

GENERAL NOTES:

- OWNER/APPLICANT/DEVELOPER:
D E & S PROPERTIES T/A CLASSIC QUALITY HOMES
2621 ROUTE 940
POCONO SUMMIT, PA 18346
(570) 839-3200
- PROPERTY ADDRESS:
FRANKLIN HILL ROAD
- ZONING DISTRICT:
R-1; SINGLE FAMILY RESIDENTIAL HOUSING IS A PERMITTED USE
- PROPERTY DEED BOOK/PAGE:
BOOK 2553, PAGE 3515
- PROPERTY ACREAGE:
6.1895 ACRES
- PIN NUMBER:
16-7312-04-80-8766
- PARCEL NUMBER:
16/7F/1/11
- INTENTION OF PLAN/STATEMENT OF PLAN:
THE SUBDIVISION OF LAND INTO THREE NEW SINGLE-FAMILY RESIDENTIAL HOUSES. PROPOSED PRINCIPAL USES TO BE SINGLE-FAMILY HOUSES ON EACH LOT.
- ZONING DISTRICT REQUIREMENTS:

SHEET INDEX:

- COVER* SHEET 1
 SITE CONTEXT MAP SHEET 2
 EXISTING RESOURCES & SITE ANALYSIS SHEET 3
 SUBDIVISION PLAN* SHEET 4
 PCSM PLAN* SHEET 5
 E&S PLAN SHEET 6
 E&SPC DETAILS SHEET 7
 E&SPC DETAILS SHEET 8
 E&SPC/PCSM DETAILS SHEET 9
 PCSM/SITE DETAILS SHEET 10
 SITE DETAILS SHEET 11
- *PLAN SHEETS TO BE RECORDED.

PRELIMINARY/FINAL MINOR SUBDIVISION OF THE LANDS OF D E & S PROPERTIES LLC

SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

REQUIREMENT	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MIN. LOT ACREAGE (GROSS)	50,000 S.F.	1.3399	1.1919	3.6577
MIN. LOT ACREAGE (NET)	50,000 S.F.	1.1492	1.1626	3.2888
MIN. LOT WIDTH	150'	170.43'	150.00'	320.32'
MIN. LOT DEPTH	200'	364.26'	375.57'	627.52'
FRONT YARD	35'	35'	35'	35'
SIDE YARD	30'	30'	30'	30'
REAR YARD	25'	N/A	25'	25'
MAX. % BLDG COVERAGE	20%	3.90%	3.85%	1.36%
MAX. % IMPERVIOUS COVERAGE	25%	8.99%	8.89%	5.58%
MAX. BUILDING HEIGHT	35'	30'	30'	30'

- PARKING:
REQUIRED PARKING: 2 SPACES PER DWELLING UNIT
PROVIDED PARKING: 1 SPACE ALLOCATED PER DWELLING UNIT IN THE GARAGE WITH 2 ADDITIONAL SPACES SHOWN ON THE PLANS IN THE DRIVEWAY.
- TOPOGRAPHIC INFORMATION IS BASED ON A COMBINATION OF FIELD SURVEY AND LIDAR INFORMATION. CONTOUR INTERVALS ARE 2' AND 10'
- BOUNDARY SURVEY PERFORMED BY JONATHAN SHUPP, PLS.
- THE SUBJECT SITE DOES NOT LIE WITHIN THE FEMA FLOODPLAIN AS DEPICTED ON THE LATEST (FIRM) FLOOD INSURANCE RATE MAPS OF MONROE COUNTY, PENNSYLVANIA, MAP NUMBER 42089C0294E, EFFECTIVE DATE MAY 2, 2013.
- THERE IS A NEGLIGIBLE AREA OF WETLANDS WITHIN LOT 3. THE REPORT PROVIDED BY SPARNOW WETLANDS SERVICES DESCRIBES THE CONDITIONS IN DETAIL. THERE ARE NO HYDRIC SOILS ON THE PARCEL
- THERE ARE NO STEEP SLOPES ON THE PARCEL.
- THE PLANNING COMMISSION AND BOARD OF SUPERVISORS HAVE NOT PASSED UPON THE FEASIBILITY OF ANY INDIVIDUAL LOT OR LOCATION WITHIN A LOT BEING ABLE TO SUSTAIN ANY TYPE OF WELL OR SEWAGE DISPOSAL SYSTEM.
- INDIVIDUAL OWNERS OF LOTS MUST APPLY TO THE TOWNSHIP FOR A SEWAGE PERMIT PRIOR TO THE CONSTRUCTION OF ANY ON-LOT SEWAGE DISPOSAL SYSTEM.

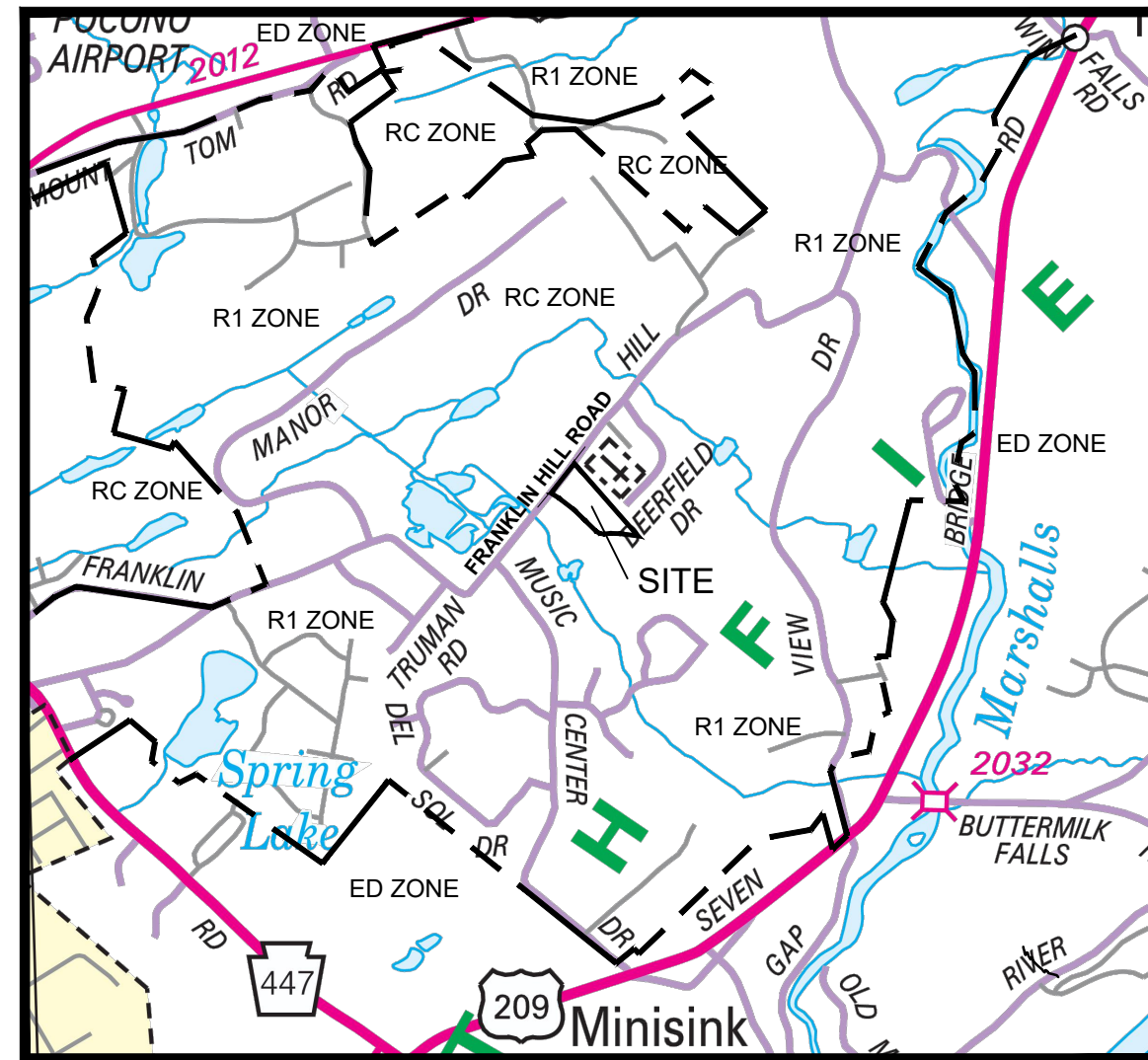
COVENANTS:

- THE RESIDENTIAL LOTS WILL BE SERVICED BY ON-LOT SEWAGE DISPOSAL SYSTEMS.
- THE RESIDENTIAL LOTS WILL BE SERVICED BY ON-LOT WELLS.
- TOWNSHIP DRIVEWAY PERMITS WILL BE REQUIRED TO OBTAIN ACCESS FROM FRANKLIN HILL ROAD.
- CLEAR SIGHT EASEMENTS ARE HEREBY ESTABLISHED ACROSS ALL LOTS WHICH CORRESPOND WITH CLEAR SIGHT TRIANGLES CREATED AT THE INTERSECTION OF EACH DRIVEWAY WITH FRANKLIN HILL ROAD. EACH CLEAR SIGHT TRIANGLE IS FORMED COMMENCING AT A POINT IN THE CENTER OF THE DRIVEWAY OF EACH LOT, MEASURED 15' FROM THE EDGE OF PAVEMENT OF THE ROAD ON WHICH THAT DRIVEWAY FRONTS. FROM WHICH POINT TWO LINES ARE DRAWN TO POINTS 15' LEFT AND 15' RIGHT ALONG THE EDGE OF PAVEMENT OF THE ROAD ON WHICH THAT DRIVEWAY FRONTS, AND THEN A LINE DRAWN CONNECTING THOSE LATTER TWO POINTS. EACH LOT OWNER SHALL BE RESPONSIBLE TO MAINTAIN THE CLEAR SIGHT TRIANGLE ASSOCIATED WITH HIS LOT, BY KEEPING THE AREA WITHIN THE CLEAR SIGHT TRIANGLE CLEAR OF ANY SIGHT OBSTRUCTIONS (OTHER THAN UTILITY POLES, MAILBOXES, OFFICIAL STREET SIGN POSTS, AND INDIVIDUAL DECIDUOUS TREE TRUNKS) BETWEEN A HEIGHT OF 1.5' AND 10' ABOVE GROUND LEVEL, AND SHALL ALSO BE RESPONSIBLE TO LIKEWISE KEEP ANY PORTION OF HIS LOT WHICH IS INCLUDED WITHIN THE CLEAR SIGHT TRIANGLE OF ANY NEIGHBORING LOT, CLEAR OF ANY SIGHT OBSTRUCTIONS (OTHER THAN UTILITY POLES, MAILBOXES, OFFICIAL STREET SIGN POSTS, AND INDIVIDUAL DECIDUOUS TREE TRUNKS) BETWEEN A HEIGHT OF 1.5' AND 10' ABOVE GROUND LEVEL. THIS EASEMENT, OBLIGATION AND COVENANT SHALL RUN WITH THE LAND.
- BY APPROVAL OF THIS PLAN, SMITHFIELD TOWNSHIP HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS, WHETHER OR NOT DELINEATED ON THE PLAN, AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HIS HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THE ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.
- TEN (10') UTILITY AND DRAINAGE EASEMENTS ARE PROVIDED ALONG ALL PROPERTY LINES AND STREET RIGHT-OF-WAYS AS INDICATED ON THE PLANS. ALL EASEMENTS SHALL BE ACCESSIBLE AND USABLE BY SMITHFIELD TOWNSHIP FOR THE EASEMENT'S STATED PURPOSE.
- WELL AND SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- INDIVIDUAL OWNERS OF LOTS MUST RECEIVE APPROVAL FROM THE TOWNSHIP SEWAGE ENFORCEMENT OFFICER FOR A SEWAGE PERMIT PRIOR TO UNDERTAKING THE CONSTRUCTION OF AN ON-LOT SEWAGE DISPOSAL SYSTEM OR BUILDING THAT WILL NEED TO BE SERVED BY SUCH A SYSTEM.
- THE OWNERS, ITS SUCCESSORS AND ASSIGNS, SHALL MAKE PROVISION AND BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, OPERATION AND REPAIR OF ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND CONTROLS DEPICTED ON THIS PLAN AND OTHER PLANS AND DOCUMENTS SUPPORTING THE SAME. INCLUDING, BUT NOT LIMITED TO, ALL DETENTION/RETENTION BASINS, INFILTRATION FACILITIES, DRAINS, RAIN GARDENS, INLETS, SWALES, PIPES, BERMS, MANHOLES AND SPREADERS. SMITHFIELD TOWNSHIP IS HEREBY GRANTED AN EASEMENT AND RIGHT TO ACCESS AND INSPECT ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS AT ANY REASONABLE TIME. IF SMITHFIELD TOWNSHIP DETERMINES AT ANY TIME THAT ANY OF SAID STORMWATER MANAGEMENT FACILITIES AND CONTROLS HAVE BEEN ELIMINATED, ALTERED OR IMPROPERLY MAINTAINED, THE THEN OWNER SHALL BE ADVISED OF THE CORRECTIVE MEASURES REQUIRED AND BE AFFORDED A REASONABLE PERIOD OF TIME TO TAKE THE NECESSARY CORRECTIVE ACTION. SMITHFIELD TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF INGRESS, EGRESS AND REGRESS TO ANY AND ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS OVER, UPON, IN, UNDER AND THROUGH THE PROPERTY, AS WELL AS UPON AND WITHIN THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAN, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND/OR REPAIR DUE TO THE FAILURE OR NEGLECT OF THE OWNER TO PERFORM THE SAME WITHIN THE TIME REQUIRED, OR FOR EMERGENCY REMEDIES TO THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS IF NECESSARY. IF SMITHFIELD TOWNSHIP ELECTS TO PERFORM SUCH INSTALLATION, MAINTENANCE AND/OR REPAIR, ALL COSTS AND EXPENSES INCURRED BY SMITHFIELD TOWNSHIP IN RELATION TO ANY WORK PERFORMED BY SMITHFIELD TOWNSHIP PURSUANT TO THE PROVISIONS OF THIS COVENANT AND/OR THE ENFORCEMENT OF THE SAME, SHALL BE THE JOINT AND SEVERAL RESPONSIBILITY OF THE OWNER AND ANY OCCUPIER OF THE PROPERTY WHO VIOLATED THE PROVISIONS OF THIS COVENANT, PAYABLE BY THE OWNERS AND/OR OCCUPIERS OF THE PROPERTY, THEIR HEIRS, ADMINISTRATORS, EXECUTORS, SUCCESSORS AND ASSIGNS UPON DEMAND BY SMITHFIELD TOWNSHIP, AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY UNTIL PAID IN FULL. THE REMEDIES OF SMITHFIELD TOWNSHIP PURSUANT TO THIS COVENANT ARE IN ADDITION TO ALL OTHER RIGHTS AND REMEDIES AVAILABLE TO SMITHFIELD TOWNSHIP, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO ANY STATUTE, ORDINANCE, AT LAW OR IN EQUITY. THIS COVENANT SHALL RUN WITH THE LAND.
- THE FOLLOWING PERMIT APPROVALS ARE REQUIRED PRIOR TO START OF CONSTRUCTION:
 - INDIVIDUAL NPDES PERMIT
 - SEWAGE FACILITIES PLANNING MODULE
 - EROSION AND SEDIMENT POLLUTION CONTROL
 - TOWNSHIP STORMWATER MANAGEMENT PERMIT
- A MAXIMUM ALLOWED IMPERVIOUS AREA HAS BEEN ESTABLISHED FOR EACH LOT AS DEPICTED ON SHEET 5 OF THIS SUBDIVISION PLAN, WHICH TRANSLATES TO THE FOLLOWING SQUARE FOOTAGE PER LOT:
 LOT 1 = 4500 SF LOT 2 = 4500 SF LOT 3 = 8000 SF
 SAID MAXIMUM IMPERVIOUS AREA SHALL NOT BE ALTERED OR INCREASED FOR ANY REASON UNLESS AND UNTIL ANY ALL ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS AND APPROVALS ARE FIRST OBTAINED. THIS COVENANT SHALL RUN WITH THE LAND.
- PLAN COVENANTS 4, 6, 7, 8, 9, AND 11 SHALL BE INCLUDED IN EACH DEED WHICH CONVEYS A LOT DEPICTED ON THIS PLAN, TOGETHER WITH A STATEMENT THAT THEY "SHALL RUN WITH THE LAND".
- SHEETS 2 THROUGH 11 INCLUSIVE, ON RECORD AT SMITHFIELD TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLANS AS IF RECORDED WITH SAME.
- THE APPLICANT/DEVELOPER IS REQUIRED TO OBTAIN FROM A LICENSED TESTING LABORATORY, CERTIFICATES OF APPROVAL FOR EACH LOT AS TO THE QUALITY AND ADEQUACY OF THE WATER SUPPLY PROPOSED TO BE USED BY THE APPLICANT/DEVELOPER.

APPROVAL/REVIEW BLOCKS:

REVIEWED BY SMITHFIELD TOWNSHIP ENGINEER	REVIEWED BY MONROE COUNTY PLANNING COMMISSION
TOWNSHIP ENGINEER	COUNTY PLANNING COMMISSION STAFF PERSON
DATE	DATE

REVIEWED BY THE SMITHFIELD TOWNSHIP PLANNING COMMISSION	APPROVED BY THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS AND ACCEPTED FOR RECORDING
CHAIR	CHAIR
SECRETARY	SECRETARY
DATE	DATE



LOCATION MAP
1" = 2000'

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

STORMWATER MANAGEMENT BLANKET EASEMENT:

THE TOWNSHIP HAS THE RIGHT TO ACCESS THE PROPERTY FROM THE EXISTING ROAD (ALBERT LANE) AS SHOWN. THE TOWNSHIP IS PERMITTED TO ENTER THE PROPERTY TO INSPECT, MAINTAIN, AND/OR REPAIR THE STORMWATER MANAGEMENT FACILITIES SHOULD THE PROPERTY OWNER FAIL TO DO SO, AT THE OWNER'S EXPENSE.

COVENANTS CONTINUED:

- ANY PROPOSED WELL IS SUBJECT TO THE PROVISIONS OF THE TOWNSHIP WELL CONSTRUCTION STANDARDS, WHICH INCLUDES REQUIREMENTS FOR WELL PERMITTING, WATER QUALITY TESTING, AND WELL PRODUCTION CERTIFICATION.
- 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 FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER.
- ALL AREAS TO BE PLANTED WITH MEADOW SEED MIX AS INDICATED ON THE PCSM AND E&S PLANS SHALL BE MAINTAINED AS SUCH FOR THE LIFE OF THE PROJECT. IN THE EVENT A FUTURE PROPERTY OWNER WOULD PROPOSED A CHANGE TO THE COVER TYPE IN THESE AREAS, AN AMENDMENT TO THE APPROVED LAND DEVELOPMENT PLAN MUST BE SUBMITTED TO SMITHFIELD TOWNSHIP AND MCDP FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ADDITIONAL STORMWATER MANAGEMENT FACILITIES MAY BE REQUIRED.

REQUEST FOR WAIVERS:

THE FOLLOWING REQUEST FOR WAIVERS FROM THE SMITHFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCE WERE GRANTED BY THE BOARD OF SUPERVISORS ON _____ FOR THE PLAN.

22-601 - SUBMIT SEPARATE PRELIMINARY AND FINAL PLANS
 22-603-1.G.14 & 22-1101 - PROVIDE LANDSCAPING PLAN
 22-603.G.15 - PROVIDE LIGHTING PLAN
 22-1015.1 - PROVIDE SIDEWALKS
 22-1023.5 & 22-1301.5.B - PROVIDE MONUMENTED EASEMENTS AROUND STORMWATER FACILITIES
 22-1101.1.F.(2)(e)(1) - PROVIDE 1 SHADE TREE AND 3 SHRUBS FOR EVERY 30 LINEAR FEET OF BERM
 26-233.2.B.(19) - PROVIDE 20' ACCESS EASEMENT AROUND STORMWATER FACILITIES
 26-225.A.(4) - USE NRCS CURVE NUMBER METHOD

PROJECT NARRATIVE:

THE PURPOSE OF THIS LAND DEVELOPMENT IS TO CREATE THREE RESIDENTIAL LOTS FROM THE 6.1895 ACRE TRACT. EACH LOT WILL CONTAIN ONE SINGLE-FAMILY HOME WITH ON-LOT WELL, SEWAGE DISPOSAL, AND STORMWATER MANAGEMENT. THIS PLAN SHOWS THE PROPOSED LOCATIONS FOR THESE FACILITIES.

"I, TIGHE MECKES, ON THIS DATE _____, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BRODHEAD/MCMICHAELS ACT 167 PLAN AND SMITHFIELD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

TIGHE MECKES, PE _____ DATE _____

"I, DAVID WENGERD, ON THIS DATE _____, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS AND, WHERE THEY ARE NOT SO CONFORMING, DETAILS OF THE AREAS OF NONCONFORMANCE AND THE REASONS FOR REQUESTING MODIFICATIONS TO THE TOWNSHIP STANDARDS HAVE BEEN PROVIDED.

