



January 9, 2023

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

**Corporate Office:**

559 Main Street, Suite 230  
Bethlehem PA 18018

**Regional Offices:**

1456 Ferry Road, Building 500  
Doylestown, PA 18901

2756 Rimrock Drive  
Stroudsburg, PA 18360  
Mailing  
P.O. Box 699  
Bartonsville, PA 18321

**SUBJECT: FRANKLIN HILL MANOR PRELIMINARY/FINAL MINOR SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW NO. 6  
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. 2132229R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our sixth review of the Preliminary/Final Minor Subdivision and Land Development Plan for the above referenced project. The submitted information consists of the following items:

- Stormwater Management Report prepared by Keystone Consulting Engineers, Inc., dated December 1, 2023.
- Preliminary/Final Minor Subdivision of the Lands of D E&S Properties, LLC (11 sheets) prepared by Keystone Consulting Engineers, Inc., dated December 1, 2023.

**BACKGROUND INFORMATION**

The Applicant is proposing the subdivision and development of lands located on the northeastern corner of the intersection of Franklin Hill Road and 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.

Our previous comment letters reviewed a preliminary subdivision and land development plan creating four (4) single family residential dwellings taking access from Albert Lane. Improvements to Albert Lane were proposed, and each proposed lot included an infiltration berm to control stormwater peak rates and volume. Stormwater discharges were proposed onto properties located across Franklin Hill Road and Albert Lane.

The current preliminary/final subdivision and land development plan proposes three (3) single family residential dwelling lots that will take access from Franklin Hill Road. No improvements along Albert Lane are proposed.

Lot 1 will have a gross area of 1.3050 acres (1.0976 acres net), Lot 2 will have a gross area of 1.1680 acres (1.1228 acres net), and Lot 3 will have a gross area of 3.7163 acres (2.2044 acres net). The proposed lots will be served by on-lot water and sewage disposal. Stormwater management is proposed by infiltration berms on each proposed lot.

**The revised plans reflect new access drive locations and configurations, revised stormwater management facilities, water and sewer services, and less impact to sensitive environmental features. Due to the substantial revisions to the plans since their initial acceptance, previous comments that have been satisfied have now been removed from this letter. Plan revisions have also generated additional comments.**

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

### **ZONING ORDINANCE COMMENTS**

1. Section 27-302.1 and the Schedule of District Regulations requires a minimum lot area of 50,000 square feet. Lot Area is defined as “the gross horizontal area contained within the property lines of a lot excluding space within all roads and within all permanent drainage easements but including the areas of all other easements”. *(New Comment) The proposed net lot areas of Lots 1 and 2 are less than the required 50,000 square feet (1.1478 acres). In addition, the right-of-way area along Albert Lane shall also be removed to determine the net areas of Proposed Lots 1 and 3. The plan shall be revised. Also refer to Comment 2.*
2. In accordance with Section 401.2, “except where conservation subdivisions, (if adopted and enacted by Smithfield Township) manufactured home parks, planned residential development or multi-family dwellings are proposed under regulations specific to those forms of development, the maximum number of dwelling units permitted on any given property shall be limited to the adjusted tract acreage of the site divided by the minimum lot area(s) found on Schedule I for the land in question. The adjusted tract acreage shall be determined by subtracting environmentally constrained land as provided below.
  - A. Deduct the following from the gross tract area:
    - (1) Ten percent of all moderately steep slopes (15% to 25%).
    - (2) Seventy-five percent of all very steep slopes (25% or greater).
    - (3) Seventy-five percent of all wetlands.
    - (4) One hundred percent of all floodways.
    - (5) Fifty percent of the non-floodway portion of all 100-year floodplain areas.
    - (6) One hundred percent of all lands within the rights-of-way of existing public streets or highways, under existing private streets and within utility easements.”

