



April 11, 2023

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

**SUBJECT: SMITHFIELD GATEWAY PHASE 1A-2
FINAL LAND DEVELOPMENT PLAN REVIEW NO. 1
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1432150R2**

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Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Final Land Development Plan for the above referenced project. The submitted information consists of the following items.

- Waiver Request letter prepared by Langan, dated February 24, 2023.
- Post Construction Stormwater Management (PCSM) Report prepared by Langan, dated February 24, 2023.
- Wawa Building Elevations (2 sheets) prepared by Cuhaci Peterson, dated September 23, 2022.
- Existing Resources and Site Analysis Plan prepared by Langan, dated December 7, 2022.
- Final Land Development Plan (37 sheets) prepared by Langan, dated February 17, 2023.

BACKGROUND INFORMATION

The Applicant has submitted a Final Land Development Plan in support of Phase 1A-2 of Smithfield Gateway. The existing property has an area of 91.96 acres, is within the ED, Economic Development Zoning District, and is located on the western side of Seven Bridges Road (S.R. 0209), approximately 1,000 feet (0.2 miles) north of the intersection with Independence Road (S.R. 447).

The following plans were previously approved for Smithfield Gateway:

- Preliminary Land Development Plan including development on all 91.96 acres.
- Major Subdivision Plan creating Lots 1.01, 2.01, 3.01, 4.01, 5.01, and 6.01.
- Final Land Development Plan for Phase 1A-1. Phase 1A-1 is located on Lot 6.01 and is under construction and nearing completion.

This Final Land Development Plan proposes construction on Lot 2.01, which is situated on the northwestern corner of S.R. 0209 and Music Center Drive and has an area of 4.26 acres. The development consists of a Wawa convenience store with fueling station and a drive-thru restaurant. Associated parking, storm sewer and stormwater management, public water and sewer services, and landscaping are proposed.

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

ZONING ORDINANCE COMMENTS

1. In accordance with Section 305.D.3, “a new building shall maintain an eighty (80) foot minimum building setback from the boundary of an R-1 or R-2 Zoning District. A landscaped buffer yard with a minimum width of fifty (50) feet shall be provided where new commercial or residential development is proposed adjacent to or directly across the street from an R-1 or R-2 District.” *The required 50-foot buffer yard shall be shown and labeled on Sheets CS101 (5 of 39) and LP101 (35 of 39).*
2. In accordance with Section 305.D.3.(a), “the number and types of plants within this required buffer shall meet the standards listed in Section 502.7.C.(7) of this Chapter, except as modified by this Section. A minimum of fifty (50%) percent of the required buffer plantings shall be evergreen plants. The number of deciduous shade trees within this required buffer shall be increased to an average of one (1) tree per forty (40) feet of buffer yard length.” Sections 305.D.3.(a) and 502.7.C.(7) requires 35 evergreen trees, 18 deciduous trees, 12 flowering trees, and 175 shrubs within the required 50-foot buffer yard along Music Center Drive. *Twenty-two (22) evergreen trees, 14 deciduous trees, 3 flowering trees, and 68 shrubs are proposed. Therefore, 13, evergreen trees, 4 deciduous trees, 9 flowering trees, and 107 shrubs are still required within the 50-foot buffer.*

In addition, 120 plantings shall be evergreen. Ninety (90) evergreen trees and shrubs are proposed, therefore 30 are still required.

Such screen planting may be located within the required front yard setback and shall be in accordance with the following requirements:

- a. In accordance with Section 502.7.C.(1), “plant materials used in screen planting shall be at least four (4) feet in height when planted and be of such species as will produce, within two (2) years, a complete year-round evergreen visual screen of at least six (6) feet in height. The plant material shall include a mix of canopy trees, flowering trees, evergreens, and deciduous and evergreen shrubs.” *The Plant Schedule on Sheet LP502 (37 of 39) must be revised to indicate the planted and full heights of the buffer plantings.*
- b. In accordance with Section 502.7.C.(2), “the screen planting shall be maintained permanently, and any plant material which does not live shall be replaced within six (6) months. A performance bond shall be posted with the Township in an amount equal to the estimated cost of trees and plantings, to be released only after the passage of the third growing season following planting. A plan for the perpetual care of the buffer area shall be provided to the Township.” *A note to this effect must be placed on the*

plan, and a plan for perpetual care of the proposed buffer must be provided to the Township.