DAVID WENGERD _____ DATE _____

REVISION STATEMENT

I/WE MAKE THIS STATEMENT BEING DULY SWORN ACCORDING TO LAW. I/WE STATE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN WILL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW PRIOR TO CONSTRUCTION. A REVISED EROSION AND SEDIMENT CONTROL PLAN WILL ALSO BE SUBMITTED TO MONROE COUNTY CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

DAVID WENGERD, PRESIDENT _____ PRINTED NAME
 D E & S PROPERTIES INC. T/A CLASSIC QUALITY HOMES
 2621 ROUTE 940
 POCONO SUMMIT, PA 18346

SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 20____.

OWNERS STATEMENT

I/WE MAKE THIS STATEMENT BEING DULY SWORN ACCORDING TO LAW. I/WE STATE THAT FOR THE LAND INVOLVING THE ACCOMPANYING PLANS, WE ARE THE MAJORITY OWNERS OF THIS PROPERTY OR THE AUTHORIZED OFFICERS OF THE CORPORATION THAT OWNS THIS PROPERTY, AND ARE IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, AND THAT I/WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPOSE A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

DAVID WENGERD, PRESIDENT _____ PRINTED NAME
 D E & S PROPERTIES INC. T/A CLASSIC QUALITY HOMES
 2621 ROUTE 940
 POCONO SUMMIT, PA 18346

SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 20____.

PERMIT/APPROVAL CERTIFICATION

I/WE HEREBY CERTIFY THIS DATE OF _____ THAT I/WE AM/ARE THE OWNERS OR AUTHORIZED EQUITABLE OWNERS OF THE PROPERTY SHOWN AND DEPICTED ON THE ACCOMPANYING PLANS AND THAT I/WE AND MY/OUR HEIRS AND ASSIGNS SHALL COMPLY WITH ALL REQUIREMENTS AND OBTAIN ALL PERMITS AND APPROVALS REQUIRED BY ALL LOCAL, STATE AND FEDERAL AGENCIES AND BODIES, AND I/WE AGREE AND ACKNOWLEDGE THAT ANY APPROVAL OF THIS PLAN BY SMITHFIELD TOWNSHIP IS CONTINGENT UPON MY/OUR OBTAINING SUCH PERMITS AND APPROVALS, AND THAT IF ALL SUCH PERMITS AND APPROVALS ARE NOT OBTAINED AS REQUIRED, ANY AND ALL APPROVALS GIVEN BY SMITHFIELD TOWNSHIP WITH RESPECT TO THIS PLAN SHALL AUTOMATICALLY BECOME NULL AND VOID WITHOUT FURTHER ACTION ON THE PART OF THE SMITHFIELD TOWNSHIP.

DAVID WENGERD, PRESIDENT _____ NOTARY PUBLIC
 D E & S PROPERTIES INC. T/A CLASSIC QUALITY HOMES
 2621 ROUTE 940
 POCONO SUMMIT, PA 18346

MY COMMISSION EXPIRES: _____

"I, JONATHAN SHUPP, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THE PLAN CORRECTLY REPRESENTS A SURVEY MADE BY MYSELF ON AUGUST 27, 2020. THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT FOR THE PROPERTY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT.

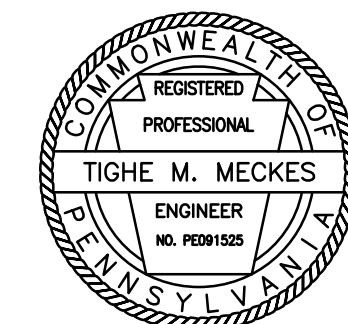
JONATHAN SHUPP, PLS, SEO _____ DATE _____

"I, JONATHAN SHUPP, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS, AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

JONATHAN SHUPP, PLS, SEO _____ DATE _____

PRINTED NAME _____

ADDRESS _____



KEYSTONE CONSULTING ENGINEERS, INC.
 Engineering firm of choice since 1972
 863 INTERCHANGE ROAD, SUITE 101, P.O. BOX 639
 KRESGEVILLE, PA 18333 PH: (610) 681-5233 FAX: (610) 681-5248
 East Office: Bethlehem; West Office: Allentown
 www.KeystoneConsultingEngineers.com



FRANKLIN HILL MANOR
PRELIMINARY/FINAL MINOR SUBDIVISION OF
LANDS OF D E & S PROPERTIES LLC
2621 ROUTE 940 POCONO SUMMIT, PA 18346
 SMITHFIELD TOWNSHIP
 MONROE COUNTY, PENNSYLVANIA

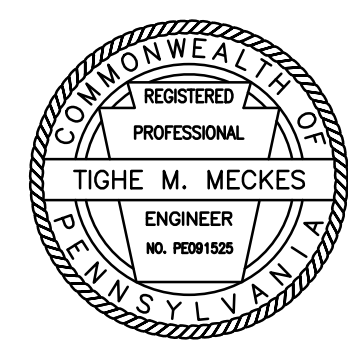
DESIGNED BY:	TMM
DRAWN BY:	TMM
CHECKED BY:	ESS
DATE:	DEC 1, 2023
SCALE:	AS NOTED
JOB NUMBER:	CN-23-041
SHEET:	1 OF 11

REVISIONS:	DATE:
BY:	TMM
TMM	2-14-2024
TMM	3-28-2024



PROPERTY OWNERS

1. NAHID NESARI - FRANKLIN HILL ROAD PARCEL 16.7E.1.28
2. DONALD W. & RUTH ANN POPE - 157 HIDDEN VALLEY DR.
3. ANDREW SHUKAITIS - 6315 FRANKLIN HILL RD.
4. DANA GILBERT - 110 HIDDEN VALLEY DR.
5. ANDRWE SHUKAITIS - HIDDEN VALLEY DR. PARCEL 16.7.2.23-2
6. JOSEPH SHUKAITIS - 6277 FRANKLIN HILL RD.
7. ANTHONY GRECO - 6193 FRANKLIN HILL RD.
8. LAURA M. ZAPUSHNY - 6241 FRANKLIN HILL RD.
9. NEL S. JONES - 6255 FRANKLIN HILL RD.
10. FRANK J. & LISA M. IMBERT - FRANKLIN HILL RD. PARCEL 16.92868
11. FRANK J. & LISA M. IMBERT - 6227 FRANKLIN HILL RD.
12. ANAIS MEZA - 301 MUSIC CENTER DR.
13. ALBERT H. & KAREN H. DUDLEY - 6242 FRANKLIN HILL RD.
14. ZAKIYAH WILLIAMS - 292 MUSIC CENTER DR.
15. REYNALDO ALBERTO - 290 MUSIC CENTER DR.
16. IVAN M. & JESSICA V. RIVERA - 284 MUSIC CENTER DR.
17. DAVID J. LANTZ JR. FAMILY TRUST - 280 MUSIC CENTER DR.
18. CHARLES A. & GRACE BARZYDLO - 270 MUSIC CENTER DR.
19. N & B CONSTRUCTION LLC - MUSIC CENTER DR. PARCEL 16.7F.1.2
20. LYNN C. & SUSAN D. LESOINE - FRANKLIN HILL RD. PARCEL 16.7F.1.10
21. LYNN C. & SUSAN D. LESOINE - 6248 FRANKLIN HILL RD.
22. ELIZABETH YUNG SOOK MOON - 100 WOODWIND CT.
23. LOUIS ROMANO - 76 SYMPHONY DR.
24. RICKY & LILLIAN T. RIVERA - 74 SYMPHONY DR.
25. ROBERT HOODIMAN - 72 SYMPHONY DR.
26. THE TYLER GORDON TRUST - 70 SYMPHONY CIR.
27. LORRAINE M. PENTON - 68 SYMPHONY CIR.
28. KIMBERLY S. ADAMS - 66 SYMPHONY CIR.
29. JESSICA RODRIGUEZ - 64 SYMPHONY CIR.
30. PIETRO & AMALIA DESANTIS - 62 SYMPHONY CIR.
31. IVOR R. SQUIRES - 60 SYMPHONY CIR.
32. GREGORY J. & LINDA E. YEAGER - 50 BROOK SONG WAY
33. KAMALUDDIN ALLADIN - 71 SYMPHONY CIR.
34. RENATO & INGRID NARANJO - 69 SYMPHONY CIR.
35. CHARLES M. & JEANETTE P. YEAGER - 65 SYMPHONY CIR.
36. CARLOS A. & SANDRA C. RAUDA - 63 SYMPHONY CIR.
37. RONALD & NIKKI D. LANGFORD - 51 BROOK SONG WAY
38. ERIC J. CASSELL - 224 DOCTOR LANE
39. ANTHONY QUINONES - 141 BULLDOG HL.
40. DAVID W. SMOKE - GAP VIEW DR.
41. FIDORO F. & SUSAN SCALERCIO - 131 BULLDOG HL.
42. ROBERT L. & PAULA L. WILLISTON - 2383 GAP VIEW DR.
43. DAVID A. ISKOWITZ - 193 ALBERT LANE
44. LAURA A. PETTINATO - 199 ALBERT LANE
45. JAMES G. LONG - 147 ALBERT LANE
46. PENN LEADERS LLC - 2417 GAP VIEW DR.
47. ROBERT JOHN HARRIS - DOGWOOD ST. PARCEL 16.7D.2.14
48. SIGISMUND & ANNELES E. PELZER - 5433 DEERFIELD DR.
49. CLAU SIGISMUND & JANET PELZER - 5435 DEERFIELD DR.
50. JOSEPH REYNOLDSON - 5443 DEERFIELD DR.
51. DAVE WEDDERMANN - 5449 DEERFIELD DR.
52. JAMES H. & EVELYN G. KLAMMER - 5451 DEERFIELD DR.
53. LISANDRO & LILLIAN ROSA - DOGWOOD ST. PARCEL 16.7D.2.13
54. ROBERT JOHN HARRIS - DOGWOOD ST. PARCEL 16.7D.2.12
55. MARILYN R. SHULTZ - PINE ST. PARCEL 16.7D.2.11
56. MARILYN R. SHULTZ - 5407 DEERFIELD DR.
57. FRANK M. BROWN JR. - FRANKLIN HILL RD. PARCEL 16.7D.2.25
58. FRANK M. & PATRICIA A. BROWN - 5410 DEERFIELD DR.
59. MICHAEL S. RENFREW - 5412 DEERFIELD DR.
60. ALAN R. PRIDE JR. - 5432 DEERFIELD DR.
61. GEORGE J. SAPPAN - 5438 DEERFIELD DR.
62. HECTOR R. SILVA - 5444 DEERFIELD DR.
63. JOHN T. & VIRGINIA CUMMINGS - 5452 DEERFIELD DR.
64. JILL M. SHUKAITIS - 6298 FRANKLIN HILL RD.
65. GAVRIL SIMUTIU - 6298 FRANKLIN HILL RD.
66. STEPHEN P. & KIMBERLEE S. HETTEL - 134 ALBERT LN.



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DESIGNED BY: TMM
DRAWN BY: TMM
CHECKED BY: ESS
DATE: DEC 1, 2023
SCALE: AS NOTED
JOB NUMBER: CN-23-041
SHEET: 2 OF 11

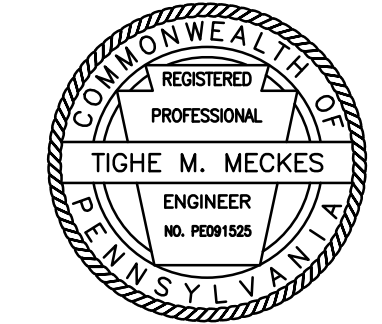
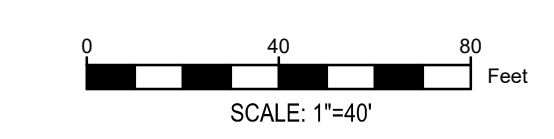
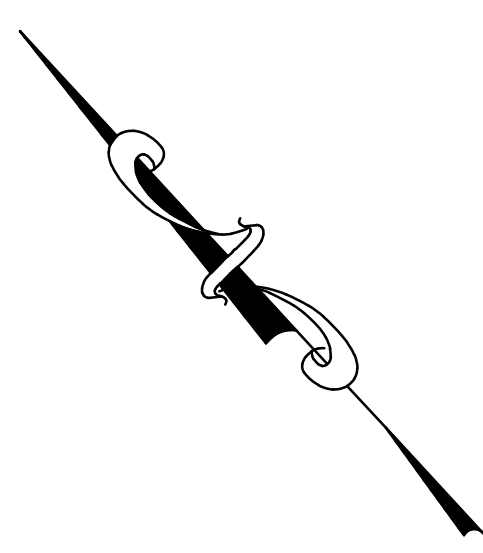
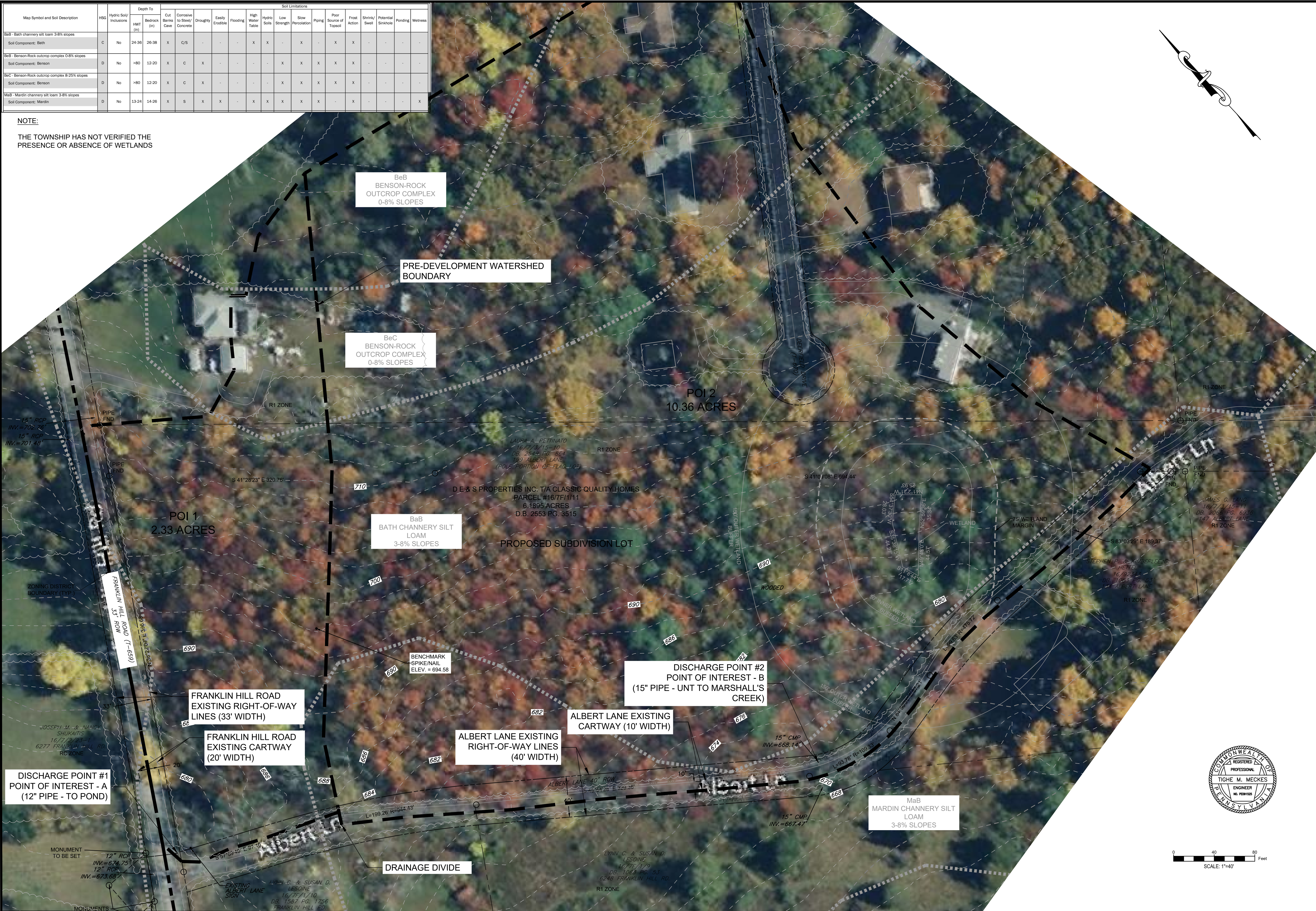
REVISIONS

BY	DATE
TMM	2-18-2024
TMM	3-25-2024

SITE CONTEXT MAP
FRANKLIN HILL MANOR
PRELIMINARY/FINAL MINOR SUBDIVISION OF
LANDS OF D & S PROPERTIES LLC
2621 ROUTE 940 POCONO SUMMIT, PA 18346
SMITHFIELD TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

Map Symbol and Soil Description	HSG	Hydric Soil Inclusions	Depth To		Soil Limitations															
			HWT (in)	Bedrock (in)	Cut Bank Cave	Corrosive to Steel/Concrete	Droughty	Easily Erodes	Flooding	High Water Table	Hydric Soils	Low Strength	Slow Percolation	Piping	Poor Source of Topsoil	Frost Action	Shrink/Swell	Potential Sinkhole	Ponding	Witness
BeB - Bath channery silt loam 3-8% slopes Soil Component: Bath	C	No	24-36	26-38	X	C/S	-	-	-	X	X	-	X	-	X	X	-	-	-	-
BeB - Benson-Rock outcrop complex 0-8% slopes Soil Component: Benson	D	No	>80	12-20	X	C	X	-	-	-	-	X	X	X	X	X	-	-	-	-
BeC - Benson-Rock outcrop complex 8-25% slopes Soil Component: Benson	D	No	>80	12-20	X	C	X	-	-	-	-	X	X	X	X	X	-	-	-	-
MaB - Mardin channery silt loam 3-8% slopes Soil Component: Mardin	D	No	13-24	14-26	X	S	X	X	-	X	X	X	X	X	X	-	-	-	-	X

NOTE:
THE TOWNSHIP HAS NOT VERIFIED THE PRESENCE OR ABSENCE OF WETLANDS



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EXISTING RESOURCE & SITE ANALYSIS	
FRANKLIN HILL MANOR	
PRELIMINARY/FINAL MINOR SUBDIVISION OF LANDS OF D E & S PROPERTIES LLC	
2621 ROUTE 940 POCONO SUMMIT, PA 18346	
SMITHFIELD TOWNSHIP MONROE COUNTY, PENNSYLVANIA	
DESIGNED BY:	TMM
DRAWN BY:	TMM
CHECKED BY:	ESS
DATE:	DEC 1, 2023
SCALE:	AS NOTED
JOB NUMBER:	CN-23-041
SHEET:	3 OF 11
REVISIONS:	
BY:	DATE:
TMM	2-14-2024
TMM	3-28-2024

RESOURCE IMPACT AND CONSERVATION ANALYSIS CHART:

RESOURCE	EXISTING AC.	PROPOSED AC.	% IMPACTED	% CONSERVED
WOODLANDS	5.84	3.55	39	61
WETLANDS	0.04	0.04	0	100
WETLAND INNER BUFFER	0.41 (17647 SQ.FT)	0.41 (17647 SQ.FT)	0	100
WETLAND OUTER BUFFER	1.89 (82417 SQ.FT)	1.89 (82417 SQ.FT)	0	100
ROADWAY	0.31	0.31	0	100
75' WETLAND MARGIN	0.74 (32361 SQ.FT)	0.74 (32361 SQ.FT)	0	100

ADJUSTED TRACT AREA CALCULATIONS:

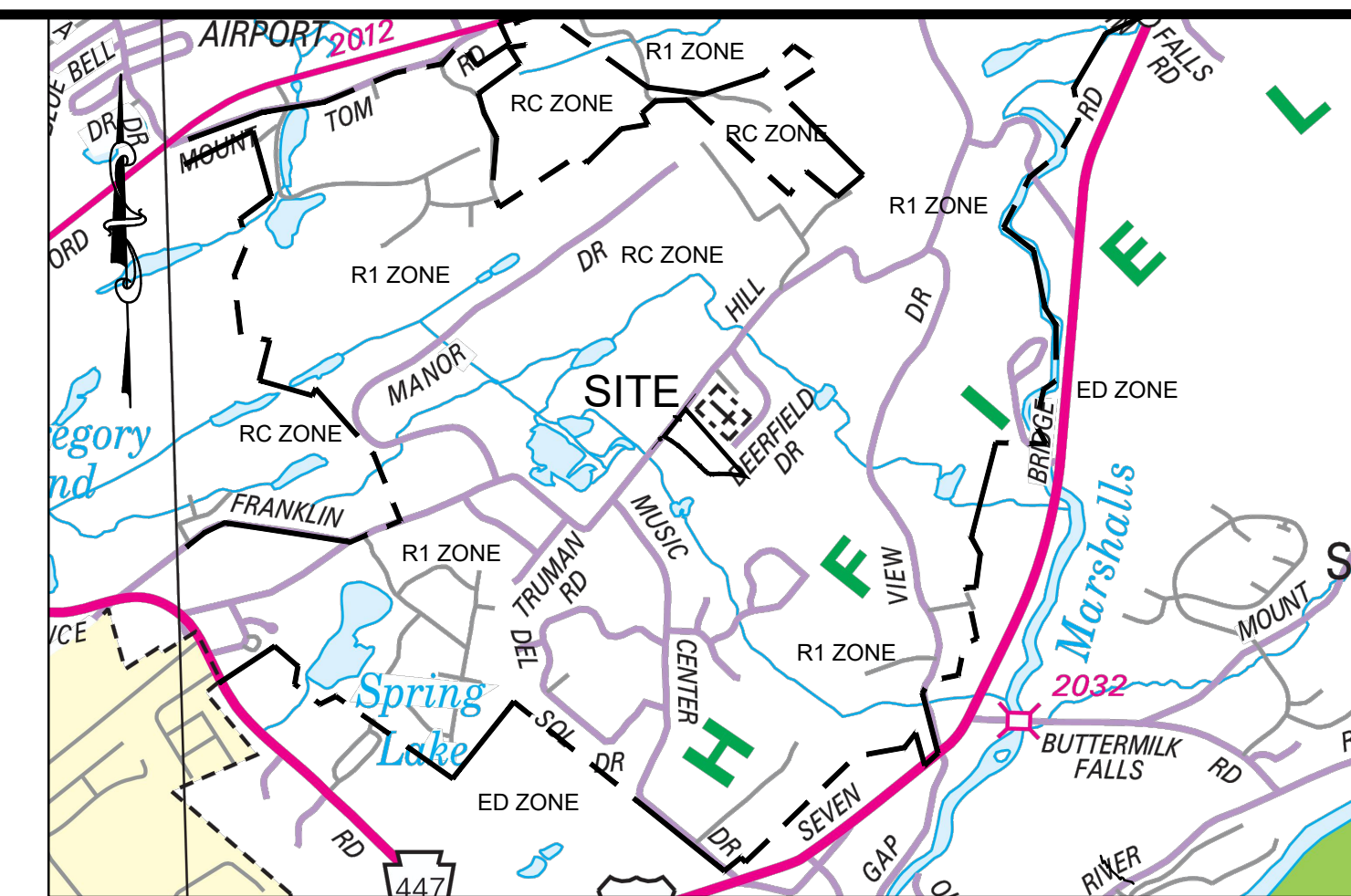
	GROSS AREA	15-25% SLOPES	25%+ SLOPES	WETLANDS	FLOODWAYS	RIGHT-OF-WAYS	NET AREA
LOT 1	58368 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	8309 S.F.	50059 S.F.
LOT 2	51918 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	1275 S.F.	50643 S.F.
LOT 3	159329 S.F.	0 S.F.	0 S.F.	1704 S.F. X 75% 1278 S.F.	0 S.F.	14790 S.F.	143261 S.F.

