

JLS SURVEYING

7/15/22

Re: FRANKLIN HILL MANOR PRELIMINARY LAND DEVELOPMENT PLAN
LAND DEVELOPMENT REVIEW NO.2
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO.2132229R

Please see the following responses to the comments provided in Review No.2:

ZONING ORDINANCE COMMENTS

1. Comment noted.
2. Comment noted.
3. The wetland margin has been delineated on the plans and the disturbance area listed in the resource impact and conservation analysis chart on sheet 4.
4. The hatching has been removed from crossing the driveways. The proposed tree line layer has been turned on to show that the hatching meets the areas of existing trees to remain. The hatching is only being shown within the limits of disturbance so it does not promote additional work outside of those limits. We would like to propose that the existing woods left within that 10' area be considered landscaping in order to preserve mature trees and limit the overall impact to the woods. A modification of the requirement can be requested in writing if needed.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5.
 - a. The net area of lot 3 has been revised for consistency.
 - b. The average lot depths for lot 1-4 have been corrected.
 - c. The rear yard depths have been corrected for lots 1 and 4 on the cover sheet.
6. Comment noted.
7. Comment noted.
8. A title report certification has been included with this submission.
9. Comment noted.
10. The plan numbering has been revised as requested.
11. Existing property lines, owners, and subdivisions have been labeled on the site context map.
12.
 - a. The right-of-way and cartways have been labeled and dimensioned.
 - b. The benchmark is shown and labeled as requested.
 - c. The existing soils are delineated, labeled and limitations shows as requested.
13. The cartway width of Franklin Hill Road has been labeled and dimensioned on the plans.
14. Comment noted.
15. Comment noted.
16. Comment noted.
17. Comment noted.
18. Comment noted.
19. The profiles have been updated to include the requested information.

20.
 - a.
 - i. Proposed street trees have been added to the plans.
 - b. Comment noted.
 - c. Note has been added to sheet 10.
 - d. Note has been added to sheet 10.
21. The planning commission indicated they would be in support of a waiver from providing a lighting plan.
22. A NPDES permit has been issued and the township was copied on their correspondence.
23. Comment noted.
24. A statement from the SEO has been requested and will be provided upon receipt. The SEO is coordinating with the township on the testing data as there was a different SEO at the time the testing was done.
25. Comment noted.
26. Comment noted.
27. The station and elevation of the tie in point has been added to the profile as requested.
28.
 - a. PVI and High Point stations and elevations have been correctly labeled.
 - b. PVI and Low Point stations and elevations have been correctly labeled.
 - c. A 20' vertical curve has been added at the change in grade.
 - d. The leveling area has been increased to 50' and the elevations are now consistent with the slope.
29. The profiles have been updated to include the requested information.
30. Comment noted.
31. Comment noted.
32. Comment noted.
33. The rest of the turning movement has been added to the plans and the updated plan has been emailed to the fire chief for review.
34. The planning commission has indicated they would be in support of a waiver from sidewalks.
35. Comment noted.
36. Stormwater easements have been proposed around the ends of the cross-pipes on neighboring properties. If acceptable to the township, the applicant will request permission from the owners.
37. Monuments are being shown to be set along Albert Lane and at Franklin Hill Road.
38. The in lieu of fee will be paid upon conditional approval.
39. Headwalls have been added back to both cross-pipes which are now being replaced with 18" RCP at POI 2 and 24" RCP's at POI 2. Easements are also proposed for construction and maintenance of the pipes and riprap aprons and permission will be asked of the adjoining owners if acceptable to the township.
40. Swale reports have been provided for swales 5, 6, and 7 and all swales have been revised for the 50-year storm flows.
41.
 - a. The existing 15" pipe is being replaced with an 18" pipe and the report has been revised accordingly.
 - b. The culvert reports for the driveway pipes have been revised to provide the 50 year storm even information.
42. The existing pipes are being replaced with 18" at POI 1 and 24 at POI 2 as requested.
43. The profiles have been revised to add the lengths of pipe.
44. The swales have been revised to provide a 2% slope minimum.

45. Comment noted.
46. Comment noted.
47. Cross-pipes are now being replaced with 18" and 24" RCP's and capacity calculations have been provided. Easements are also proposed for construction and maintenance of the pipes and riprap aprons and permission will be asked of the adjoining owners if acceptable to the township..
48. The sewage planning module is being coordinated with the SEO and the approval will be provided upon receipt.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

49.
 - a. The applicant is requesting a waiver from this requirement to allow a portion of the disturbance within the inner wetland buffer. The planning commission has indicated that they would support this request as all of the disturbance is downstream of the wetlands. The work within the buffer is associated with the Albert Lane improvements.
 - b. The applicant is requesting a waiver from this requirement to allow a portion of the disturbance within the outer wetland buffers. The planning commission has indicated that they would support this request as all of the disturbance is downstream of the wetlands. The work within the buffer is associated with the Lot 4 house, driveway, lawn, septic, and Albert Lane improvements.
 - c. The applicant is requesting a waiver from this requirement to allow the lot 4 improvements to be constructed within the outer wetland buffer. The planning commission has indicated that they would support this request as all of the disturbance is downstream of the wetlands. The applicant is also requesting a waiver to allow more than 20% of the outer buffer to be altered on the subject parcel in order to accommodate the lot 4 and Albert Lane improvements.
50. The planning commission has indicated they would be in support of a waiver from this section.
51.
 - a. The existing 12" pipe under Franklin Hill Rd. is now being replaced with a 18" pipe. The culvert report has been revised and just under 1 foot of freeboard is being provided so a waiver is being requested.
 - b. The existing 15" pipe under Albert Lane is now being replaced with two 24" pipes. The culvert report has been revised and just under 1 foot of freeboard is being provided so a waiver is being requested.
52. Comment noted.
53. The planning commission has indicated they would be in support of a waiver from providing a 20' wide access easement around the stormwater berms and swales with a blanket easement being provided. Easements are now proposed around the cross pipes under Franklin Hill Road and Albert Lane for construction and maintenance activities.
54. A NPDES Permit has been issued for the site and the township has been copied on the correspondence.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

55. The stormwater management report has been revised for the maximum depth of 1' for swales 3 and 4.
56. Comment noted.
57. The drainage areas to berms 2 and 3 are stopped at the top of the septic systems because the proposed beds are elevated sand mounds (approximately 4' high). The elevated sand mounds will not allow any of the upstream area in question to drain to the berm as they will act as a diversion. The proposed contours of the sand mounds have been labeled to better illustrate this.
58. Comment noted.
59. Comment noted.

60. Headwalls have been added back to the inlet end of the cross pipes at POI 1 and POI 2. A detail of the end treatment is on sheet 11.

61. End treatments have been added back on to the proposed cross pipes and contours have been labeled in and along Albert Lane.

MISCELLANEOUS COMMENTS

62. Comment noted.

63. Comment noted.

64. Lot closure reports have been included with the resubmission.

65. Note has been added to the general notes on the cover sheet.

66. The proposed and existing Albert Lane centerlines have been matched up.

67. The waiver requests have been added to the cover sheet.

68. The driveway for Lot 2 has been revised and all driveways have been dimensioned.

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

Sincerely,

A handwritten signature in cursive script that reads "Tighe M. Meckes".

Tighe Meckes, PE