3. In accordance with Section 305.D.3.(c), “evergreen trees shall be a minimum of eight (8) feet in height and deciduous trees shall have a minimum caliper of two and one-half (2.5) inches, measured at a height of four and one-half (4.5) feet above the adjacent ground level”. *The height listed for evergreen trees in the Landscape Compliance Chart on Sheet LP502 (37 of 39) shall be revised to require a minimum height of 8-feet.*
4. In accordance with Section 305.D.3.(h), a “maintenance agreement lasting eighteen (18) months after planting of the buffer shall be established for the buffer plantings. This agreement with the Township shall require maintenance and replacement as needed of the plantings by the developer. If any required plantings die at any time after the conclusion of the maintenance agreement, those plantings shall be replaced by the current landowner within six (6) months.” *A landscape maintenance agreement will be required.*
5. In accordance with Section 305.D.4.(c), “exterior accessibility of buildings by emergency equipment shall be reviewed by local fire officials. The then-current version of the Pennsylvania Uniform Construction Code (UCC) shall apply, including sprinkler standards. Appendix D of the then-current version of the International Fire Code (IFC) shall apply regarding accessibility for emergency equipment.” *The revised layout on Lot 2.01 shall be provided to the Fire Chief for review and comment.*
6. In accordance with Section 305.D.6.(g), “newly installed electric service and telecommunications lines within the tract shall be installed underground”. *A note to this effect shall be placed on the plan.*
7. In accordance with Section 305.D.10.(d), “a minimum average of one (1) deciduous shade tree within the major mixed use development tract shall be planted for every five (5) required off-street parking spaces, such as trees placed within and around parking areas”. *This requirement shall be listed in the Landscape Compliance Chart on Sheet LP502 (37 of 39) to confirm compliance with the Ordinance.*
8. In accordance with Section 305.F.2.(c), “the required number of parking spaces for other uses (such as a hotel or motel) shall be as provided in Section 402 of this Chapter and the accompanying Schedule II of this Chapter”.
 - a. Section 402 and Schedule II requires one (1) parking space for every 2.5 seats plus one (1) parking space for each full-time employee of a drive-thru restaurant. *The required number of parking spaces for the drive-thru restaurant is 42 and the Parking Table on Sheet CS100 (4 of 39) shall be revised.*
 - b. Section 402 and Schedule II requires one (1) parking space per 150 square feet for a gasoline service station. *Forty-one (41) parking spaces are required, and 62 parking spaces are provided. The Wawa floor plan appears to show eat-in tables with 22 seats. A restaurant requires one (1) parking space for each 2.5 seats plus one (1) for each full-time employee. It appears 50 parking spaces would be required to account for the eat-in seating. While sufficient parking is provided, the Applicant*

shall address whether the seating was considered in the parking calculations. The Parking Table on Sheet CS100 shall be revised accordingly.

- c. It appears the Applicant intends to provide shared parking at the proposed Wawa in support of the drive-thru restaurant. *Section 404.3.G.(1) of the Zoning Ordinance encourages shared parking. However, pedestrian accessibility shall be considered. Additional sidewalk and/or a pedestrian crossing shall be provided to connect the proposed Wawa with the drive-thru restaurant on the restaurant's southerly side.*
9. In accordance with Sections 403.O and 502.6.A, “any lighting for exterior environments should be arranged to minimize uncontrolled light, glare, overlighting, light trespass and sky glow”. “Off-street parking areas, and areas of intensive pedestrian use shall be adequately lighted. All such lighting shall be designed and located so as to direct light away from adjacent residences.” *A lighting plan shall be submitted for review.*
10. In accordance with Sections 404.2.a.(1) and 511.20.B, a traffic impact study shall be required for all subdivisions and land developments that, at build-out, are projected to generate fifty (50) or more trip-ends per project peak hour or five hundred (500) trip-ends per day based on the latest edition of Trip Generation published by the Institute of Transportation Engineers. This shall include project additions, changes of use and replacement of nonconforming uses that increase the total traffic (existing plus new traffic) to more than five hundred (500) trip ends per day. *The approved Preliminary Land Development Plan proposed a convenience store with 6 gasoline pumps. The proposed Phase 1A-2 plan proposed 8 gasoline pumps. The Applicant shall address the traffic volume, by separate letter, and how the proposed development affects the traffic generated by the project site when compared to the previously approved development and previously submitted Transportation Impact Study.*
11. In accordance with Section 502.7.B.(1), “a minimum of one (1) tree shall be planted within the perimeter planting area for every fifty (50) feet of the perimeter of the parking area exclusive of driveway widths. Required perimeter trees shall be planted no less than twenty-five (25) feet and no more than fifty (50) feet apart. Interior landscaped islands within parking areas shall include one (1) shade tree for each twenty (20) feet in length and five (5) shrubs for each forty (40) feet in length.” *The perimeter planting requirement shall be listed in the Landscape Compliance Chart on Sheet LP502 (37 of 39) to confirm compliance with the Ordinance.*
12. In accordance with Section 502.7.C – “all nonresidential parking lots for off-street parking or for the storage or movement of motor vehicles located in front of the building shall be separated from the ultimate right-of-way line by a buffer yard not less than twenty-five (25) feet in width. The buffer yard shall include a dense screen planting of trees, shrubs or other plant barrier to visibility, airborne particles, glare, and noise. Such screen planting may be located within the required front yard setback and shall be in accordance with” Subsections (1) through (7). *Gasoline pumps are now proposed in front of the Wawa and will direct vehicle headlights toward S.R. 0209. Landscaping shall be placed on top of the existing retaining wall to screen the vehicle headlights.*

Such screen planting may be located within the required front yard setback and shall be in accordance with the following requirements:

- a. In accordance with Section 502.7.C.(1), “plant materials used in screen planting shall be at least four (4) feet in height when planted and be of such species as will produce, within two (2) years, a complete year-round evergreen visual screen of at least six (6) feet in height. The plant material shall include a mix of canopy trees, flowering trees, evergreens, and deciduous and evergreen shrubs.” *The Plant Schedule on Sheet LP502 (37 of 39) must be revised to indicate the planted and full heights of the buffer plantings.*
- b. In accordance with Section 502.7.C.(2), “the screen planting shall be maintained permanently, and any plant material which does not live shall be replaced within six (6) months. A performance bond shall be posted with the Township in an amount equal to the estimated cost of trees and plantings, to be released only after the passage of the third growing season following planting. A plan for the perpetual care of the buffer area shall be provided to the Township.” *A note to this effect must be placed on the plan, and a plan for perpetual care of the proposed buffer must be provided to the Township.*
- c. In accordance with Section 502.7.C.(7), Buffer Planting Requirements, 10 evergreen trees, 4 shade trees, 4 flowering trees, and 50 shrubs are required between the proposed parking area/gasoline pumps and State Route 0209 (200-feet ±). *No evergreen trees, 4 shade trees, no flowering trees, and 75 shrubs are proposed, therefore 10 evergreen trees and 4 flowering trees are still required, and the plan must be revised.*
- d. In accordance with Section 502.7.E, “where applicable, the Township may require that a covenant running with the land shall be recorded delineating the responsibility of the owner of record for maintenance and replacement to the planting.” *The Township should determine if it will require a recorded covenant detailing the responsibility of the proposed landscape materials.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