*(New Comment) Calculations in support of the adjusted tract areas for Proposed Lots 1, 2, and 3 shall be provided on the plan.*

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

In accordance with Section 22-801.2, “in the event that the proposed subdivision shall involve a change in the location of streets, sanitary or storm sewers, water mains, culverts or any other municipal improvements, then the provisions of this Section shall not be applicable and the applicant/developer shall be required to comply with the requirements for preliminary major subdivision plans”. *The plans have been reviewed against the requirements for Preliminary and Final Major Subdivisions.*

3. In accordance with Section 22-601, “the purpose of the preliminary plan is to require formal conditional approval of plans in order to minimize changes and revisions before final plans are submitted”. *(New Comment) A preliminary/final plan has been submitted and a waiver will be required.*

4. In accordance with Sections 22-602.1.F, 22-603.1.A.(12), 22-702.1.E, and 22-703.1.D, the following outside agency approvals are required:
  - a. *Monroe County Planning Commission*
  - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – Amendment of NPDES Permit No. PAD450153 issued June 8, 2022.*
  - c. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module*

***(New Comment) Submissions to, correspondences with, and permits/approvals from the above outside agencies shall be provided to the Township.***
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 1) 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 1) shall be revised to note the maximum allowable building height and the proposed building height for each lot. (From Previous Comment 5 from Review No. 2)*
  - a. ***The building coverages listed in the Zoning District Requirements table on Sheet 1 for Proposed Lots 1 and 3 are low when compared to the plan view. The building coverages shall be confirmed and the chart shall be revised accordingly.***
  - b. ***The impervious coverage listed in the Zoning District Requirements table on Sheet 1 for Proposed Lot 3 is low when compared to the plan view. The impervious cover shall be confirmed, and the chart shall be revised accordingly.***
  - c. ***The Rear Yard for Lot 1 noted in the Zoning District Requirements table (30-feet) is not consistent with the Rear Yard dimensioned on Sheet 4 (25-feet). The table shall be revised accordingly.***
6. In accordance with Section 22-603.1.D.13.(d), “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.” ***(New Comment) The BeC soils shall also be listed in the Soil Limitations chart on Sheet 3 and in the list of soils on Sheets 5 and 6.***
7. In accordance with Section 22-603.1.G.(1), “the layout, proposed dimensions, proposed use, and consecutive numbering of all lots. All sheets shall show lot numbers. Lot closure reports shall be supplied demonstrating that the proposed lots close with an error less than one in 10,000.” ***(New Comment) Lot closure reports for the gross and net areas of Proposed Lots 1, 2, and 3 shall be submitted.***
8. In accordance with Section 22-603.1.G.2, the Subdivision/Land Development Plans shall show “Building setback lines established by zoning or other ordinances or deed restrictions with distances from the right-of-way line. Building setback lines from floodplains, water features and wetlands shall be shown as chords and defined by metes and bounds. Building setback lines shall be truncated where an easement, buffer, or right-of-way is proposed which would limit the ability of future

homeowners from building.” *(From Previous Comment 16 from Review No. 1) The building setback lines on Proposed Lot 3 shall be revised to not pass through the existing wetland or wetland buffer.*

9. In accordance with Section 22-603.1.G.6, the Subdivision/Land Development Plans shall show “The layout of all streets and walkways, including names and widths of cartways and rights-of-way.” *(From Previous Comment 17 from Review No. 1) The Subdivision Plan (Sheet 3) shall dimension the width of the proposed right-of-way along Franklin Hill Road.*
10. In accordance with Sections 22-603.1.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. (From Previous Comment 20 from Review No. 5) The Applicant is requesting waivers from the requirement to submit a Landscape Plan. The justification states: “street trees and buffers [are] shown on the subdivision plan and tree protection notes and details are shown in the erosion control plans and details”.*

*Proposed street trees are shown on the Subdivision and PCSM Plans (Sheets 4 and 5).*

