (as confirmed by DEP from the location of the proposed development on a USGS topographic quadrangle map).
4. All subdivided lots and the remaining portion of the original tract after subdivision (if any) will be one acre or larger in size, as confirmed by the signature of the applicant on the appropriate line on the mailer.
5. Soils testing and site evaluation have established that separate sites are available for both a permitted primary onlot sewage disposal system and a replacement onlot sewage disposal system on each lot of the subdivision, as confirmed by the signature of the Sewage Enforcement Officer (SEO) serving the municipality in which the development is proposed on the appropriate line of the application mailer.

proposed to be served by public sewers?

Sewage facilities planning is not required for subdivisions proposing service by public sewers when the following conditions are met:

1. DEP or a delegated agency has determined that the existing collection, conveyance and treatment facilities are in compliance with the Clean Streams Law and related rules and regulations.
2. DEP or a delegated agency has determined that the permittees of the receiving sewerage facilities have submitted information under Title 25, Pennsylvania Code, Chapter 94, that documents that the existing collection, conveyance and treatment system does not have either an existing hydraulic or organic overload or a five-year projected overload.
3. The applicant has provided written certification from the permittees of the receiving collection, conveyance and treatment facilities to the municipality where the subdivision is located that there is capacity to receive and treat the sewage flows from the applicant's proposed new land development and that the additional wasteload will not create a hydraulic or organic overload within the next five years.
4. The municipality where the project is located has a current, approved sewage facilities plan that is being implemented. The official plan of the municipality may not be under an order from DEP to submit an update revision or special study for the proposed subdivision area.

Note: Proposals intended to be served by sewage facilities that require a new or modified permit from DEP under the Clean Streams Law are ineligible for a planning exemption.

What happens if the subdivision is found to be ineligible for the planning exemption?

If the proposed subdivision is found to be ineligible for the planning exemption, sewage facilities planning must be completed and approved before the subdivision may be developed. Should this occur, the approving agency will provide the applicant with the proper forms and instructions necessary to complete sewage facilities planning for the development.

For more information, please visit the PA PowerPort at www.state.pa.us, Keyword: "DEP Wastewater."

DEP REGIONAL OFFICES

Southeast Region
Suite 6010, Lee Park
555 North Lane
Conshohocken, PA 19428
Water Supply: 610-832-6060
Wastewater: 610-832-6131

Counties: *Bucks, Chester, Delaware, Montgomery and Philadelphia*

Northwest Region
230 Chestnut St.
Meadville, PA 16335-3481
Water Supply: 814-332-6899
Wastewater: 814-332-6942

Counties: *Butler, Clarion, Crawford, Elk, Erie, Forest, Jefferson, Lawrence, McKean, Mercer, Venango and Warren*

Southwest Region
400 Waterfront Drive
Pittsburgh, PA 15222-4745
Water Supply: 412-442-4217
Wastewater: 412-442-4035

Counties: *Allegheny, Armstrong, Beaver, Cambria, Fayette, Greene, Indiana, Somerset, Washington and Westmoreland*

Northeast Region
2 Public Square
Wilkes-Barre, PA 18711-0790
Water Supply: 570-826-2511
Wastewater: 570-826-2511

Counties: *Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Susquehanna, Wayne and Wyoming*

Southcentral Region
909 Elmerton Ave.
Harrisburg, PA 17110
Water Supply: 717-705-4708
Wastewater: 717-705-4707

Counties: *Adams, Bedford, Berks, Blair, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Mifflin, Perry and York*

Northcentral Region
208 W. Third St., Suite 101
Williamsport, PA 17701
Water Supply: 570-327-3636
Wastewater: 570-327-3670

Counties: *Bradford, Cameron, Clearfield, Centre, Clinton, Columbia, Lycoming, Montour, Northumberland, Potter, Snyder, Sullivan, Tioga and Union*

Developer Name _____

Address _____

_____

Telephone # _____

2. **Location of Development**

   a. County _____

   b. Municipality _____

   c. Address or Coordinates _____

   _____

   _____

   d. Tax Parcel # _____

   e. USGS Quad Name _____

   inches up _____ over _____

   from bottom right corner of map.

3. **Type of Development Proposed**

   (check appropriate box)

   ☐ Residential ☐ Multi-Residential

   Describe _____

   _____

   ☐ Commercial ☐ Institutional

   Describe _____

   _____

   ☐ Brownfield Site Redevelopment

   ☐ Other (specify) _____

4. **Size**

   a. # of lots _____ # of EDUs _____

   b. # of lots since 5/15/72 _____

   c. Development Acreage _____

   d. Remaining Acreage _____

5. **Sewage Flows** _____ gpd

6. **Proposed Sewage Disposal Method**

   (check appropriate boxes)

   a. ☐ Sewerage System

   ☐ Existing (connection only) ☐ New (extension)

   ☐ Public ☐ Private

   ☐ Pump Station(s)/Force Main ☐ Gravity

   Name of existing system being extended

   _____

   Interceptor Name _____

   Treatment Facility Name _____

   _____

   NPDES Permit # _____

   b. ☐ Construction of Treatment Facility

   ☐ With Stream Discharge

   ☐ With Land Application (not including IRSIS)

   ☐ Other

   ☐ Repair?

   Name of waterbody where point of discharge is proposed (if stream discharge)

   _____

   _____

   ☐ Individual onlot system(s) (including IRSIS)

   ☐ Community onlot system

   ☐ Large-Volume onlot system

   d. ☐ Retaining tanks

   Number of Holding Tanks _____

   Number of Privies _____

7. ☐ **Request Sewage Facilities Planning Module forms in electronic format**

8. **Request for Planning Exemption**

   a. Protection of rare, endangered or threatened species

   Check one:

   ☐ The "PNDI Project Environmental Review Receipt" is attached.

   or

   ☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request 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_____

   b. ☐ Plot Plan Attached ☐ Site Reports Attached

   c. Onlot Disposal Systems

   (1) I certify that the Official Plan shows this area as an onlot service area.

   _____ / _____

   (Signature of Municipal Official) Date

   _____ / _____

   Name (Print) Title

   _____

   Municipality (must be same as in 2.b.)

   Telephone # _____

   (2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

   _____ / _____

   (Signature of SEO) Date

   _____ / _____

   Name (Print) Certification #

   Telephone # _____

   (3) I certify that each lot in this subdivision is at least 1 acre in size

   _____ / _____

   (Signature of Project Applicant/Agent) Date

   d. Public Sewerage Service (i.e., ownership by municipality or authority)

   Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

   _____ / _____

   (Signature of Municipal Official) Date

   _____ / _____

   Name (Print) Title

   _____

   Municipality (must be same as in 2.b.)

   Telephone # _____

Return Correspondence/Forms to:

_____

_____

_____

_____

DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____

_____

_____

DEP USE
Components Sent
Onlot Disposal ☐
Collection and Treatment ☐
Planning Agency Review ☐
Exempt from Planning ☐
Code _____
Date _____

"Fold Here"