13. In accordance with Section 302, Subdivision is defined as “the division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other division of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres not involving any new street or easement of access or any residential dwelling shall be exempted.” *Lot 2.01 is proposed as two (2) lease parcels and a subdivision plan is required.*
14. In accordance with Sections 702.E and 703.D, the following submissions shall be made by the applicant/developer:
 - a. Water Authority

Water capacity to serve the revised development on Lot 2.01 shall be confirmed with a letter provided to the Township. Refer to Comment 25.

- b. Sewer Authority/Pennsylvania Department of Environmental Protection

Sewer service shall be confirmed for the revised development on Lot 2.01. The approved Sewage Facilities Planning Module shall be provided. Refer to Comment 25.

- c. Fire Company

The Phase 1A-2 Land Development Plan must be submitted to the Fire Chief for review and comment. Refer to Comments 19 and 27.

- d. Monroe County Planning Commission

The Phase 1A-2 Land Development Plan was submitted to the County Planning Commission and comments were received under cover letter dated April 4, 2023.

- e. Monroe County Conservation District/Pennsylvania Department of Environmental Protection

An amendment to NPDES Permit No. PAD450013 will be required from the Monroe County Conservation District. A submission has been made to the County Conservation District under cover letter dated April 10, 2023.

In addition, and in accordance with Section 603.A.12, proof of submission to all agencies, authorities, commissions, persons, etc., required to be distributed by the applicant/developer under the submission guidelines of this Part. *Status of submission and reviews and/or approvals must be provided. A list of outside agency statuses of review and approval shall be provided on the plan to aid in this review and subsequent phased reviews.*

15. In accordance with Section 603.G, the plan shall include “the original date, dates last revised, sheets revised, north point and scale shown graphically and numerically on the front sheet of the plan”. *A written scale, i.e., 1” = 100’, shall be provided on all plan sheets.*
16. In accordance with Section 603.A.11, “a recent title report shall be submitted verifying any restrictions in the deed affecting the subdivision or development of the property, including, but not limited to, any underground, overhead or surface utility easements or rights-of-way. Copies of easements shall be submitted for review”. *It is noted that a title report was submitted with the previously approved Preliminary Land Development Plan. Should one not be submitted with this new plan a waiver will be required.*
17. In accordance with Section 603.B.2, “dimensions shall be in feet and decimal parts thereof, and bearings shall be in degrees, minutes, and seconds. All radii, arc and chord lengths and central angles of curves shall be indicated. Where the size or magnitude of the plan does not allow the labeling of the curves along the property lines a table can be used with reference back to curves.” *The metes and bounds of Lot 2.01 shall be shown on the plan.*

18. In accordance with Sections 603.C a Site Context Map must be submitted. *A Site Context Map was submitted with the previously approved overall land development plan as Appendix A. The plan must also be submitted with this Phase 1A-2 plan and shall be referenced on the Cover Sheet as being a part of the Phase 1A-2 Land Development Plan set.*
19. In accordance with Sections 603.G.13 and 603.H.2.a.(8), turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives, parking and loading areas. In addition, and in accordance with Section 1026.2, collection stations shall be located so as to be separated adequately from habitable buildings to avoid being offensive or a fire hazard and shall be hidden from sight by a solid fence or wall and landscaped and be convenient for collectors and residents. *The Fire Truck Circulation Plan, Sheet CP102, must be provided to the Fire Chief for review and comment.*
20. In accordance with Section 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 submitted for review.*
21. In accordance with Section 603.G.17.(b), “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.” *The proposed disturbance is greater than 1 acre, therefore an amendment to existing NPDES from the Monroe County Conservation District will be required. The following comment is related to our review of the Soil Erosion and Sediment Control Plan, Notes, and Details.*
 - a. *The Sequence of Construction on Sheet CE501 (26 of 39) shall be revised to include the installation of the retaining walls and Infiltration Basin 4-2.*
22. In accordance with Section 603.G.18, the plan shall include “the location and type of all traffic control signs, signals and devices proposed to be installed”. *Pedestrian crossing signs shall be provided at the internal pedestrian crosswalks shown at the proposed Wawa and drive-thru restaurant. In addition, the nomenclature for the Reserved Parking Sign listed in the Sign Legend on Sheet CS101 (5 of 39) shall be revised for consistency with the Pennsylvania Department of Transportation Publication 236, Handbook of Approved Signs.*
23. In accordance with Section 603.G.21, “a statement or certificate by the applicant/developer indicating that, to the best of his or her knowledge, the plans are in conformity with engineering, zoning, building, sanitation and other applicable Township ordinances and regulations and, if they are not so conforming, detailing the areas of nonconformance and the reasons for requesting a modification to the Township standards” shall be placed on the plan. *The Certificate of Ownership and Acknowledgement of Plan provided on Sheet CS100 (4 of 39) shall be revised accordingly.*

Two (2) Certifications of Ownership and Acknowledgement of Plan are provided on Sheet GI001 (1 of 39); one for DEPG Mosier Associates, L.P and one for DEPG of Shawnee II, L.P. Lot 2.01 is owned by DEPG Mosier Associates, L.P. and only one certification shall be provided. In addition, the certification references a “Subdivision Plan” and shall be revised to reference the land development plan.

