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July 25, 2022

Smithfield Township Planning Commission
1155 Red Fox Road
East Stroudsburg, PA 18301

**SUBJECT: BLACK BUFFALO PRELIMINARY/FINAL LAND DEVELOPMENT
PLAN REVIEW NO. 2
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2132237R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Preliminary/Final Land Development Plan for the above referenced project. The submission consists of the following items.

- Letter of Transmittal prepared by T and M Associates, dated June 29, 2022.
- Cover letter prepared by T and M Associates, dated June 29, 2022.
- Response letter prepared by T and M Associates, dated June 29, 2022.
- Response letter prepared by McMahon Associates dated July 20, 2022.
- Waiver Request Letter prepared by T and M Associates, dated June 29, 2022.
- Adjacent Property Owner's List for Notification Mailing.
- U.S. Army Corps of Engineers Jurisdictional Determination dated July 30, 2020.
- Cover letter for submission to the Marshalls Creek Fire Company prepared by T and M Associates, dated June 27, 2022.
- Architectural Plans including Building Elevations prepared by Cerminara Architect.
- ALTA Commitment for Title Insurance
- Monroe County Planning Commission comments dated June 1, 2022.
- Community Impact Analysis prepared by T and M Associates, dated April 28, 2022, revised June 28, 2022.
- Negative Phase I Bog Turtle Habitat Assessment prepared by Liberty Environmental, Inc., dated June 15, 2022.
- Stormwater Management Calculations prepared by T and M Associates, dated April 29, 2022, revised June 29, 2022.
- Aerial Fire Truck Turning Movements prepared by T and M Associates, dated June 29, 2022.
- Preliminary/Final Land Development Plan (23 sheets) prepared by T&M Associates, dated April 29, 2022, revised June 29, 2022.

BACKGROUND INFORMATION

The above items have been submitted in support of a Preliminary/Final Land Development of lands located on the northern side of Airstrip Road, approximately 480 feet west of its intersection with Airport Road. The project site is located within the M-1, Industrial Zoning District and has an area of 68.444 acres.

The existing property consists of the former Stroudsburg-Pocono Airport including an airstrip and several supporting buildings and driveways. The airport has been decommissioned with no objection by the Federal Aviation Administration. The FEMA Floodplain of Little Sambo Creek traverses the property and wetlands exist. The plan notes a Jurisdictional Determination was approved by the Army Corps of Engineers under cover letter dated July 30, 2020.

The proposed development includes the construction of a 131,250 square foot light manufacturing building consisting of a factory, finished product warehouse, material warehouse, 3D printing space, and a 2-story office. The development will take access from the new terminus bulb of Airstrip Road. A 63-space parking lot, landscaping, lighting, and stormwater management are also proposed.

The proposed light manufacturing facility is permitted within the M-1, Industrial Zoning District.

Based upon our review, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. Comment satisfied.
2. Comment satisfied.
3. In accordance with the Schedule of District Regulations, the permitted building height in the M-1, Industrial Zoning District is 35-feet. ***(Previous Comment) The proposed building height is 50-feet. The Zoning Data on Sheet 2 acknowledges the proposed building height exceeding the requirements of this Section and notes that a variance will be required.***
4. In accordance with Section 401.3.C, “no structure, filling, piping, diverting or stormwater detention basin shall be permitted within floodplain areas, unless the use, activity or development occurring in the floodplain is in strict compliance with the Smithfield Township Floodplain Ordinance [Chapter 8]”. ***The proposed discharge pipe from Infiltration/Detention Basin 001 and the scour hole are proposed within Zone AE of the FEMA 100-year floodplain. A Conditional Use is required. Refer to the Floodplain Ordinance Comments. (Previous Comment) A Conditional Use is required. Refer to Comment 77.***
5. In accordance with Section 404.2.A.(1), “a traffic impact study shall be required for all subdivisions and land developments that, at build-out, are projected to generate fifty (50) or more trip-ends per project peak hour or five hundred (500) trip-ends per day based on the latest edition of Trip Generation published by the Institute of Transportation Engineers. This shall include project additions, changes of use and replacement of nonconforming uses that increase the total traffic (existing plus new traffic) to more than five hundred (500) trip ends per day.” ***A Transportation Impact Study (TIS) was prepared and submitted. The TIS indicates 168 new vehicle trips per day will access the proposed driveway from Airstrip Road. The following has been determined through the TIS.***
 - a. ***The weekday morning and afternoon peak hour Overall Levels of Service at the intersection of Airstrip Road and the proposed driveway is A during the Existing Condition and 2024 Build-Out Condition.***

- b. *The weekday morning and afternoon peak hour Overall Levels of Service at the intersection of Airport Road and Milford Road is A during the Existing Condition and 2024 Build-Out Condition.*
- c. *The Queue Analysis has determined that the queue lengths will not extend into adjacent intersections or disrupt the internal operations of the proposed development.*
- d. *Four (4) new truck trips have been determined at the intersection of Airstrip Road and Airport Road during the weekday morning and afternoon peak hour.*

Based upon our review of the TIS, the following comments shall be addressed.