*The plans shall be revised as follows:*

- a. In accordance with Section 22-1101.1.A.(6), “all plant material shall be guaranteed for 18 months from the day of final approval of the landscape installation by the Township landscape architect or Township Engineer. Any plant material 25% or more of which is dead shall be considered dead. A tree shall be considered dead when the main leader has died or 25% of the crown is dead. Any dead plant material shall be replaced and installed according to the approved planting practices.” *(New Comment) General Planting Note 18 on Sheet 10 shall be revised for consistency with this Section.*
  - b. In accordance with Section 22-1101.1.C.(2)(d), “street trees shall be planted no closer than one foot outside the ultimate street right-of-way and no farther than 10 feet from the ultimate right-of-way. Street trees shall be planted no closer than three feet to any public sidewalk. Street trees with shallow roots or those which grow very large as indicated in Subsection 1C(3)(a) shall be planted no closer than six feet to any public sidewalk., street trees are required along existing streets that abut a subdivision or land development.” *(New Comment) Five (5) of the proposed street trees are shown within the proposed right-of-way and shall be relocated for compliance with this Section.*
  - c. In accordance with Section 22-1101.1.F.(2)(e)(1), “there shall be a minimum of one shade tree and three shrubs proposed for every 30 linear feet of stormwater management facility perimeter”. *(New Comment) The required landscaping shall be provided at the proposed basins.*
11. 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. 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.”

***(From Previous Comment 21 from Review No. 5) The Applicant is requesting a waiver to not be required to submit a lighting plan. Unless the Township determines lighting is required, based upon the lighting requirements listed above we do not believe a lighting plan is required and the waiver request shall be removed from Sheet 1 and the request letter.***

12. 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. ***(From Previous Comment 22 from Review No. 2) The proposed limit of disturbance is greater than 1 acre and an Individual NPDES Permit was issued June 8, 2022. An amendment to the existing permit will be required. All submissions to, correspondences with, and permit from the PADEP/Conservation District shall be provided to the Township upon receipt.***

***The following comments are related to our review of the E&SPC Plan and Details (Sheets 6 through 9).***

- a. ***The Sequence of Construction Activities on Sheet 9 references roadway construction. Improvements to Albert Lane are no longer proposed and the Sequence shall be revised accordingly. Swale 1 and the driveway pipes shall remain in the Sequence of Construction.***
  - b. ***Step 2 of the Construction Sequence (Individual Lot Sequence) shall be revised to include the Township and its representatives.***
13. 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. ***A copy of the statement shall be submitted to the Township upon receipt. (From Previous Comment 24 from Review No. 5) A***

***previous response letter indicated that the required information will be provided to the Township upon receipt.***

14. 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."

***(From Previous Comment 29 from Review No. 4) The Plans shall be revised to provide storm sewer profiles of the proposed driveway pipes and discharge pipe from Berm #3 with the information required by this Section.***

15. In accordance with Section 22-1002.F, "natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicant/developers shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant/developer's Existing Resources and Site Analysis Plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development." ***(New Comment) The submitted PNDI search was conducted more than 2 years ago, and a new search shall be completed and the results with clearances shall be submitted to the Township.***

16. In accordance with Section 22-1002.13, "lots and/or parcels shall be laid out and graded to provide positive drainage away from buildings and to prevent damage to neighboring lots, tracts, or parcels. Stormwater management shall be provided in accord with Township stormwater regulations." ***(New Comment) Spot elevations shall be provided above the proposed swales adjacent to the homes on each lot to confirm positive drainage.***

17. In accordance with Section 22-1008.3, "where a subdivision abuts or contains an existing street, the applicant/developer shall be required to improve said street to Township standards and provide an additional ultimate right-of-way width to conform to the standards set by the Township". ***(New Comment) Based upon the PA Traffic Counts and Appendix B, Franklin Hill Road is a Local Access Street. The required cartway width (with shoulders) is 26-feet and the required right-of-way width is 50-feet.***

***The existing cartway width is 20-feet and widening of the existing road is not proposed. The Township shall determine if the existing cartway should be widened to meet the requirements of Appendix B. Cross sections are required per Sections 22-603.1.G.(7), 22-603.1.G.(20), and 22-603.1.H.(2)(c).***

***The existing right-of-way width is 33-feet, and the plan proposes to widen it by 15-feet on the project side. This creates a half width of 31.5-feet. This exceeds the requirements of Appendix B.***

18. In accordance with Section 22-1012.7, "driveways and access points shall be so located, designed and constructed as to provide adequate sight distance at intersections with streets". ***(New Comment) A note is provided on Sheet 5 stating compliance with PennDOT sight distance requirements. The required and provided sight distances (in feet) shall be listed on the plan.***