In addition, A third Certification of Ownership and Acknowledgement of Plan is provided on Sheet CS100 (4 of 39). This certification shall be removed.

24. In accordance with Section 603.G.23, the submission shall include “estimates of traffic volumes generated by the project, based upon estimates from the current edition of the institute of Transportation Trip Generation Manual. The Township Planning Commission, Engineer and Board of Supervisors shall review the impact study to analyze its adequacy in solving any traffic problems that will occur due to the subdivision or land development. The Board of Supervisors may decide that certain improvements, on- or off-site, are mandatory for plan approval and may attach these conditions to the approval.” *Refer to Zoning Ordinance Comment 10.*
25. In accordance with Section 603.G.24, “the applicant/developer shall supply to the Township a statement from a registered engineer detailing the demands that the proposed development will have on the existing public sanitary sewer and public water systems within the Township. The applicant/developer shall supply an application for reservation of capacity or an executed capacity reservation agreement from the appropriate authorities having jurisdiction.” *Water capacity shall be confirmed with a letter provided to the Township. Sewer service shall also be confirmed, and the approved Sewage Facilities Planning Module shall be provided.*
26. In accordance with Section 603.H.3.(b) storm sewer and sanitary sewer profiles shall be provided. *The following comments are related to our review of the Drainage Profiles on Sheets CG201 (16 of 39) and CG202 (17 of 39) and the Sanitary Sewer Profiles on Sheet CU200 (31 of 39).*
 - a. *The snouts at CB4-19, CB4-22, CB4-9, and CB4-21 shall be labeled and the sump shown with elevation in the respective profiles. The sump elevation for the snout at CB4-19 is not sufficient per the Typical Installation detail in the Snout Notes and Installation Details.*
 - b. *The FABCO storm basins at CB4-14, CB4-16, CB4-17, and CB4-18 shall be labeled in the respective profiles.*
 - c. *OCS4-3 shall be shown and labeled in the OCS4-3 to MH4-10 Drainage Profile.*
 - d. *The invert in elevations of the 18-inch pipes at MH4-13 and MH4-12 shall be labeled in the RD4-1 to MH4-13 and CB4-21 to MH4-12 Drainage Profiles, respectively.*
 - e. *In the CB4-14 to HW4-3 Riprap Drainage Profile, the separation between the 6-inch diameter DIP and PVC pipes and storm run CB4-12 to MH4-8 is less than 1-*

- foot. The concrete encasements referenced in the Wawa Connection A to SAN-MH-16A and Wawa Connection B to SAN-MH-15A profiles shall be shown in the CB4-14 to HW4-3 Riprap Drainage Profile.*
- f. The invert elevation of the 18-inch HDPE storm pipe crossing between CB4-11 and CB4-10 shown in the CB4-11 to MH4-8 Drainage Profile is not correct and shall be revised.*
- g. The rim elevation of MH4-8 (466.67) shown in Drainage Profiles RD4-4 to MH4-8 and CB4-21 to MH4-12 is inconsistent with the plan view (465.87). The profiles shall be revised accordingly.*
- h. The invert out elevations of RD4-7 and RD4-6 at the Wawa building, and RD4-11 at the gas pump canopy shall be listed in the respective Drainage Profiles.*
- i. Two (2) 19-inch by 30-inch elliptical Class V RCP pipes shall be referenced in the HW4-12 to HW4-11 Drainage Profile.*
- j. The separations at all utility crossings shall be dimensioned in the Drainage Profiles.*
- k. The sanitary sewer force main shall be shown in the OCS4-2 to CB4-6 and the HW4-12 to HW4-11 Drainage Profiles.*
- l. The concrete encasement at the waterline crossing between CB4-12 and MH4-8 shall be shown in the CB4-14 to HW4-3 Riprap Drainage Profile.*
- m. The proposed waterline between OCS4-3 and MH4-10 shall be shown in the OCS4-3 to MH4-10 Drainage Profile.*
- n. The lateral lengths provided in the Restaurant Connection A to San-MH-12A Profile are inconsistent with those shown in the plan view on Sheet CU101 (30 of 39). The plan or profile shall be revised.*
- o. The lateral lengths provided in the Wawa Connection B to San-MH-16A and Wawa Connection B to SAN-MH-15A profiles are inconsistent with those shown in the plan view on Sheet CU101 (30 of 39). The plan or profile shall be revised.*
- p. The waterline shall be shown between the 2-Way Clean Out and SAN-MH-15A in the Wawa Connection A to SAN-MH-16A Profile and between the Grease Trap MH and SAN-MH-15A in the Wawa Connection B to SAN-MH-15A Profile.*
- q. The storm sewer runs HW4-12 to HW4-11 and MH4-10 to MH4-7 shall be shown in the SAN-MH-14 to SAN-MH-13 profile.*
27. In accordance with Section 1005, “wherever a central or public water supply system serves a development, provision shall be made for fire hydrants along streets or on the walls of nonresidential structures as approved by the Fire Company servicing the development in accordance with all prescribed State and county standards.” A water service line to a frost-

free hose bib is provided under the proposed trash enclosure at Wawa. In addition, the proposed building layout on Lot 2.01 has changed. The Phase 1A-2 Land Development Plan shall be submitted to the Fire Chief for review and comment.

28. In accordance with Section 1012.6, “in multiple-family residential, commercial and office research zoning districts, on collector and arterial streets, access shall be controlled and shall be so located as to provide a minimum distance of two hundred (200) feet between any two (2) driveway entrances or any other street right-of-way line between the paved edge of any driveway and the edge of the right-of-way line of any other street, exclusive of corner radii.” *The distance between the Smithfield Lane Right-of-Way and the edge of pavement of the newly proposed driveway is 185-feet ±. A waiver is requested from Section 1012.6. The request states:*

There are several locations where the proposed driveways are less than 200 feet from proposed road intersections. The driveway locations for along Mosier Farm Drive and Smithfield Lane are consistent with the previously approved waiver and Preliminary Phase 1 land development plans. A new driveway is proposed along Music Center Drive.

