



June 9, 2022

Smithfield Township Planning Commission  
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**SUBJECT: FRANKLIN HILL MANOR PRELIMINARY LAND DEVELOPMENT PLAN REVIEW NO. 2  
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 2132229R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Preliminary Land Development Plans for the above referenced project. The submitted information was prepared by JLS Surveying, LLC and consists of the following items:

- Letter of Response dated April 29, 2022.
- Waiver Request Letter dated April 29, 2022.
- Stormwater Management Report dated October 12, 2021, revised April 29, 2022.
- Franklin Hill Manor Preliminary Land Development of the Lands of DE&S Properties, LLC (11 sheets) dated October 5, 2021, revised April 29, 2022.

**BACKGROUND INFORMATION**

The Applicant is proposing the subdivision and land development of lands located on the eastern side of Franklin Hill Road, at its intersection with Albert Lane (private road).

The existing property is located within the R1, Low-Density Residential Zoning District, has an existing area of 6.1895 acres, and consists of wetlands and woodland area.

The proposed development includes the subdivision of the tract into four (4) residential dwelling lots that will take access from an improved Albert Lane. Albert Lane is proposed as a Local Access Street with its cartway, and right-of-way widened to 18-feet and 50-feet, respectively with 4-foot shoulders.

Lot 1 will have a gross area of 1.5334 acres (1.4089 acres net), Lot 2 will have a gross area of 1.5353 acres (1.3971 acres net), Lot 3 will have a gross area of 1.2838 acres (1.1481 acres net), and Lot 4 will have a gross area of 1.8370 acres (1.4614 acres net). The proposed lots will be served by on-lot water and sewer services. Stormwater management is proposed by infiltration berms on each proposed lot.

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

**ZONING ORDINANCE COMMENTS**

1. Comment satisfied.

2. Comment satisfied.
3. In accordance with Section 401.3.D.(2), “no development, filling, piping, or diverting shall be permitted within wetlands, except for road or utility crossings approved by the Township; where State and Federal permits have been obtained, the design represents the least possible disturbance, and no other access is available. Wetlands may also be used as part of approved sewage treatment systems and for recreational uses such as trail and golf course development. No more than forty (40%) percent of the wetlands margin area shall be developed, diverted, or filled.” Wetland Margin is defined as “that area which extends seventy-five (75) feet from the wetland boundary or to the limit of the hydric soils, whichever is greater”. *(New Comment) As discussed with the Applicant’s representative through email correspondence on February 4, 2022, the 75-foot wetland margin shall also be shown on the plan with the existing area (in square feet and acreage) and percent disturbance. It appears the only disturbance of the wetland margin will be for the improvements of Albert Lane.*
4. In accordance with Section 27-502.7.B, “Trees or other approved natural landscaping features, such as shrubbery, grass areas, ornamental bushes, or flower beds, shall be required in a ten (10) foot wide landscaped area along any street side property line except, at driveway opening. A four (4) foot wide landscaped area shall be required along each non-street side property line except at driveway openings. All such plantings shall be located on the site in a manner that will not interfere with traffic and safe sight vision. The maximum height of shrubbery and bushes shall be thirty-two (32) inches.” *The Plans shall be revised to provide the ten-foot-wide landscaped area along Albert Lane, as required by this Section. Also, refer to Comment 19. (Previous Comment 3) The response letter states, “A ten-foot-wide landscaped area has been hatched out along Albert Lane.” The plan shows a partially hatched 10-foot wide (by scale) area along both Albert Lane and Franklin Hill Road. In addition, the hatching is shown crossing the proposed driveways. The plans shall be revised to complete the hatching and to remove the hatched area crossing the driveways.*

#### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

5. In accordance with Section 22-603.A.2, the Subdivision/Land Development Plans shall contain the “Zoning regulations in a tabular format including ordinance requirements and proposed conditions including, but not limited to, yard setbacks, impervious cover, building coverage, minimum lot size requirements, minimum lot frontage, etc.” *The Zoning District Requirements Table on the Cover Sheet (Sheet 0) shall be revised to note the maximum allowable building coverage and the proposed building coverage for each lot. In addition, the Zoning District Requirements Table on the Cover Sheet (Sheet 0) shall be revised to note the maximum allowable building height and the proposed building height for each lot. (Previous Comment 4) Information is now provided in the Zoning District Requirements table on the Cover Sheet (Sheet 1) and provided on the Subdivision Plan (Sheet 4). The following issues shall be resolved:*
  - a. *The Net Lot Area for Proposed Lot 3 is noted as 1.1122 acres in the Zoning District Requirements table and as 1.1481 acres in plan view. The Plans shall be corrected for consistency.*
  - b. *The Minimum Lot Depth in the Zoning District Requirements table does not appear to be correct for Proposed Lots 1, 2, 3 and 4 when measured at the scale given on the Subdivision Plan. The Zoning Ordinance definition of Lot Depth is “the average horizontal distance between the front and rear lot lines.” The front lot line for Proposed Lots 1, 2, 3 and 4 is the ultimate right-of-way line of Albert Lane. The Zoning District Requirements table shall be revised to provide the correct lot depth for each lot as defined in the Zoning Ordinance.*

