

## SEWAGE FACILITIES PLANNING MODULE COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

### SECTION A. PROJECT NAME (See Section A of instructions)

Project Name \_\_\_\_\_

### SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency \_\_\_\_\_
2. Date plan received by planning agency with areawide jurisdiction \_\_\_\_\_  
 Agency name \_\_\_\_\_
3. Date review completed by agency \_\_\_\_\_

### SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes                      | No                       |                                                                                                                                                                                        |
|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )?                                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?                                                                                                               |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met _____                                                        |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency _____                                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?<br>If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact _____                                                          |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?<br>If yes, describe impacts _____                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?<br>If yes, describe impacts _____                                        |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?                                                                                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance?<br>If no, describe inconsistencies _____                                                                         |

**SECTION C. AGENCY REVIEW (continued)**

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained?
- ☐ ☐ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance?  
If no, describe which requirements are not met \_\_\_\_\_
- ☐ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?  
If no, describe inconsistency \_\_\_\_\_
- ☐ ☐ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe \_\_\_\_\_
- ☐ ☐ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?  
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.  
If no, describe the inconsistencies \_\_\_\_\_
- ☐ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?  
☐ ☐ If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Name of County or Areawide Planning Agency: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

## **Project Narrative**

### **BOUTORABI TRACT**

#### **Mount Joy Township, Lancaster County**

**June 13, 2025 revised -**

The proposed project is located in Mount Joy Township, Lancaster County, Pennsylvania. The property is located on the east side of Trail Road North, approximately 5,250 feet north of Elizabethtown Road. Currently the site consists of one 22.7-acre parcel. This is a proposed 3-Lot subdivision, with two new dwellings proposed and the existing dwelling will remain.

The existing 3 bedroom house, constructed in 1974, would remain a single family residence and the two new proposed dwellings will be single family residences containing 3 bedrooms. The projected sewage flows from the existing 3 bedroom single family residence lot would be 400 gpd. The projected sewage flows from the proposed 3 bedroom single family residences on Lots 2 & 3 would be 400 gpd each for a total of 800 gpd.

Based on the proposed use of the facility, the dwellings are anticipated to generate 1200 gallons of combined waste water per day. The project (consisting of two proposed houses) will be served with new on-lot wells and a new on-lot sanitary sewer facilities. The existing 3 bedroom farmstead house is served by the existing on-lot well and the existing on-lot sewer system.

Alternate sewage facilities include public connection. The nearest public sewer system is located more than 5 miles from the tract. Consideration of connection to this facility is not feasible at this time.

## **ALTERNATIVE ANALYSIS**

### **BOUTORABI TRACT**

#### **Mount Joy Township, Lancaster County**

**June 13, 2025 revised -**

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Based on the proposed use of the facility, the dwellings are anticipated to generate 1200 gallons of combined waste water per day. The project (consisting of two proposed houses) will be served with new on-lot wells and a new on-lot sanitary sewer facilities. The existing 3 bedroom farmstead house is served by the existing on-lot well and the existing on-lot sewer system.

Alternate sewage facilities include public connection. The nearest public sewer system is located more than 5 miles from the farm site. Consideration of connection to this facility is not feasible at this time.

1. The sewage disposal method is ultimate and on-lot sewage disposal is proposed. 800 gpd.
2. The area is zoned Agricultural.
3. The Official Sewage Facilities Plan indicates onlot disposal systems in the area of the proposed improvements.
4. No known sewage management programs
5. The potential alternative to onlot sewage disposal is the public system, however it is over 5 miles from the project and not feasible.

6. The owner of the existing onlot sewer system (Lot 1) is Akbar Boutorabi, property owner.
7. The owner of the proposed onlot sewer system (Lot 2) is Amir Boutorabi, equitable property owner.
8. The owner of the proposed onlot sewer system (Lot 3) is Ali Boutorabi, equitable property owner.
9. The prelim hydro study supports the onlot sewage disposal.



