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August 23, 2022

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

**SUBJECT: FRANKLIN HILL MANOR
PRELIMINARY LAND DEVELOPMENT PLAN REVIEW NO.3
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2132229R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our third 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 July 15, 2022.
- Waiver Request Letter dated April 29, 2022, revised July 15, 2022.
- Stormwater Management Report dated October 12, 2021, revised July 22, 2022.
- Franklin Hill Manor Preliminary Land Development of the Lands of DE&S Properties, LLC (11 sheets) dated October 5, 2021, revised June 28, 2022.
- Mount Bethel Abstract Information Certificate dated July 12, 2022.
- Lot closure sheets.

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-foot and 50-foot, 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. Comment satisfied.
4. Comment satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. Comment satisfied.
6. Comment satisfied.
7. Comment satisfied.
8. Comment satisfied.
9. Comment satisfied.
10. Comment satisfied.
11. Comment satisfied.
12. Comment satisfied.
13. Comment satisfied.
14. Comment satisfied.
15. Comment satisfied.
16. Comment satisfied.
17. Comment satisfied.
18. Comment 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) The proposed pipes must be shown in the profiles. They are missing on the current submission.

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. 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)

In accordance with Section 1101.1.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". The proposed street trees are shown to be placed between 26 and 35 feet apart. They must be relocated to meet the minimum separation requirement of 40 feet.

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.

The Applicant shall address whether the existing trees to remain meet the requirements of Section 1101.1.C.(2)(e).

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). Street trees are required to be a “minimum three-inch caliper, fourteen (14) to eighteen (18) feet high, eight (8) feet minimum spread, clear trunk to seven (7) feet zero (0) inches above the ground and full branching structure.” The proposed trees are too small, and the tree planting schedule must be updated to meet the ordinance requirements. In addition, the planting detail, now shown on the plan, must be revised to reflect the stakes and supports required by Figure 1.

- b. Comment satisfied.
 - c. Comment satisfied.
 - d. Comment satisfied.
 - e. ***Per Section 1101.1.C.(2)(d), street trees shall be planted no closer than one (1) foot outside the ultimate street right-of-way and no farther than ten (10) feet from the ultimate right-of-way. Several of the proposed trees are located within the right-of-way and must be relocated accordingly. (New Comment)***
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. 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.” (Previous Comment) The Township shall determine whether they will require streetlights along Albert Lane.

22. Comment satisfied.

23. Comment 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) The response letter indicates this information will be submitted to the Township upon receipt.***

25. Comment satisfied.

26. Comment satisfied.

27. Comment satisfied.

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. 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: (Previous Comment)*

a. Comment satisfied.

b. Comment satisfied.

c. Comment satisfied.

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. (Previous Comment) The ordinance requires the 4% leveling area to be measured from the point of intersection of the edge of the intersecting cartways. The revised plan reflects a distance of 49.99 feet at 4% grade; however, this measurement is taken from the centerline of Franklin Hill Road, not the edge, which would make the actual distance 39.99 feet. The leveling area shall be revised to meet the 50-foot requirement.*

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) The proposed pipes must be shown in the profiles. They are missing on the current submission.

30. Comment satisfied.

31. Comment satisfied.

32. Comment 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 turnaround 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) The Applicant is requesting a Waiver from providing a cul-de-sac. The justification states "the paved turn around is less impact to the site". The response letter also indicates the plan has been sent to the fire chief for review.*

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. 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. (Previous Comment)*

35. Comment 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.” 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. (Previous Comment) The Applicant is requesting a Waiver from the requirements of this Section to be permitted to provide a blanket storm water facilities easement for the project site improvements.*

Separate easements have been proposed around the cross pipes which encroach onto neighboring properties. The Applicant is seeking Township input on the acceptability of the cross-pipe easements prior to seeking permission from those property owners. The depicted easements appear adequate. Legal descriptions shall be submitted to the Township for review.