- c. ***The Rear Yard for Lot 1 and Lot 4 noted in the Zoning District Requirements table (25 feet) is not consistent with the Rear Yard dimensioned on the Subdivision Plan (30 feet). The Plans shall be corrected for consistency.***
6. Previous Comment 5 satisfied.
7. Previous Comment 6 satisfied.
8. In accordance with Section 22-603.A.11, “A recent title report shall be submitted verifying any restrictions in the deed affecting the subdivision or development of the property, including, but not limited to, any underground, overhead or surface utility easements or rights-of-way. Copies of easements shall be submitted for review.” ***(Previous Comment 7) A recent title report shall still be submitted.***
9. Previous Comment 8 satisfied.
10. In accordance with Section 22-603.B.3, “If more than one sheet is necessary, each sheet shall be the same size and consecutively numbered to show its relation to the total number of sheets comprising the plan, i.e., Sheet No. 1 of 5, etc.” ***The numbering of the Plan sheets shall be revised accordingly. (Previous Comment 9) The Plans shall be revised to provide a sheet number for each plan in accordance with this Section, i.e., Sheet No. 1 of 11, 2 of 11, 3 of 11, etc.***
11. In accordance with Section 22-603.C, the Subdivision/Land Development Plans shall contain a Site Context Map “showing the location of the proposed subdivision or land development within its neighborhood context shall be submitted.” Section 22-603.C.1 requires, “For sites under one hundred (100) acres, such maps shall be at a scale not less than one (1) inch = two hundred (200) feet and shall show the relationship of the subject property to natural and man-made features existing within one thousand (1,000) feet of the site.” Section 603.2 outlines the required features to be provided on the Site Context Map. This Section allows that the required information may be superimposed on an aerial photograph. ***A Site Context Map shall be prepared to provide the information required by this Section and submitted to the Township as part of the Subdivision and Land Development Plan Set. An aerial map showing information within 1,000 feet of the project site will be accepted. (Previous Comment 10) A Site Context Map is now provided and shall be revised per Sections 22-603.C.2.i and 22-603.C.2.j to include “existing property lines” and the “names of owners of all properties and the names of all subdivisions” located within 1,000 feet of the project site.***
12. In accordance with Section 22-603.D, the Subdivision/Land Development Plans shall contain an Existing Resources and Site Analysis Plan. Section 22-603.D.2 requires “The plan shall be prepared as an overlay on top of aerial photography of the site.” ***The Existing Features & Site Analysis Plan (Sheet 2) shall be revised accordingly. (Previous Comment 11) An Existing Features & Site Analysis Plan (ERSAP) with an aerial photograph has been provided. The plan shall be revised to provide the following:***

  - a. In accordance with Section 603.D.4, “the location, name and right-of-way and cartway widths of all streets bordering the land to be developed or subdivided, including State and local traffic route numbers” shall be provided. ***The right-of-way width of Albert Lane and the cartway widths of both Albert Lane and Franklin Hill Road shall be labeled and dimensioned on the ERSAP.***
  - b. In accordance with Section 603.D.9, “All ground contours taken from United States Coast and Geodetic benchmarks and run direct from the United States Coast and Geodetic benchmark to

the degree that the actual elevations of spot points or contours shall be the exact elevations above the United States Coast and Geodetic datum. A full and complete description of a reestablished benchmark shall be supplied in written form in duplicate to the Township after said point has been physically established in a manner approved by the Township Engineer. Horizontal and vertical datums shall be labeled.” ***The benchmark shall be shown and labeled on the ERSAP.***

- c. In accordance with Section 603.D.13.(d), “Soils. The soil classifications, hydraulic soil classification and boundary lines of all soils located on the tract with specific reference to any alluvial soils’ boundary. Soil descriptions for all soil types shall be provided and any building restrictions due to wet soils, seasonally high-water table or other restrictions shall be provided on the plans.” ***The existing soils shall be delineated and the soil descriptions with limitations shall be provided on the ERSAP.***
13. In accordance with Section 22-603.D.4, the Subdivision/Land Development Plans shall provide “The location, name and right-of-way and cartway widths of all streets bordering the land to be developed or subdivided, including State and local traffic route numbers.” ***The Plans shall be revised to show the cartway widths of Franklin Hill Road and Albert Lane. In addition, the Township Route number of Franklin Hill Road shall be provided on the plan. (Previous Comment 12) The plans shall be revised to label and dimension the cartway width of Franklin Hill Road.***
14. Previous Comment 13 satisfied.
15. Previous Comment 14 satisfied.
16. Previous Comment 15 satisfied.
17. Previous Comment 16 satisfied.
18. Previous Comment 17 satisfied.
19. In accordance with Section 22-603.G.7, the Subdivision/Land Development Plans shall provide “Typical cross sections and existing and proposed center line profile for each proposed or widened street shown on the plan, including all street extensions or spurs as are reasonably necessary to provide adequate street connections and facilities to adjoining developed or undeveloped areas, and including the profile for proposed sanitary sewers, water mains and storm drains showing manholes, inlets and catch basins. Profiles of existing streets to be widened, extended, or improved shall extend two hundred (200) feet beyond the tract boundaries.” ***The Albert Lane proposed profile, on the Site Details Sheet (Sheet 10), shall be revised to show the existing/proposed storm sewer. In addition, profiles of the proposed driveway pipes and the existing storm sewer shall also be provided on the plan. (Previous Comment 18) The Existing 12” Pipe and Existing 15” Pipe Profiles on the Site Details (Sheet 11) shall be revised to provide the lengths of the existing pipes and proposed pipe extensions. In addition, the Lot 1, 2, 3 and 4 Driveway Pipe Profiles shall be revised to show the profile of each pipe and to provide the pipe lengths, size, inverts, and slope.***
20. In accordance with Sections 22-603.G.14 and 1101, the Subdivision/Land Development Plans shall contain a landscape plan showing all required street trees, buffers, tree protection areas, a plan for tree protection during construction designed to meet the requirements of §1103 of this Chapter and other required plantings, as required by §1101 of this Chapter and other Township ordinances. ***A Landscape Plan shall be prepared in accordance with the requirements of Sections 22-1101 and 22-1103 and submitted for review. (Previous Comment 19) The Applicant is requesting a Waiver from the requirement to submit a Landscape Plan. The justification states “street trees and***

***buffers are shown on the subdivision plan...”. We do not believe this request is needed as street trees are shown in the plan set, however the plans shall be revised as follows:***

- a. In accordance with Section 22-1101.C.1., “Street Trees. When Required. Street trees shall be required for any subdivision or land development where suitable street trees do not exist as part of the design and construction of:
  - i. Existing streets, sidewalks, pedestrian ways, highways, bicycle trails or pathways that abut or lie within the subdivision or land development.”

