

Jonathan Shupp
Professional Land Surveyor and Certified Sewage Enforcement Officer

Land Surveys
Subdivisions
Sewage Testing and Designs

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Revised 11/14/22

Revised 9/28/22

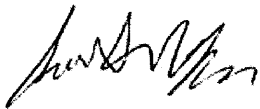
Revised 7/15/22

4/29/22

Please see the following requests for waivers from the Smithfield Township Ordinances:

1. **22-603.G.14 and 22-1101** Request for waiver from providing a landscaping plan due to the nature of the project. Street trees and buffers area shown on the subdivision plan and tree protection notes and details are shown in the erosion control plans and details.
2. **22-603.G.15** Request for waiver from submitting a lighting plan as this is a rural area and there is no street lighting on any streets in the area.
3. **22-1006.5, 22-1006.6, & 22-1013** Request for waiver from providing cul-de-sac as the paved turn around is less impact to the site.
4. **22-1015.1** Request for waiver from providing sidewalks as this is a rural area and there are no sidewalks along any surrounding properties.
5. **22-1023.5** Request for waiver from providing and monumenting easements around the stormwater facilities as a blanket easement is being proposed as listed on the cover sheet.
6. **26-233.B.19** Request for waiver from providing a 20 foot access easement around the proposed infiltration berms as a blanket easement is proposed as noted on the cover sheet.
7. **26-223.I.(1)(d)(1)(a)** Request for waiver to allow construction within the inner buffer as the Albert Lane roadway improvements will be within the buffer but all disturbance is downstream of the wetlands.
8. **26-223.I.(1)(d)(2)(a)** Request for waiver to allow construction within the outer buffer as the Lot 4 and Albert Lane improvements will be within the buffer but all disturbance is downstream of the wetlands. A 100' buffer can be maintained for the house.
9. **26-223.I.(1)(d)(2)(b)** Request for waiver to allow more than 20% of the outer buffer on the subject parcel to be altered. A majority of the work is associated with the Albert Lane improvements.
10. **26-224.A.3** Request for waiver from using the NRCS Curve number equation due to the scale of the facilities.

Sincerely,



Jonathan Shupp, PLS, SEO

JLS SURVEYING

11/16/22

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

Please see the following responses to the comments provided in Review No.4:

ZONING ORDINANCE COMMENTS

1. Comment noted.
2. Comment noted.
3. Comment noted.
4. Comment noted.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. Comment noted.
6. Comment noted.
7. Comment noted.
8. Comment noted.
9. Comment noted.
10. Comment noted.
11. Comment noted.
12. Comment noted.
13. Comment noted.
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. Comment noted.
 - b. Comment noted.
 - c. Comment noted.
 - d. Comment noted.
 - e. Comment noted.
21. Comment noted.
22. Comment noted.
23. Comment noted.

24. A statement from the SEO has been requested and will be provided upon receipt. The SEO is verifying the testing data in coordination with the township as there was a different SEO at the time the testing was done.
25. Comment noted.
26. Comment noted.
27. Comment noted.
28. Comment noted.
29. The profiles have been updated to include the requested information.
30. Comment noted.
31. Comment noted.
32. Comment noted.
33. Comment noted.
34. Comment noted.
35. Comment noted.
36.
 - a. Sheet 4 has been updated as requested.
 - b. Sheet 4 has been updated as requested.
37. Comment noted.
38. Comment noted.
39. Comment noted.
40. Comment noted.
41. Comment noted.
42. Comment noted.
43. The profiles have been revised to show the requested information.
44. Comment noted.
45. Comment noted.
46. Comment noted.
47. Comment noted.
48. The sewage planning module has been submitted for review and the approval will be provided upon receipt.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

49.
 - a. Comment noted.
 - b. Comment noted.
 - c. Comment noted.
50. Comment noted.
51.
 - a. The waiver request has been removed from sheet 1 and the waiver request letter.
 - b. Comment noted.
 - c. Comment noted.
 - d. Comment noted.
52. Comment noted.
53. Comment noted.
54. Comment noted.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

- 55. Comment noted.
- 56. Comment noted.
- 57. Comment noted.
- 58. Comment noted.
- 59. Comment noted.
- 60. Comment noted.
- 61. Comment noted.

MISCELLANEOUS COMMENTS

- 62. Comment noted.
- 63. Comment noted.
- 64. Comment noted.
- 65. The plan for the proposed turn around has been sent to the roadmaster for review.
- 66. Comment noted.
- 67. Comment noted.
- 68. Comment noted.
- 69. Comment noted.
- 70. The rear lot line has been dimensioned as requested.
- 71. Comment noted.
- 72. Sheets 5 and 6 have been revised to label the berm elevations for berm 2 and 3.
- 73. The proposed tree line has been revised to remove existing trees at the location of proposed riprap aprons.
- 74. Comment noted.
- 75. The 672 contour has been revised to correct any possible ponding issues.

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

Sincerely,



Tighe Meckes, PE