TREE PLANTING SCHEDULE

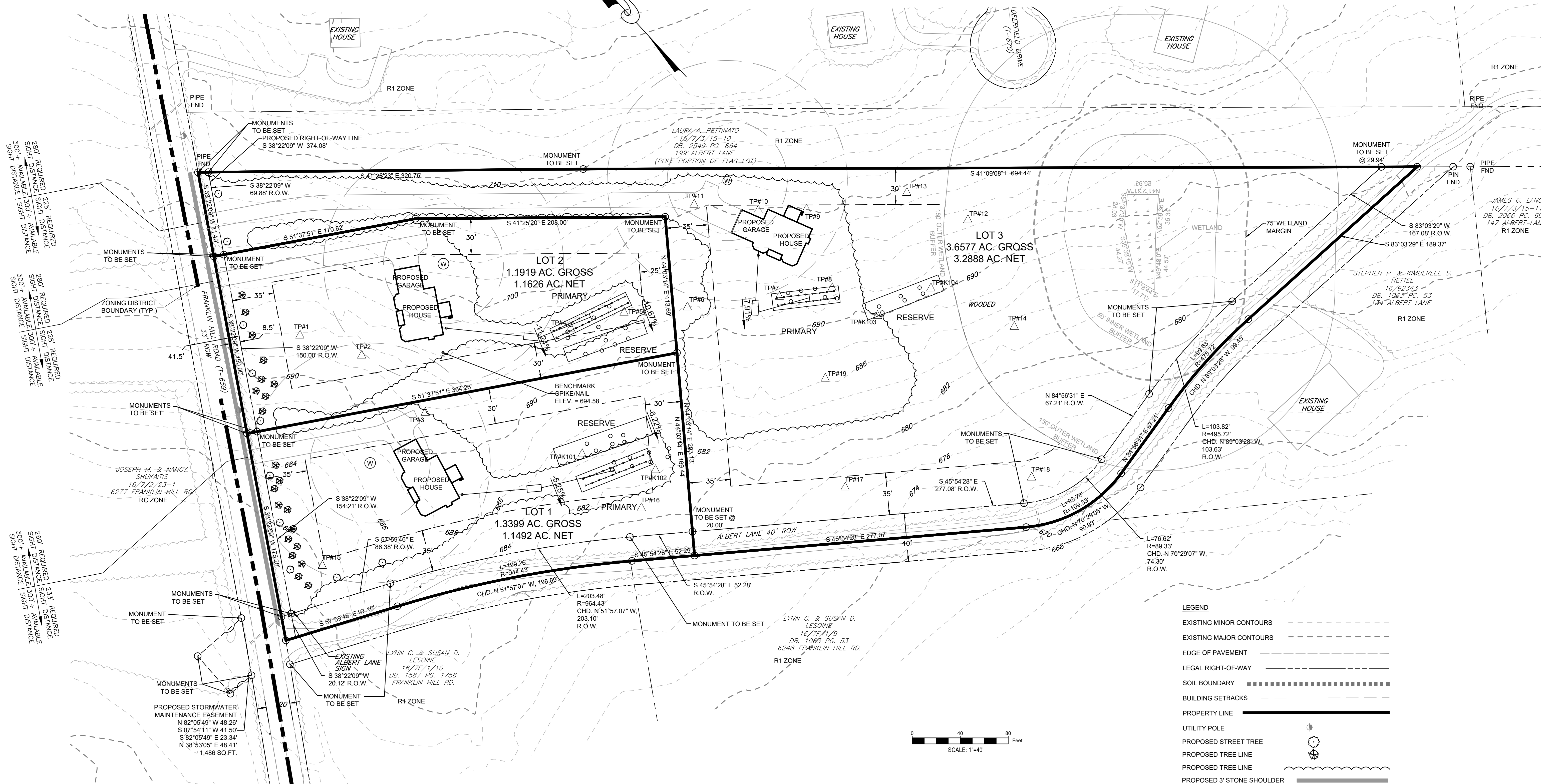
KEY	QTY	BOTANICAL/NAME	COMMON/NAME	SIZE	REMARKS	HEIGHT
				COND.		SPREAD
	10	QUERCUS ALBA	WHITE OAK	14' MIN. HT. 3" CAL.	DECIDUOUS	14'-18', CLEAR TRUNK TO 7' ABOVE GROUND
	21	JUNIPER COMMUNIS ILEX GLABRA BERBERIS THUNBERGII	COMMON JUNIPER INKBERRY HOLLY BLUE HOLLY RED BARBERRY	3' MIN. HT. B & B	21 TOTAL USING COMBINATION OF TYPES LISTED	8' MIN. FULL BRANCHING STRUCTURE 3'

NOTE: TREE SPECIES MAY BE CHANGED PROVIDED PROPER APPROVALS FROM THE DEVELOPER AND TOWNSHIP. TREE CALIPERS ARE MEASURED AT A HEIGHT OF SIX (6) INCHES ABOVE FINISHED GRADE. THE ABOVE QUANTITIES ARE FOR THE TOTAL JOB.

SIGHT DISTANCES FOR THE DRIVEWAYS FOR LOTS 1-3 MEET THE SIGHT DISTANCE TABLE (PENNDOT REQUIREMENTS) FOR ROADWAYS POSTED AT 35 MPH.



LOCATION MAP
1" = 2000'



LEGEND

- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
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- BUILDING SETBACKS
- PROPERTY LINE
- UTILITY POLE
- PROPOSED STREET TREE
- PROPOSED TREE LINE
- PROPOSED TREE LINE
- PROPOSED 3' STONE SHOULDER

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SUBDIVISION PLAN
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SOILS:

BaB - BATH CHANNERY SILT LOAM, 3-8% SLOPES, DEPTH TO WATER TABLE 24-36 INCHES, DEPTH TO BEDROCK 26-38 INCHES, HYDROLOGIC SOIL GROUP C.
 BeB - BENSON-ROCK OUTCROP COMPLEX, 0-8% SLOPES, DEPTH TO WATER TABLE >80 INCHES, DEPTH TO BEDROCK 12-20 INCHES, HYDROLOGIC SOIL GROUP D.
 BeC - BENSON-ROCK OUTCROP COMPLEX, 8-25% SLOPES, DEPTH TO WATER TABLE >80 INCHES, DEPTH TO BEDROCK 12-20 INCHES, HYDROLOGIC SOIL GROUP D.
 MaB - MARDIN CHANNERY SILT LOAM, 3-8% SLOPES, DEPTH TO WATER TABLE 13-24 INCHES, DEPTH TO BEDROCK 14-26 INCHES, HYDROLOGIC SOIL GROUP D.

MINIMIZE EARTH DISTURBANCE:

THE PROPERTY OWNER/DEVELOPER ARE TO ONLY REMOVE VEGETATION AND TREES WITHIN THE DISTURBED LIMITS AS INDICATED ON THE PLANS. NO EARTH DISTURBANCE SHALL BE OUTSIDE OF THE LIMIT OF EARTH DISTURBANCE, WHICH SHALL BE STAKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. REFER TO THE MINIMIZE EARTH DISTURBANCE NOTES UNDER THE OPERATION AND MAINTENANCE NOTES ON SHEET 10.

POST CONSTRUCTION STORMWATER BMP DESIGN:

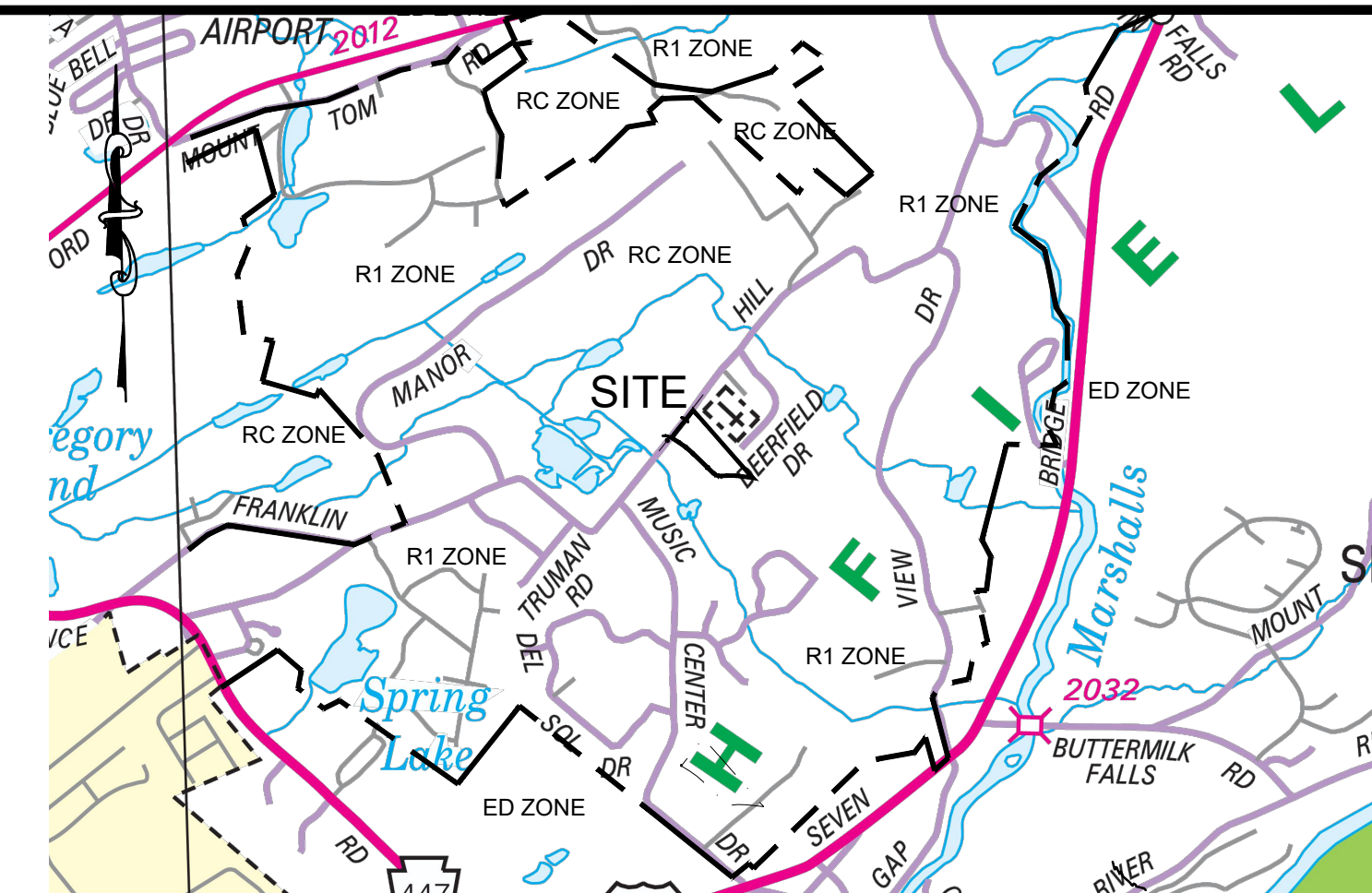
THE FOLLOWING MAXIMUM IMPERVIOUS AREAS ARE ALLOCATED FOR EACH LOT:

LOT 1 - 4500 SF
 LOT 2 - 4500 SF
 LOT 3 - 8000 SF

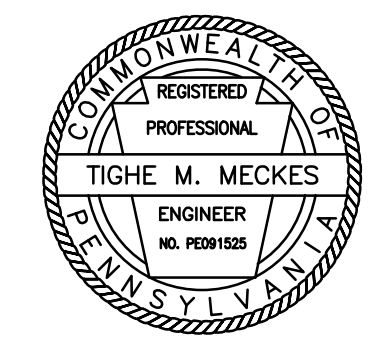
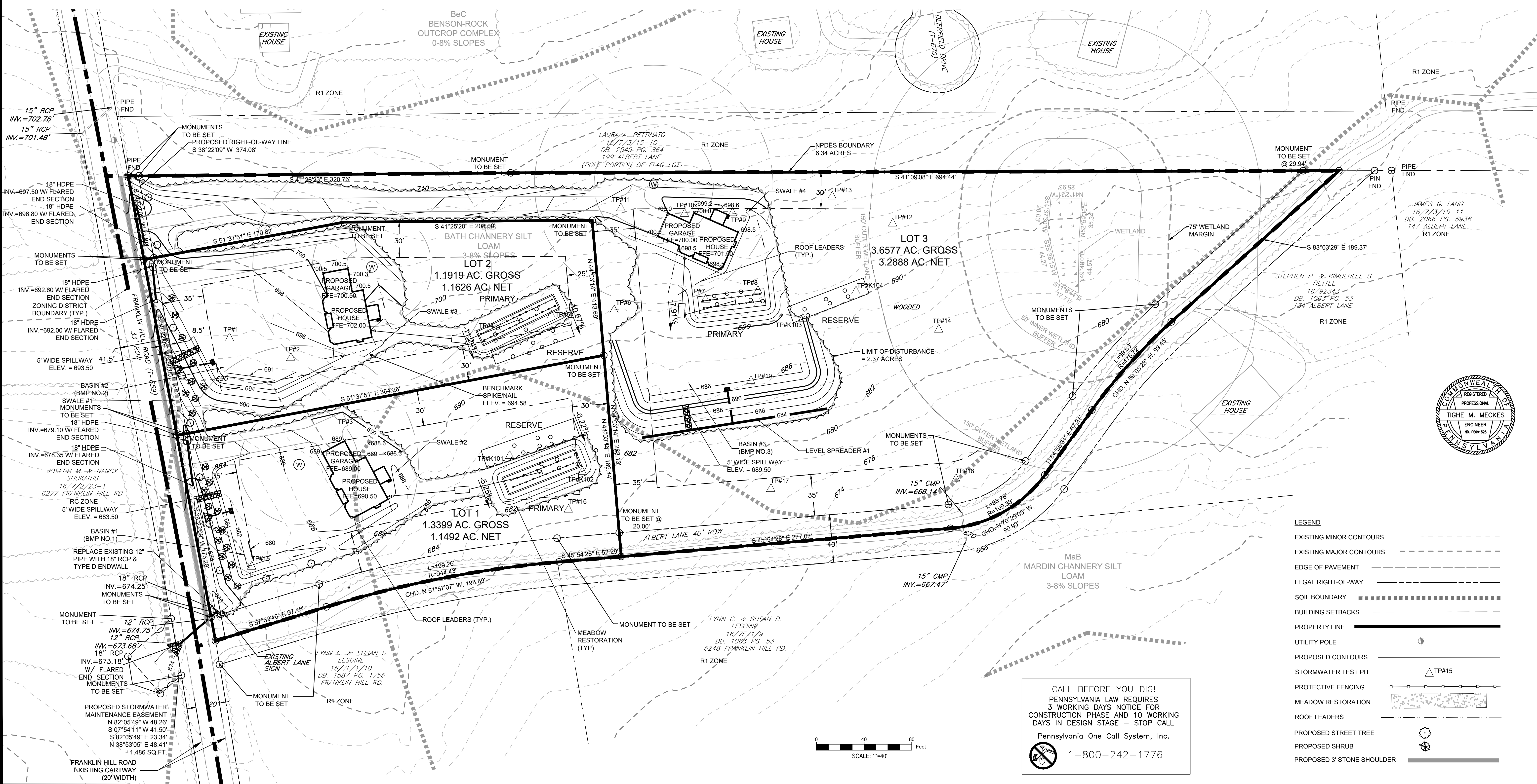
IF IMPERVIOUS AREA IS EXCEEDED, ADDITIONAL ON-LOT SYSTEMS WILL BE REQUIRED.

NOTES:

1. NO STREAMS, PONDS, OR LAKES ARE ON THE SUBJECT PARCEL. NO FLOODPLAINS OR FLOODWAYS ARE LOCATED WITHIN THE PROJECT BOUNDARIES. THERE IS A NEGLIGIBLE AREA OF WETLANDS WITHIN LOT 3. THERE WILL BE NO DISTURBANCE OF WETLANDS.
2. THE ENTIRE DISTURBED ACREAGE AND TRIBUTARY WATERSHED IS LOCATED WITHIN THE MARSHALLS CREEK (HQ-CWF) WATERSHED.
3. IMPERVIOUS AREAS WERE MINIMIZED FOR THE HOUSE FOOTPRINT AND DRIVEWAYS WITH AN ADDITIONAL 400-500 SQUARE FEET FOR FUTURE ADD ONS.
4. THE PLAN MAXIMIZES THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION. LIMITED EARTH DISTURBANCE AND CLEARING OF WOODS IS PROPOSED FOR CONSTRUCTION OF HOUSES, DRIVEWAYS, AND STORMWATER AND SEWAGE DISPOSAL SYSTEMS. LIMITS OF DISTURBANCE TO BE MARKED OUT IN THE FIELD AND PROTECTED WITH ORANGE CONSTRUCTION FENCING, IF NEEDED.
5. MEADOW RESTORATION WILL BE PROVIDED WITHIN THE PROPOSED SEWAGE DISPOSAL AREA AS AN ADDITIONAL MEASURE TO MINIMIZE CHANGES IN STORMWATER RUNOFF.
6. SMITHFIELD TOWNSHIP HAS THE RIGHTS TO ACCESS THE PROPERTY FROM THE DRIVEWAY LOCATIONS ON FRANKLIN HILL ROAD. THE TOWNSHIP IS PERMITTED TO ENTER THE PROPERTY TO INSPECT THE STORMWATER MANAGEMENT BMPs (ABOVE GROUND SYSTEM, VEGETATIVE SWALES, AND PIPES). REFER TO CONSTRUCTION SEQUENCE, SEEDING STABILIZATION, WASTE RECYCLING & DISPOSAL NOTES, PCSM OPERATION & MAINTENANCE NOTES, AND INDIVIDUAL BMP CONSTRUCTION DETAILS AND NOTES ON SHEETS 9 AND 10.
7. INFILTRATION BMP'S SHALL NOT BE CONSTRUCTED NOR RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA TO THE INFILTRATION BMP HAS ACHIEVED FINAL STABILIZATION.