- a. *Comment satisfied.*
 - b. *One hundred sixty-eight (168) new vehicle trips have been determined for the proposed development. The total vehicle trips for Airstrip Road, including the development of Vigon shall be presented and/or summarized in the TIS. (Previous Comment) The response letters indicate 468 total trips per day will occur and includes both Black Buffalo and Vigon.*
6. In accordance with Section 402 and Schedule II, a manufacturing and wholesale or warehouse establishment requires one (1) parking space for each three (3) employees, plus one (1) for each 1,000 gross square feet, but not less than 25% of the total floor area, plus one (1) per each three (3) employees. ***(Previous Comment) The proposed factory requires 132 parking spaces plus one (1) space for each employee. Sixty-three (63) parking spaces are proposed. The Zoning Data on Sheet 2 acknowledges the proposed parking not meeting the requirements of Schedule II and notes that a variance will be required.***
7. Comment satisfied.
8. In accordance with Section 502.7.B.(1), “a minimum of one (1) tree shall be planted within the perimeter planting area for every fifty (50) feet of the perimeter of the parking area exclusive of driveway widths. Required perimeter trees shall be planted no less than twenty-five (25) feet and no more than fifty (50) feet apart. Interior landscaped islands within parking areas shall include one (1) shade tree for each twenty (20) feet in length and five (5) shrubs for each forty (40) feet in length.” *Twelve (12) shade trees are required around the perimeter of the proposed parking area and 12 trees are proposed. However, the proposed trees should also be placed along the northern edge of the proposed parking area.*

In addition, the Planting Schedule lists 7 required trees and 17 required shrubs for 137 linear feet of interior island. The linear footage appears incorrect and the number of required and provided trees shall be revised accordingly. (Previous Comment) The additional required trees are now shown on the plan; however, they are 35-feet from the northern edge of the parking lot. We question their placement and believe the plan should be revised to relocate the trees.

9. Comment satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

10. In accordance with Section 602.G, “the applicant/developer shall notify all abutting property

owners of the proposed development. This notification shall contain a statement as to the size and scope of the proposed project and the date of the first Planning Commission review of the project. Said notice shall be sent to the mailing address of the abutting property owners as shown on the tax rolls of the Township. A list indicating the names and addresses of the people notified as well as a copy of the letter sent, a certification with "return receipt requested" indicating that the letters had been sent shall be submitted to the Township." *The required notifications must be sent to the neighboring property owners with proof of notification provided to the Township. (Previous Comment) It appears Brian Nelson at 129 Schoonover Lane should be included in the Property Owner List.*

11. In accordance with Section 603.A.7, the plan shall include "proof of any, modification, variance or special exceptions which may have been granted by the Township Zoning Hearing Board." *All requested and approved Conditional Uses, Variances, and plan modifications must be listed on the plan with any conditions and dates of approval. (Previous Comment) The Waiver & Conditional Use Requests and Zoning Variance Requests listed on Sheet 2 shall be updated with dates of approval upon receipt.*
12. Comment satisfied.
13. In accordance with Sections 603.A.12 and 703.D, proof of submission to all agencies, authorities, commissions, persons, etc., required to be distributed by the applicant/developer under the submission guidelines of this Part. *Submission to the following agencies is required. (Previous Comment)*
 - a. *Monroe County Planning Commission – Provide comments received from the Planning Commission upon receipt. Comments received under cover letter dated June 1, 2022.*
 - b. *Monroe County Conservation District, PADEP NPDES Approval – Provide all submissions to, correspondences with, and permit from the County Conservation District. A submission has been made to the Monroe County Conservation District.*
 - c. *Smithfield Sewer Authority – Provide capacity letter from the Authority. A Planning Module Exemption package was submitted to the Authority in May.*
 - d. *Brodhead Creek Regional Authority – Provide will-serve letter from Authority. BCRA is developing a waterline extension along Airstrip Road.*
 - e. *Pennsylvania Department of Environmental Protection – Provide Sewage Facilities Planning Module approval. The Planning Module Exemption was approved by the authority and provided to PADEP.*
 - f. *Fire Company – Provide proof of submission to and any comments from the fire company. A submission was made under cover letter dated June 27, 2022.*
14. Comment satisfied.
15. Comment satisfied.
16. Comment satisfied.