The newly proposed driveway accessing Music Center Drive is an extension of a driveway previously approved accessing Lot 2 from Mosier Farm Road. This was previously granted for this driveway at its intersection with Mosier Farm Road and internal to the overall development.

29. In accordance with Section 1012.7, “driveways and access points shall be so located, designed and constructed as to provide adequate sight distance at intersections with streets”. *The required and provided sight distances for the proposed driveway accessing Music Center Drive shall be provided on the plan.*
30. In accordance with Section 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 (5) feet from the paved edge of any such driveway or access point to any property line”. *The proposed driveway accessing Music Center Drive runs along the lease line shared with the proposed Wawa and restaurant. This shall be addressed.*
31. In accordance with Section 1015.1, “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 of three (3) foot-wide planting strips, 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.” *A waiver is requested from Section 1015.1 to permit a reduced planting strip width. The request states:*

Mosier Farm Drive is identified as a collector road and provides 5 ft wide sidewalks with 4.5 ft wide planting strip and a 6-inch-wide curb for an overall 10 ft width. There are proposed improvements to the sidewalks along Mosier Farm Drive for Phase 1A-2. This is consistent with the previously approved waiver and Phase 1A-1 land development plans.

When compared to the previously approved plan there is a small revision to the sidewalk on the southern corner of the intersection of the proposed driveway and Mosier Farm Drive. The design intent of the proposed sidewalk remains as previously approved.

32. In accordance with Section 1015.4, “sidewalks shall be constructed of four (4) inch depth of Class A Air Entrained four thousand (4,000) psi concrete on a four (4) inch depth 2B stone base. A concrete sealant/curing compound shall be applied to all sidewalk to aid in curing and protect the concrete.” *The Concrete Sidewalk detail on Sheet CS501 (6 of 39) shall be revised to provide 2B stone base.*
33. In accordance with Section 1015.5, “sidewalks and walkways adjacent to parking areas shall be set back a minimum of five (5) feet to prevent car overhang from restricting pedestrian movement along the sidewalk”. *A waiver is requested from Section 1015.5 to permit parking closer than 10 feet to the proposed buildings. The request states:*

The sidewalk is adjacent to the parking areas for the proposed Wawa and Restaurant buildings. There is adequate space for pedestrian movement. This is consistent with the previously approved waiver and Preliminary Phase 1 land development plans.

The proposed sidewalk along the southern side of the drive-thru restaurant is 5-feet from the proposed building. The parking shall be relocated or measures to prevent car overhang shall be provided (i.e., bollards, wheel stops).

The proposed sidewalk along the western side of the proposed Wawa is 9-feet from the proposed building. It appears bollards are provided and will prevent car overhang. The bollards shall be identified on the plan.

34. In accordance with Section 1015.8, “all sidewalks and curbs at intersections of two (2) or more streets shall include a handicap accessible ramp in accordance with ADA Standards”. *The Enlarged ADA Grading Plan (Sheet CG401, 18 of 39) shall be revised to include spot elevations, slopes, and dimensions. In addition, an enlarged plan view of the crosswalk located within the driveway of the proposed restaurant shall also be provided. Review of the ADA accesses will be completed upon receipt of this information.*
35. In accordance with Section 1019.2, “all utilities shall be placed underground where practical due to rock.” *A note to this effect shall be placed on the plan.*
36. In accordance with Section 1020, “all parking lots, multifamily developments and nonresidential developments shall be adequately lighted during after-dark operating hours. All light standards shall be located within landscaped islands and be freestanding on secure bases and not on the parking surfaces. *A lighting plan shall be submitted as required.*
37. In accordance with Section 1024.4, “street trees shall be provided at the rate of not less than two (2) trees for every ten (10) parking spaces, which shall be in addition to any other requirements for buffering or landscaping”. *This requirement shall be listed in the Landscape Compliance Chart provided on Sheet LP502 (37 of 39) to compliance with the Ordinance.*

38. In accordance with Section 1024.5, “all parking areas shall be striped to indicate the location and dimensions of parking spaces. Directional arrows shall be indicated on the pavement to control the flow of traffic”. *Pavement marking details for the parking spaces and loading zones/no parking areas shall be provided on the plan.*
39. In accordance with Section 1024.6, “parking lots shall be separated from buildings by a minimum distance of ten (10) feet or more”. *The western side of the proposed Wawa and the southeasterly side of the drive-thru restaurant are closer than 10-feet to the parking lot and the plan shall be revised. Also refer to Comment 33.*
40. In accordance with Section 1024.10, “no less than a five (5) foot radius of curvature shall be permitted for all curb lines in all parking areas”. *A waiver is requested from Section 1024.10 to permit 2-foot radii. The request states:*

The minimum proposed curb radius within the parking areas are a 2-foot radius. This is consistent with the previously approved waiver and Preliminary Phase 1 land development plans.

All curb radii less than 5-feet shall be dimensioned on the plan to determine the extent of this request.