19. In accordance with Section 22-1012.10, “in all zoning districts, private driveways or other street access points shall be controlled and shall be so located so as to provide a minimum distance of five feet from the paved edge of any such driveway or access point to any property line”. *(New Comment) The turn around area of the proposed driveway on Lot 1 is closer than 5-feet to the property line shared with Lot 2 and the plan shall be revised.*
20. 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.” *(From Previous Comment 34 from Review No. 5) Sidewalks area required. The Applicant is requesting a waiver from the requirement to provide sidewalk. The justification states “...this is a rural area and there are no sidewalks along any surrounding properties...”. The Township shall determine if it will require sidewalks along Franklin Hill Road, or if the waiver request will be accepted.*
21. In accordance with Sections 22-1023.5 and 22-1301.5.B, “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. *(From Previous Comment 36 from Review No. 5) 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, and 3).*

*The plan has been revised to remove the need for an easement on the southern property across Albert Lane (Parcel No. 16/7F/1/9). An easement is still shown for the proposed storm sewer crossing Franklin Hill Road and discharging stormwater onto Parcel No. 16/7/2/23-1. The Applicant shall address the status of obtaining the easement from Parcel No. 16/7/2/23-1.*

22. 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.” *(From Previous Comment 37 from Review No. 3) Monuments shall be provided at the existing and proposed property lines at their intersections with the Franklin Hill Road Right-of-Way.*
23. 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.” *The Applicant shall be required to pay the fee in lieu of dedicating land and/or constructing recreation improvements. (Previous Comment 38 from Review No. 5) A previous response letter indicated that a fee in-lieu-of will be paid upon conditional plan approval.*

24. In accordance with Section 22-1301.7.L.(2), “Energy-dissipating devices (rip-rap, end sills, etc.) shall be placed at all basin outlets.” *The PCSM Plan (Sheet 4) shows 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. (From Previous Comment 39 from Review No. 3) Calculations in support of the proposed rock riprap shall be provided.*
25. In accordance with Sections 22-1301.7.M.(1) and 22-1301.7.M.(2), “all drainage channels shall be designed to prevent erosion of the bed and banks” and “suitable stabilization shall be provided where required to prevent erosion of the drainage channels”. *(New Comment) Calculations in support of the proposed swales adjacent to each proposed dwelling shall be provided and Standard Construction Detail #6-1 on Sheet 9 shall be revised accordingly.*
26. In accordance with Section 22-1301.7.M.(3), “any vegetated drainage channel requiring mowing of the vegetation shall have a maximum grade of four horizontal to one vertical on those areas to be mowed”. *(New Comment) Proposed Swale #1 has side slopes of 3:1. The type of vegetated stabilization shall be addressed to show compliance with this Section.*
27. In accordance with Section 22-1301.7.O.(1), “a fifty (50) year storm for the design of all stormwater systems” shall be used. *(From Previous Comment 40 from Review No. 2) Supporting calculations for the 50-year storm shall be provided for Proposed Swale #1.*
28. 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.” *(Previous Comment 41 from Review No. 2) The storm sewer calculations for the proposed 18-inch pipe crossing Franklin Hill Road shall be revised to analyze the 50-year storm peak flow.*
29. In accordance with Section 22-1301.7.S.(10)(a), “swales in cut areas shall be designed to prevent the passage of water onto the cartway during a fifty-year frequency storm of five-minute duration”. *(New Comment) Supporting calculations for the 50-year storm shall be provided for Proposed Swale #1.*
30. 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.” *(From Previous Comment 44 from Review No. 2) Spot elevations shall be provided above the proposed swales adjacent to the homes on each lot to confirm positive drainage.*
31. In accordance with Section 22-1302.3.I, “Garage floor and first floor elevations shall be shown on the proposed grading plan. First floor elevations shall be based on architectural details of the proposed building.” *(From Previous Comment 44 from Review No. 1) The first floor and garage floor elevations on Proposed Lot 1 are high when compared to the proposed grading and shall be revised.*
32. In accordance with Section 22-1302.L, “proposed spot elevations for swale high points and at lot corners shall be shown on the grading plan.” *The PCSM Plan (Sheet 5) shall be revised accordingly. (From Previous Comment 45 from Review No. 1) Spot elevations shall be provided at the top of the proposed swales adjacent to the dwellings to confirm positive drainage.*