*The Plans show the removal of existing trees along Franklin Hill Road and Albert Lane. The Plans shall be revised to provide street trees along the frontage of Franklin Hill Road and Albert Lane in accordance with the requirements of Section 1101.C. (Previous Comment 19.a)*

*In accordance with Section 1101.C.(2)(c), “street trees shall be spaced to permit the healthy growth of each tree, but in no instance shall they be closer than forty (40) feet on center nor further than fifty (50) feet on center for each side of the street”.*

*Eight (8) to 10 street trees are required along Franklin Hill Road (396.68-feet), and 19 to 24 street trees are required along each side of Albert Lane (941.35-feet ± each side). Portions of the existing tree line is being maintained along Franklin Hill Road and Albert Lane. In accordance with 1101.1.C.(2)(e), “Where trees exist along a roadway, the existing deciduous trees over four (4) inches in caliper within ten (10) feet of the ultimate right-of-way may be utilized to meet the street tree requirement. (The caliper of existing trees is measured at a height of four (4) feet above ground level.) Where such existing street trees are over seventy-five (75) feet apart, new street trees shall be planted between those existing street trees at no greater than fifty (50) feet on center and no less than twenty-five (25) feet from any existing tree.”*

- *Two (2) trees are proposed and approximately 260-feet of existing tree line will remain along Franklin Hill Road. The Applicant shall address whether the existing trees to remain meet the requirements of Section 1101.1.C.(2)(e). In addition, if the tree line to remain is adequate, it appears a third street tree should still be placed along Franklin Hill Road.*
- *Eight (8) trees are proposed, and the existing tree line will remain along portions of the northern side of Albert Lane and along the entire length of the southern side of Albert Lane. The Applicant shall address whether the existing trees to remain meet the requirements of Section 1101.1.C.(2)(e). In addition, if the tree line to remain is adequate, it appears a third street tree should still be placed on Lot 2.*

*A tree planting schedule shall also be provided on the plans to note the tree species, quantity, and minimum planting caliper. A planting detail, per Figure 1, shall also be provided on the plan. In addition, a recommended list of street trees is provided in Section 1101.1.C.(3)(a).*

- b. Previous Comment 19.b satisfied.
- c. In accordance with Section 1101.2.B.(2), “all plants shall be typical of their species or variety; they shall have normal, well-developed branches and vigorous fibrous root systems

and shall be free of insect and disease problems. All plants shall be nursery-grown unless otherwise stated; they shall have been grown under the same climate conditions as the subject site for at least two (2) years prior to date of planting. All plants which are found unsuitable in growth or condition, or which are not true to name shall be removed and replaced with acceptable plants.” *(New Comment) A note to this effect shall be placed on the plan.*

- d. In accordance with Section 1101.2.B.(11)(a), “all trees shall be guaranteed for eighteen (18) months from the day of final approval of the landscape installation by the Township landscape architect, Township Shade Tree Commission, or Township Engineer. The trees are to be alive and in a satisfactory growing condition as determined by one (1) of the previously mentioned parties.” *(New Comment) A note to this effect shall be placed on the plan.*
21. In accordance with Section 22-603.G.15, “A lighting plan in accordance with the requirements of this Chapter and the Smithfield Township Zoning Ordinance [Chapter 27] shall be submitted.” *A Lighting Plan shall be prepared and submitted as required.*
- a. In accordance with Section 22-1017, “Should the Board of Supervisors deem it necessary or desirable to cause street lighting to be installed for safety or security considerations within a major or minor subdivision, the following shall be considered the obligation of the applicant/developer:
    - A. Streetlights shall be located at all intersections of new streets and an existing collector or other roads and at the intersection of a collector road and any other collector or arterial road, at an intersection of a commercial, industrial, or institutional use driveway with a public street (such fixture shall be privately owned and maintained), and at curves in a street with a three hundred (300) foot or sharper horizontal curve.
    - B. Lighting design shall be in accordance with the applicable IESNA Standards. Calculations and plans demonstrating compliance with intensity and uniformity ratios shall be submitted.
    - C. All lighting shall be properly directed, reflected, or shielded to avoid glare, to avoid shining light directly into the eyes of motorists and to direct lighting away from neighboring dwellings. Shields, visors, hoods, and careful aiming shall be used as necessary to control the direction of lighting. Luminaries that are near residential areas shall utilize cut-off type fixtures that direct lighting away from neighboring properties.
    - D. Lighting shall not cause nighttime spillover of light that exceeds one-half (0.5) horizontal footcandles.
    - E. Light poles and luminaries shall be shown on the plans and should be acceptable to the Township.”

*The Township shall determine if lighting will be required along Albert Lane and/or at its intersection with Franklin Hill Road. If deemed necessary, a Lighting Plan shall be submitted which demonstrates compliance with this Section. (Previous Comment 20) The Applicant is requesting a Waiver to not be required to submit a Lighting Plan. The justification states “...this is a rural area and there is no street lighting on any streets in the area.” The Township shall determine whether they will require streetlights along Albert Lane.*