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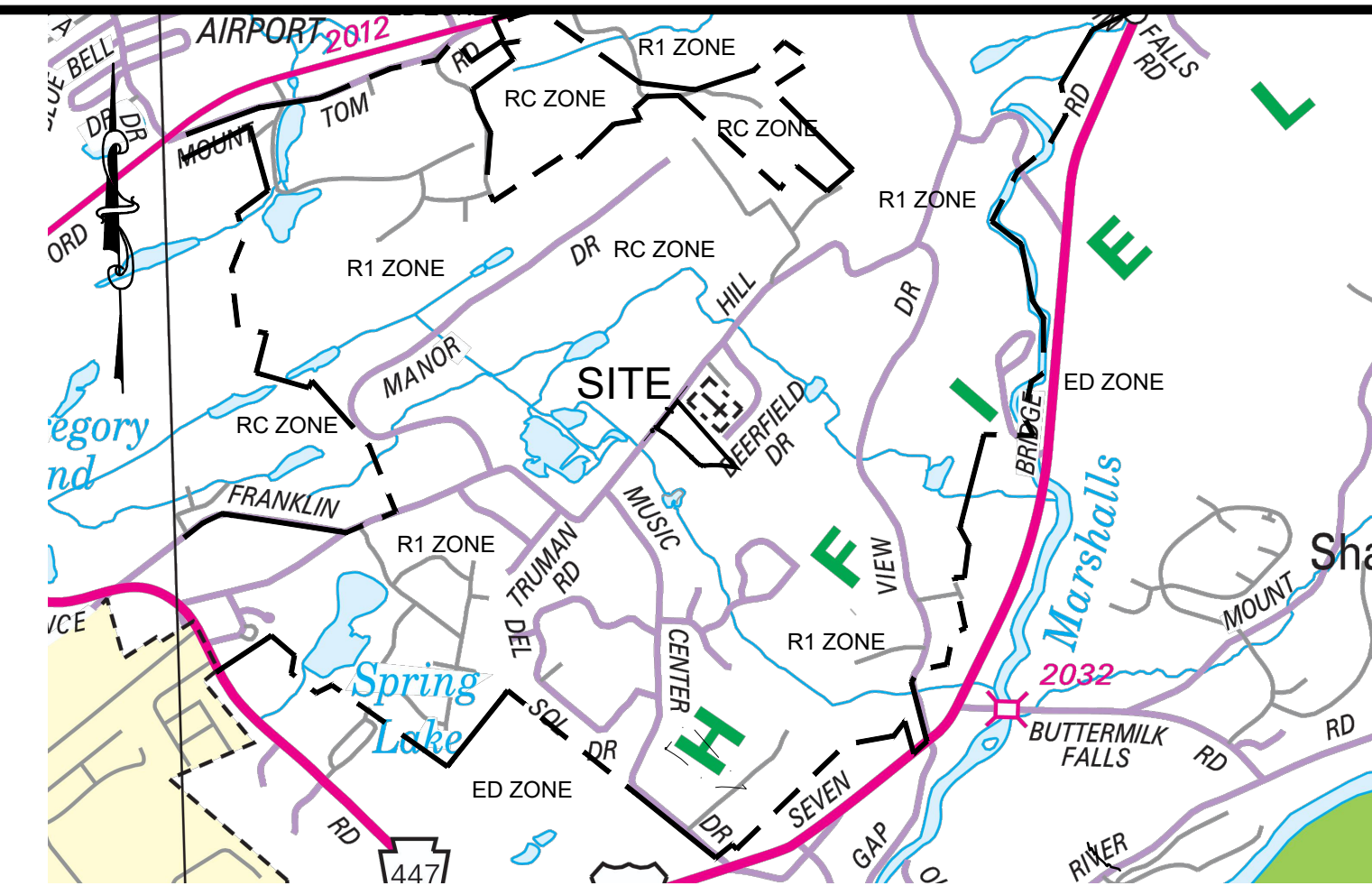
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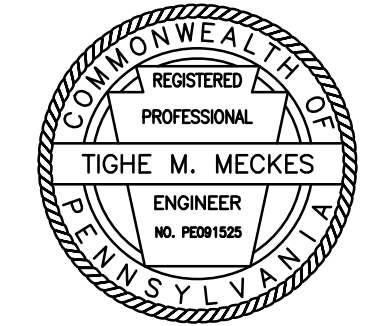
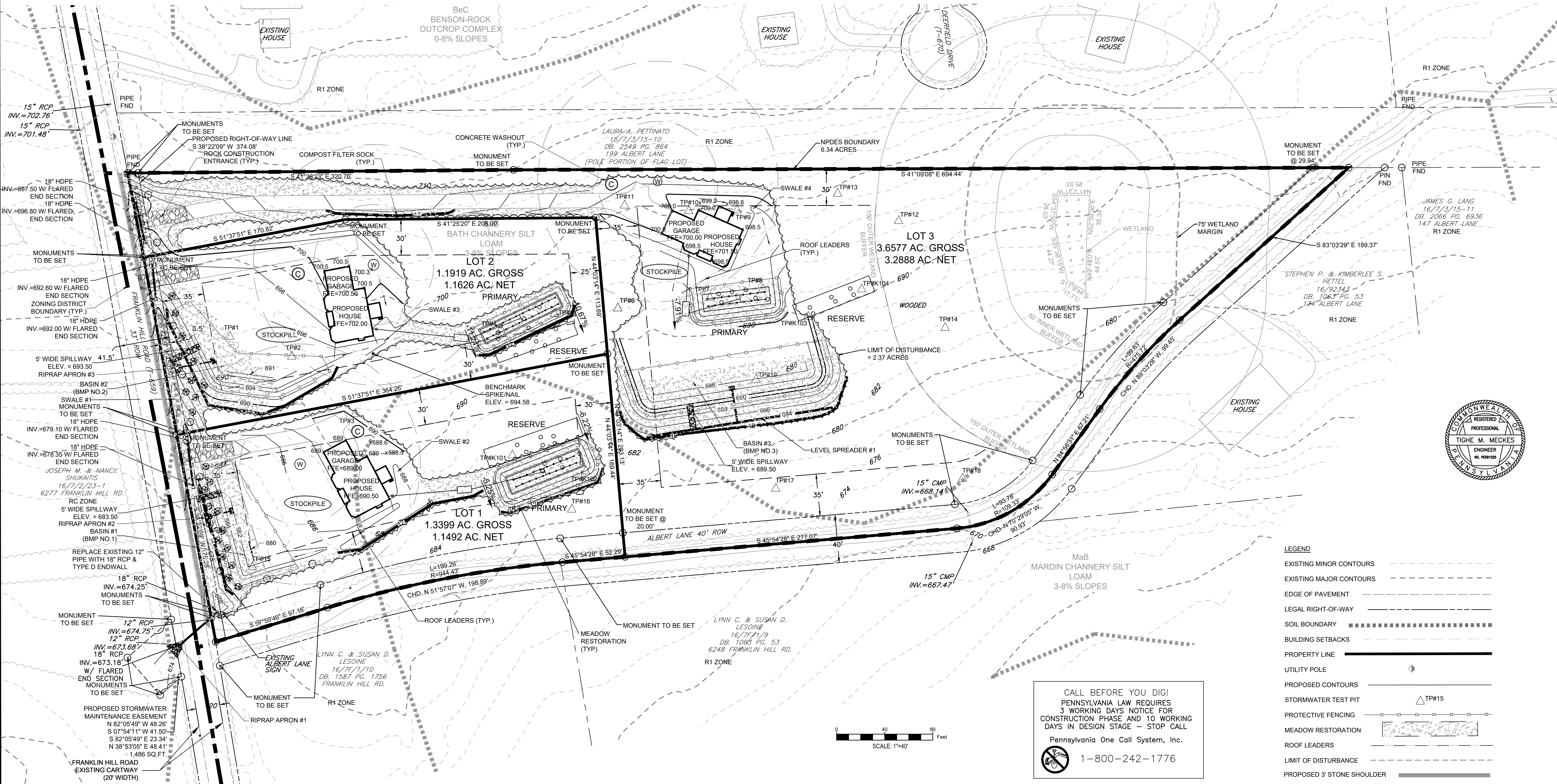
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NOTE:

SHEET FLOW SHALL BE MAINTAINED TO THE COMPOST FILTER SOCKS. IF CONCENTRATED FLOW OR OVERTOPPING OCCURS, A ROCK FILTER OUTLET SHALL BE INSTALLED AT THE POINT OF CONCENTRATION/OVERTOPPING.



LOCATION MAP
1" = 2000'



LEGEND

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GENERAL NOTES:

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMP'S SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFOLDED CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 29 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY IF THE E&S BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMP'S WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES AND 6 TO 12 INCHES ON COMPACTED SOILS PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. REFER TO LANDSCAPE PLAN FOR TOPSOIL PLACEMENT DEPTHS
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDIENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS, DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMP'S SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMP'S.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMP'S SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMP'S, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE ACTION TO RESOLVE FAILURE OF E&S BMP'S MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CHANNELS TO BE WASHED SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
- UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.

E & S MAINTENANCE & INSPECTION NOTES:

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMP'S MUST BE MAINTAINED PROPERLY. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. A WRITTEN REPORT DOCUMENTING THE MAINTENANCE AND REPAIRS MADE TO THE EROSION AND SEDIMENT CONTROL BMP'S MUST BE KEPT BY THE PERSON RESPONSIBLE FOR BMP MAINTENANCE.

ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ANY ROADWAY OR ANY PUBLIC RIGHT-OF-WAY SHALL IMMEDIATELY BE REMOVED. WASHING SEDIMENT FROM THE PAVEMENT IS PROHIBITED.

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED OF IN A LAWFUL MANNER.

INLET FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAG IS 1/2 FULL. DAMAGED FILTER BAGS SHALL BE REPLACED.

SEDIMENT BASIN SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS.

CHANNELS SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. REMOVE SEDIMENT DEPOSITS. DAMAGED LINING SHALL BE REPAIRED OR REPLACED.

ACCUMULATED SEDIMENT MAY BE INCORPORATED INTO THE FILL OR REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER (AN APPROVED EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED FOR ANY OFFSITE DISPOSAL AREA).

RIPRAP APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVEN. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY CORRECT THE PROBLEM.

OWNER IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT CONTROLS.

THE CONTRACTOR SHALL, PERIODICALLY OR AS DIRECTED DURING THE PROGRESS OF THE WORK, REMOVE AND LEGALLY DISPOSE OF ALL SURPLUS MATERIAL AND DEBRIS AND KEEP THE PROJECT AREA AND PUBLIC RIGHTS-OF-WAY REASONABLY CLEAR. SURPLUS OR DEMOLITION MATERIALS SHALL BE RECYCLED DURING THE COURSE OF THE WORK, WHENEVER PRACTICAL AND APPROVED BY THE DESIGN ENGINEER.

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY CONSTRUCTION FACILITIES, DEBRIS AND UNUSED MATERIALS, PROVIDED FOR THE WORK, AND PUT ALL OF THE SITES OF THE WORK AND PUBLIC RIGHTS-OF-WAY IN A NEAT AND CLEAN CONDITION. TRASH BURNING ON THE SITE OF THE WORK WILL NOT BE PERMITTED. OFF-SITE DISPOSAL OF SOIL OR ROCK WILL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN SUBMISSION, BY THE CONTRACTOR, TO THE APPROPRIATE CONSERVATION DISTRICT.

REFER TO THE INDIVIDUAL MAINTENANCE AND INSPECTION NOTES FOR EACH BMP WITHIN THE DETAILED SPECIFICATIONS ON SHEETS 9-11.

A LOG BOOK OF ALL MAINTENANCE ACTIVITIES SHALL BE KEPT ON SITE FOR ALL BMP'S AT ALL TIMES TO ENSURE COMPLIANCE WITH THE E&S PLANS THAT INCLUDES AT A MINIMUM INSPECTION DATES, OBSERVATIONS, MAINTENANCE ACTIVITIES, AND REPAIRS.

MAINTENANCE PROGRAM:

THE CONTRACTOR IS REQUIRED TO INCORPORATE ALL TEMPORARY AND PERMANENT CONTROL MEASURES AND FACILITIES INDICATED ON THE APPROVED PLAN SET, INTO THE PROJECT AT THE EARLIEST PRACTICABLE TIME. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING, CLEANING, AND MAINTAINING ALL CONTROL FEATURES DURING CONSTRUCTION. APPROPRIATE EROSION AND SEDIMENT POLLUTION CONTROL FEATURES SHALL BE APPLIED TO SECTIONS SUCH AS BORROW PITS AND MATERIAL STORAGE AREAS UNFORESEEN PRIOR TO CONSTRUCTION. PERMANENT EROSION CONTROL FACILITIES WILL BE MAINTAINED BY THE OWNER.

THE TEMPORARY FACILITIES FOR EROSION AND SEDIMENT POLLUTION CONTROL SHALL BE INSPECTED A MINIMUM OF ONCE PER WEEK AND AFTER EVERY RAINFALL EVENT. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF COMPOST FILTER SOCKS AND 1/2 THE ABOVE GROUND HEIGHT OF THE ROCK FILTERS. ANY COMPOST FILTER SOCK SECTION THAT HAS BEEN UNDERMINED OR OVERTOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER. AS CONSTRUCTION PROGRESSES AND DISTURBED AREAS HAVE BEEN STABILIZED, TEMPORARY EROSION CONTROL STRUCTURES ARE TO BE CLEANED AND REMOVED.

RESPONSIBILITIES FOR FILL MATERIALS:

THE IMPLEMENTATION OF FILL MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. UPON FINAL SITE ACCEPTANCE, THE OWNER SHALL BE RESPONSIBLE FOR FILL MATERIALS

OWNER: D E & S PROPERTIES T/A CLASSIC QUALITY HOMES
2621 ROUTE 940
POCONO SUMMIT, PA 18346
(570) 839-3200

CLEAN FILL:

* THE CONTRACTOR OF THE SITE WILL PERFORM ENVIRONMENTAL DUE DILIGENCE ON ALL IMPORTED SOILS THAT WILL BE UTILIZED ON THE PROJECT SITE.

* ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

* ANALYTICAL TESTING IS REQUIRED FOR FILL MATERIAL SUSPECTED OF BEING SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE BASED UPON COMPLETION OF VISUAL INSPECTION AND/OR REVIEW OF PAST LAND USES AS PART OF ENVIRONMENTAL DUE DILIGENCE. FILL MATERIAL DETERMINED TO NOT QUALIFY AS CLEAN FILL THROUGH ANALYTICAL TESTING IS CONSIDERED REGULATED FILL AND MUST BE MANAGED AS A WASTE IN ACCORDANCE WITH APPLICABLE MUNICIPAL OR RESIDUAL WASTE REGULATIONS OF THE DEPARTMENT.

* CLEAN FILL IS DEFINED AS: UNCONTAMINATED NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT SOLID. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED.

PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLAN GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE A PREPAREDNESS, PREVENTION AND CONTINGENCY (PPC) PLAN FOR THE PROPOSED CONSTRUCTION ACTIVITIES TO CONTROL THE POTENTIAL DISCHARGE OF POLLUTANTS CARRIED IN STORM WATER.
- BOTH THE E&S PLAN AND THE PPC PLAN ARE TO BE MAINTAINED ONSITE FOR THE DURATION OF THE PERMIT.
- A PPC PLAN IS REQUIRED IF CHEMICALS, SOLVENTS, HAZARDOUS WASTES, OR ANY MATERIAL WITH THE POTENTIAL FOR CAUSING ACCIDENTAL POLLUTION OF AIR, LAND, OR WATER, ARE STORED OR UTILIZED ON THE SITE.
- FOLLOW THIS FORMAT AND INCLUDE THESE ELEMENTS FOR THE PPC PLAN:
 - A. GENERAL DESCRIPTION OF THE CONSTRUCTION ACTIVITY:
- INCLUDE DRAWINGS SHOWING GENERAL LAYOUT OF SITE, PROPERTY BOUNDARIES, MATERIALS STORAGE AREAS, LOADING AND UNLOADING OPERATION SITES, TRUCK WASHING AREAS, IN ADDITION TO THE FEATURES OF THE E&S PLANS.
 - B. EMERGENCY RESPONSE PROGRAM:
- DESCRIBE THE ORGANIZATIONAL STRUCTURE, CHAIN OF COMMAND, EMERGENCY COORDINATORS AND CONTACTS. INCLUDE DESCRIPTIONS OF EACH INDIVIDUAL'S DUTIES AND RESPONSIBILITIES WITHIN THE CHAIN OF COMMAND FOR IMPLEMENTATION OF THE PPC PLAN.
- IDENTIFY ON THE ORGANIZATIONAL CHART A LIST OF EMERGENCY COORDINATORS THAT MUST BE CONTACTED IN THE EVENT OF AN EMERGENCY OR SPILL.
- DESCRIBE THE DUTIES AND RESPONSIBILITIES OF THE EMERGENCY COORDINATOR SPECIFIC TO THE SITE OR ACTIVITY IN THE EVENT OF AN EMINENT OR ACTUAL EMERGENCY.
- INCLUDE ON THE ORGANIZATIONAL CHART OR ON AN ATTACHMENT, A LIST OF AGENCIES AND PHONE NUMBERS THAT MUST BE CONTACTED IN THE EVENT OF AN EMERGENCY OR SPILL.

SUCH A LIST INCLUDES AS APPLICABLE:

- PA DEP
- PA EMERGENCY MANAGEMENT AGENCY
- COUNTY HEALTH DEPARTMENT
- PA FISH COMMISSION
- THE NATIONAL RESPONSE CENTER (U.S. EPA AND U.S. COAST GUARD)
- LOCAL POLICE AND FIRE DEPARTMENTS
- LOCAL SEWAGE TREATMENT PLANT
- DOWN STREAM PUBLIC WATER SUPPLIES
- INDUSTRIAL WATER USERS
- RECREATION AREAS

- INTERNAL AND EXTERNAL COMMUNICATIONS AND ALARM SYSTEMS.

- EMPLOYEE TRAINING PROGRAM.

- LIST OF EMERGENCY EQUIPMENT, INCLUDE THE LOCATION, PHYSICAL DESCRIPTION, INTENDED USE AND CAPABILITIES OF EACH ITEM.

- MAINTENANCE PROCEDURES AND DECONTAMINATION PROCEDURES OF EMERGENCY EQUIPMENT.

- EVACUATION PLAN FOR INSTALLATION PERSONNEL (IF DEEMED NECESSARY).

- ARRANGEMENTS WITH EMERGENCY RESPONSE CONTRACTORS. PROVIDE LIST WITH PHONE NUMBERS AND THE SERVICES EACH CONTRACTOR WILL PROVIDE.

- INFORM LOCAL EMERGENCY RESPONSE AGENCIES AND HOSPITALS CONCERNING THE TYPE OF POTENTIAL

EMERGENCIES THAT MAY OCCUR AND THE NEED FOR SERVICES.

- FAMILIARIZE LOCAL POLICE, FIRE DEPARTMENTS, EMERGENCY RESPONSE TEAMS AND THE COUNTY EMERGENCY MANAGEMENT COORDINATOR WITH THE LAYOUT OF THE CONSTRUCTION SITE, THE PROPERTIES AND DANGERS ASSOCIATED WITH THE HAZARDOUS MATERIALS (IF ANY) HANDLED,

PLACES WHERE PERSONNEL WOULD BE NORMALLY WORKING, ENTRANCES TO ACCESS ROADS INSIDE THE FACILITY, AND ANY POSSIBLE EVACUATION ROUTES.

C. MATERIAL AND WASTE INVENTORY:

- IDENTIFY BY COMMON CHEMICAL NAME AND TRADE NAME TO INCLUDE LOCATIONS, SOURCES, AND QUANTITIES USED OR STORED ON THE SITE.

- FOR EACH HAZARDOUS CHEMICAL STORED AT THE CONSTRUCTION SITE, THE LOCATION AND MATERIAL SAFETY DATA SHEET OR SIMILAR INFORMATION IS TO BE CLEARLY CITED IN THE PPC PLAN.

D. SPILL AND LEAK PREVENTION AND RESPONSE:

- DESCRIBE THE SOURCE AND AREAS FOR POTENTIAL LEAKS AND SPILLS, THE PROBABLE DIRECTION OF FLOW OF SPILLED MATERIALS AND THE POLLUTION INCIDENT MEASURE SPECIFIC TO THE SOURCE OR AREA.

- PROVIDE SEPARATE DRAWINGS OR PLOT PLANS TO SUPPLEMENT THE ABOVE.

E. INSPECTION PROGRAM:

- DESCRIBE THE INSPECTION PROGRAM AND MONITORING PROCEDURES TO ASSESS THE INTEGRITY OF EQUIPMENT, STORAGE AREAS AND SIMILAR AREAS.

F. HOUSEKEEPING PROGRAM:

- IDENTIFY THE AREAS AND THE ASSOCIATED TYPE OF HOUSEKEEPING PRACTICES TO MINIMIZE THE POSSIBILITY OF ACCIDENTAL SPILLS AND SAFETY HAZARDS TO PERSONNEL.