41. In accordance with Section 1024.12, “the layout of every parking area shall be such as to permit safe and efficient internal circulation in accordance with accepted traffic engineering principles and standards. No parking lot that requires or allows for cars to back directly into a street shall be permitted.” *There is concern with vehicles backing out of the northern most parking spaces along the 4 space and 6 space parking rows on the proposed Wawa parcel and into the proposed driveway. The parking spaces should be relocated or removed.*
42. In accordance with Section 1024.18, “parking lot lighting shall be in accordance with the standards of §1018 of this Chapter”. *A lighting plan shall be submitted as required.*
43. In accordance with Sections 1101.1.A.(8) and 1101.2.A, street trees shall be a minimum of three (3) inches in caliper and shall be a species suggested in subsection (1)(C)(3)(a), street trees. All main branches shall be pruned to a clearance height of seven (7) feet above the ground. Street trees shall have a single, straight trunk and central leader and shall be free of disease and mechanical damage. A note shall be added to the landscape plans stating this information. *The required note shall be added to the plan.*

Section 1101.1.C.(1), street trees are required along the proposed access driveway. The Overall Plant Schedule proposes a caliper of 2 ½” to 3”. Waivers are requested from Sections 1101.1.A.(8) and 1101.2.A to permit a smaller caliper size. The request states:

The proposed street tree size is 2 ½” to 3” caliper which is based upon nursery standard sizes. This is consistent with the previously approved waiver and Preliminary Phase 1 land development plans.

It is noted that Section 305.D.3.(c) of the Zoning Ordinance requires deciduous trees to have a minimum caliper of 2 ½-inches. We have no objection to this request.

44. In accordance with Section 1101.1.D.(2), “where no existing trees are retained in parking areas islands; one (1) tree shall be planted for each twenty (20) feet of island length and five (5) shrubs for every forty (40) feet in length”. *One (1) tree shall be placed in the four (4) islands on the northern side of the proposed Wawa lease parcel, adjacent to and nearest the proposed access driveway. Additional shrubs shall also be shown as required.*
45. In accordance with Section 1101.F.(2)(e).1), “there shall be a minimum of one (1) shade tree and three (3) shrubs proposed for every thirty (30) linear feet of stormwater management facility perimeter”. *Eighteen (18) shade trees and 54 shrubs are required along the perimeter of Infiltration Basin 4-1, and 13 shade trees and 39 shrubs are required along the perimeter of Infiltration Basin 4-2. The Basin Plant Schedules on Sheet CG503 (21 of 39) and the Landscape Compliance Chart on Sheet LP502 (37 of 39) note the following:*

- *Twelve (12) shade trees, 5 ornamental trees, and 54 shrubs are proposed along the perimeter of Infiltration Basin 4-1. In addition, 5 evergreens are also proposed.*
- *Nine (9) shade trees, 2 ornamental trees, and 40 shrubs are proposed along the perimeter of Infiltration Basin 4-2.*

Per Section 1101.F.(2)(e).4), the required perimeter plantings shall be in the vicinity of the proposed basin. Therefore, we have determined the following:

- *Twenty-one (21) shade trees, 6 ornamental trees, 99 shrubs, and 14 evergreen trees are proposed along the perimeter and in the vicinity of Infiltration Basin 4-1.*
- *Seventeen (17) shade trees, 20 ornamental trees, 48 shrubs, and 9 evergreen trees are proposed along the perimeter and in the vicinity of Infiltration Basin 4-2.*

A waiver is requested from Section 1101.F.(2)(e).1) to permit a reduction in the number of required shade trees. The request states:

Based on the limited space available around the west side of Infiltration Basin 4-1, the required number of shade trees will be reduced around the perimeter of the infiltration basin. This is consistent with previously approved waiver and land development plans.

It appears a waiver may not be required.

The species symbols for the trees and shrubs along the perimeters of Infiltration Basins 4-1 and 4-2 shall be labeled on Sheet CG503 (21 of 39) to verify the quantities listed in the Basin Plant Schedules.

The landscape counts shall be confirmed, and further review will be completed upon receipt of revised plans.

46. In accordance with Section 1101.1.F.(2)(e).3, “no shrub or tree plantings shall be placed on the top of the berm or within the spillway or the path of the spillway”. *The top of berms at Infiltration Bains 4-1 and 4-2 shall be clearly shown and labeled on Sheets CG101 (12 of 39) and CG503 (21 of 39). In addition, landscaping is proposed within and downslope of the proposed emergency spillways at Infiltration Basins 4-1 and 4-2. The landscaping shall be relocated.*

47. In accordance with Section 1301.7.Q.(2), “the minimum diameter of all storm drainage pipe shall be eighteen (18) inches or an equivalent thereto. Where headroom is restricted, equivalent pipe arches may be used in lieu of circular pipe.” *A waiver is requested from Section 1301.7.Q.(2) to permit pipe diameters less than 18-inches. The request states:*

The conveyance calculations show that adequate capacity is provided within the 15” diameter storm pipes for the 50-year storm. The PCSM plan, Drawing GC103-1121, notes the DEP Mosier Associates, L.P. is responsible for maintain the stormwater conveyance system (Catch Basins, Manholes and Pipes). This is consistent with previously approved waiver and land development plans.

Upon review of the Drainage Profiles on Sheets CG201 (16 of 39) and CG202 (17 of 39), we have no objection to this request.

48. In accordance with Section 1301.7.S.(2), “when there is a change in pipe size in an inlet, the elevation for the top of the pipes shall be the same or the small pipe shall be higher”. *A waiver is requested from Section 1301.7.S.(2). The request states:*

The stormwater system has been designed with large diameter pipes to convey runoff to the Brodhead Creek. In order to minimize deep excavations, the storm system has not been designed to match crowns. This is consistent with previously approved waiver and land development plans.

Upon review of the Drainage Profiles on Sheets CG201 (16 of 39) and CG202 (17 of 39), we have no objection to this request.