22. In accordance with Sections 22-603.G.17.(b) and 22-1302.1.E.(1), Soil Erosion and Sedimentation Control Plan. The plan shall include all grading and facilities proposed to control soil erosion and sedimentation during construction and proposed detention/retention facilities, in conformance with all applicable Pennsylvania Department of Environmental Protection and United States Soil Conservation Service regulations. A satisfactory letter shall be required from the Monroe County Conservation District on the soil erosion and sedimentation control plan. ***(Previous Comment 21) The proposed limit of disturbance is greater than 1 acre, therefore a Pennsylvania Department of Environmental Protection NPDES permit is required. All submissions to, correspondence with, and approved permit from the Monroe County Conservation District shall be provided.***
23. Previous Comment 22 satisfied.
24. In accordance with Section 22-603.G.19, “Where on-site sewage disposal facilities are proposed, a statement from the Township SEO, with regard to the suitability of the soil to absorb sewage wastes and the appropriate planning modules” shall be submitted. ***(Previous Comment 23) A copy of the statement shall be submitted to the Township upon receipt.***
25. Previous Comment 24 satisfied.
26. Previous Comment 25 satisfied.
27. In accordance with Section 22-603.H.2.(b)(2), the road profile shall show the “Proposed centerline grade with percent on tangents and elevations at fifty (50) foot intervals, grade of intersection and both ends of curb radii.” ***The Albert Lane Proposed Profile shall be revised to show the existing and proposed centerline elevations at 50-foot intervals. (Previous Comment 26) The station and elevation of Albert Lane at the tie in point from the proposed improved Albert Lane to the existing Albert Lane shall be clearly labeled on the Albert Lane Proposed Profile.***
28. In accordance with Section 22-603.H.2.(b)(3), the road profile shall provide the “Vertical curve data, including length, elevations and minimum sight distances as required by the Engineer.” ***The Albert Lane Proposed Profile shall be revised to show the beginning of vertical curve (BVC) station and elevation, the point of vertical intersection (PVI) station and elevation, the end of vertical curve (EVC) station and elevation, and the vertical distance from the PVI to the centerline road surface. (Previous Comment 27) The following issues regarding the vertical alignment of Albert Lane on the Albert Lane Proposed Profile on the Site Details (Sheet 11) shall be resolved:***
  - a. ***It appears that the elevation given in the vertical curve at Station 1+09.55 is the road high point elevation, not the PVI Elevation. The PVI Elevation and Station and the High Point Elevation and Station shall be provided and clearly labeled.***
  - b. ***It appears that the elevation given in the vertical curve at Station 6+97.83 is the PVI Elevation. The PVI Elevation and Station and the Low Point Elevation and Station shall be provided and clearly labeled.***
  - c. ***In accordance with Section 22-1010.2.C, “Vertical curves shall be used at changes of grade exceeding one percent (1%) and shall be designed in accordance with the most recent AASHTO standards.” There is a change of grade shown on the plan from 4.0 % to 9.1 percent at Station 0+34.55 without a vertical curve. The proposed grading shall be revised or a vertical curve at this grade change shall be provided to demonstrate compliance with this Section.***

- d. *In accordance with Section 22-1010.3.A, a leveling area, measured from the point of intersection of the edge of the intersecting cartways shall be provided at the approach to an intersection. A four percent (4%) grade or less for a minimum distance of fifty (50) feet shall be provided for local streets.*

*The centerline slope from Station 0+00 to Station 0+34.55 is noted as 4.0 percent on the Profile, however, the slope calculates to be 4.19 percent with the elevations and stations given. In addition, the distance of the 4% area is only 34.55-feet. The Profile shall be revised to demonstrate compliance with this Section.*

29. In accordance with Section 22-603.H.3.(b). the storm sewer profile shall provide the following:

- 1) "Profile of existing ground surface with elevations at top of manholes or inlets.
- 2) Profile of storm drain and subsurface drains or sewer, showing type and size of pipe, grade, cradle, manhole and inlet locations."

*The Plans shall be revised to provide storm sewer profiles (driveway pipes and existing storm sewer) with the information required by this Section. (Previous Comment 28) The Existing 12" Pipe and Existing 15" Pipe Profiles on the Site Details (Sheet 11) shall be revised to provide the lengths of the existing pipes and proposed pipe extensions. In addition, the Lot 1, 2, 3 and 4 Driveway Pipe Profiles shall be revised to show the profile of each pipe and to provide the pipe lengths, size, inverts, and slope.*

30. Previous Comment 29 satisfied.

31. Previous Comment 30 satisfied.

32. Previous Comment 31 satisfied.

33. In accordance with Sections 22-1006.5 and 1006.6, "the arrangement of streets shall provide for continuation of existing or platted streets and for proper access to adjoining undeveloped tracts suitable for future development. Where the subdivision or land development adjoins undeveloped land, stub streets shall be provided to the boundary lines with temporary easements for turnarounds unless otherwise specified in this Chapter or by the Township. When utilities are provided for future connection by adjacent lands, they shall be placed to allow the greatest possible connection options (i.e., placing sanitary sewer inverts at the lowest possible elevation, etc.)." "Stub streets greater in length than one (1) lot depth shall be provided with a temporary turnaround to the standards required for cul-de-sacs or shall be paved to the full width of the right-of-way for the last seventy-five (75) feet of their length." *Improved Albert Lane is proposed to connect to existing Albert Lane. Existing Albert Lane will remain as a private road, therefore a cul-de-sac or additional paving as required by Section 1006.6 shall be provided within the project site to provide a turn around area for personal and emergency vehicles. The cul-de-sac shall be designed per the requirements of Section 22-1013. Turning analyses of the cul-de-sac or paved area shall be provided to show accessibility of emergency vehicles. (Previous Comment 32) The Subdivision Plan (Sheet 4) shows a proposed 32-foot by 32-foot paved turn around for emergency and personal vehicles. A cul-de-sac is not proposed, and a waiver is required. A turn diagram is also provided showing vehicles pulling into the turn around area.*

*The turn diagram shall be revised to provide the complete turn movement to confirm vehicles will not be required to back down Albert Lane and onto Franklin Hill Road. In addition, this plan shall be provided to the fire company for review and comment.*