G. SECURITY MEASURES:

- DESCRIBE SECURITY PROCEDURES AND SYSTEMS AT THE SITE TO PREVENT ACCIDENTAL OR INTENTIONAL ENTRY THAT COULD RESULT IN A VIOLATION OF DEPARTMENTAL REGULATIONS, AND/OR INJURY TO PERSONS AND DAMAGE TO EQUIPMENT.

H. EXTERNAL FACTORS:

- DESCRIBE THE POSSIBLE AFFECTS OF EXTERNAL FACTORS SUCH AS POWER OUTAGES, STRIKES, FLOODS, SNOWSTORMS ETC. AND ANY ACTION TO BE TAKEN TO ALLEVIATE ANY RESULTING EFFECTS TO PUBLIC HEALTH AND SAFETY OR THE ENVIRONMENT.

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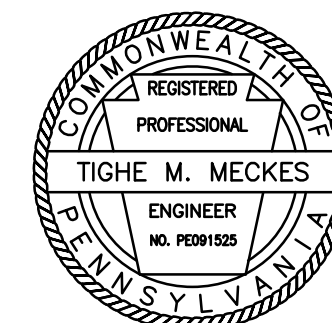


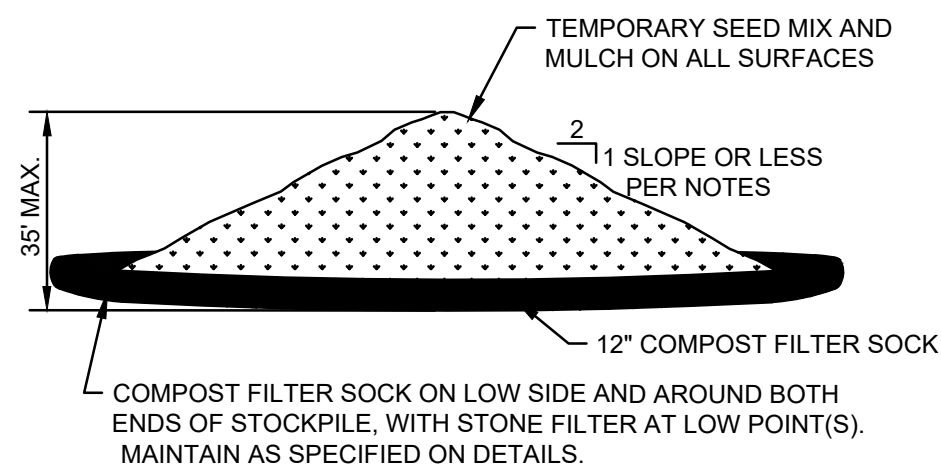
E&S/PPC DETAILS
FRANKLIN HILL MANOR
PRELIMINARY/FINAL MINOR SUBDIVISION OF
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2621 ROUTE 940 POCONO SUMMIT, PA 18346

SMITHFIELD TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

REVISIONS	
BY	DATE
TMM	2-14-2024
TMM	5-28-2024

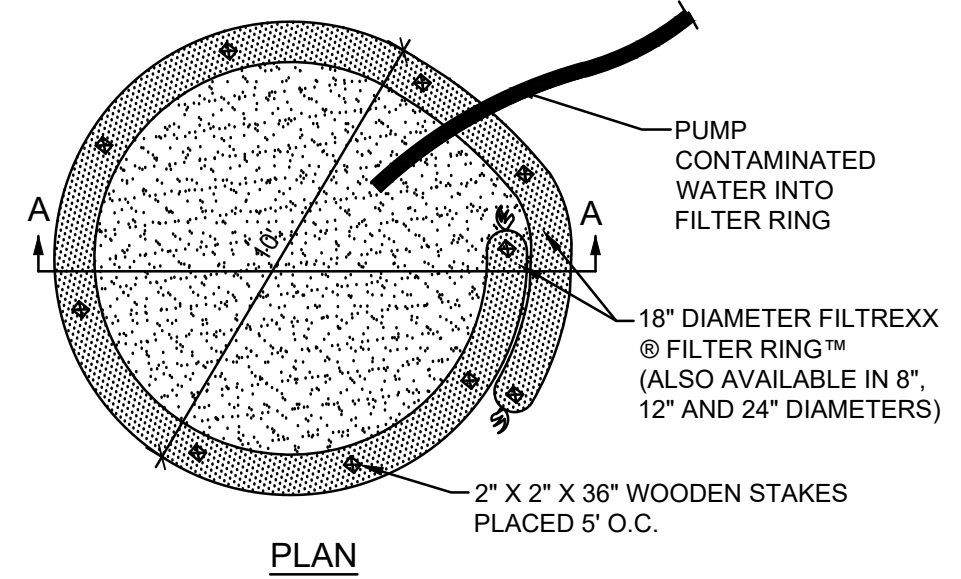
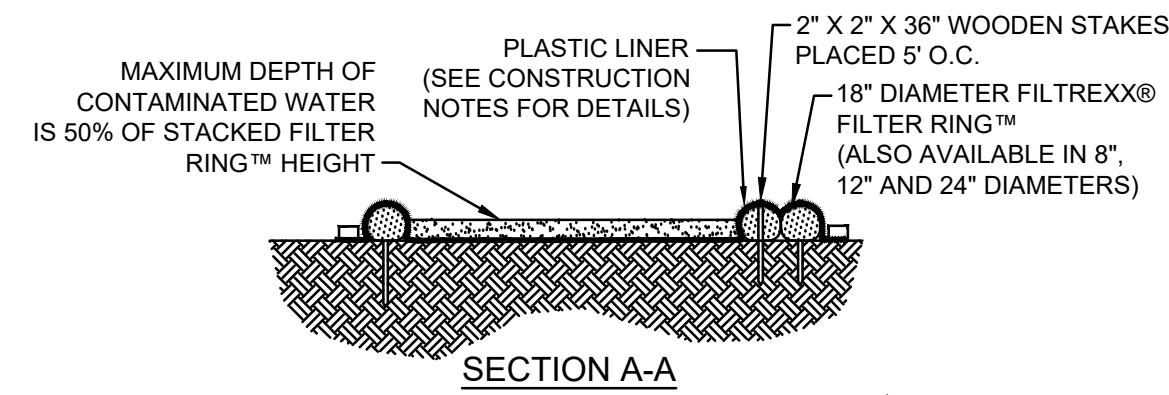
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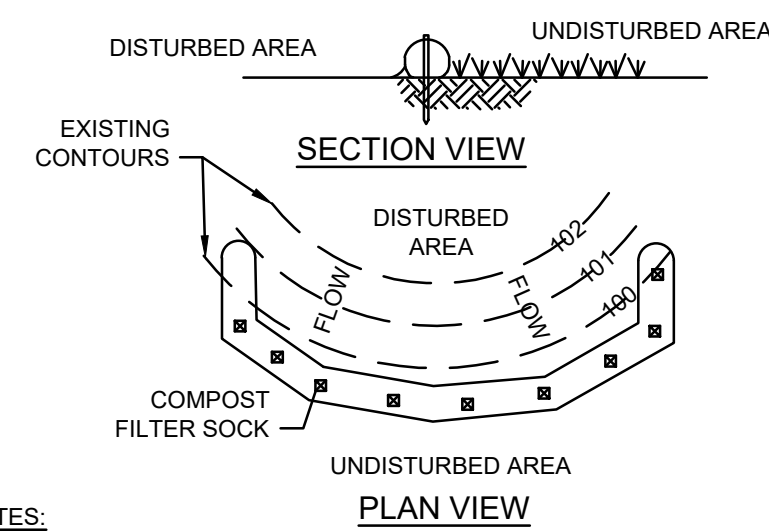
- NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. STOCKPILE TOPSOIL OR EXCAVATED SOIL MATERIAL AT LOCATIONS SHOWN FOR EACH PHASE OF CONSTRUCTION. HEIGHT AND SIDE SLOPES SHALL NOT EXCEED MAXIMUM VALUES SHOWN ON DETAIL.
 3. INSTALL COMPOST FILTER SOCK PRIOR TO STOCKPILING OF MATERIAL. REPLACE ANY COMPOST FILTER SOCK REMOVED FOR VEHICULAR ACCESS AFTER EACH WORK DAY.
 4. ALL ACTIVE STOCKPILES SHALL BE ACCESSED FROM THE UPHILL SIDE.
 5. SEE SPECIFICATIONS FOR INSTALLATION OF COMPOST FILTER SOCK.
 6. APPLY A TEMPORARY SEED MIX AND MULCH WHEN PILE WILL REMAIN FOR 30 DAYS OR MORE.
 7. ANY EXCAVATION SLOPES THAT WILL EXIST FOR A PERIOD LESS THAN 6 MONTHS IS CONSIDERED TO BE TEMPORARY. ALL TEMPORARY SLOPES ARE RECOMMENDED TO BE CONSTRUCTED NOT STEEPER THAN 2H:1V.

TYPICAL STOCKPILE DETAIL
NOT TO SCALE



- NOTES:**
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 2. FILTER RINGS™ MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
 3. FILTER RINGS™ MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
 4. PREFABRICATED METAL WASHOUT CONTAINERS CAN BE USED IN LIEU OF COMPOST SOCK RING WASHOUT.

CONCRETE WASHOUT DETAIL
NOT TO SCALE



- NOTES:**
1. SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.
 2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED DESIGN LENGTHS INDICATED ON PAPEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
 3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
 4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 5. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 6. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 7. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL # 4-1
COMPOST FILTER SOCK
NOT TO SCALE

TABLE 4.2
COMPOST STANDARDS

ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATE	5.0 dS/m (mmhos/cm) MAXIMUM

TABLE 4.1
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPF)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPF)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	3/8"
TENSILE STRENGTH		26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR	23% AT 1000 HR		100% AT 1000 HR	100% AT 1000 HR
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS

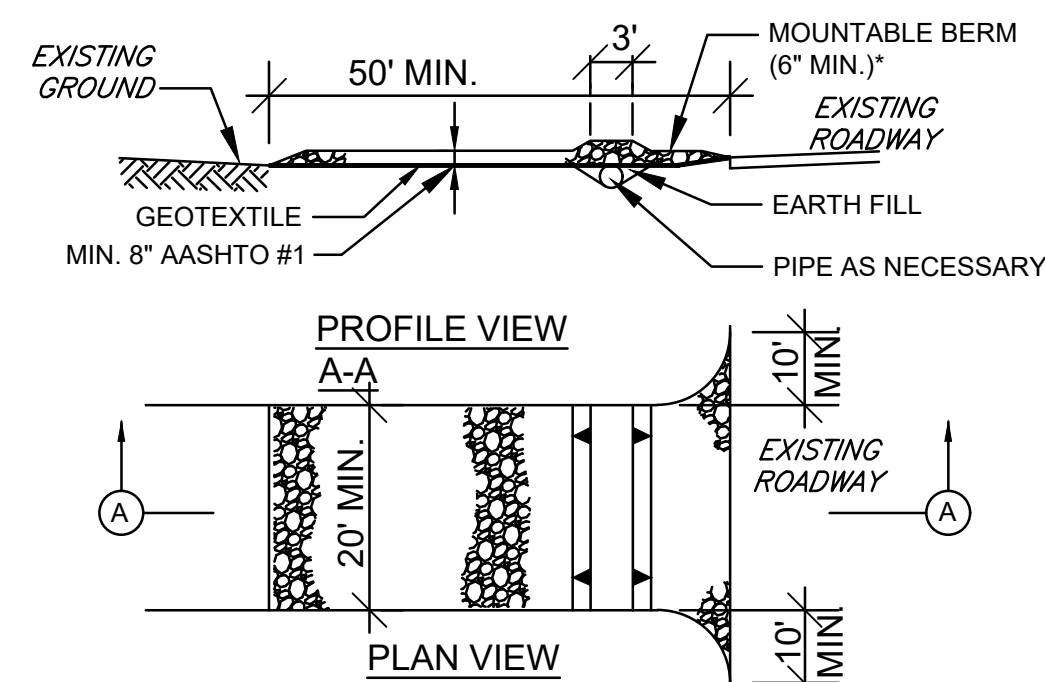
2-PLY SYSTEMS

INNER CONTAINMENT NETTING	HDPE BIAXIAL NET CONTINUOUSLY WOUND
	FUSION-WELD JUNCTURES 3/4" X 3/4" MAX. APERTURE SIZE
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)
	3/16" MAX APERTURE SIZE

SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS

COMPOST SHOULD BE WELL DECOMPOSED, WEED-FREE ORGANIC MATTER DERIVED FROM AGRICULTURE, FOOD, STUMP GRINDINGS, AND YARD OR WOOD/BARK ORGANIC MATTER SOURCES. THE COMPOST SHOULD BE AEROBICALLY COMPOSTED. THE COMPOST SHOULD POSSESS NO OBJECTIONABLE ODORS AND SHOULD BE REASONABLY FREE (<1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST PRODUCT SHOULD NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED. WOOD AND BARK CHIP, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS THE INORGANIC COMPONENT OF THE MIX.

THE PHYSICAL PARAMETERS OF THE COMPOST SHOULD COMPLY WITH THE STANDARDS IN TABLE 4.2. THE STANDARDS CONTAINED IN THE PENNDOT PUBLICATION 408 ARE AN ACCEPTABLE ALTERNATIVE.



*MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE.

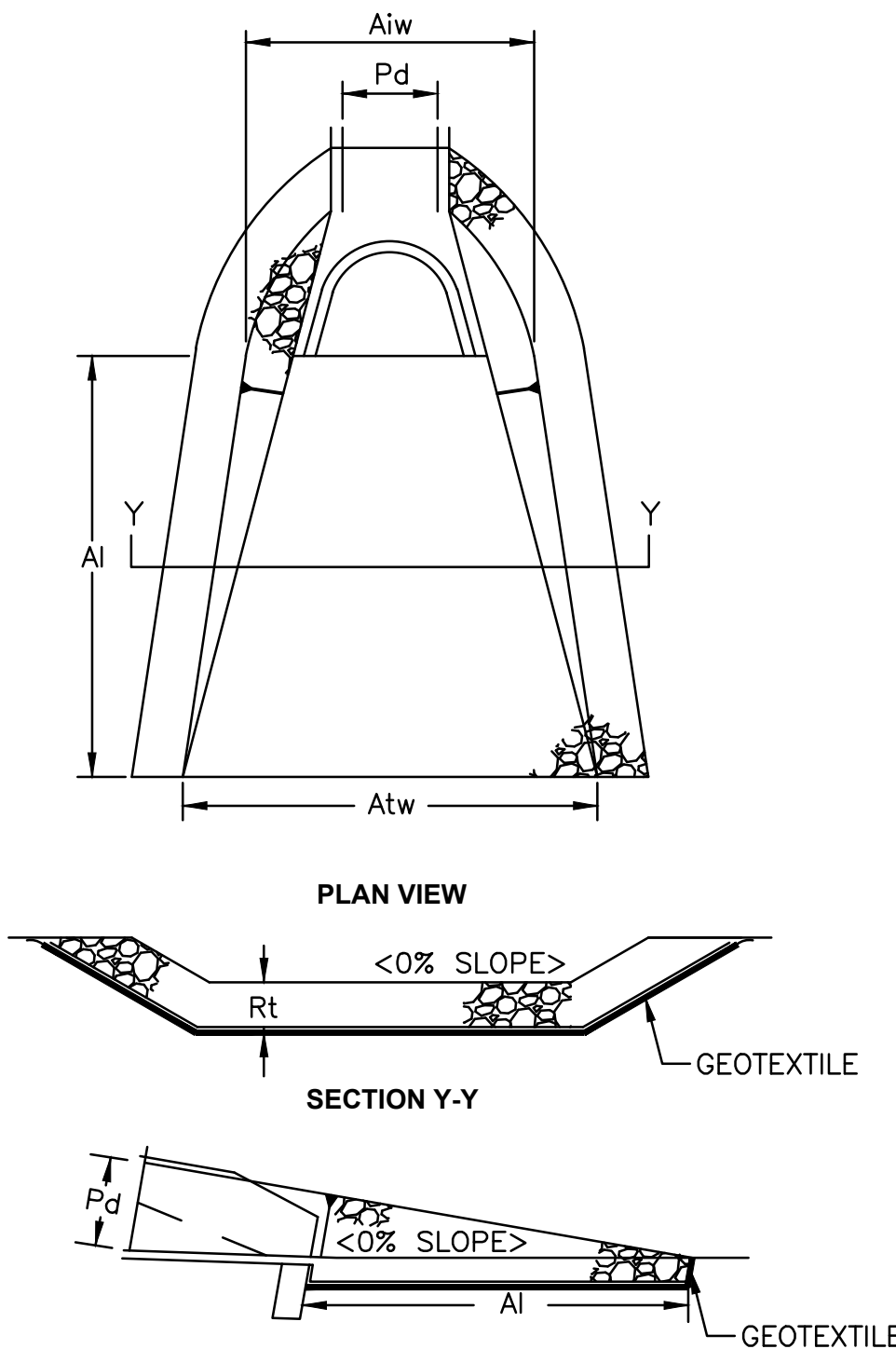
- NOTES:**
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 3. MOUNTABLE BERM SHOULD BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE TO BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE:

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAYS, EXTEND LENGTH OF ROCK CONSTRUCTION BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWER, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL # 3-1

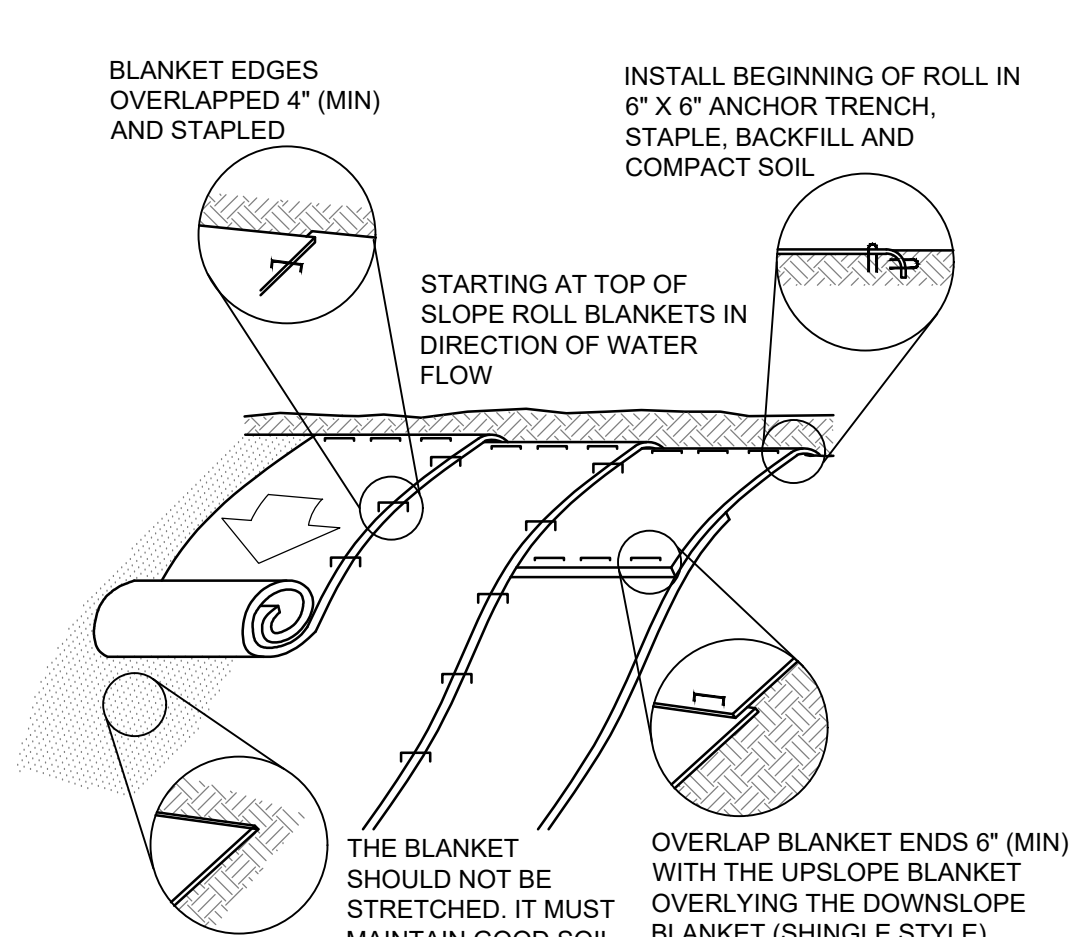
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



APRON NO.	RIPRAP		APRON			
	PIPE DIA Pd (IN)	SIZE (R-)	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
1 (POI PIPE)	18	5	27	9	5	13
2 (BASIN 1)	12	3	12	6	3	9
3 (BASIN 2)	12	3	12	6	3	9

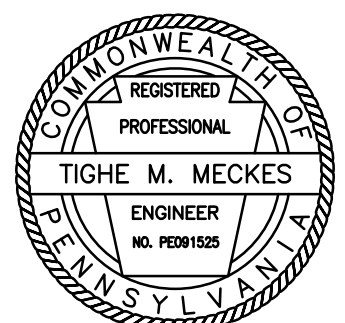
- NOTES:**
1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
 2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.
 3. EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST 1/2 DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

STANDARD CONSTRUCTION DETAIL # 33-0
RIPRAP APRONS AT PIPE OUTLETS WITH FLARED END SECTIONS
NOT TO SCALE



- NOTES:**
1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS, AND GRASS.
 4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH THE UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
 5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIALS VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

STANDARD CONSTRUCTION DETAIL # 11-1
EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE



REVISIONS

BY:	DATE:
TMM	2-14-2024
TMM	3-26-2024

DESIGNED BY: TMM
DRAWN BY: TMM
CHECKED BY: ESS
DATE: DEC 1, 2023
SCALE: AS NOTED
JOB NUMBER: CN-23-041
SHEET: 8 OF 11

SEQUENCE OF CONSTRUCTION ACTIVITIES

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE OF CONSTRUCTION ACTIVITIES. EACH STAGE SHALL BE COMPLETED BEFORE A SUBSEQUENT STAGE IS INITIATED, EXCEPT WHERE NOTED. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MONROE COUNTY CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION...