33. In accordance with Section 22-1302.M, “the grading plan shall not allow concentrated runoff on adjoining properties.” *(From Previous Comment 47 from Review No. 3) The PCSM Plan (Sheet 4) shows the existing 12-inch storm sewer crossing Franklin Hill Road being replaced with an 18-inch storm sewer with flared end section and rock riprap. This storm sewer will now convey stormwater collected from Basin Nos. 1 and 2, and Swale 1. The storm sewer will discharge stormwater 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). An easement is shown for this proposed storm sewer crossing. The Applicant shall address the status of obtaining the easement from Parcel No. 16/7/2/23-1.*
34. 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 48 from Review No. 5) 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.*
35. In accordance with Sections 1502.1 and 1503, before the Board of Supervisors shall cause its approval to be endorsed on the final plans of any subdivision or land development and as a requirement for the approval thereof, the applicant/developer shall enter into a written agreement with the Township in the manner and form set forth by the Township Solicitor to guarantee the construction and installation of all improvements at the applicant/developer’s expense required by this Chapter. When requested by the applicant/developer, in order to facilitate financing, the Board of Supervisors shall furnish the applicant/developer with a signed copy of a resolution indicating approval of the final plan contingent upon the applicant/developer obtaining satisfactory financial security. The final plan or record plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days unless a written extension is granted by the Board of Supervisors. *(New Comment) A developer’s agreement and escrow are required prior to plan recordation. A construction cost estimate shall be submitted for review.*
36. In accordance with Section 1506.1, “when the applicant/developer has completed all of the necessary and appropriate improvements, the applicant/developer shall notify the Township, by certified or registered mail, of the completion of the improvements and shall send a copy to the Township Engineer. This notice shall include a set of as-built drawings as specified below. The Township shall, within ten (10) days after receipt of such notice and as-built plans, direct and authorize the Township Engineer to review the as-built drawings and inspect all of the improvements. The Township Engineer shall file a report with the Township and shall mail a copy of the report to the applicant/developer. The report shall be made within thirty (30) days after receipt by the Township Engineer of the authorization from the Township. This report shall indicate approval or rejection of the improvements, and, if the improvements or any portion thereof shall not be approved by the Township Engineer, this report shall contain a statement of reasons for such non-approval.” *(New Comment) A note shall be placed on the plan requiring an as built per Section 1506.*

37. In accordance with Section 22-1601.3, “all requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary”. *(New Comment) The previously submitted waiver request letter, revised November 14, 2022, shall be revised to remove the requests related to the inner and outer wetland buffers, and to include any newly requested waivers.*

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

38. In accordance with Sections 26-224.A.(2)(a) and (b) and Section 26-224.B.(2), “a minimum depth of 24 inches between the bottom of the BMP and the limiting zone” shall be provided. In addition, “an infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant’s design professional”. “Provide site-specific infiltration test results (at the level of the proposed infiltration surface) in accord with ASTM Guide No. D 5126 to determine the appropriate hydraulic conductivity rate.” *(New Comment) Results for test pits #1, #2, and #15 shall be provided to confirm the separation between the bottom of the proposed basins and the limiting zone. In addition, infiltration testing for Basins #1 and #2 shall be conducted and the results provided.*
39. 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 50 from Review No. 5) The NRCS Curve Number equation was not utilized for the Infiltration Berm design. A waiver has been requested “due to the scale of the facilities”. We have no objection to this request.*
40. In accordance with Section 26-226.1.5, “runoff curve numbers (CN) for both existing and proposed conditions to be used in the soil cover complex method shall be obtained from Table B-2 in Appendix B” *(New Comment) The Curve Number for impervious area (paved road including right-of-way) in the Pre-Development POI 1 and Post-Development POI 1 Bypass 1 and for impervious area (gravel including ROW) in Pre-Development POI 2 and the Post-Development POI 2 Bypass 1 shall be 98 per Appendix B.*
41. In accordance with Section 26-226.4, “times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times-of-concentration for channel and pipe flow shall be computed using Manning’s equation.” *(New Comment) Predevelopment time of concentration calculations are provided. The time of concentration paths shall be shown on the Pre-Development Drainage Area Map. The following comments are related to our review of the time of concentration calculations for the post-development conditions:*
- a. *The slope of 8.24% in the shallow concentrated flow for the Area to Infiltration Berm #1 is high when compared to the plan and shall be revised.*
  - b. *In the time of concentration calculation for Area to Infiltration Berm #2, the length utilized for paved shallow concentrated flow appears high and the length utilized for unpaved shallow concentrated flow appears low when compared to the plan. In addition, the slope utilized for the unpaved shallow concentrated flow appears low when compared to the plan. The calculations shall be revised.*

