

WHAT IS A PLANNING MODULE?

A Planning Module is a group of documents that describes and registers your subdivision with your Municipality and the Pennsylvania Department of Environmental Protection, hereafter known as the PA DEP.

Back in 1962 all Municipalities in Pennsylvania had to file with the PA DEP a "Long Range Sewage Plan". PA DEP rules and regulations dictate that a subdivision alters the "Long Range Sewage Plan" of the Municipality for which it's located. It further dictates that every subdivision must have a Planning approval and the approved Planning Module fulfills that requirement,

In the event the subdivision is 10 lots or less from the original parcel established back and since May 15, 1972, and is only residential development, it then qualifies to make an exception to having to alter the Long Range Plan. When this occurs we utilize the Component No. 1 to complete the Planning Module process.

In the event there are more residential lots than 10 since May 15, 1972 or any Commercial building lots involved, then we utilize Component No. 2, Component No. 4A & 4B and with this we are altering the Municipalities "Long Range Sewage Plan." More actions, time and expense is involved over and above the Component 1 process.

There are other Components that are seldom used so they are not described in this writing.

Some necessary documents required are listed below, but not necessarily limited to:

Describing the complete information of the Municipality

Describing the complete information of the developer (Land Owner)

Describing the specific location and description of the subdivision

Providing a project narrative and alternate sewage method when required

Providing a PNDI report from the PA Natural Heritage Commission

Providing the soil description overlay for the entire project

Providing the possible Wetlands and Flood Way overlays for the project

Providing the sewage perc testing results, location and ground slope of the "site suitable"

Providing a visual inspection report if there is an existing residence on the residual lot. If the visual report indicates a malfunction then further testing is required.

Providing 2 copies of the sealed professional survey of the entire project

Any subdivision that has perc testing on any lot must be submitted to and approved by the PA DEP. Any subdivision that requires no perc testing is not submitted to the PA DEP and stays "in house" with the approval of the involved Municipality.

Your Planning Module can be prepared by anyone qualified and at your request is available to be done by the Washington County Sewage Council at a nominal fee in affect at the time.

In the event you need further clarification of the above or have further questions, you can call Tom Wright, the Chairman and Administrator of the Washington County Sewage Council at the WCSC office 724-223-0504 or his cell at 724-344-0563.

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