17. In accordance with Section 603.D.13.(h), “wetlands shall be defined by metes and bounds.” *The plan shall be revised accordingly. (Previous Comments) The wetlands are now identified by metes and bounds. Closure reports shall be provided.*
18. Comment satisfied.
19. Comment satisfied.
20. In accordance with Section 603.G.16, The Preliminary Plan Application shall contain “A proposed stormwater management plan, prepared in accordance with the Smithfield Township Stormwater Management Ordinance [Chapter 26, Part 2], the PA DEP BMP Manual, and this Chapter all as amended including a plan of the surface drainage system of the tract to be subdivided or developed, shall be provided along with supporting calculations showing watershed areas, inlets, pipe size and material, pipe slope, headwalls, endwalls, and manholes and a statement of the design parameters utilized in arranging and sizing the system.” *(Previous Comment) Refer to the Stormwater Management Ordinance Comments and the Stormwater Management and Storm Sewer Design Comments.*
21. In accordance with Sections 603.G.17 and 1302.1.A, a soil erosion and sediment control plan and design basis of surface and subsurface drainage for protection against soil erosion during and after the construction period shall be provided. *The proposed disturbance is greater than one (1) acre and a NPDES permit from the Monroe County Conservation District is required. All submissions to, correspondences with, and permit from the Conservation District shall be provided upon receipt. (Previous Comment) A submission has been made to the Monroe County Conservation District.*
22. Comment satisfied.
23. In accordance with Sections 603.G.24, 1401.3, and 1406, the applicant/developer shall supply to the Township a statement from a registered engineer detailing the demands that the proposed development will have on the existing public sanitary sewer and public water systems within the Township. The applicant/developer shall supply an application for reservation of capacity or an executed capacity reservation agreement from the appropriate authorities having jurisdiction. *A capacity letter from the Sewer Authority, approval of a PADEP Sewage Facilities Planning Module, a will-serve letter from BCRA, and capacity reservation agreements shall be provided. (Previous Comment) Refer to Comment 13.*
24. In accordance with Section 603.G.25, a preliminary plan not involving subdivision of land shall provide preliminary elevation sketches and floor plans. *The required architectural plans shall be submitted. (Previous Comment) The preliminary architectural plans have been provided for review by, and discussion with, the Township.*
25. In accordance with Section 603.H.3.(b)(1) and 603.H.3.(b)(2), the plan shall include a “profile of existing ground surface with elevations at top of manholes or inlets”, and a “profile of storm drains and subsurface drains or sewer, showing type and size of pipe, grade, cradle, manhole, and inlet locations”. *Profiles of the proposed storm sewer including the basin discharge pipes with anti-seep collars, and a profile of the sanitary sewer lateral shall be provided on the plan. (Previous Comment) The following comments are related to the profiles provided on Sheet 23.*

- a. *The sanitary sewer crossing between inlets 14 and 15 shall be shown in the 14 to 19 profiles.*
 - b. *No drops are provided between the inverts in and out at inlet 18. Also, a 0.4% slope is proposed between inlet 18 and endwall 19. It appears a drop can be provided and a minimum slope of 0.5% may be achieved. This shall be addressed.*
 - c. *The trench drain information shall be provided in the 30 to 32 profiles.*
 - d. *The cover at inlets 10 and 11 are 1-foot or less. There is concern with the heavy truck traffic crossing over the shallow storm sewer between inlets 10 and 11. The grading shall be revised accordingly.*
 - e. *The top of grate elevation at inlet 13 in the 10 to 18 profile is inconsistent with that in plan view and shall be revised.*
 - f. *A profile for the storm sewer pipe between endwalls 20 and 21 and between outlet structure 53 and discharge point 54 shall also be provided.*
 - g. *The anti-seep collars shall be shown in the 40 to 41 and 53 to 54 profiles.*
26. In accordance with Section 1005, “wherever a central or public water supply system serves a development, provision shall be made for fire hydrants along streets or on the walls of nonresidential structures as approved by the Fire Company servicing the development in accordance with all prescribed State and county standards”. *The Applicant shall discuss the proposed development with the Fire Company. (Previous Comment) A submission to the Fire Company was made under cover letter dated June 27, 2022.*
27. Comment satisfied.
28. Comment satisfied.
29. Comment satisfied.
30. In accordance with Section 1024.4, “street trees shall be provided at the rate of not less than two (2) trees for every ten (10) parking spaces, which shall be in addition to any other requirements for buffering or landscaping”. *Thirteen (13) trees are required and twelve (12) are proposed. One (1) additional tree shall be provided. (Previous Comment) The required number of trees are now provided. The Total Required Plantings listed in the Planting Schedule for street trees shall be revised to reference 13.*
31. Comment satisfied.
32. Comment satisfied.
33. Comment satisfied.
34. Comment satisfied.

