pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- ☒ Name and Address of land development project.
- ☒ U.S.G.S. 7.5 minute topographic map with development area plotted.
- ☒ Project Narrative.
- ☒ Letter from water company (if applicable).
- ☒ Alternative Analysis Narrative.
- ☒ Details of chosen financial assurance method.
- ☒ Proof of Public Notification (if applicable).
- ☒ Name of existing collection and conveyance facilities.
- ☒ Name and NPDES number of existing treatment facility to serve proposed development.
- ☒ Plot plan of project with required information.
- ☒ Total sewage flows to facilities table.
- ☒ Signature of existing collection and/or conveyance Chapter 94 report preparer.
- ☒ Signature of existing treatment facility Chapter 94 report preparer.
- ☐ Letter granting allocation to project (if applicable).
- ☒ Signature acknowledging False Swearing Statement.
- ☒ Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- ☐ Information on selected treatment and disposal option.
- ☐ Permeability information (if applicable).
- ☐ Preliminary hydrogeology (if applicable).
- ☐ Detailed hydrogeology (if applicable).

Municipal Action

- ☒ Component 3 (Sewage Collection and Treatment Facilities).
- ☒ Component 4 (Planning Agency Comments and Responses).
- ☒ Proof of Public Notification.
- ☒ Long-term operation and maintenance option selection.
- ☐ Comments, and responses to comments generated by public notification.
- ☒ Transmittal Letter

Signature of Municipal Official

Date submittal determined complete

Section 1

Transmittal Letter

3850-FM-BCW0355 Rev. 5/2016

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
PADEP Southeast Regional Office
2 East Main Street
Norristown, PA 19401-4915

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Van Cleef Engineering Associates,
(Name)
Consulting Engineer for Grayson
(Title) (Name)
a subdivision, commercial ,or industrial facility located in Towamencin Township
Montgomery County.
(City, Borough, Township)

Check one

☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☒ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☒ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 *Pa. Code* Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.

☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 *Pa. Code* Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.

☐ Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

☒ Resolution of Adoption
☒ Module Completeness Checklist
☐ 2 Individual and Community Onlot Disposal of Sewage
☒ 3 Sewage Collection/Treatment Facilities
☐ 3s Small Flow Treatment Facilities
☒ 4A Municipal Planning Agency Review
☒ 4B County Planning Agency Review
☒ 4C County or Joint Health Department Review

Kofi Osei — *Municipal Secretary (print)*

[signature] — *Signature*

10/28 — *Date*

Section 2

Resolution for Plan Revision for New Land Development

3850-FM-BCW0356 Rev. 5/2016

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.
1-46949-218-3J

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Towmencin Township
(TOWNSHIP) (BOROUGH) (CITY), Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Churchill Acquisitions, L.P. (land developer) has proposed the development of a parcel of land identified as Grayson (name of subdivision), and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: (check all that apply), ☐ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, Towmencin Township (municipality) finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Towmencin Township hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20_____.

Municipal Address:

Towamencin Township
1090 Troxel Road
Lansdale, PA 19446
Telephone (215) 368-7602

Seal of Governing Body

Section 4

Project Narrative

Planning Module Component 3 Section F
Project Narrative

Grayson
Towmencin Township, Montgomery County, PA

The project involves the subdivision of a 33.745 acre parcel located at 1780 Kriebel Road to create 34 new building lots each to contain a single-family detached dwelling. The existing single-family dwelling, barn, and other outbuildings will remain on a residual lot approximately 2.97 acres in size. The project uses the R-14 Cluster Single Family Detached Dwelling provisions enacted by Ordinance No. 25-03, and will be served by public water and sewer.

The proposed means of sewage disposal for the project is by public sewer facilities using individual on-lot grinder pump facilities and low pressure sewer mains (LPSS). Sewage from the site will be conveyed via a LPSS to an existing gravity sewer manhole located within Kriebel Road, just to the north of the property. The existing public sewers are owned and maintained by Towmencin Township.

For the purposes of planning, projected sewage flows for the proposed development and adjacent service area were calculated as follows based upon the Township's flow standard of 280 GPD/EDU (refer to following EDU Allocation Table and EDU Parcel Allocation Map):

- 34 proposed lots/single family detached dwelling for proposed subdivision;
- 1 existing dwelling to remain on residual lot.
- 3 existing parcels along Kriebel Road (for potential future connection)

Total: 38 EDU's x 280 GPD/EDU = 10,640 GPD

Sewage will be ultimately treated by the Towamencin Municipal Authority's WWTP located on Kreibel Road.

The proposed low pressure sewer mains and appurtenances will be offered for dedication to Towamencin Township. Operation and maintenance of the residential grinder pump units, including the base and assembly, control/alarm panel, connection to the building sewer, and discharge piping extending from the grinder pump to the curb stop shall be the sole responsibility of each respective lot owner. The grinder pumps will be regulated by Towamencin Township Ordinance Chapter 127 – Sewers, Part 4 – Sewage Grinder Pumps, Article XVI– Regulation of Grinder Pumps (a copy of this ordinance is included in this sewage facilities planning module).

Domestic public water supply is intended to be supplied by the North Penn Water Authority.

WALTON PROPERTY SUBDIVISION

TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY
SEWAGE FACILITIES PLANNING MODULE

EDU ALLOCATION TABLE

ON-SITE

	No. of EDU's allocated
New Dwelling Lots	34
Existing Lot*	1

*Existing dwelling to remain.

OFF-SITE (Refer to "Off-Site Parcel EDU Allocation Map)

No.	Tax Parcel No.	Street Address	No. of EDU's allocated
1	53-00-04356-00-1	1691 Kriebel Road	1
2.	53-00-04352-00-5	1721 Kriebel Road	1
3.	53-00-04212-00-1	1740 Kriebel Road	1

TOTAL NO. OF EDUs (ON-SITE + OFF-SITE) 38

HOME PROPERTY SEARCH ▾ CONTACT US

Profile
Accessory Structures
Assessment Breakdown
Assessment History
Ownership
Mailing Details
Use
Map
Permits
Photos
Residential
Sales
Sketch
Soils and Conservation

PARID: 530004208005
CHURCHILL ACQUISITIONS LP



OFF-SITE PARCEL EDU ALLOCATION MAP