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November 3, 2022

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

**SUBJECT: FRANKLIN HILL MANOR  
PRELIMINARY LAND DEVELOPMENT PLAN REVIEW NO. 4  
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 2132229R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our fourth review of the Preliminary Land Development Plans for the above referenced project. The submitted information consists of the following items:

- Letter of Response dated September 28, 2022, prepared by JLS Surveying LLC.
- Waiver Request Letter dated April 29, 2022, revised September 28, 2022, prepared by JLS Surveying LLC.
- Stormwater Management Report dated October 12, 2021, revised October 5, 2022, prepared by JLS Surveying LLC.
- Franklin Hill Manor Preliminary Land Development of the Lands of DE&S Properties, LLC plan set (11 sheets) dated October 5, 2021, revised September 28, 2022, prepared by JLS Surveying LLC.
- Legal Descriptions of Utility Easements, prepared by Jonathan Shupp, undated.
- Email confirmation of Fire Department review dated August 1, 2022.
- Photographs of Point of Interest #1 Discharge pipe crossing and outfall.

**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 areas.

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. The Cover Sheet Plan notes that Albert Lane is being offered for dedication to the Township.

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 (1.1494 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. The proposed pipes must be shown in the profiles. They are missing on the current submission. (Previous Comment) The driveway profiles for Lot 1, Lot 2, Lot 3, and Lot 4 are incomplete on the Site Details Plan (Sheet 11 of 11). The profiles shall be revised to show the proposed grade line, beginning at the upstream end of the pipe, over the driveway to the pipe outlet for each driveway to confirm cover over the pipe, as well as unimpeded flow to the pipe and out of the pipe and into the swale for each driveway.*

20. In accordance with Sections 22-603.G.14 and 22-1101, 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. (*

*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). (Previous Comment) 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). Three (3) street trees are proposed along Franklin Hill Road, and eight (8) street trees are proposed along Albert Lane. Portions of the existing woodlands will remain along Franklin hill Road and Albert Lane. The response letter states, “The existing trees have been verified to meet the requirements of Section 1101.c.2(2)(e) which allows existing trees to remain to meet the street tree requirements.*

*Waivers are requested from Sections 603.G.14 and 1101 to not provide a landscape plan. The justification states that the trees and associated details are shown in the plan set.*

- b. Comment satisfied.
  - c. Comment satisfied.
  - d. Comment satisfied.
  - e. Comment satisfied.
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) The Applicant is requesting a Waiver from Section 603.B.15 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, or if a waiver will be accepted.*

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. Comment satisfied.

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. The proposed pipes must be shown in the profiles. They are missing on the current submission. (Previous Comment) The driveway profiles for Lot 1, Lot 2, Lot 3, and Lot 4 appear to be incomplete on the Site Details Plan (Sheet 11 of 11). Refer to Comment 19.*

30. Comment satisfied.

31. Comment satisfied.

32. Comment satisfied.
33. In accordance with Sections 22-1006.5, 22-1006.6 and 22-1013, “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 Waivers from Sections 1006.5, 1006.6, and 1013 to not provide a cul-de-sac. The justification states “the paved turn around is less impact to the site”. A turning template was submitted to the Fire Department. The response email from the Fire Chief states, “This turn around should be sufficient to meet our needs.”*
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.” *(Previous Comment) Sidewalk is required along Albert Lane and the plan shall be revised. The Applicant is requesting a Waiver from Section 1015.1, 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, or if the waiver request will be accepted.*
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. We have no objection to this request as it relates to the stormwater management facilities (Basin Nos. 1, 2, 3, and 4).*

*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 have been submitted to the Township for review. The following issues shall be addressed with the offsite cross pipe easements:*

- a. *The Subdivision Plan (Sheet 4 of 11) shall be revised to label each segment of the easement on the Shukaitis property (Parcel #16/7/2/23-1) with the bearings and distances. In addition, the point of beginning shall be labeled, and the tie shall be shown with associated bearings and distances. An enlarged plan view may be required.*
- b. *The Subdivision Plan (Sheet 4 of 11) shall be revised to label each segment of the easement on the Lesoine property (Parcel #16/7F/1/9) with the bearings and distances. An enlarged plan view may be required. In addition, the point of beginning shall be labeled, and the tie shall be shown with associated bearings and distances. An enlarged plan view may be required.*

37. Comment satisfied.

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. Comment satisfied.

