

JLS SURVEYING

4/29/22

Re: FRANKLIN HILL MANOR PRELIMINARY LAND DEVELOPMENT PLAN
LAND DEVELOPMENT REVIEW NO.1
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO.2132229R

Please see the following responses to the comments provided in Review No.1:

ZONING ORDINANCE COMMENTS

1. The maximum allowable and proposed building heights have been added to the cover sheet.
2. That maximum allowable and proposed building coverages have been added to the cover sheet.
3. A ten foot wide landscaped area has been hatched out along Albert Lane. Some of this area will remain wooded and some will be planted with grass or meadow seed mix.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

4. The maximum allowable and proposed building coverages and heights for each lot have been added to the cover sheet.
5. The zoning district boundaries have been added to the plans.
6. The zoning district boundaries have been added to the location map on the cover sheet.
7. A title report will be provided upon receipt from the applicant.
8. The township engineer signature block has been added to the cover sheet.
9. The plan numbering has been revised.
10. The site context map has been prepared per section 22-603.C.1. as requested.
11. The Existing Resources & Site Analysis Map has been revised as requested.
12. The cartway widths and township road number have been proved on the plans.
13. The plans have been revised to include any additional significant features within 200 feet of the property.
14. The wetland metes and bounds have been added to the plans.
15. A resource impact and conservation analysis chart has been added to sheet 4.
16. The building setback lines have been dimensioned on all lots. The setbacks on lot 1 differ from lot 2 because lot 1 is a corner lot and has no rear yard setback, just sides. Same with lot 4. The applicant is also requesting a modification to the outer wetland buffer, making it 100 feet instead of 150 feet.
17. The cartway and right-of-way for Albert Lane have been dimensioned on the plan.
18. The existing storm pipes have been added to the Albert Lane profile and profiles for the proposed driveway pipes and existing pipes have been added to the plans.
19. The applicant would like to request a waiver from submitting a landscaping plan.
 - a. i. Proposed street trees have been added to the plans.
 - b. Tree protection fence and notes have been added to the plans as requested.
20. The applicant would like to request a waiver from submitting a lighting plan.

21. A NPDES permit has been applied for and a technical review has been provided. Revisions based on the review comments have been incorporated into the latest plans.
22. The existing signage for Albert Lane has been provided as well as a proposed stop sign and details.
23. A copy of the suitability statement from the SEO will be provided upon receipt.
24. The statement has been added to the cover sheet as requested.
25. The horizontal and vertical scales have been provided as requested.
26. Existing and proposed centerline elevations have been added to the profile at 50 foot intervals.
27. Stations and elevations have been called out where requested.
28. Profiles for the proposed driveway pipes and existing storm pipes have been added to the plans.
29. The note has been added to the cover sheet as requested.
30. The existing certification has been revised to include the required language.
31. The notes have been added to the cover sheet as requested.
32. Additional paving has been provided within lot 4 to provide a turnaround for personal and emergency vehicles. Turning movements have also been provided. The turnaround was a lesser impact to the site and neighboring properties as opposed to a cul-de-sac.
33. The applicant is requesting a waiver from providing sidewalks.
34. Proposed utilities and street trees have been added to the PCSM plan.
35. The applicant is requesting a waiver from providing and monumenting easements and is proposing a blanket easement instead.
36. The proposed monuments have been relocated as requested.
37. Comment noted.
38.
 - a. There is no outlet pipe discharging from the berm on lot 1. A headwall is no longer being connected to the 12" pipe under Franklin Hill Road as was previously proposed. It can be installed if directed to do so by the township roadmaster. A pipe extension is still proposed for the Albert Lane widening.
 - b. A headwall is no longer being connected to the 15" pipe under Albert Lane as was previously proposed. It can be installed if directed to do so by the township roadmaster. A pipe extension is still proposed for the Albert Lane widening.
- Riprap Aprons have been proposed at the discharge points of the 12" and 15" pipes and remain within right-of-way.
39. Swale designs have been revised for the 50-year storm flows.
40. Calculations have been provided for the capacity of the existing 12" and 15" pipes on site. Rates and volumes to these pipes are being decreased in the post-development condition.
41. The applicant is requesting a waiver to use the existing 12" and 15" pipes leaving the site. Capacity calculations have been provided in support of the request.
42. Profiles of the proposed driveway pipes have been provided and the existing 15" CMP has been added to the Albert Lane profile.
43. The proposed grading has been revised for positive drainage away from the houses.
44. The garage floor elevation has been added to each home.
45. Proposed spot elevations have been added as requested.
46. Headwalls are no longer being proposed, only pipe extensions. Capacity calculations have been provided. Riprap aprons are now proposed within right-of-way. A blanket easement to all stormwater facilities is being proposed on the cover sheet.
47. The sewage planning module is under review and the approval will be provided upon receipt.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

48. The wetland buffers have been added to the plans.
 - a. The applicant is requesting a modification of the outer wetland buffer requirement.
49. The applicant is requesting a waiver from section 26-224.A.3.
50. The note has been added to the PCSM plan as requested.
51. If acceptable to the township we would like to propose a blanket easement for access to the proposed stormwater management facilities from Albert Lane. The blanket easement is listed on the cover sheet and is also described in covenant number 10.
52. A revision statement has been provided on the cover sheet.
53. The applicant is in the process of obtaining a NPDES permit. All correspondence is being shared with the township.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

54. The plans and report have been updated for consistency.
55. A summary table has been added to the narrative calculations.
56. The drainage areas have been revised for the berms where necessary.
57. The original design was to treat the berms themselves as a weir. The plans have been revised to provide a spillway at each berm. The narrative calculations have been revised accordingly.
58. There are no outlet pipes for any of the berms. The pipes shown in the modeling of the report are listed as inactive. They have been cleared from the modeling to avoid confusion.
59. The proposed headwall is no longer being proposed. It can be installed at the direction of the township roadmaster.
60. The headwall is no longer being proposed.

MISCELLANEOUS COMMENTS

61. The 50 foot wide strip of land to the north of the project has been labeled with deed book 2549 page 864 and the use has been listed. This property is the pole portion of a flag lot owned by Laura Pettinato (who uses Albert Lane for access rather than this strip of land).
62. The building setback lines have been darkened.
63. Bearings and distances have been added to the right-of-way lines. Side lot lines have been dimensioned. Closure reports will be provided upon conditional approval of the overall subdivision.
64. Albert Lane will be offered for dedication to the township.
65. The plans have been revised to provide a transition from the proposed Albert Lane pavement to the existing and align the centerlines.

If you have any additional questions or concerns please do not hesitate to call me at 570-223-3421.

Sincerely,



Tighe Meckes, PE