35. Comment satisfied.
36. In accordance with Section 1202.A, “in conformance with the Pennsylvania Municipalities Planning Code, this Section requires the public dedication of land suitable for park land, noncommercial recreational uses, preserved open space, and the construction of recreational facilities. Upon agreement of the Board of Supervisors, any of the following alternatives may be approved by the Board of Supervisors in lieu of public dedication of land, as specified in this Section:
1. Payment of recreation fees.
 2. Construction of recreation facilities.
 3. Dedication of recreation land or preserved open space to the Township or its designee.
 4. A combination of these alternatives.”

Open space and recreation facilities and/or a fee in-lieu-of shall be provided. (Previous Comment) The response letter indicates a fee in-lieu-of will be provided.

37. In accordance with Section 1301.6.C.(5), “the top of the outlet box shall be set at the one hundred (100) year water surface elevation and shall have an open grate”. *The grate elevation of the outlet structure at Infiltration/Detention Basin 002 shall be set to the 100-year water elevation. (Previous Comment) A waiver from Section 1301.6.C.(5) to permit the outlet structure at Infiltration/Detention Basin 002 to have a top of grate elevation of 474.00. The 100-year water elevation is 474.38. The justification suggests the grate elevation controls the stormwater elevation within the basin and indicates that the previous approval for Airstrip Road was similar. Based upon the existing site conditions, we have no objection to this request for Infiltration/Detention Basin 002.*
38. Comment satisfied.
39. Comment satisfied.
40. Comment satisfied.
41. In accordance with Section 1302.1.D, “final plans for minimizing erosion and sedimentation as approved will be incorporated into the Agreement and Financial Securities requirements as required by the Township.” *The construction cost estimate shall include the required erosion and sedimentation controls. (Previous Comment) The response indicates a construction cost estimate will be provided upon substantial approval by the Township and the County Conservation District.*
42. Comment satisfied.
43. In accordance with Sections 1503 and 1504, “no plan shall receive final approval unless the streets shown have been improved to a permanently passable condition, or improved as may be required by this Chapter, and any walkways, bikeways, curbs, gutters, streetlights, fire hydrants, shade trees, landscaping, parking lots, line striping, stormwater management facilities, erosion and

sedimentation control measures, water mains, sanitary sewers, storm drains and other improvements as may be required by this Chapter or the Smithfield Township Zoning Ordinance [Chapter 27] have been installed. In lieu of the completion of any improvements, the applicant/developer shall furnish to the Township financial security with such surety as the Board of Supervisors shall approve, in an amount sufficient to cover the costs of any improvements which may be required. Such financial security shall provide for and secure to the public the completion of any improvements which may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of improvements. The amount of financial security to be posted for completion of the required improvements shall be equal to one hundred ten percent (110%) of the cost of completion estimated as of ninety (90) days following the date of scheduled for completion by the applicant/developer. Annually, the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the ninetieth (90th) day after either the original date scheduled of completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the applicant/developer to post additional security in order to assure that the financial security equals said one hundred ten percent (110%). Any additional security shall be posted by the applicant/developer in accordance with this Section.” *A construction cost estimate for the improvements shall be provided for review and financial security shall be posted prior to plan recordation. (Previous Comment) The response indicates a construction cost estimate will be provided upon substantial approval by the Township and the County Conservation District.*

44. Comment satisfied.

45. Comment satisfied.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

46. In accordance with Section 221.11, “roof drains shall not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/ percolation of stormwater where advantageous to do so. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment.” *The proposed roof drains are tied into the proposed storm sewer that discharges to Infiltration/Detention Basin 00001. A waiver is required as proposed. (Previous Comment) A waiver is requested from 221.11 to permit the roof drains to connect directly into the proposed storm sewer. The storm sewer directs discharge to Infiltration/Detention Basin 001. We have no objection to this request.*