49. In accordance with Section 1301.7.S.(3), “a minimum drop of two (2) inches shall be provided in the inlet between the lowest inlet pipe invert elevation and the outlet pipe invert elevation”. *A waiver is requested from Section 1301.7.S.(3). The request states:*

The stormwater system has been designed with large diameter pipes to convey runoff to the Brodhead Creek. In order to minimize deep excavations, the storm system has been designed with 0.10 ft drops at inlet structures. This is consistent with previously approved waiver and land development plans.

Based upon our review it is our opinion that there is sufficient cover over pipe runs CB4-20 to CB4-19, MH4-7 to CB-6, CB4-14 to CB4-1, CB4-15 to CB4-12, and CB4-18 to HW4-2 to provide the required 2-inch drop. The profiles shall be revised accordingly. We have no objection to this request for the remaining pipe runs.

50. 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. *A developer's agreement and escrow are required prior to plan recordation. A construction cost estimate shall be submitted for review.*
51. 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." *A note shall be placed on the plan requiring an as built per Section 1506.*

STORMWATER MANAGEMENT ORDINANCE COMMENTS

52. In accordance with Section 223.A, "for water quality and streambank erosion, the applicant shall design a water quality BMP to detain the proposed conditions two (2) year, twenty-four (24) hour design storm to the existing conditions one (1) year flow using the SCS Type II distribution. The applicant shall demonstrate that applicant has made provisions (such as adding a small orifice at the bottom of the outlet structure) so that the one (1) year storm takes a minimum of twenty-four (24) hours to drain from the facility from a point where the maximum volume of water from the one (1) year storm is captured (i.e., the maximum water surface elevation is achieved in the facility). At the same time, the applicant shall not attenuate the larger storms in "no detention" areas (District C) only. This can be accomplished by configuration of the outlet structure not to control the larger storms, or by a bypass or channel to divert only the two (2) year flood into the basin or divert flows in excess of the two (2) year storm away from the basin.

Where practicable, wet basins shall be utilized for water quality control and shall meet the requirements found in the Pennsylvania Stormwater BMP Manual, as revised.

Release of water can begin at the start of the storm (i.e., the invert of the water quality orifice is at the invert of the facility). The design of the facility shall consider and minimize the chances of clogging and sedimentation. Orifices smaller than three (3) inches diameter are not recommended. However, if the design professional can provide proof that the smaller orifices are protected from clogging by use of trash racks, etc., smaller orifices may be permitted.” *A waiver is requested from Section 223.A. The request states:*

Since the project is within the watershed management district “C” of the Brodhead Creek ACT 167 Watershed, which is a provisional direct discharge district (no detention), the proposed stormwater design includes redirecting stormwater runoff from the Smithfield Gateway site through the Chelsea site to discharge to the Brodhead Creek (Point of Analysis “E”, POA-E). The proposed conditions 2-year storm runoff is greater than the existing conditions 1-year storm runoff rate for POA-E. The predevelopment and post development peak flows are consistent with the previously approved waiver and overall land development plan.

We agree that the peak flows at POA-E are consistent with what was previously approved and have no objection to this request.

53. In accordance with Section 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. *The following comments are related to our review of the times of concentration.*
- a. The time of concentration paths for PR-D-1, PR-D-4-Onsite-Disturbed, and PR-E-10-Onsite-Disturbed shall be clearly shown and labeled on the Proposed Drainage Area Map (Sheet FG04).
 - b. A time of concentration of 14.3 minutes was determined in the Time of Concentration Calculation for PR-D-1, however a 6-minute time of concentration is utilized in Hyd. No. 33 for PR-D-1. The time of concentration shall be confirmed, and the hydrograph or calculation shall be revised accordingly.
 - c. A time of concentration of 10.9 minutes was determined in the Time of Concentration Calculation for PR-D-4-Onsite-Disturbed, however 10.6 minutes is utilized in Hyd. No. 43 for PR-D-4-Onsite-Disturbed and is noted on the Proposed Drainage Area Map (Sheet FG04). The time of concentration shall be confirmed, and the calculation or hydrograph and plan shall be revised accordingly.
54. In accordance with Section 228.1, “any earth disturbance must be conducted in conformance with Chapter 102”. *Refer to Comment 21.*
55. In accordance with Section 233.B.22, “a statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township and that a revised erosion and sediment control plan must be submitted to the Conservation District for a determination of adequacy.” *The required statement shall be placed on the plan.*

56. In accordance with Section 233.B.23, the plan shall include “the following signature block for the design professional:

I, (design professional), on this date (date of signature), hereby certify that the drainage plan meets all design standards and criteria of the [name of applicable Act 167 Plan] and Smithfield Township Stormwater Management Ordinance.”

The required signature block shall be placed on the plan.

57. In accordance with Section 235.9, “the applicant shall be responsible for completing record drawings of all stormwater management facilities included in the approved drainage plan. The record drawings and an explanation of any discrepancies with the approved drainage plan shall be submitted to the Township Engineer for final approval. In no case shall the Township approve the record drawings until the Township receives a copy of an approved declaration of adequacy and/or highway occupancy permit from the PennDOT district office, NPDES permit, consumptive use tracking report, and any applicable permits or approvals, from DEP or the Conservation District. The above permits and approvals must be based on the record drawings”. *A note shall be placed on the plan requiring record drawings (as-built plans) with associated calculations for all constructed stormwater management facilities.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

58. A larger scale Proposed Drainage Area Plan showing the drainage areas associated with Lot 2 be provided for review of the land use areas and times of concentration calculations.
59. The proposed storm sewer shall be shown on the Partial Inlet Subarea Map.
60. The total drainage area, and the land use areas (open space and impervious) provided in the Weighted Curve Number Calculations for PR-D-2-Disturbed are inconsistent with those provided for the associated inlet and basin drainage areas (CB4-19, CB4-20, and DA4-2). The calculations shall be revised.
61. The length and slope of the discharge pipe at Infiltration Basin 4-2 utilized in the Pond Report are inconsistent with the plan view and shall be revised.
62. The rim elevations at OCS4-3 shown in plan view on Sheet CG102 (14 of 39) are inconsistent with those listed in the Underground Infiltration Basin Outlet Control Structures detail on Sheet CG501 (19 of 36). In addition, Rims A and B have elevation differences between 2.5-feet and 4-feet ± in plan view and the detail. The rims are within 1-foot of each other and should have similar rim elevations. The plan view, profile, and detail shall be revised.
63. The 8-foot-wide berms at Infiltration Basins 4-1 and 4-2 shall be shown and labeled on Sheet CG102 (14 of 39).