34. In accordance with Section 22-1015.1, "Sidewalks. Sidewalks shall be required on both sides of all streets in major subdivision plans and land developments. Street sidewalks shall have a minimum width of four (4) feet, unless otherwise approved by the Board of Supervisors. There shall be a minimum three (3) foot-wide planting strip, between the curb and sidewalk along local streets and ten (10) feet along collector or arterial streets. This grass planting strip can be used for the location of the underground utilities." *Sidewalk is required along Albert Lane and the plan shall be revised. (Previous Comment 33) The Applicant is requesting a Waiver from this Section to not be required to provide sidewalks. The justification states "...this is a rural area and there are no sidewalks along any surrounding properties." The Township shall determine if they will require sidewalks along Albert Lane and/or Franklin Hill Road.*
35. Previous Comment 34 satisfied.
36. In accordance with Section 22-1023.5, "Where stormwater or surface water will be gathered within the subdivision or land development and discharged or drained in volume over lands within or beyond the boundaries of the subdivision or land development, the applicant/developer shall reserve or obtain easements over all lands affected thereby, which easements shall be adequate for such discharge of drainage and the carrying off of such water and for the maintenance, repair and reconstruction of the same by vehicles, machinery and other equipment for such purposes, and which shall be of sufficient width for such passage and work. The applicant/developer shall convey, free of charge or cost, such easements to the Township upon demand." *The Plans shall be revised to provide easements for the proposed stormwater management BMPs on each lot. The easements shall provide access from Albert Lane and extend to and around the proposed BMPs. In addition, the proposed development discharges stormwater through existing 12-inch and 15-inch storm sewer pipes and toward neighboring properties. Easements for construction and maintenance will be required. The proposed easements shall be monumented per Section 22-1023.6, "Easements shall be monumented." (Previous Comment 35) The Applicant is requesting a Waiver from the requirements of this Section to be permitted to provide a blanket storm water facilities easement instead. We accept the blanket easement for the stormwater management basins, storm sewer, and swales on the project site. The waiver should not include these areas. However, we do not support this request as it relates to the existing 12-inch and 15-inch storm sewer pipes crossing Franklin Hill Road and Albert Lane, respectively. Separate easements for each of these shall be provided as they will be utilized for any construction and/or maintenance activities impacting the adjoining property owners. Also refer to Comment 39.*
37. In accordance with Section 22-1025.1, "Monuments shall be placed at each change in direction of boundary, two (2) to be placed at each street intersection and one (1) on one (1) side of each street at angle points and at the beginning and end of curves. Utility easements shall be monumented at their beginning, at their end, and at changes in direction, and areas to be conveyed for public use shall be fully monumented at their external boundaries." *The Subdivision Plan (Sheet 3) shows pins set along the existing right-of-way of Albert Lane; however, the right-of-way is proposed to be widened. Monuments shall be placed along the proposed right-of-way at each proposed lot line and at the Franklin Hill Road Right-of-Way. (Previous Comment 36) Monuments shall still be shown as "to be set" along Albert Lane as required by this Section. The Subdivision Plan (Sheet 4) shall be revised.*
38. In accordance with Section 22-1204.A, "Development of five (5) or fewer dwelling units, that do not include land that is adjacent to existing publicly owned land, shall be required to pay a recreation and open space fee in lieu of dedicating land and/or constructing recreation improvements." *(Previous Comment 37) The Applicant shall be required to pay the fee in lieu of dedicating land and/or constructing recreation improvements.*

39. In accordance with Section 22-1301.7.L.(2), “Energy-dissipating devices (riprap, end sills, etc.) shall be placed at all basin outlets.” *The PCSM Plan (Sheet 4) shows:*
- a. *the outlet pipe from the stormwater detention berm on Lot 1 discharging within the right-of-way of Franklin Hill Road towards the property across the street (Parcel Number 16/7/2/23-1 owned by Joseph M. and Nancy Shukaitis). The discharge pipe is an existing pipe; however, the Applicant is proposing to connect a concrete headwall to the pipe to collect and discharge stormwater from Lot 1. (Previous Comment 38.a) The response letter states, “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. *the outlet pipe from the stormwater detention berm on Lot 4 discharging within the right-of-way of Albert Lane towards the property across the street (Parcel Number 16/7F/1/9 owned by Lynn C. and Susan D. Lesoine). The discharge pipe is an existing pipe; however, the Applicant is proposing to connect a concrete headwall to the pipe to collect and discharge stormwater from Lot 4 and Albert Lane. (Previous Comment 38.b) “The response letter states, “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.”*

*The existing pipes are to be extended to receive stormwater flow from the site and to convey it under the street. An end treatment such as a headwall, flared end section, etc. shall be installed at each end to secure each pipe and to ensure the intended flow enters each pipe. The plans shall be revised accordingly.*

*Riprap energy dissipators shall be provided at the discharge points of the 12-inch RCP pipe from Lot 1 and the 15-inch CMP from Lot 4. It appears this may require approval from the adjoining property owners and associated easements for construction and future maintenance. (Previous Comment 38) Riprap is now shown within the right-of-way of Franklin Hill Road and Albert Lane. It appears this may still require approval from the adjoining property owners with associated easements for construction and future maintenance.*

40. In accordance with Section 22-1301.7.O.(1), “A fifty (50) year storm for the design of all stormwater systems” shall be used. *The 10-year storm peak flow rate was used for the design of Swale #1 and the 25-year storm was used for the design of Swale #2, Swale #3, and Swale #4 in the Stormwater Management Report. The Stormwater Management Report and the Plans shall be revised to utilize the 50-year storm peak flow rate for the design of the swales. (Previous Comment 39) There are no Channel Reports for Swale # 5, 6 or 7 in the Stormwater Management Report. The Report shall be revised to provide the reports for the Fifty (50) Year Storm.*
41. In accordance with Section 22-1301.7.O.(2), “In all cases where storm drainage is picked up by means of a headwall or inlet structure, a hydraulic inlet or outlet conditions control, the pipe shall be designed as a culvert for a fifty (50) year storm.” *Calculations shall be provided for the 12-inch RCP pipe which crosses Franklin Hill Road for Lot #1, the 15-inch pipe which crosses Lot 4 and the proposed driveway pipes/culverts to demonstrate that each pipe has the capacity to carry the 50-year storm peak flow. (Previous Comment 40) The following issues shall be resolved:*
- a. *The Culvert Report for the existing 15-inch diameter pipe shows the HWL for the Fifty (50) Year Storm overtopping the surface of Albert Lane. The pipe shall be replaced with a pipe having the capacity to carry the discharge under the road without overtopping it during the*