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. The proposed pipes must be shown in the profiles. They are missing on the current submission. (Previous Comment) The driveway profiles for Lot 1, Lot 2, Lot 3, and Lot 4 appear to be incomplete on the Site Details Plan (Sheet 11 of 11). Refer to Comment 19.*

44. Comment satisfied.
45. Comment satisfied.
46. Comment satisfied.
47. Comment satisfied.
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) 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.” ***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 Section 223.I.(1)(d)(1)(a) to allow construction of the Albert Lane improvements within the inner buffer. The justification states: “...the Albert Lane roadway improvements will be within the buffer, but all disturbance is downstream of the 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)”. ***(Previous Comment) The Applicant is requesting a waiver from Section 223.I.(1)(d)(2)(a) to allow construction of the Albert Lane improvements, the proposed house, and the driveway on Lot 4 within the outer buffer. The justification states: “...the Albert Lane roadway improvements will be***



*within the buffer, but all disturbance is downstream of the wetlands. A 100-foot buffer can be maintained for the house.”*

- c. 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.” *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.*

*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 from Section 223.I.(1)(d)(2)(b) to allow more than 20% of the outer buffer to be altered. The proposed improvements include 51% of the outer buffer.***

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 Applicant is requesting a waiver from Section 227.6 to not be required to provide a minimum one (1.0) foot of freeboard for the POI 1 and POI 2 cross-pipes and the Lot 3 and Lot 4 driveway pipes. Upon review of the calculations, all proposed pipes provide at least 1-foot of freeboard measured below the lowest point along the top of the roadway as required. Therefore, this waiver is not applicable and shall be removed from the waiver request letter and list of waiver requests on Sheet 1.*
- a. Comment Satisfied.
- b. Comment Satisfied.
- c. Comment Satisfied.
- d. Comment Satisfied.
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. We have no objection to this request as it relates to the stormwater management facilities.*

*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 have been submitted to the Township for review. Also refer to Comment 36.*

- 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.” *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.*

*(Previous Comment) The response letter states, "Once the planning commission is satisfied with plan, a meeting will be requested with the property owners who have access to Albert Lane to discuss agreement for offering Albert Lane for dedication to the township, as well as maintenance easements surrounding the cross-pipes, and riprap aprons under Franklin Hill Road and Albert Lane."*

*The Township Roadmaster should also review the proposed turn around area for maintenance purposes, i.e., snow plowing.*

- 66. Comment satisfied.
- 67. Comment satisfied.
- 68. Comment satisfied.
- 69. Comment satisfied.
- 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. (Previous Comment) The rear lot line of Lot 4 shall also be dimensioned from the eastern property corner to the turnaround easement corner, and from the turnaround easement corner to the western corner. The plans shall be revised accordingly.*
- 71. Comment satisfied.
- 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. (Previous Comment) The berm on Lot 2 has an elevation of 682 according to the On-lot Infiltration Berm Specifications chart on the PCSM/Site Details Plan (Sheet 10 of 11). The PCSM Plan (Sheet 5 of 11) and the E&S Plan (Sheet 6 of 11) shall be revised to label the berm (proposed contour line around the berm) elevation as 682.*  
  
*In addition, the berm on Lot 3 has an elevation of 678 according to the On-lot Infiltration Berm Specifications chart on the PCSM/Site Details Plan (Sheet 10 of 11). The PCSM Plan (Sheet 5 of 11) and the E&S Plan (Sheet 6 of 11) shall be revised to label the berm (proposed contour line around the berm) elevation as 678.*
- 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. (Previous Comment) It appears that there are existing trees at the locations of the proposed riprap aprons. The proposed tree line around the riprap aprons/drainage easements due to the proposed disturbance. The easement agreements shall note that existing trees shall be removed for the installation of the riprap aprons.*
- 74. Comment satisfied.
- 75. The PCSM Plan (Sheet 5 of 11) shows the proposed 672 contour line perpendicular to the centerline of the Albert Lane at Station 7+00, near the low point of the vertical curve. This proposed grading could result in water ponding in the road. The proposed 672 contour shall be adjusted to provide positive surface drainage to remove stormwater runoff from the road. The plans shall be revised accordingly. *(New Comment)*

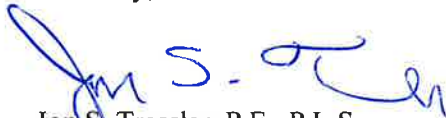
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the nature of the comments in this review, the receipt of new information may generate new comments.

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/mes/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