47. In accordance with Section 223.I.1.(d)(1)(a), permitted activities/development within the 50-foot inner wetland buffer area: “stormwater conveyance required by the Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP and passive ungraded stable trails shall be permitted. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.” *The discharge pipe from Infiltration/Detention Basin 001 and scour hole and storm sewer crossing Airstrip Road are proposed within the inner wetland buffer. We believe these are permitted, however other construction including grading and the northerly retaining wall are also proposed within the inner buffer and a waiver will be required. (Previous Comment) A waiver from Section 223.I.1.(d)(1)(a) is requested. After further review and clarification, the proposed retaining wall and grading behind the building are not located within the inner buffer. However, the proposed retaining*

wall is in close proximity to the inner wetland buffer and grading, or associated construction may encroach into the inner buffer.

The request shall be revised to reference Section 223.I.1.(d)(1)(a), not 223.1.1.(d)(l)(a).

48. In accordance with Section 223.I.1.(d)(2)(a), permitted activities/development within the 100-foot outer wetland buffer area: “stormwater conveyance required by the Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings permitted by DEP, roads constructed to existing grade, unpaved trails, and limited forestry activities that do not clear cut the buffer (e.g., selective regeneration harvest) in accord with a forestry management plan shall be permitted provided no buildings are involved, and those activities permitted under §§223(I)(5) and 223(1)(6)”. *Infiltration/Detention Basins 001 and 002 are proposed within the outer buffer as well as retaining walls, driveway, and building. A waiver is required as proposed. (Previous Comment) A waiver from Section 223.I.1.(d)(2)(a) is requested. The justification indicates the project has limited areas of encroachment within the existing developed/lawn areas.*

The request shall be revised to reference Section 223.I.1.(d)(2)(a), not 223.I.I.(d)(2)(a).

49. In accordance with Section 226.2, “all calculations consistent with this Part using the soil cover complex method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix B. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be twenty-four (24) hours. The SCS “S” curve shown in Figure B-1 of Appendix B shall be used for the rainfall distribution.” *Rainfall data from the NOAA was utilized in the calculations. We would support a waiver from Section 226.2. (Previous Comment) A waiver is now required from Section 226.2. We have no objection to this request.*
50. Comment satisfied.
51. Comment satisfied.
52. Comment satisfied.
53. Comment satisfied.
54. In accordance with Section 227.7, any drainage conveyance facility and/or channel not governed by Chapter 105 must be able to convey at a minimum, without damage to the drainage structure or roadway, runoff from the fifty (50) year design storm. *Calculations in support of the proposed vegetated swales shall be submitted. (Previous Comment) The swales shall be labeled on the plan for further review of the calculations.*
55. In accordance with Sections 228.1 and 223.A.4, any earth disturbance must be conducted in conformance with Chapter 102, and an erosion and sedimentation control plan, including all reviews and letters of adequacy obtained by the Conservation District shall be provided to the Township. *The proposed disturbance is greater than one (1) acre and a NPDES permit from the Monroe County Conservation District is required. All submissions to, correspondences with, and permit from the Conservation District shall be provided upon receipt. Also refer to Comment 21. (Previous Comment) A submission has been made to the County Conservation District.*

56. Comment satisfied.

57. Comment satisfied.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

58. Comment satisfied.

59. Comment satisfied.

60. Comment satisfied.

61. Comment satisfied.

62. Comment satisfied.

63. Comment satisfied.

64. Comment satisfied.

65. An Anti-Seep Collar detail is provided on Sheet 24. Supporting calculations shall be provided. ***(Previous Comment) The Design Collar Dimensions in the Anti-Seep Collar Design Sheet is greater than the outside diameter plus 4-feet as presented in the Anti-Seep Collar detail on Sheet 16. The detail shall be revised to include the Design Collar Dimensions.***

66. Comment satisfied.

67. Comment satisfied.

68. Comment satisfied.

69. Comment satisfied.

70. Comment satisfied.

71. The spillway elevation in the Infiltration/Detention Basin 002 Emergency Spillway detail on Sheet 16 is not consistent with that utilized in the Pond Report. The detail or report shall be revised. ***(New Comment)***

72. The top of grate elevation in the Infiltration/Detention Basin 002 Outlet Structure detail on Sheet 16 and in plan view are inconsistent with the Pond Report. The detail and plan view, or report shall be revised. ***(New Comment)***

73. The Invert (Start) at CB-31 to OF-32 in the Combined Pipe/Node Report is inconsistent with the 30 to 32 profile Sheet 23 and the plan view. The report, or profile and plan views shall be revised. ***(New Comment)***

DESIGN COMMENTS

74. A detailed plan of the proposed handicap ramp and spaces shall be provided in the plan set and shall include dimensions, slope arrows, and spot elevations to confirm the ramp design and grading across the parking spaces is in accordance with the Americans with Disabilities Act. ***(Previous Comment 71) Detailed plans shall still be provided as acknowledged in the response letter.***
75. Previous Comment 72 satisfied.
76. Previous Comment 73 satisfied.