***50 Year Storm event. A minimum 18-inch diameter pipe is required, and the Culvert Report shall be revised accordingly. (See Comment 42)***

- b. ***The Culvert Reports for the driveway pipe design in the Stormwater Management Report do not provide the storm event. The Culvert Reports shall be revised to provide the information for the Fifty (50) Year Storm as required by this Section.***
42. In accordance with Section 22-1301.7.Q.(2), "The minimum diameter of all storm drainage pipe shall be eighteen (18) inches or an equivalent thereto. Where headroom is restricted, equivalent pipe arches may be used in lieu of circular pipe." ***The Plans show an existing 12-inch RCP and an existing 15-inch CMP, which will be used to convey flow from Lot 1 and Lot 4. The pipes are existing; however, the Applicant is proposing to connect a concrete headwall to each pipe and direct a swale to each of the headwalls. In addition, the proposed driveway pipes/culverts are 15-inch HDPE. A waiver will be required to utilize the existing 12-inch RCP pipe. Calculations demonstrating the existing 12-inch storm sewer pipe has the capacity to carry the 50-year storm peak flow as required by Section 22-1301.7.O.(2) shall be provided in support of any waiver request. (Previous Comment 41) The Applicant is requesting a waiver from this Section to be permitted to utilize the existing 12-inch diameter pipe under Franklin Hill Road and the existing 15-inch diameter pipe under Albert Lane. Although the calculations in the Stormwater Management Report show that the post development flow to the existing 12-inch diameter pipe and 15-inch diameter pipe will be reduced from the predevelopment flow, we do not support this waiver and minimum diameter 18-inch storm sewer pipes shall be provided as required.***
43. In accordance with Section 22-1301.7.Q.(6), "The top of storm drainage pipes beneath cartways shall be at least six (6) inches below sub-grade elevation. Cast iron pipe may be placed within three (3) inches of sub-grade elevation. Outside of cartways, all pipes shall have a minimum cover of one (1) foot." ***The Plans shall be revised to provide a profile/cross-section of the proposed driveway pipes/culverts for Lots 2, 3 and 4 to demonstrate compliance with this Section. In addition, the Albert Lane Proposed Profile shall be revised to show the existing 15-inch CMP crossing to demonstrate compliance with this Section. (Previous Comment 42) The Existing 12" Pipe and Existing 15" Pipe Profiles on the Site Details (Sheet 11) shall be revised to provide the lengths of the existing pipes and proposed pipe extensions.***
44. In accordance with Section 22-1302.3.A, "All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding." ***The proposed grading for Lots 2, 3 and 4 as shown on the PCSM Plan (Sheet 4) directs stormwater to the proposed houses. In addition, the outside grade for all four proposed houses is higher than the proposed finished floor elevation (FFE). The grading shall be revised, and spot elevations shall be provided at the building corners and grade break points shall be provided to demonstrate positive surface drainage away from the proposed houses. (Previous Comment 43) In accordance with Section 1302.3.H, "In general, swales for surface runoff shall have a minimum slope of two percent (2%)." The slope of the proposed swales on Lots 1, 2, 3 and 4 are less than 2 percent, and should be revised.***
45. Previous Comment 44 satisfied.
46. Previous Comment 45 satisfied.
47. In accordance with Section 22-1302.M, "The grading plan shall not allow concentrated runoff on adjoining properties." ***The PCSM Plan (Sheet 4) shows:***
- a. ***the outlet pipe from the stormwater detention berm on Lot 1 discharging within the right-of-way of Franklin Hill Road towards the property across the street (Parcel Number***

*16/7/2/23-1 owned by Joseph M. and Nancy Shukaitis). The discharge pipe is an existing pipe; however, the Applicant is proposing to connect a concrete headwall to the pipe to collect and discharge stormwater from Lot 1.*

- b. *the outlet pipe from the stormwater detention berm on Lot 4 discharging within the right-of-way of Albert Lane towards the property across the street (Parcel Number 16/7F/1/9 owned by Lynn C. and Susan D. Lesoine). The discharge pipe is an existing pipe; however, the Applicant is proposing to connect a concrete headwall to the pipe to collect and discharge stormwater from Lot 4 and Albert Lane.*

*Predevelopment and post development calculations in support of the existing pipes shall be provided to determine if the existing pipe capacity is sufficient for the post development stormwater flow and whether an increase or decrease will occur between the pre and post development conditions. In addition, a riprap energy dissipator shall be provided at the discharge point of the 12-inch RCP pipe from Lot 1 and the 15-inch CMP from Lot 4. It appears this may require approval from the adjoining property owners and associated easements for construction and future maintenance will be required. Also refer to Comment 38. (Previous Comment 46) Refer to Comments 39, 41, 42, and 51. Although the calculations in the Stormwater Management Report show that the post development flow to the existing 12-inch diameter pipe and 15-inch diameter pipe will be reduced from the predevelopment flow, these pipes shall be replaced with a pipe having a minimum diameter of 18-inches and which has the capacity to carry the discharge under Franklin Hill Road and Albert Lane, respectively, without overtopping the roadways during the 50 Year Storm event.*

*In addition, riprap is now shown within the right-of-way of Franklin Hill Road and Albert Lane. However, it appears this may still require approval from the adjoining property owners with associated easements for construction and future maintenance.*

48. In accordance with Sections 22-1405.2.B and 22-1405.5, “if public sewer facilities are not available, the applicant/developer shall provide for sewage disposal on an individual lot basis according to the rules, regulations, terms, definitions and conditions of the individual sewage disposal system application and certification procedure for Monroe County, Pennsylvania”. “Requirements for Final Plan Approval. No final plan shall be approved for any subdivision or land development until satisfactory evidence has been presented by the applicant/developer to the Township that the SEO and/or the Pennsylvania Department of Environmental Protection have determined that the lots proposed for subdivision are generally suitable for on-lot septic systems.” *(Previous Comment 47) The Sewage Facilities Planning Module for the proposed on-lot sewage disposal systems shall be completed and approved by the Pennsylvania Department of Environmental Protection. Approval shall be provided to the Township upon receipt.*

#### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

49. In accordance with Section 26-223.I.(1)(d), “Wetland and vernal pond buffer delineation – a fifty (50) foot inner buffer and one hundred (100) foot outer buffer, measured perpendicular to and horizontally from the edge of the delineated wetland or vernal pond for a total distance of one hundred fifty (150) feet, shall be maintained for all wetlands and vernal ponds.” *The Plans shall be revised to show the 50-foot inner buffer and 100-foot outer wetlands buffer on Lot 4 as required by this Section.*
  - a. In accordance with Section 26-223.I.(1)(d)(1)(a), permitted activities/development within the inner buffer include “stormwater conveyance required by the Township, buffer maintenance and restoration, the correction of hazardous conditions, stream crossings

permitted by DEP and passive unpaved stable trails shall be permitted. No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.” *(New Comment) The improvements along Albert Lane will be located within the required inner wetland buffer. The proposed improvements are located downstream of the existing wetlands and no stormwater runoff from the development will be directed toward the existing wetlands.*

- b. In accordance with Section 26-223.I.(1)(d)(2)(a), permitted activities/development within the outer buffer include “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(I)(6)”.
- c. *The proposed house and driveway are located within the outer wetlands buffer for the existing wetlands on Lot 4. The Plans shall be revised to show the outer wetlands buffer and the proposed house and driveway shall be removed from the wetlands buffer. (Previous Comment 48) The Applicant is requesting a waiver from this Section to be permitted to construct the proposed improvements within the 100-foot outer buffer. These improvements include the majority of the proposed house, the entire driveway, and part of the proposed on-lot septic system, as well as improvements along Albert Lane. No buildings are permitted within the outer wetland buffer. It should be noted that the proposed improvements are located downstream of the existing wetlands and no stormwater runoff from the development is directed toward the existing wetlands.*

*In addition, the Resource Impact and Conservation Analysis Chart on the Subdivision Plan (Sheet 4) notes that 51 percent of the outer wetland buffer will be disturbed. In accordance with Section 26-223.I.(1)(d)(2)(b), “No more than twenty (20%) percent of the cumulative outer buffer on the subject parcel shall be altered by the activities permitted in accord with §223(I)(2)(d)2.” It appears that a waiver from this Section will also be required.*

- 50. In accordance with Section 26-224.A.3, “The size of the recharge facility shall be based upon the following volume criteria: (a) NRCS curve number equation.” *(Previous Comment 49) The NRCS Curve Number equation was not utilized for the Infiltration Berm design and a waiver will be required. We would have no objection to this request.*
- 51. In accordance with the Stormwater Management Ordinance Section 227.6., “Any other drainage conveyance facility that does not fall under 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 with a minimum one (1.0) foot of freeboard measured below the lowest point along the top of the roadway.” *(New comment) The following issues shall be resolved:*
  - a. *The Culvert Report for the existing 12-inch diameter pipe shows the HWL for the Fifty (50) Year Storm at the same elevation as the surface of Franklin Hill Road. As discussed in Comment 42, a minimum pipe diameter of 18-inches is required. The Culvert Report shall be revised accordingly and confirmation that stormwater does not overtop the roadway shall be provided. If 1-foot of freeboard is not provided, a waiver will be required.*
  - b. *The Culvert Report for the existing 15-inch diameter pipe shows the HWL for the Fifty (50) Year Storm overtopping the road surface of Albert Lane. As discussed in Comment 42, the*

***pipe shall be replaced with a pipe having a minimum diameter of 18-inches. The proposed pipe shall also have the capacity to carry the discharge under the road without it overtopping during the 50 Year Storm event. If 1-foot of freeboard is not provided, a waiver will be required.***

52. Previous Comment 50 satisfied.
53. In accordance with Section 26-233.B.19, the Drainage Plan shall include “A twenty (20) foot wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way.” ***The PCSM Plan (Sheet 4) shall be revised to provide a twenty (20) foot access easement from Albert Lane, and to and around the proposed infiltration berms. (Previous Comment 51) The Applicant is requesting a Waiver from the requirements of this Section to be permitted to provide a blanket storm water facilities easement instead. We accept the blanket easement for the stormwater management basins, storm sewer, and swales on the project site. The waiver should not include these areas. However, we do not support this request as it relates to the existing 12-inch and 15-inch storm sewer pipes crossing Franklin Hill Road and Albert Lane, respectively. Separate easements for each of these shall be provided as they will be utilized for any construction and/or maintenance activities impacting the adjoining property owners. Also refer to Comment 39.***
54. Previous Comment 52 satisfied, in accordance with Section 26-234, “For any activities that require an NPDES permit for stormwater discharges from construction activities, or a DEP joint permit application, or a PennDOT highway occupancy permit, or any other permit under applicable state or Federal regulations, or are regulated under Chapter 105 or Chapter 106, the proof of application for said permit(s) or approvals shall be part of the drainage plan application. The application shall be coordinated with the State and Federal permit process and the SALDO [Chapter 22] review process.” ***(Previous Comment 53) The proposed limit of disturbance is greater than 1 acre, therefore a Pennsylvania Department of Environmental Protection NPDES permit is required. All submissions to, correspondence with, and the approved permit from the Monroe County Conservation District shall be provided to the Township.***