NOTES:

- EACH STAGE OF THE CONSTRUCTION SEQUENCE MUST BE COMPLETED PRIOR TO INITIATION OF SUBSEQUENT STAGE.
CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION OF DISTURBED AREAS.
CLEAR AND GRUB AREAS PRIOR TO EXCAVATION...

CONSTRUCTION SEQUENCE (ROADWAY)

- SCHEDULE A PRE-CONSTRUCTION MEETING AT THE CONSTRUCTION SITE AMONG THE CONTRACTOR, MONROE COUNTY CONSERVATION DISTRICT, SMITHFIELD TOWNSHIP AND ITS REPRESENTATIVES, THE DEVELOPER, AND ANY OTHER PERTINENT SITE PERSONNEL.
REPLACE EXISTING 12" CROSS PIPE UNDER FRANKLIN HILL ROAD WITH PROPOSED 18" PIPE AND ASSOCIATED HEADWALL AND RIPRAP APRON.

CONSTRUCTION SEQUENCE (INDIVIDUAL LOT SEQUENCE)

- ANY REVISIONS TO THE PLANS SHALL BE SUBMITTED TO THE MCCD FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.
FIELD MARK LIMITS OF DISTURBANCE AND ENVIRONMENTALLY SENSITIVE AREAS. UTILIZE ORANGE CONSTRUCTION FENCING IN THE FIELD TO DELINEATE THE AREAS OF EARTH DISTURBANCE.
DELINEATE THE INFILTRATION SYSTEMS, AND SEWAGE DISPOSAL AREAS AND AVOID HEAVY EQUIPMENT IN THOSE AREAS TO PREVENT COMPACTION...

TREE PROTECTION FENCE NOTES

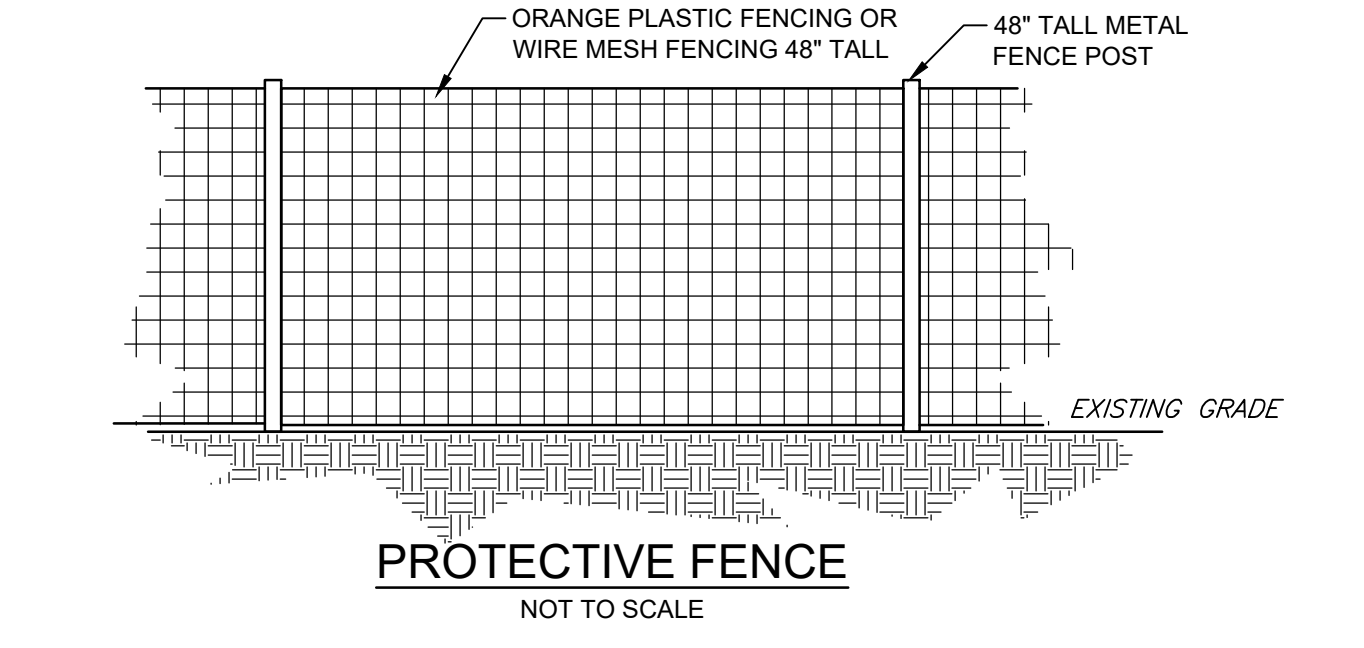
- A FORTY-EIGHT INCH HIGH PROTECTIVE FENCE, MOUNTED ON STEEL POSTS LOCATED EIGHT FEET ON CENTER, SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION AREA.
TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO A TREE PROTECTION AREA OR INTO TREES THAT ARE TO BE RETAINED.

Table with columns: Map Symbol and Soil Description, H2O, Hydric Soil Inclusions, Depth To Bedrock, Cut Banks Cave, Corrosive to Steel/Concrete, Droughty, Easily Erode, Flooding, High Water Table, Hydric Soils, Low Strength, Slow Percolation, Poor Source of Topsoil, Frost Action, Shrinks/ Swells, Potential Sinkhole, Ponding, Wetness. Rows describe soil types like Bath, Bc, and MaB.

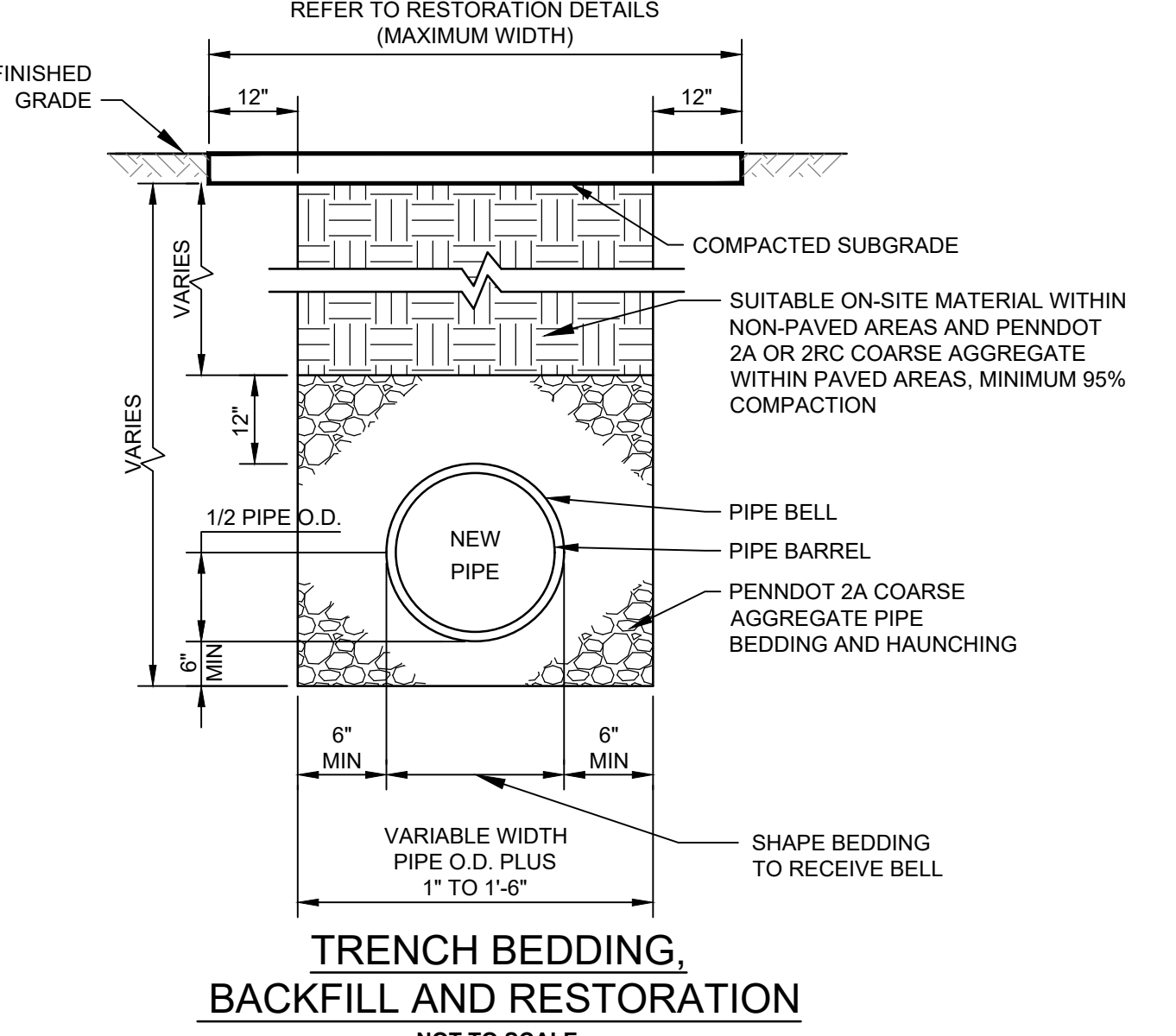
Table with columns: Soil Limitation, Soil Resolutions. Rows include Cut Bank Cave, Corrosive to Concrete/Steel, Droughty Soils, Easily Erode, High Water Table, Hydric Soils/Hydric Inclusions, Low Strength, Slow Percolation, Piping, Poor Source of Topsoil, Frost Action, Wetness.

MEADOW SEED MIX (USE THE SPECIFIED MIX OR COMPARABLE)
NATIVE UPLAND WILDLIFE FORAGE & COVER MEADOW MIX ERNMx-123 ON ALL SPECIFIED AREAS.
1. APPLY PULVERIZED AGRICULTURAL LIMESTONE @ 2480 LBS. PER 1000 SQ. YD. (6.0 T./AC.)
2. APPLY 10-20-20 ANALYSIS COMMERCIAL FERTILIZER @ 140 LBS. PER 1000 SQ. YD. (677.6 LB./AC.)

- LIMIT THE LENGTH OF EXCAVATED TRENCH OPEN AT ANY ONE TIME TO THE AMOUNT OF PIPE THAT CAN BE INSTALLED AND BACKFILLED IN ONE WORKING DAY.
NO MORE THAN 50 LINEAL FEET OF OPEN TRENCH SHOULD EXIST WHEN UTILITY INSTALLATION CEASES AT THE END OF THE WORKDAY.



SEEDING
NOTE: IF CONSTRUCTION OCCURS OUTSIDE OF THE GROWING SEASON AS SPECIFIED, TEMPORARILY STABILIZE AREA WITH MULCH AT 3 TONS/ACRE AND THEN PERMANENTLY STABILIZE AREA IN SPRING PER FINAL SEEDING SPECIFICATIONS BELOW.
FOR TEMPORARY CONTROL MEASURES:
SEED FORMULA: PENNDOT FORMULA E
100% ANNUAL RYEGRASS
1. APPLY FORMULA E SEED @ 484 LB./AC.

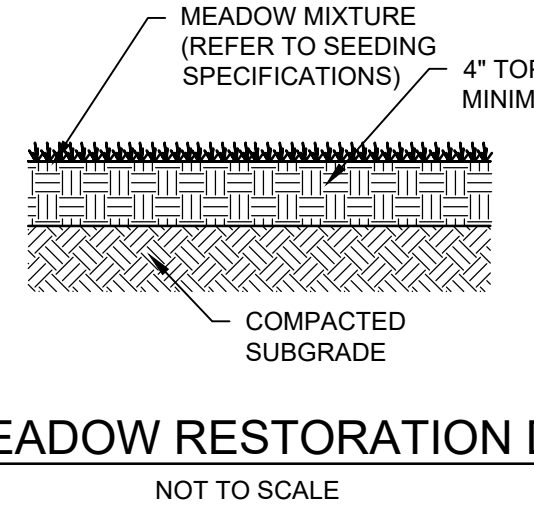


FOR FINAL SEEDING MEASURES:
PRIOR TO PERMANENTLY SEEDING VEGETATED AREAS PLACE A MINIMUM OF FOUR INCHES OF TOPSOIL TO MEET THE PROPOSED FINISH GRADE ELEVATIONS.

- SEED FORMULA (SLOPES 3:1 OR FLATTER): PENNDOT FORMULA B
20% PERENNIAL RYEGRASS
30% CREEPING RED FESCUE OR CHEWINGS FESCUE
50% KENTUCKY BLUEGRASS MIXTURE
1. APPLY PULVERIZED AGRICULTURAL LIMESTONE @ 2480 LBS. PER 1000 SQ. YD. (6.0 T./AC.)
2. APPLY 10-10-20 ANALYSIS COMMERCIAL FERTILIZER @ 210 LBS. PER 1000 SQ. YD.

- SEED FORMULA (SLOPES 3:1 OR GREATER): PENNDOT FORMULA D
60% TALL FESCUE
30% CREEPING RED FESCUE OR CHEWINGS FESCUE
10% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)
1. APPLY PULVERIZED AGRICULTURAL LIMESTONE @ 2480 LBS. PER 1000 SQ. YD. (6.0 T./AC.)
2. APPLY 10-10-20 ANALYSIS FERTILIZER @ 210 LBS. PER 1000 SQ. YD. (1000 LB./AC.)

NOTE: WHEN STABILIZING SITE OUTSIDE OF SPECIFIED SEEDING GERMINATION PERIODS (WINTER MONTHS), STABILIZE DISTURBED AREAS WITH EROSION CONTROL BLANKETS (ERONET S75, STAPLE PATTERN C) AND WINTER RYEGRASS.

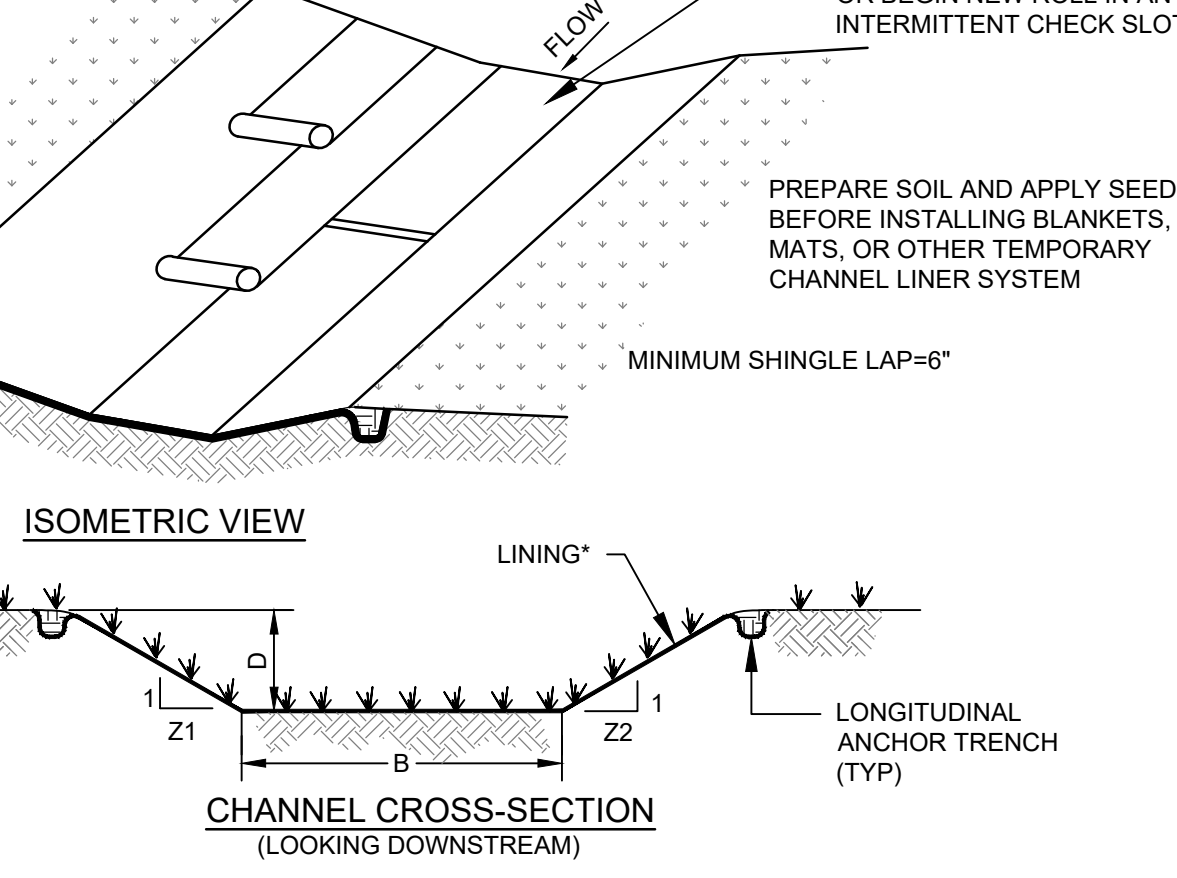
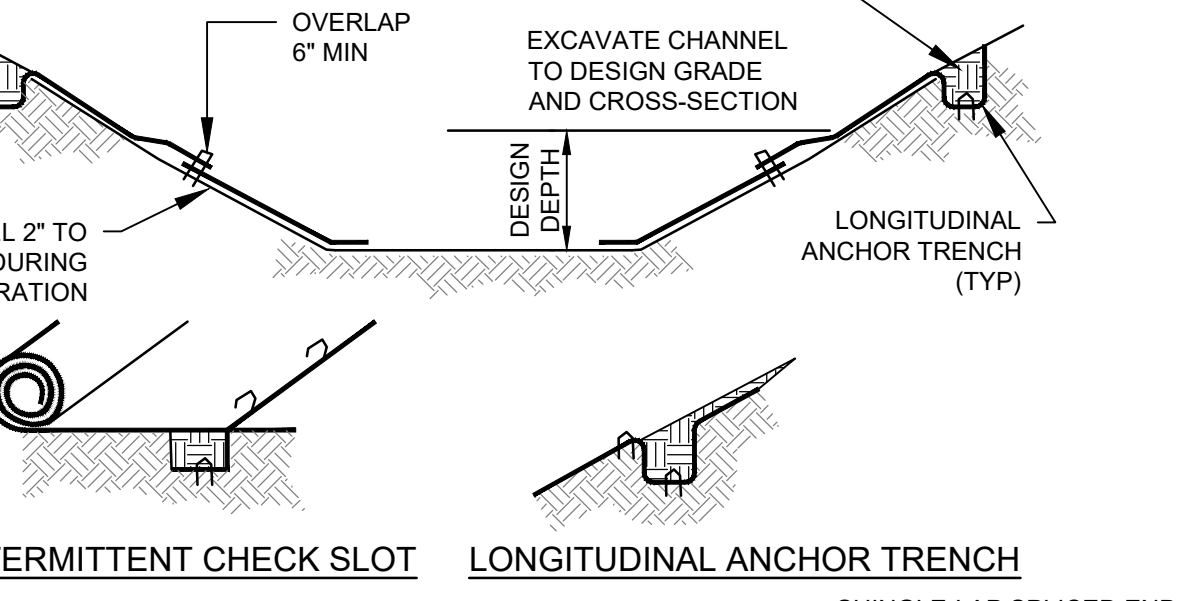
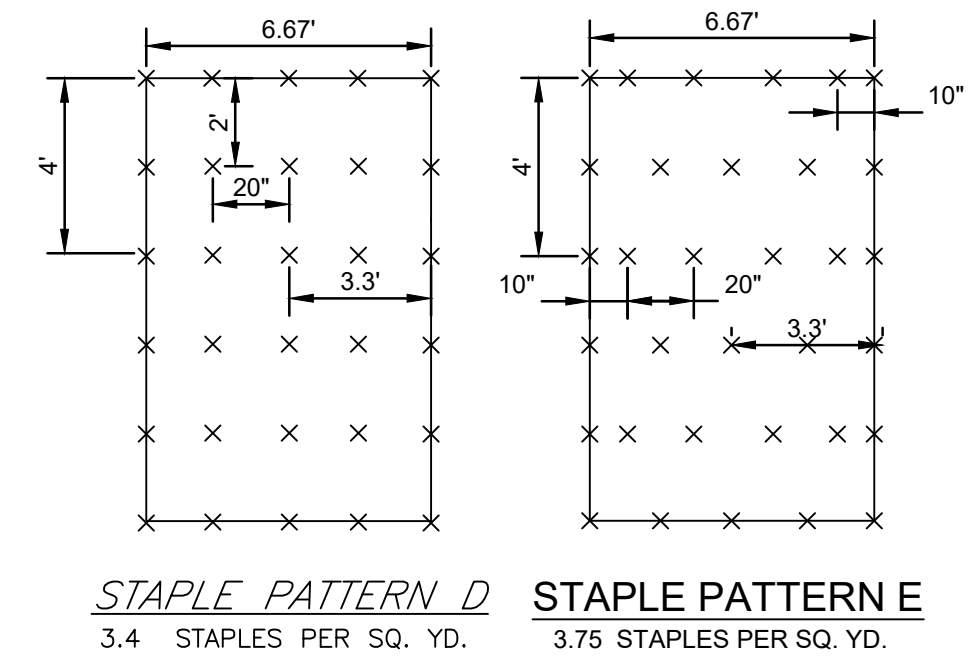


WASTE RECYCLING AND DISPOSAL NOTES:

THE INDIVIDUALS RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITIES MUST ENSURE METHODS ARE IN PLACE TO CONTROL SITE WASTE MATERIAL. ALL SUITABLE MATERIAL ACCUMULATED WILL BE INCORPORATED INTO THE FILL AND REUSED ON-SITE. SEDIMENT REMOVED FROM SITE BMP'S SHALL BE DISPOSED OF IN LANDSCAPE AREAS OUTSIDE OF DRAINAGE SWALES, STEEP SLOPES, AND WETLANDS...