64. Trash racks are noted to be placed over the weirs and orifice openings at OCS4-1 and OCS4-2. The Trash Rack detail on Sheet CG501 (19 of 38) proposes a 14-inch-wide trash rack. The weirs are 3-feet wide (36-inches). The Trash Rack detail shall be revised accordingly. In addition, the depth of the trash enclosure shall be dimensioned on the detail.
65. On Sheet CG501 (19 of 39), the invert elevation of the OCS4-1 outlet pipe listed in the Outlet Control Structure Detail for Infiltration Basins is inconsistent with that in plan view and profile. The details shall be revised.
66. On Sheet CG502 (20 of 39), the top of berm and top of spillway elevations listed for Inf4-2 in the Infiltration Basin Berm Detail are inconsistent with those listed in plan view. The details shall be revised.
67. A rock riprap detail shall be provided on the plan.

MISCELLANEOUS COMMENTS

68. Aligning the centerlines of the easternmost driveways accessing the proposed Wawa and drive-thru restaurant parking areas shall be considered for better circulation.
69. The Smithfield Township Engineer is LVL Engineering Group and the List of Project Contacts on Sheet GI001 (1 of 39) shall be revised accordingly.
70. On Sheet GI001 (1 of 39), the Drawing Titles for Sheets 25 through 28 and Sheet 37 provided in the Drawing List shall be revised for consistency with the titles provided on the plan sheets.
71. On Sheet GI001 (1 of 39), the Plans to be Recorded Note shall include the Post Construction Stormwater Management Plan, details, and notes.
72. The list of waivers provided on Sheet GI001 (1 of 39) shall be revised to reflect those requested in the Waiver Requests letter.
73. The lot area of Lot 2.01 listed in the Overall Mixed-Use Development – Maximum Impervious Coverage chart on Sheet CS100 (4 of 39) is not consistent with the approved Major Subdivision Plan. This shall be addressed.
74. On sheet CS101 (5 of 39), pedestrian crossing signs shall be placed at the crosswalks located north of the proposed restaurant and northwest of the proposed Wawa.
75. The nomenclature for the handicap sign listed in the Sign Legend on Sheet CS101 (5 of 39) and in the Accessible Parking Sign detail on Sheet CS501 (6 of 39) shall be revised for consistency with Pennsylvania Department of Transportation Publication 236, Handbook of Approved Signs.
76. A Parking Space Lettering Detail for “No Van or Truck Parking” is provided on Sheet CS502 (7 of 39). The location of this lettering shall be clearly identified on the Partial Site Plan (Sheet CS101, 5 of 39).

77. On Sheet CG101 (12 of 39), the existing contours along Music Center Drive shall be labeled with elevations.
78. On Sheet CG503 (21 of 39), trees and shrubs are shown within Infiltration Basins 4-1 and 4-2 and shall be relocated outside of the bottom of the basins. On Sheet LP502, Section 305.4.J.(1) listed in the Landscape Compliance Chart shall be revised to reference Section 305.D.10.(a).
79. The invert out elevation at SAN-MH-13 shall be provided in plan view on Sheet CU101 (30 of 39).
80. Our landscape counts have determined 21 AR shade trees, 7 ARAF shade trees, 166 IGC evergreen shrubs, 34 IGS evergreen shrubs, 34 JCRG evergreen shrubs, 88 CAKF ornamental grasses, and 628 PAH ornamental grasses are shown on Sheet LP101 (35 of 39). The landscape counts shall be confirmed and the Overall Plant Schedule on Sheet LP502 (37 of 39) shall be revised accordingly.

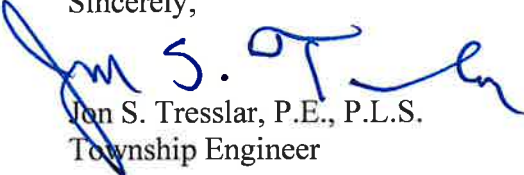
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number and nature of the comments in this review, the receipt of new information may generate new comments.

We recommend the above comments be addressed to the satisfaction of Smithfield Township prior to approval of the Final Land Development Plan.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall provide a letter, addressing item by item, their action in response to each of our comments.

If you should have any questions, please contact me.

Sincerely,



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

JST/meh/tms

cc: Julia Heilakka, Manager – Smithfield Township
Ronold J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf, Smithfield Township – Zoning Officer
James DePetris, DEPG Mosier Associates, L.P. – Property Owner/Applicant
Doug Olmstead, P.E., DEPG Mosier Associates, L.P. – Property Owner/Applicant
John C. Cote, P.E., Langan – Applicant's Engineer
Marc R. Wolfe, Esquire, Newman Williams, P.C. – Applicant's Attorney
Lori Kerrigan, Head Resource Conservationist – Monroe County Conservation District
Melissa E. Hutchison, P.E. – LVL Engineering Group