#### **STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS**

55. The swale section provided in the Stormwater Management Report shows a 2-foot depth for the swale, however, the proposed grading of the swale and improved Albert Lane, as shown on the PCSM Plan (Sheet 4) and the E&SPC Plan (Sheet 5) appears to provide a maximum depth of one (1) foot. The Stormwater Management Report shall be revised for consistency with the Plans. ***(Previous Comment 54) The cross-section for Swale #3 and Swale #4 provided in the Stormwater Management Report shows a 1.75-foot depth for the swale, however, the proposed grading of the swale and improved Albert Lane, as shown on the PCSM Plan (Sheet 5) and the E&SPC Plan (Sheet 6) appears to provide a maximum depth of one (1) foot along the edge of the road. The Stormwater Management Report shall be revised for consistency with the Plans.***
56. Previous Comment 55 satisfied.
57. The drainage area information noted and utilized in the Stormwater Management Report for Infiltration Berms #2, #3 and #4 is the same for all three berms but does not appear to be correct regarding the drainage area size. The drainage areas to Infiltration Berms #2, #3 and #4, as shown on the PCSM Plan, appear to be larger in size than the areas utilized in the Report. The Stormwater Management Report shall be revised to utilize the correct drainage area size for Infiltration Berms #2, #3 and #4. ***(Previous Comment 56) The drainage areas shown on the Post development Drainage area map in the Stormwater Management Report for Berms #2 and #3 shall be revised***

***to extend to the rear property lines of each lot to encompass the entire drainage areas to the berms. The Stormwater Management Report shall be revised to utilize the revised drainage areas, accordingly.***

58. Previous Comment 57 Satisfied.
59. Previous Comment 58 satisfied.
60. The PCSM Plan shows a proposed headwall on Lot #1 downstream of Infiltration Berm #1 connecting to the existing 12-inch RCP pipe at the intersection of Franklin Hill Road and Albert Lane. A detail of the proposed headwall shall be added to the PCSM/Site Details Plan (Sheet 9). ***(Previous Comment 59) A detail of the proposed end treatments shall still be provided. Refer to Comments 39, 41, 42, and 51.***
61. The PCSM Plan shows a proposed headwall on Lot #4 adjacent to and at the downstream side of Infiltration Berm #4. It appears that the proposed invert of the headwall is approximately two (2) feet below grade. It is unclear why a headwall is proposed with the upstream invert two feet below grade at the downstream side of the berm. The Design Engineer/Surveyor shall clarify the proposed function of the headwall and the Plans shall be revised to provide a detail of the headwall and pipe extension/connection, as well as a cross-section through Infiltration Berm #4 at the proposed headwall. ***(Previous Comment 60) Although the headwall is no longer proposed, the Existing 15” Pipe Profile – POI 2 on the Site Details Plan (Sheet 11) still shows the end of the pipe below grade. The plans shall be revised to provide an end treatment on the upstream end of the pipe at grade to allow the pipe to accept the flow from the site.***

***In addition, the proposed contour lines at the pipe extension are not labeled on the PCSM Plan (Sheet 5). The proposed contour lines shall be clearly labeled at the pipe extension, in and along Albert Lane and on the lots.***

#### **MISCELLANEOUS COMMENTS**

62. Previous Comment 61 satisfied.
63. Previous Comment 62 satisfied.
64. The Plans shall be revised to provide the bearings and distances of the right-of-way line along the site frontage. In addition, the Subdivision Plan (Sheet 3) shall be revised to dimension the side lot lines of each lot between the title and proposed Albert Lane Right-of-Way. Lot closure reports for the gross and net areas of each proposed lot, as well as the proposed right-of-way of Albert Lane shall be provided prior to plan recordation. ***(Previous Comment 63) Lot closure reports shall still be submitted for review.***
65. The Applicant shall address whether improved Albert Lane will be offered for dedication to the Smithfield Township as a Local Access Street. Per the definition of a Local Access Street, “a local street may or may not be dedicated.” ***(Previous Comment 64) The letter of response states, “Albert Lane will be offered for dedication to the township” This note shall be added to the General Notes on the Cover Sheet (Sheet 1), and the Township shall determine if they will accept dedication at this time.***
66. The Subdivision Plan (Sheet 3) and the PCSM Plan (Sheet 4) show the proposed improvements to Albert Lane along the site frontage. The proposed centerline of the improved Albert Lane at the eastern corner of the site is not aligned with the existing centerline. The plans shall be revised to

provide a sufficient transition from the existing edge of pavement of Albert Lane to the proposed edge of pavement of Albert Lane and to align the proposed and existing centerlines. ***(Previous Comment 65) The plans show the tract line (instead of the proposed centerline) of the site aligned with the existing offsite centerline of Albert Lane. The plans shall be revised to align the proposed and existing centerlines of Albert Lane.***

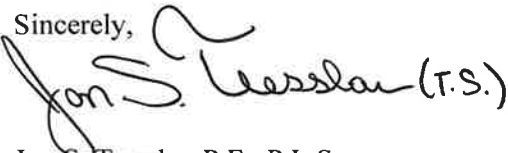
67. All Waiver Requests shall be listed on the Cover Sheet (Sheet 1) with the date(s) of approval by the Board of Supervisors. ***(New Comment)***
68. The driveway configuration for Lot 2 has been changed with this submission. It is not wide enough at the garage and does not provide an adequate turn around area. The plans shall be revised to provide adequate turn around area for a vehicle in the driveway of Lot 2. In addition, the proposed driveway widths shall be labeled for Lots 1 through 4 and shall include the widths at the garage and at the street. ***(New comment)***

The above comments represent a thorough and comprehensive review of the 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 Land Development Plan.

In order to facilitate an efficient re-review of revised plans, the Surveyor shall provide a letter, addressing item by item, their action in response to each of our comments. Paper and electronic copies of all documents shall be provided with subsequent submissions.

If you should have any questions, please contact me.

Sincerely,  
 (T.S.)

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

JST/meh/tms

- cc: Ronold J. Karasek, Esquire – Smithfield Township Solicitor  
Ken Wolf, Zoning Officer – Smithfield Township  
Julia Heilakka, Officer Manager – Smithfield Township  
Jonathan L. Shupp, JLS Surveying, LLC – Applicant’s Surveyor  
Tighe Meckes, P.E., JLS Surveying, LLC – Applicant’s Engineer  
David Wengerd, D E&S Properties, Inc./Classic Quality Homes – Applicant/Property Owner  
Drew Wagner, P.E. – Monroe County Conservation District  
Melissa E. Hutchison, P.E. – LVL Engineering Group