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.” *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. (Previous Comment 36) The monuments shall be precast concrete with a reinforced steel rod and shall be at least four (4) inches square at top and six (6) inches at bottom and at least twenty-four (24) inches in depth, with surface edges beveled in accordance with Section 22-1025.3.B. The corners of all lots not monumented shall be marked with iron pins per Section 22-1025.4.*
- a. *The ordinance requires two (2) monuments at each street intersection; therefore, two (2) monuments must be provided at the Albert Lane/Franklin Hill Road intersection.*
 - b. *The ordinance requires one (1) monument on one (1) side of each street at angle points and beginning and end of curves. The plan must be revised to reflect the required monumentation along Albert Lane, unless “found” evidence exists. Ten (10) monuments appear to be required based on the current plan.*
 - c. *Monuments are required to be placed at each change in direction of the boundary. Several locations along the property line adjacent to the Pettinato property require monuments.*
 - d. *Utility easements are required to be monumented at their beginning, end, and changes in direction. The proposed utility easements onto the neighboring properties shall be monumented and shown on the Subdivision Plan sheet.*

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) The response letter states the "in lieu of fee will be paid upon conditional approval".***

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 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. (Previous Comment) End treatments must still be depicted on the downstream end of each pipe.

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. (Previous Comment) Separate easements have been proposed around the cross pipes which encroach onto neighboring properties. The Applicant is seeking Township input on the acceptability of the cross-pipe easements prior to seeking permission from those property owners. The depicted easements appear adequate. Legal descriptions shall be submitted to the Township for review.

40. Comment satisfied.

41. Comment satisfied.

42. Comment satisfied.

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. 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. (Previous Comment) The proposed pipes must be shown in the profiles. They are missing on the current submission.***

44. Comment satisfied.

45. Comment satisfied.

46. Comment 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:***

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.

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. (Previous Comment) Separate easements have been proposed around the cross pipes which encroach onto neighboring properties. The Applicant is seeking Township input on the acceptability of the cross-pipe easements prior to seeking permission from those property owners. The depicted easements appear adequate. Legal descriptions shall be submitted to the Township for review.

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.” *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. (Previous Comment)*

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.” *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. (Previous Comment) The Applicant is requesting a waiver from this section to allow construction of the Albert Lane improvements within the inner buffer.*
- 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)”. *(Previous Comment) The*

Applicant is requesting a waiver from this section to allow construction of the Albert Lane improvements (and the house and driveway on Lot 4) within the outer buffer.

- 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. 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. (Previous Comment) The Applicant is requesting a waiver from this section to allow construction of the Albert Lane improvements and the house (and driveway) on Lot 4 within the outer buffer.*

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)." (Previous Comment) The Applicant is requesting a waiver to allow more than 20% of the outer buffer to be altered.

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) The NRCS Curve Number equation was not utilized for the Infiltration Berm design and the Applicant has requested a waiver due to the scale of the facilities. We 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." *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. (Previous Comment) This pipe is now proposed to be replaced with a new 18-inch diameter pipe. The new Culvert Report shows the HWL to be 0.86 feet lower than the surface of Albert Lane and approximately 0.13 feet lower than Franklin Hill Road. Therefore, the required 1-foot of freeboard has not been provided. The Applicant has requested a waiver with respect to this pipe. We do not support this waiver due to the minimal freeboard provided with respect to Franklin Hill Road. The pipe design must be revised.*
- 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. (Previous Comment) This pipe is now proposed to be replaced with two (2) 24-inch diameter pipes. The*

new Culvert Report shows the HWL to be 0.73 feet lower than the surface of Albert Lane. Therefore, the required 1-foot of freeboard has not been provided. The Applicant has requested a waiver with respect to this pipe. We have no objection to this request.