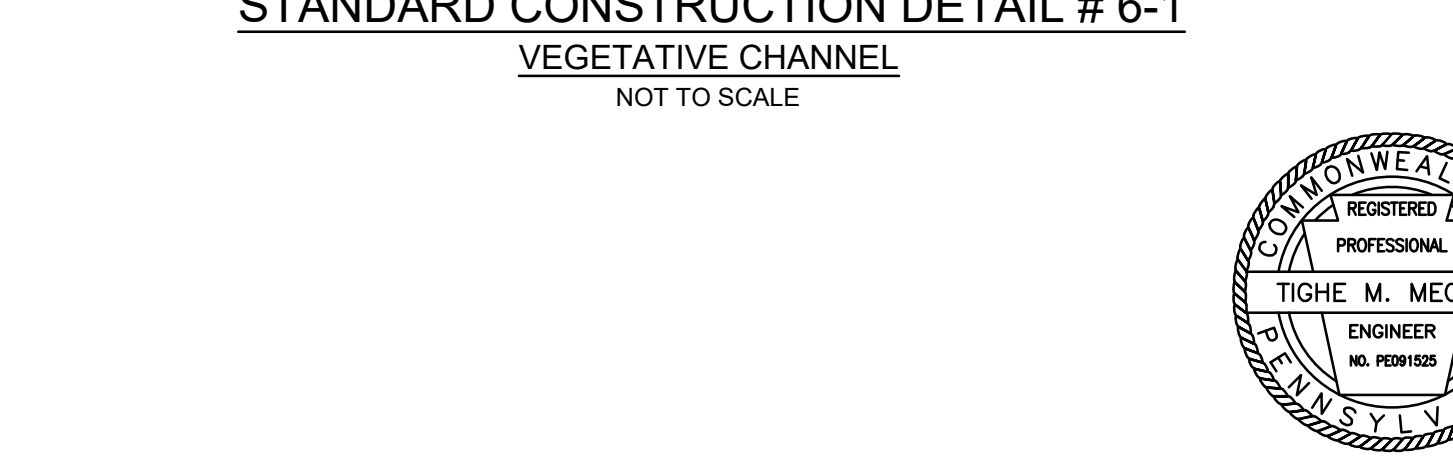
ANTICIPATED CONSTRUCTION WASTES:

ANTICIPATED CONSTRUCTION WASTES INCLUDE ROCK AND VEGETATION.



SWALE SCHEDULE table with columns: CHANNEL NO., BOTTOM WIDTH B (FT), CONSTRUCTED DEPTH (FT), DESIGN DEPTH** (FT), TOP WIDTH W (FT), Z1 (FT), Z2 (FT), LINING*. Rows 1-4 show different channel configurations and linings like S150BN, STAPLE D.

- ** DESIGN DEPTH PER CHANNEL CALCULATIONS. CONTRACTOR TO INSTALL SWALE PER THE "CONSTRUCTED DEPTH"
* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, AND VEGETATIVE STABILIZATION SPECIFICATIONS FOR SOIL AMENDMENTS, SEED MIXTURES, AND MULCHING INFORMATION.
NOTES:
1. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

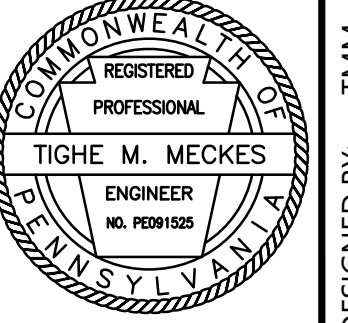


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E&SP/PCSM DETAILS
FRANKLIN HILL MANOR
PRELIMINARY/FINAL MINOR SUBDIVISION OF LANDS OF D & S PROPERTIES LLC
2621 ROUTE 940 POCONO SUMMIT, PA 18346
SMITHFIELD TOWNSHIP MONROE COUNTY, PENNSYLVANIA

REVISIONS:
DESIGNED BY: TMM
DRAWN BY: TMM
CHECKED BY: ESS
DATE: DEC 1, 2023
SCALE: AS NOTED
JOB NUMBER: CN-23-041
SHEET: 9 OF 11



PCSM BMP OWNERSHIP, OPERATION AND MAINTENANCE PROCEDURES:

GENERAL OWNERSHIP, OPERATION, AND MAINTENANCE NOTES:

- D E & S PROPERTIES LLC SHALL OWN, OPERATE AND MAINTAIN ALL STORMWATER FACILITIES ON THEIR PROPERTY. ONCE INDIVIDUAL LOTS ARE SOLD THE CURRENT OWNER OF THE PARCEL WILL COME ON THE NPDES PERMIT AS A CO-PERMITTEE AND IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER FACILITIES ON THE PROPERTY.
- THE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE INTENDED TO MINIMIZE THE ADVERSE EFFECTS OF DEVELOPMENT BOTH ON AND OFF THE SITE. IN ORDER FOR THE FACILITIES TO CONTINUE TO OPERATE AS INTENDED, THEY SHOULD BE INSPECTED QUARTERLY AND IMMEDIATELY AFTER MAJOR STORMS. THE PROPERTY OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL STORMWATER FACILITIES LOCATED ON THE PROPERTY.
- THE COUNTY CONSERVATION DISTRICT SHALL BE INFORMED PRIOR TO ANY CHANGES TO A PCSM BMP.
- ALL BMPs WILL BE INSPECTED ON A QUARTERLY BASIS OR AFTER ANY SIGNIFICANT RAIN EVENT GREATER THAN THE 2-YEAR FREQUENCY (3 INCHES OF RAIN IN A 24-HOUR PERIOD) STORM EVENT UNLESS OTHERWISE NOTED IN THIS SCHEDULE.
- THE PCSM BMPs WILL BE KEPT IN THE FREE FLOW CONDITION; FREE OF DEBRIS, SEDIMENT AND OBSTRUCTIONS. IF THE PCSM BMP IS OBSTRUCTED OR IMPACTED BY DEBRIS OR SEDIMENT, MATERIAL WILL BE REMOVED. THE BMP MUST BE MAINTAINED ACCORDING TO DESIGN PROTOCOLS.
- MAINTENANCE SHALL BE IMMEDIATELY PERFORMED ON ANY MALFUNCTIONING PCSM BMP. BMPs SHALL BE REPLACED IF MAINTENANCE DOES NOT RETURN ALL DESIGN FUNCTIONS OF THE PCSM BMP.
- ANY PROPOSED PROPRIETARY BMPs SHALL BE MAINTAINED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- DEBRIS AND LITTER REMOVAL IS IMPORTANT TO REDUCE THE CHANCE OF CLOGGING IN THE INLETS AND STORM PIPE SYSTEMS. IT ALSO HELPS TO PREVENT DAMAGE TO ADJACENT VEGETATED AREAS AND REDUCES POTENTIAL MOSQUITO BREEDING HABITATS. ALL INLETS AND OUTLETS MUST BE INSPECTED FOR DEBRIS ON A MONTHLY BASIS AND AFTER ANY 2-YEAR 24-HOUR FREQUENCY STORM EVENT OR GREATER. DEBRIS SHALL BE REMOVED WHEN ACCUMULATED TO A DEPTH ABOVE THE INLET BOX INVERT OF TWO INCHES OR GREATER. ALL REMOVED DEBRIS MUST BE DISPOSED OF PROPERLY.
- PERMANENTLY SEEDED AREAS SHOULD BE INSPECTED FOR PLANTURE, IF LESS THAN 70 PERCENT OF AN AREA IS COVERED BY ESTABLISHED VEGETATION, REEVALUATE THE CHOICE OF PLANT MATERIALS AND THE QUANTITIES OF LIME AND FERTILIZER USED. REESTABLISH THE STAND AFTER THE SEEDBED IS PREPARED. IF THE SEASON PREVENTS RESOWING, MULCH OR EROSION NETTING IS AN EFFECTIVE TEMPORARY COVER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CONTROL FACILITIES DURING CONSTRUCTION.
- A LOG BOOK OF ALL MAINTENANCE ACTIVITIES SHALL BE KEPT ON SITE FOR ALL BMPs AT ALL TIMES TO ENSURE COMPLIANCE WITH THE PCSM PLANS THAT INCLUDES AT A MINIMUM: INSPECTION DATES, OBSERVATIONS, AND MAINTENANCE ACTIVITIES

BMP SPECIFIC INSPECTION AND MAINTENANCE NOTES

- INLETS AND PIPES MUST BE INSPECTED MONTHLY AND AFTER ANY 2-YEAR STORM FREQUENCY OR GREATER (3 INCHES OF RAIN IN A 24-HOUR PERIOD).
 - INSPECT INLET BOXES FOR ACCUMULATED DEBRIS AND SEDIMENT. DEBRIS MUST BE REMOVED WHEN ACCUMULATED TO A DEPTH ABOVE THE INLET BOX INVERT OF TWO INCHES OR GREATER. ALL DEBRIS MUST BE DISPOSED OF PROPERLY.
 - INSPECT INLET GRATES FOR PRESENCE OF DEBRIS THAT COULD IMPEDE INLET CAPTURE. REMOVE DEBRIS AND DISPOSE OF PROPERLY.
- MAINTENANCE ON VEGETATIVE SWALES:
 - INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION.
 - INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.
 - INSPECT SWALE INLETS AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE. CORRECT AS NEEDED.
 - INSPECT FOR POOLS OF STANDING WATER, DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE.
 - MONITOR SWALE FOR INVASIVE SPECIES. REMOVE OR DISPOSE OF INVASIVE SPECIES, IF REQUIRED.
 - INSPECT FOR LITTER AND DISPOSE OF PROPERLY.
- MAINTENANCE OF LANDSCAPE RESTORATION/SOIL AMENDMENT AREAS:
 - MONITOR SITE LANDSCAPING FOR GROWTH AND POTENTIAL PROBLEMS.
 - WATER, WEED, AND PROVIDE PROTECTION FROM ANIMALS AND INSECTS, AS REQUIRED.
- MAINTENANCE OF ABOVE GROUND INFILTRATION/DETENTION SYSTEMS:
 - CATCH BASINS AND INLETS (UPGRADIENT OF INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS.
 - THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
 - VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION BASIN, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
 - INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITOS SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
 - ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
 - MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.
 - REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.
- MINIMIZE DISTURBED AREAS:
 - DISTURBED LIMITS SHALL BE STAKED OUT IN THE FIELD FOR EACH LOT PRIOR TO ANY EARTH DISTURBANCE (I.E. MARK WITH ORANGE CONSTRUCTION FENCING AND/OR E&S PERIMETER CONTROLS). NO EARTH DISTURBANCE SHALL BE ALLOWED OUTSIDE OF THE LIMITS AS INDICATED ON THE PLANS.
 - REMOVE TREES AND VEGETATION IN AREAS ALLOCATED FOR EARTH DISTURBANCE ONLY.
 - ORANGE CONSTRUCTION FENCING TO BE PLACED AROUND AREAS OF PROPOSED INFILTRATION SO AS NOT TO COMPACT AREAS DURING CONSTRUCTION.

CONSTRUCTION FOR INDIVIDUAL ABOVE GROUND INFILTRATION/DETENTION SYSTEMS:

- PROTECT AREA FROM COMPACTION PRIOR TO AND DURING CONSTRUCTION ACTIVITIES.
- INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
- CONSTRUCT INFILTRATION BERM FOR SYSTEMS 1-3 ACCORDING TO DETAILS.
- SEED AND STABILIZE TOPSOIL.
- REMOVE SILT SOCKS WHEN ALL AREAS HAVE REACHED THE REQUIRED 70% VEGETATIVE COVER REQUIREMENT.

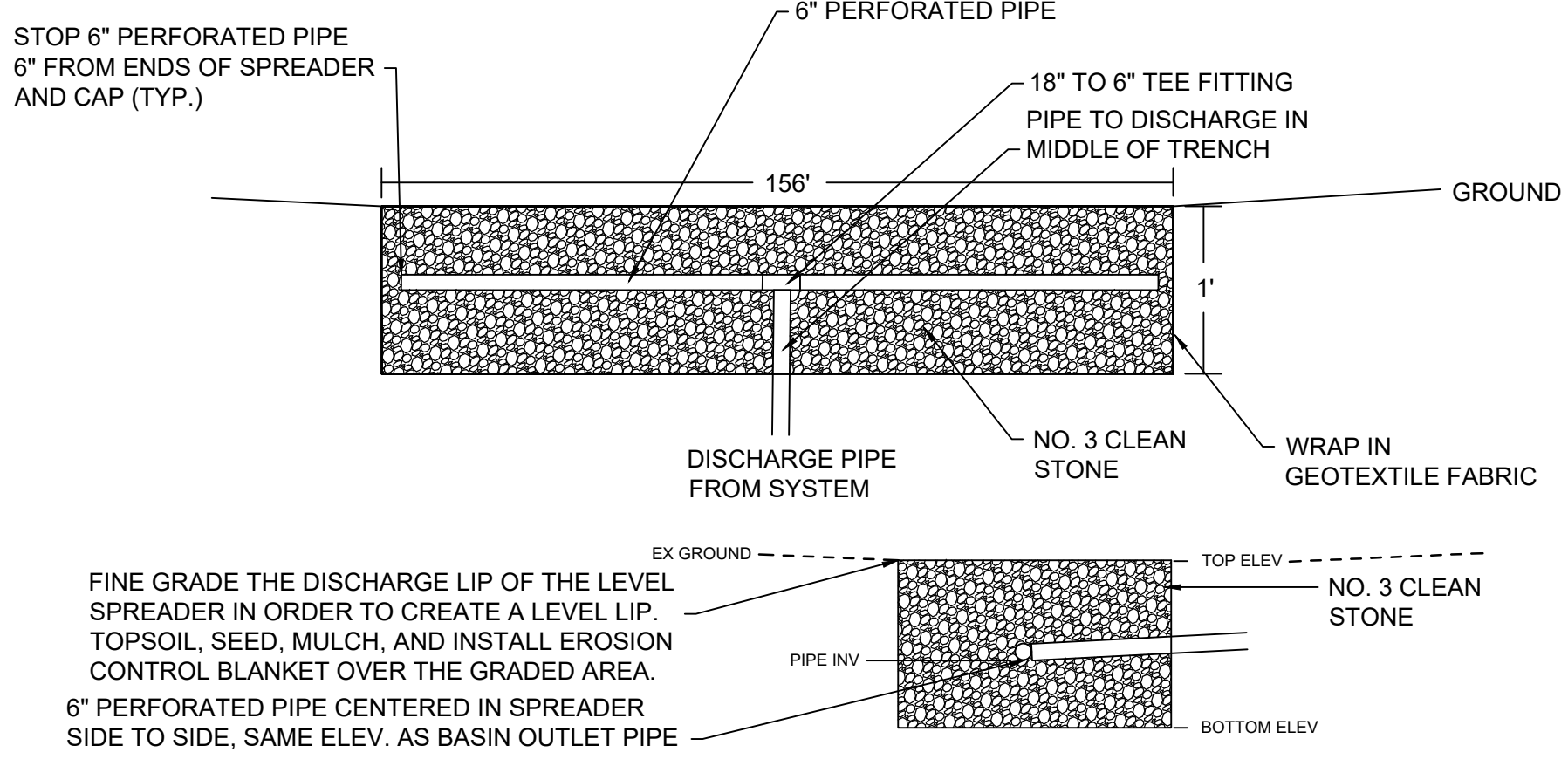
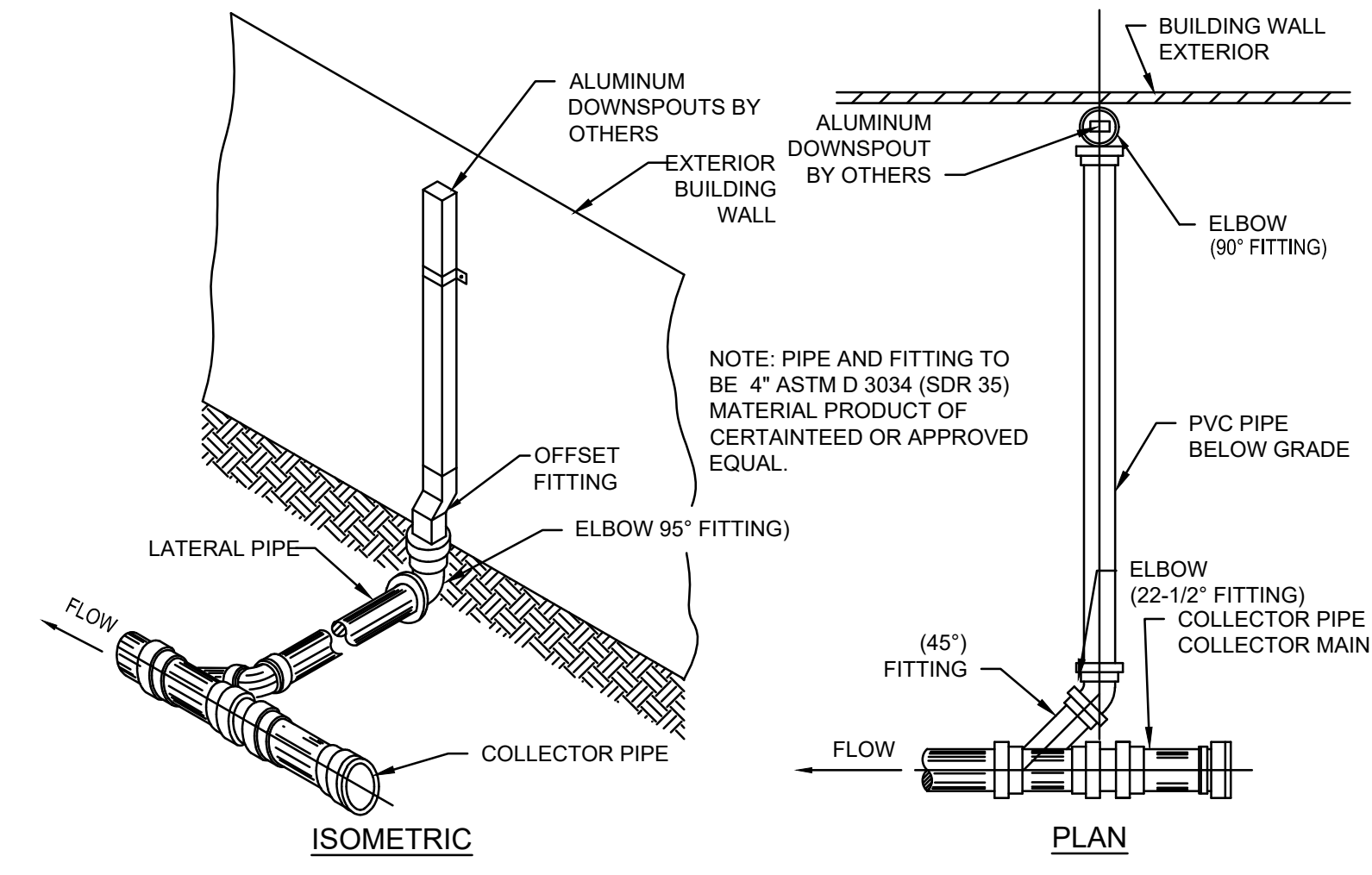
LONG TERM OPERATION & MAINTENANCE OF PCSM BMP'S & CO-PERMITTEE

