



2/14/24

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

Please see the following responses to the comments provided in Review No.6:

ZONING ORDINANCE COMMENTS

1. The Lot 1 and Lot 2 boundaries have been adjusted to provide a minimum of 50,000 square feet of net area excluding the Albert Lane right-of-way.
2. Adjusted tract area calculations have been provided for all 3 lots on sheet 4.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

3. A waiver has been requested from this requirement.
4. Approvals from the required outside agencies will be provided upon receipt.
5.
 - a. The building coverages have been confirmed and revised where necessary.
 - b. The impervious coverages have confirmed and revised where necessary.
 - c. Lot 1 is a corner lot with no back yard so the chart has been revised to N/A.
6. The BeC soils have been added to sheets 3, 5, and 6.
7. Lot closure reports have been provided for the gross and net lot areas.
8. The building setback lines on lot 3 have been revised as requested.
9. The proposed right-of-way along Franklin Hill Road has been dimensioned on sheet 3. We are providing an additional 8.5' feet to give 25' total on our side of Franklin Hill Road (half of the required 50').
10.
 - a. Note 18 on sheet 10 has been revised as requested.
 - b. The street trees have been moved outside of the proposed right-of-way as requested.
 - c. The required basin landscaping has been added to the plans. We are requesting a modification of the requirement to provide the shade trees and shrubs only along the perimeter that isn't going to be screened by remaining woods.
11. A waiver has been requested from this requirement.
12.
 - a. The sequence of construction has been revised as requested.
 - b. Step 2 of the construction sequence has been revised to include the township and its representatives as requested.
13. We have reached out to the SEO and the statement will be provided upon receipt.
14. Storm sewer profiles have been provided on sheet 11. Basin discharge profile information is provided on the detail on sheet 10.
15. The PNDI search has been rerun and sent in for a clearance renewal from USFWS.
16. Spot elevations have been added above the proposed swales adjacent to the homes.

17. 8.5' of additional right-of-way is being provided along Franklin Hill Road to provide 25' of the required 50' for a Local Access Street. A 3' stone shoulder is also being provided as recommended by the planning commission to meet half of the required 26' cartway for a Local Access Street.
18. The required and provided sight distance measurements have been listed on sheet 4.
19. The turn around area on lot 1 has been adjusted to be a minimum 5' from the property line.
20. A waiver is being requested from this requirement.
21. A waiver is being requested from this requirement to provide a blanket stormwater easement. We are working with the Shukaitis family to obtain the easement surrounding the discharge pipe into their property.
22. Monuments are being provided where requested.
23. A fee in-lieu of will be paid upon conditional approval.
24. Calculations for all riprap aprons have been provided in the PCSM report.
25. Calculations for all swales have been provided in the PCSM report and the detail has been updated.
26. The type of vegetation has been provided on the swale calculations.
27. Calculations for the 50-year storm have been provided.
28. Calculations for the 50-year storm have been provided.
29. Calculations for the 50-year storm have been provided.
30. Spot elevations have been provided above the proposed swales.
31. The Lot 1 floor elevations have been revised as necessary.
32. Spot elevations have been provided above the proposed swales.
33. We are working to obtain the easement from the Shukaitis family.
34. A copy of the approval sewage planning module will be provided upon receipt.
35. A cost estimate has been submitted for review. A developer's agreement and escrow will be provided upon conditional approval.
36. See covenant 16 on the cover sheet.
37. The previously submitted waiver request letter has been updated as requested.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

38. The results for test pits #1, #2, and #15 have been provided as well as the infiltration test results for basins #1 and #2.
39. A waiver is being requested from this requirement.
40. The curve number for the impervious area has been revised to 98 where applicable.
41.
 - a. The slope has been revised as necessary.
 - b. The calculation has been revised as necessary.
 - c. The calculation has been revised as necessary.
 - d. The entire Tc path for POI 2 Bypass is now shown.
42. The existing woodland boundaries are now shown on the pre-development drainage area map.
43. The BeC soils have been provided where requested.
44. The limits of disturbance are now shown on the pre-development drainage area map.
45. The entire POI 2 drainage area is now shown on the drainage area maps.
46. We are in contact with the Shukaitis family and are working to obtain the easement.

47. An amendment is being submitted to update the previous approved NPDES Permit.
48. The waiver request list has been revised as requested.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

49. The berms have been redesigned with outlet structures to keep the water surface elevation from exceeding the spillway elevations.
50. Lawn areas have been included in the curve number calculations as requested.
51. All curve number calculations have been verified and revised as necessary.
52. All curve number calculations have been verified and revised as necessary.
53. All curve number and drainage area calculations have been verified and revised as necessary.
54. All curve number calculations have been verified and revised as necessary.
55. Covenant #17 has been added to the cover sheet. We feel this catch all requirement is cleaner than cluttering the plan with metes and bounds around all the meadow areas.
56. The lawn area to Berm #1 has been revised as necessary.
57. The drainage areas have been revised for consistency.
58. The calculations for POI 2 Bypass have been revised as necessary.
59. The proposed 680 and 691 contours for Berms #1 and #2 have been labeled on the plans.
60. The plan and pond report have been revised as necessary.
61. The spillway of Berm #3 has been labeled.

MISCELLANEOUS COMMENTS

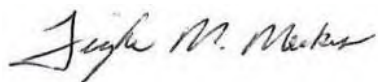
62. The proposed right-of-way line along Franklin Hill Road has been labeled with metes and bounds.

PLAN REVISION COMMENTS

63. The limit of disturbance line has been added to the legend on sheet 6.
64. Soil amendments are no longer needed to meet water quality requirements and the detail has been removed from the plan.
65. The Infiltration Berm Cross-Section Detail has been revised as necessary.
66. Flared end sections have been added to all discharge pipes and profiles where required.

If you have any additional questions or concerns please do not hesitate to call me at 570-856-4040.

Sincerely,



Tighe Meckes, PE