- c. ***The length of the unpaved shallow concentrated flow utilized in the Area to Infiltration Berm #3 time of concentration calculation is high when compared to the plan. In addition, the paved driveway area shall also be included in the calculation.***
  - d. ***The entire time of concentration path for POI 2 Bypass shall be shown on the Post-Development Drainage Area Map.***
42. In accordance with Section 26-233.2.B.(4), the drainage plan shall include “other physical features including flood hazard boundaries, buffers, existing drainage courses, areas of natural vegetation to be preserved, and the total extent of the upstream area draining through the site”. ***(New Comment) The existing woodlands shall be shown on the Pre-Development Drainage Area Map.***
  43. In accordance with Section 26-233.2.B.(7), the drainage plan shall include “soil names, boundaries, hydrologic group, and limitations”. ***(New Comment) The BeC soils shall also be provided in the list of soils on Sheets 5 and 6.***
  44. In accordance with Section 26-233.2.B.(8), the drainage plans shall include the “limits of earth disturbance, including the type and amount of impervious area that would be added”. ***(New Comment) The proposed limit of disturbance shall be shown on the Pre-Development Drainage Area Map in support of the disturbed area curve number calculations. Additional review will be required.***
  45. In accordance with Section 26-233.2.B.(18), the drainage plan shall include “overland drainage patterns and swales”. ***(New Comment) The entire drainage area to Discharge Point #2 shall be shown on the Pre-Development Drainage Area Map.***
  46. 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.” ***(From Previous Comment 53 from Review No. 5) 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, and 3).***  
  
***The plan has been revised to remove the need for an easement on the southern property across Albert Lane (Parcel No. 16/7F/1/9). An easement is still shown for the proposed storm sewer crossing Franklin Hill Road and discharging stormwater onto Parcel No. 16/7/2/23-1. The Applicant shall address the status of obtaining the easement from Parcel No. 16/7/2/23-1.***
  47. 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.” ***(From Previous Comment 54 from Review No. 2) The proposed limit of disturbance is greater than 1 acre and an Individual NPDES Permit was issued June 8, 2022. An amendment to the existing permit will be required. All submissions to, correspondences with, and approved permit from the PADEP/Conservation District shall be provided to the Township upon receipt. Refer to Comment 12 for our review comments related to the E&SPC Plan and Details (Sheets 6 through 9).***

48. In accordance with Section 26-281.3, “the applicant shall make all requests for waivers in writing and include such requests as a part of the application for development. The applicant shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of this Part involved and the minimum waiver necessary. The applicant shall state how the requested waiver and applicant’s proposal shall result in an equal or better means of complying with the intent of this Part as stated in Part 2A.” *(New Comment) The previously submitted waiver request letter, revised November 14, 2022, shall be revised to remove the requests related to the inner and outer wetland buffers, and to include any newly requested waivers.*