FLOODPLAIN ORDINANCE COMMENTS

77. In accordance with Section 103.2.A, “it shall be unlawful for any person to undertake, or cause to be undertaken, any construction or development anywhere in, on, under, across, or through the floodplain of the Township of Smithfield unless a conditional use permit has been obtained from the Floodplain Administrator and after hearing by the Township Board of Supervisors.”

In addition, and in accordance with Sections 105.A and 108, activities/development that are compatible with maintaining the existing hydrologic regime and do not alter the cross-sectional dimension of the floodplain and its storage capacity, including stormwater conveyance and stormwater management facilities for water quality as outlined in the Township’s Stormwater Management Ordinance are permitted.

The discharge pipe from Infiltration/Detention Basin 001 and the scour hole are located within Zone AE of the FEMA 100-year floodplain. This work is permitted by Conditional Use, however additional information such as the grading at and associated with the scour hole shall be provided on the plan. (Previous Comment 74) While the proposed storm sewer, grading, and scour hole are permitted within the floodplain and do not appear to alter the cross-sectional dimension of the floodplain or its storage capacity, a Conditional Use is still required per Section 104.2.

In accordance with Section 104.2, “a conditional use permit shall be required before any construction or development is undertaken in, on, under, across or through any floodplain area of the Township.”

MISCELLANEOUS COMMENTS

78. Previous Comment 75 satisfied.
79. Previous Comment 76 satisfied.
80. Previous Comment 77 satisfied.
81. Previous Comment 78 satisfied.
82. Previous Comment 79 satisfied.
83. Previous Comment 80 satisfied.
84. Previous Comment 81 satisfied.

PLAN REVISION COMMENTS

85. Certifications should only appear on one (1) sheet, and the Sheet Index shall identify those sheets to be recorded. The plan set shall be revised accordingly. *(New Comment)*
86. The Turning Movements shall be listed in the Sheet Index on Sheet 1. *(New Comment)*
87. On Sheet 17, our counts have determined that 21 Pin Oaks are proposed while only 20 are listed in the Planting Schedule. The counts should be confirmed, and the Planting Schedule revised accordingly. *(New Comment)*
88. On Sheet 9, the proposed curb height is 8.5-inches, however the Concrete Curb Detail on Sheet 20 proposes 6-inch-high curbs. The plan and/or detail shall be revised. *(New Comment)*
89. SMH 2 and Ex San MH 170 shall be labeled in the SMH3 to SMH1 profile on Sheet 23 for consistency with the labeling presented in plan view. In addition, the rim elevation at Ex San MH 170 in the profile is inconsistent with the plan views and shall be revised. *(New Comment)*

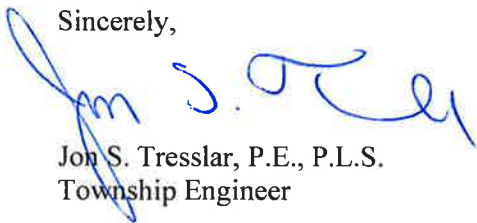
The above comments represent a thorough and comprehensive review of the limited information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments in this review, the receipt of new information may generate new comments.

We recommend the above comments be addressed to the satisfaction of Smithfield Township, prior to approval of the Preliminary/Final Land Development Plan.

In order to facilitate an efficient re-review of revised plans, the Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

If you should have any questions regarding the above comments, please contact me.

Sincerely,



Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/meh/tms

cc: Ronold J. Karasek, Esquire, Smithfield Township Solicitor
Ken Wolf, Smithfield Township Zoning Officer
Mark Buchvalt, P.E., T and M Associates – Applicant’s Engineer
Todd Grimm, Black Buffalo 3D Corporation – Applicant
Black Buffalo Land Acquisition, LLC – Property Owner
Michael J. Wilk, P.E. – Monroe County Conservation District
Melissa E. Hutchison, P.E. – LVL Engineering Group