- c. *The Culvert Report for the proposed 18-inch diameter driveway pipe for Lot 3 shows the HWL for the Fifty (50) Year Storm to be 0.3 feet lower than the driveway elevation and approximately 0.53 feet lower than Albert Lane. Therefore, the required 1-foot freeboard has not been provided. We would support a waiver to the freeboard requirement for this pipe if one were requested. (New Comment)*
- d. *The Culvert Report for the proposed 18-inch diameter driveway pipe for Lot 4 shows the HWL for the Fifty (50) Year Storm to be 0.02 feet lower than the driveway elevation and approximately 0.86 feet higher than Albert Lane. Therefore, the required 1-foot freeboard has not been provided. The pipe size must be revised to provide adequate freeboard with respect to the roadway and driveway. (New Comment)*

52. Comment 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. 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. (Previous Comment) The Applicant is requesting a Waiver from the requirements of this Section to be permitted to provide a blanket storm water facilities easement for the project site improvements.*

Separate easements have been proposed around the cross pipes which encroach onto neighboring properties. The Applicant is seeking Township input on the acceptability of the cross-pipe easements prior to seeking permission from those property owners. The depicted easements appear adequate. Legal descriptions shall be submitted to the Township for review.

54. Comment satisfied.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

55. Comment satisfied.

56. Comment satisfied.

57. Comment satisfied.

58. Comment satisfied.

59. Comment satisfied.

60. Comment satisfied.

61. Comment satisfied.

MISCELLANEOUS COMMENTS

62. Comment satisfied.

63. Comment satisfied.

64. Comment satisfied.

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) A note has been added to the plans stating “Albert Lane will be offered for dedication to the Township”; however, the Applicant only controls half of the right-of-way. Concurrence of the offer of dedication must also be obtained from the property owners on the opposite side of Albert Lane and any other property owners who may have access rights.*

66. Comment satisfied.

67. All Waiver Requests shall be listed on the Cover Sheet (Sheet 1) with the date(s) of approval by the Board of Supervisors. *(Previous Comment) The following errors are noted in the Request for Waivers noted on Sheet 1. The design engineer shall review and revise any incorrect references on the plans and in the waiver request letter.*

a. *The section listed for the requested waiver to provide a landscaping plan is incorrectly listed as 22-603.G.7. which is actually related to street profiles. It appears the request should be for 22-603.G.14.*

b. *The section listed for the requested waiver to provide 20’ access easement around stormwater facilities is incorrectly listed as 26-223.B.19. This request should be for 26-233.B.19.*

68. Comment satisfied.

69. *The number of trees in the Tree Planting Schedule on Sheet 4 is shown to be 11; however, the plan reflects 12. This discrepancy must be corrected. (New Comment)*

70. *The 47.91’ dimension along the rear line of Lot 4 does not appear to be located correctly based on scaling of the plan. The dimension as well as the labeling protocol shall be verified by the designer. (New Comment)*

71. *The bearing and distance on the centerline of Albert Lane near STA 10+00 is illegible due to the truck turning template. The plan shall be clarified for legibility. (New Comment)*

72. *Two (2) parallel lines creating a narrow strip are shown behind the berm on Lot 4 on Sheets 5 and 6. This must be labeled. (New Comment)*

73. *The terminal width of the Lot 4 riprap apron shown on Sheet 5 must be drawn to scale to ensure no conflict with adjacent features. (New Comment)*

74. *Additional topography of the area surrounding and immediately downstream of Riprap Apron #1 must be provided in both the plan and profile views of this area. Proposed grading has been shown but does not account for the grade change between the pipe invert and the downslope contours. (New Comment)*

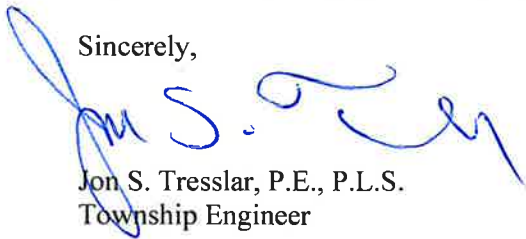
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments in this review, the receipt of new information may generate new comments.

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,



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

JST/arm/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