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

49. All proposed berms and spillways shall retain the 100-year storm event. The Stormwater Management Report or plan shall be revised accordingly. *(From Previous Comment 57 from Review No. 1) The high water elevations for Berm #1 during the 25-, 50-, and 100-year storm events, for Berm #2 during the 10-, 25-, 50-, and 100-year storm events, and for Berm #3 during the 50- and 100-year storm events exceeds the proposed spillway elevation. The proposed berms and/or spillways shall be revised accordingly.*
50. Lawn areas surrounding the existing buildings located off-site and in POI 1 and POI 2 shall be utilized in the Pre-Development, Post-Development POI 1 Bypass 1 Curve Number calculations. *(New Comment)*
51. The area of woods in C and D soils utilized in the Curve Number calculation for Pre-Development POI 1 are inconsistent with the existing conditions. It appears the woodland areas in the C soils are low and in the D soils are high when compared to the existing conditions. The areas shall be confirmed, and the Curve Number calculations shall be revised accordingly. *(New Comment)*
52. Based upon aerial photography, the area of woods in D soils utilized in the Curve Number calculations for Post-Development POI Bypass 1 and Area to Infiltration Berm #2 appear to be lawn area. The calculation should be revised. *(New Comment)*
53. The drainage area of Pre-Development POI 2 utilized in the Curve Number calculation (10.6 acres) is inconsistent with that provided on the plan (10.26 acres). The calculation or plan shall be revised. *(New Comment)*
54. The Weighted CN for Pre-Development POI 2 appears to be incorrect and should be revised. *(New Comment)*
55. The meadow areas shall be hatched on the Post-Development Drainage Area Map to confirm the areas utilized in the post development Curve Number calculations. If the intent is for these areas to remain in meadow condition post development, an easement is required on the plan to protect and maintain this cover condition. *(New Comment)*
56. The lawn area utilized in the Curve Number calculation for Area to Infiltration Berm #1 is low when compared to the plan and shall be revised. *(New Comment)*
57. The total drainage area in the predevelopment condition (12.59 acres) and the total drainage area in the post development condition (12.68 acres) are not consistent and shall be revised. *(New Comment)*

58. A small portion of woodlands located in the C and D soils are disturbed in the POI 2 Bypass Area. The woodland areas utilized in the Curve Number calculation for Post-Development POI 2 Bypass 1 area low and shall be revised. *(New Comment)*
59. The proposed 680 contour at Berm #1 and the proposed 691 contour at Berm #2 shall be identified on the plan. *(New Comment)*
60. The contour area utilized in the Pond Report for Berm #3 is high when compared to that shown on the plan. The Pond Report or plan shall be revised. *(New Comment)*
61. The spillway of Berm #3 shall be labeled with width and elevation on the plan. *(New Comment)*

#### MISCELLANEOUS COMMENTS

62. The Plans shall be revised to provide the bearings and distances of the right-of-way line along the site frontage. *(From Previous Comment 64 from Review No. 2) The proposed right-of-way line along Franklin Hill Road shall be labeled with metes and bounds.*

#### PLAN REVISION COMMENTS

63. The limit of disturbance line shall be identified in the Legend on Sheet 6. *(New Comment)*
64. On Sheet 10, the depth of the amended soil shall be dimensioned in the Soil Amendment Detail. In addition, the plan and details shall clearly identify where the amended soils will be utilized. *(New Comment)*
65. On Sheet 10, there are two columns labeled "Spillway Elev." in the Infiltration Berm Cross-Section. The column labels shall be revised accordingly. *(New Comment)*
66. The flared end section at the 18-inch storm sewer pipe crossing Franklin Hill Road shall be shown and labeled in the Existing g12" Pipe Profile – POI 1 on Sheet 11. In addition, a flared end section shall be provided at the invert out of the discharge pipe at Berm #3. *(New Comment)*

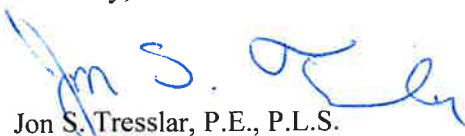
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments in this review, the receipt of new information may generate new comments.

We recommend the above comments be addressed to the satisfaction of Smithfield Township prior to approval of the Preliminary/Final Subdivision and 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/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 M. Meckes, P.E., Keystone Consulting Engineers – 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

S:\2021\2132229R\Documents\Correspondence\Review Letters\Franklin.Hill.Manor\_Preliminary.Land.Development.Plan-Review No. 6.docx