- THE FOLLOWING ITEMS WILL NEED TO BE COMPLETED AFTER PERMIT ISSUANCE AND AS PART OF PROPERTY TRANSFER, AND INDIVIDUAL LOT CONSTRUCTION:
 - APPROVED PCSM PLAN SHALL BE RECORDED IN THE MONROE COUNTY RECORDER OF DEEDS OFFICE WITHIN 45 DAYS OF PERMIT ISSUANCE AND PRIOR TO THE SALE OF INDIVIDUAL LOTS.
 - AN "INSTRUMENT FOR THE DECLARATION OF RESTRICTION AND COVENANTS", BETWEEN THE PERMITTEE AND THE HOMEOWNERS, OUTLINING THE MAINTENANCE RESPONSIBILITIES FOR STORMWATER FACILITIES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS, SHALL BE RECORDED IN THE MONROE COUNTY RECORDER OF DEEDS OFFICE WITHIN 45 DAYS OF PERMIT ISSUANCE AND PRIOR TO THE SALE OF THE INDIVIDUAL LOTS.
- THE FOLLOWING ITEMS WILL NEED TO BE COMPLETED AT THE TIME OF INDIVIDUAL LOT SALE AND CONSTRUCTION:
 - THE NEW LOT OWNER AND THE INDIVIDUAL LOT SITE CONTRACTOR SHALL BECOME CO-PERMITTEES BY EXECUTING THE CO-PERMITTEE AGREEMENT.
 - THE DESIGN PROFESSIONAL SHALL PERFORM THE CRITICAL STAGE INSPECTION FOR THE INDIVIDUAL LOT PCSM BMPs TO CERTIFY THE BMPs HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
 - IN THE EVENT THAT THE AMOUNT OF IMPERVIOUS SURFACE, DISTURBED AREA, OR LAND COVER CHANGE ON THE INDIVIDUAL LOTS IS GREATER THAN WHAT WAS ASSUMED IN THE STORMWATER CALCULATIONS, A PERMIT MODIFICATION ADDRESSING PCSM AND E&S CHANGES WILL BE SUBMITTED AND APPROVED BY MCCD PRIOR TO INITIATING CONSTRUCTION ON THE INDIVIDUAL LOT.
 - UPON COMPLETION OF WORK AND PERMANENT STABILIZATION FOR EACH INDIVIDUAL LOT, A "RELEASE OF LIABILITY" FORM WILL BE EXECUTED AND ACKNOWLEDGED BY MCCD TO REMOVE THE HOMEOWNER AND INDIVIDUAL LOT CONTRACTOR FROM THE NPDES PERMIT.
 - UPON COMPLETION OF THE ENTIRE PROJECT (ALL INDIVIDUAL LOTS CONSTRUCTED), A NOTICE OF TERMINATION SHALL BE SUBMITTED TO MCCD, INCLUDING THE RECORDING OF AS-BUILT DRAWINGS AND DESIGN PROFESSIONAL CERTIFICATIONS.

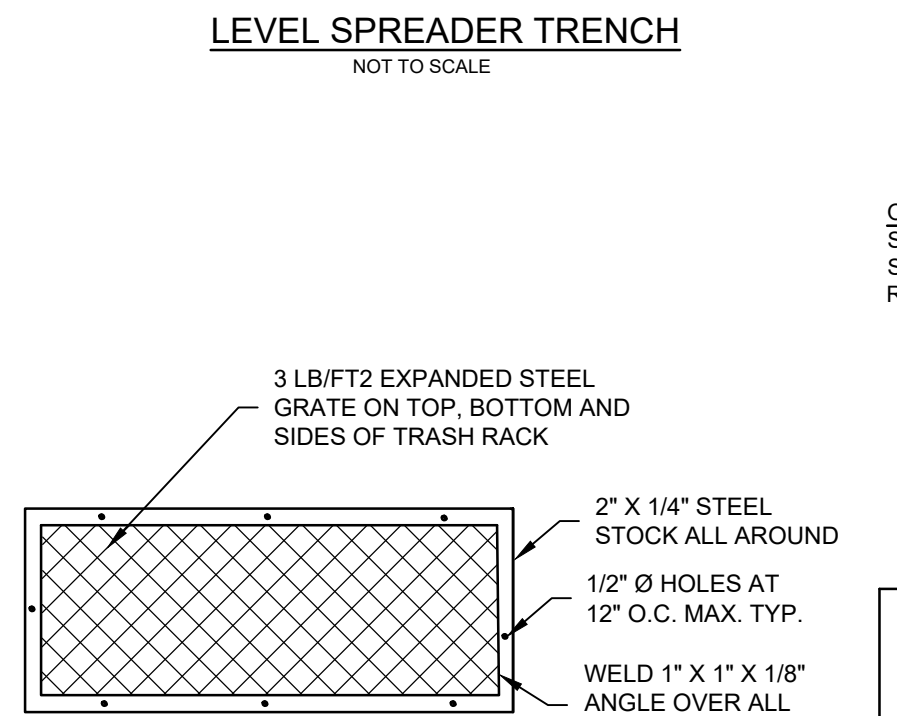
IDENTIFICATION OF CRITICAL STAGES OF BMP IMPLEMENTATION

CRITICAL STAGES OF IMPLEMENTATION OF PCSM PLAN REQUIRING OVERSIGHT DURING INSTALLATION:
 A LICENSED PROFESSIONAL OR THEIR DESIGNEE MUST BE PRESENT AT THE SITE DURING INSTALLATION OF CRITICAL STAGES OF THE PCSM PLAN MEASURES. THE INSTALLATION OF THE STORMWATER MANAGEMENT FACILITIES WILL REQUIRE A LICENSED PROFESSIONAL OR THEIR DESIGNEE TO BE PRESENT AT THE SITE DURING INSTALLATION OF THESE PCSM PLAN MEASURES. REFER TO THE SEQUENCE OF CONSTRUCTION AS OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHEETS FOR COORDINATION OF INSPECTION OF THESE MEASURES.

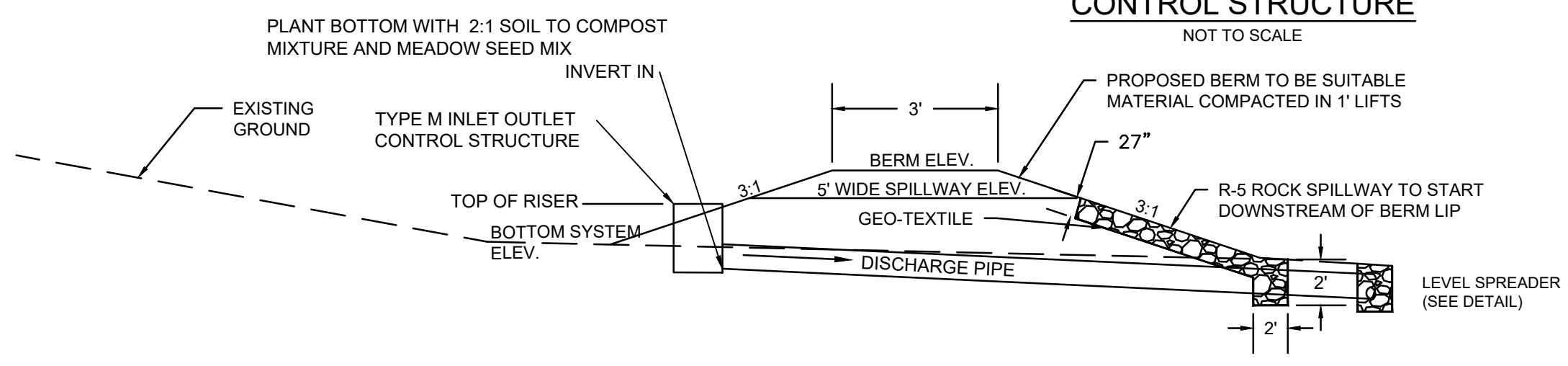
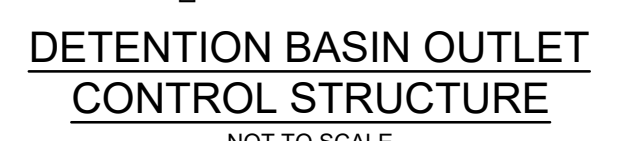
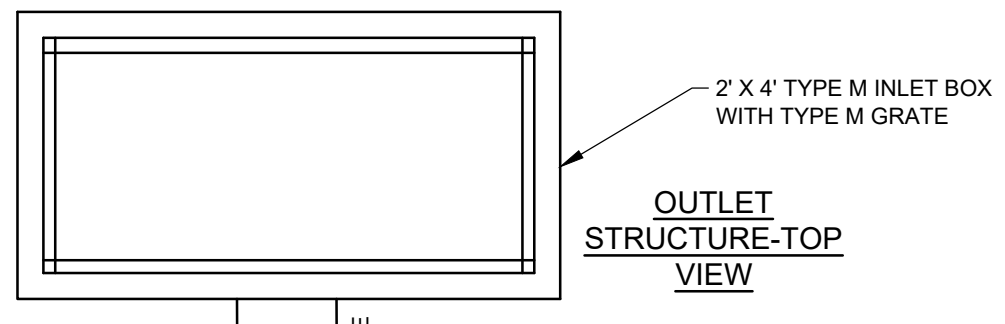
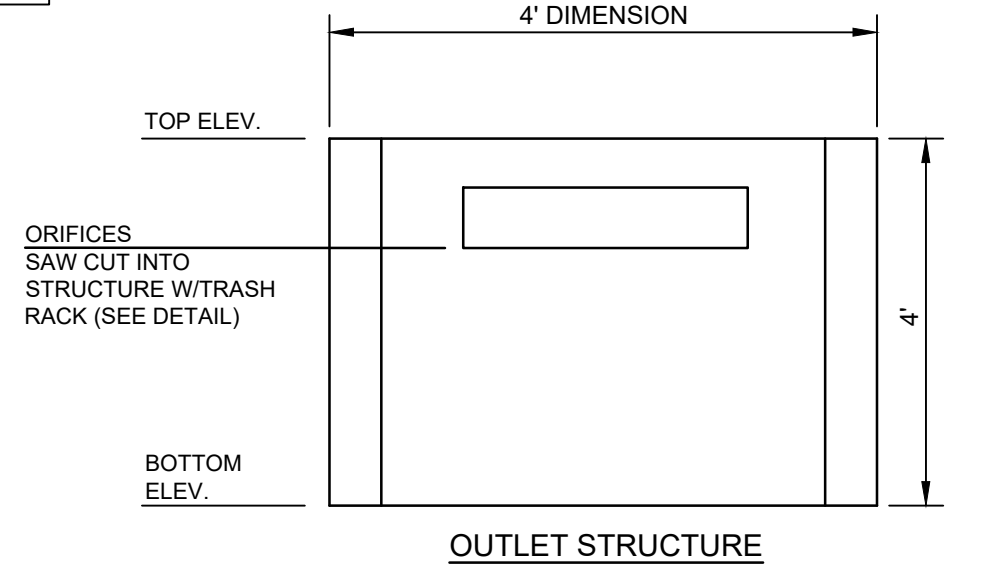
CRITICAL STAGES INCLUDE THE INSTALLATION OF THE ON-LOT INFILTRATION/DETENTION SYSTEMS FOR LOTS 1, 2, AND 3. REFER TO THE SEQUENCE OF CONSTRUCTION ON THE APPROVED E&S PLANS.



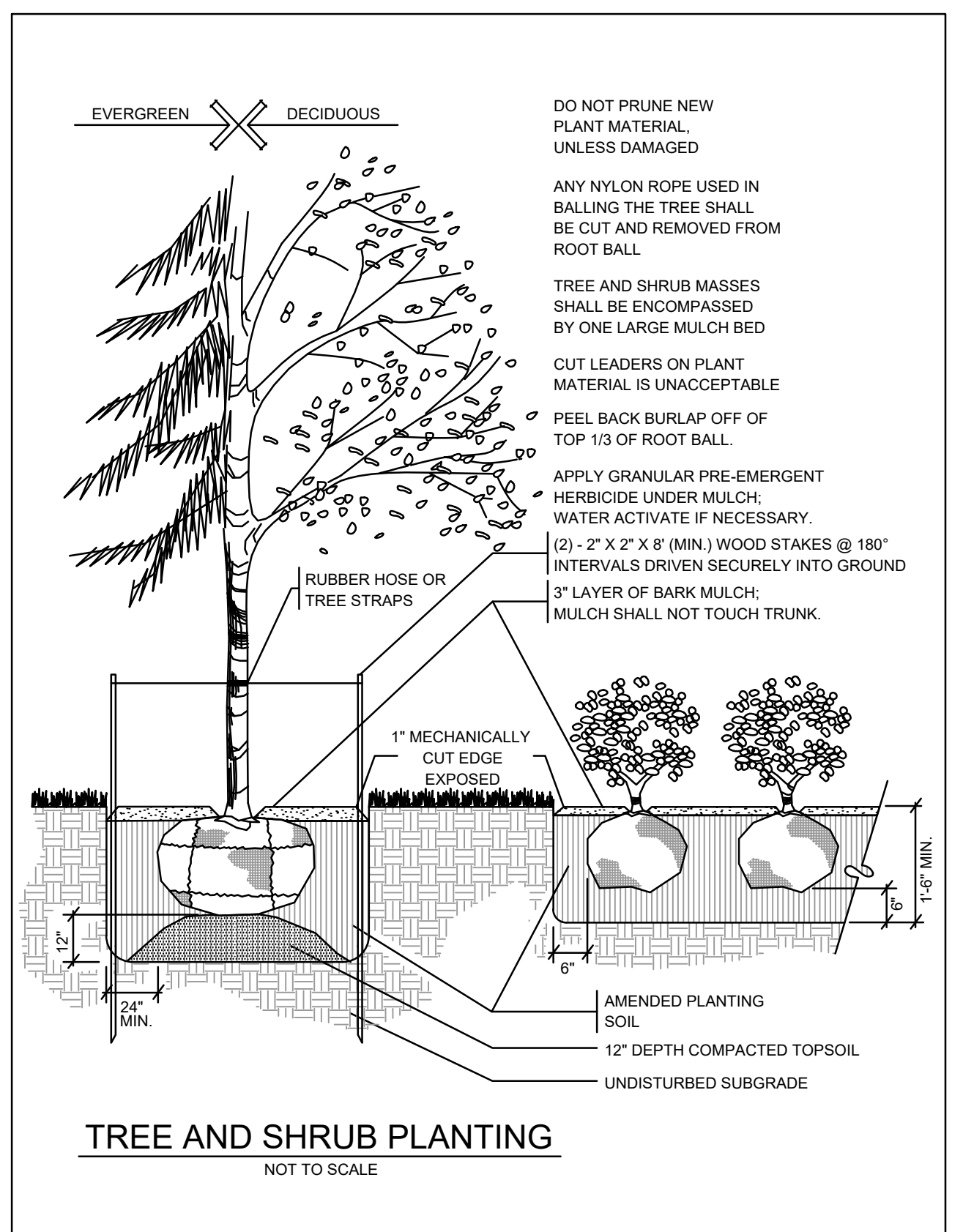
#	TOP ELEV.	BOTTOM ELEV.	Basin Outlet Pipe Inv.
1	684.00	682.00	682.25



- NOTES:**
- TRASH RACK TO BE CENTERED OVER ORIFICE.
 - STEEL TO CONFORM TO ASTM A-36.
 - ALL SURFACES TO BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
 - TRASH RACK TO BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK TO BE REMOVABLE.



BASIN #	BOTTOM SYSTEM	BERM ELEV.	OUTLET PIPE	OUTLET PIPE INV.	SPILLWAY ELEV.	TOP OF RISER ELEV.	1ST ORIFICE ELEV./SIZE	2ND ORIFICE ELEV./SIZE
1	680.0	684.0	12" HDPE, 15' @ 1.00%	681.0 IN, 680.85 OUT	683.50	683.40	683.00, 3"x36"	N/A
2	691.0	694.0	12" HDPE, 25' @ 1.00%	691.5 IN, 691.25 OUT	693.50	693.40	692.75, 3"x38"	N/A
3	686.0	690.0	18" HDPE, 27' @ 13.89%	686.0 IN, 682.25 OUT	689.5	689.40	688.40, 5"x36"	688.40, (2) 5"x24"



- GENERAL PLANTING NOTES**
- THE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL PENNSYLVANIA ONE CALL 1-800-242-1778.
 - THE CONTRACTOR SHALL LAYOUT AND REVIEW ALL PLANT MATERIAL AND PLANT LOCATIONS WITH ARCHITECT OR OWNER PRIOR TO INSTALLATION.
 - ALL AREAS DISTURBED DURING PLANTING ACTIVITY SHALL BE REESTABLISHED AS PERMANENT LAWN WITH THE SPECIFIED SEED MIX:
 - 60% NASSAU KENTUCKY BLUEGRASS
 - 20% JAMESTOWN II CHEWINGS FESCUE
 - 20% PALMER II PERENNIAL RYEGRASS
 - % EQUALS PROPORTION BY WEIGHT
 - SEED AT A RATE OF FIVE POUNDS PER 1,000 SQUARE FEET
 - ALL TREE AND SHRUB GROUPINGS SHALL BE COMPLETELY ENCOMPASSED WITHIN ONE LARGE MULCH BED AT EACH PLAN GROUPING LOCATION. THE MULCH BED SHALL TYPICALLY EXTEND MINIMALLY 2'-0" PAST THE DRIP ZONE OF TREES OR SHRUBS.
 - SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED TYPE OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY PLANT MATERIALS THAT HE FEELS WILL NOT BE AVAILABLE, PRIOR TO SUBMITTING A BID ON THIS PROJECT. IF A BID IS RECEIVED WITHOUT SUCH QUALIFICATION, IT WILL BE ASSUMED NO SUCH SUBSTITUTIONS WILL BE PROPOSED.
 - PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO INSTALLATION.
 - MULCH FOR TREES, SHRUBS, AND GROUNDCOVER SHALL BE DOUBLE SHREDDED, HARDWOOD BARK MULCH; DARK BROWN IN COLOR, AGED AT LEAST ONE YEAR, AND CLEAN AND FREE OF WEEDS.
 - THE CONTRACTOR SHALL APPLY A PRE-EMERGENT WEED KILLER, PREEN (OR APPROVED EQUAL), TO TOPSOIL PRIOR TO MULCHING ACTIVITIES. WATER ACTIVATE IF NECESSARY.
 - TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS WILT-PROOF!
 - PREPARATION OF PLANTING SOIL: BEFORE MIXING CLEAN TOPSOIL OF ROOTS, VEGETATION, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. PLANTING SOIL FOR TREES, SHRUBS, AND GROUNDCOVER SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING:
 - 50% TOPSOIL
 - 50% ORGANIC MATTER
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS TO SOIL PH, FERTILITY, AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
 - FIELD CONDITIONS MAY DICTATE MINOR ADJUSTMENTS TO THE LOCATION OF PLANT MATERIAL. BEFORE MAJOR ADJUSTMENTS OF PLANT LOCATIONS OCCUR, THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE ARCHITECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR WATERING, WEEDING, FERTILIZING, AND MAINTAINING ALL NEWLY PLANTED PLANTINGS FOR A PERIOD OF 30 DAYS AFTER PLANTING. A WATER SOURCE IS AVAILABLE ON SITE.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL AT THE APPROPRIATE TIME OF YEAR.
 - ALL PLANTINGS SHALL BE LOCATED TO AVOID PLACEMENT WITHIN SWALE CENTERLINES.
 - ALL PLANTS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
 - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY; THEY SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS FIBROUS ROOT SYSTEMS AND SHALL BE FREE OF INSECT AND DISEASE PROBLEMS. ALL PLANTS SHALL BE NURSERY-GROWN UNLESS OTHERWISE STATED; THEY SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE SUBJECT SITE FOR AT LEAST (2) YEARS PRIOR TO DATE OF PLANTING. ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR CONDITION, OR WHICH ARE NOT TRUE TO NAME SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE PLANTS.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR EIGHTEEN (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.

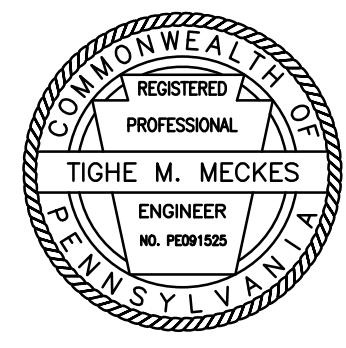
KEYSTONE CONSULTING ENGINEERS, INC.
 Engineering firm of choice since 1972
 863 INTERCHANGE ROAD, SUITE 101, P.O. BOX 639
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 East Office: Bethlehem; West Office: Allentown
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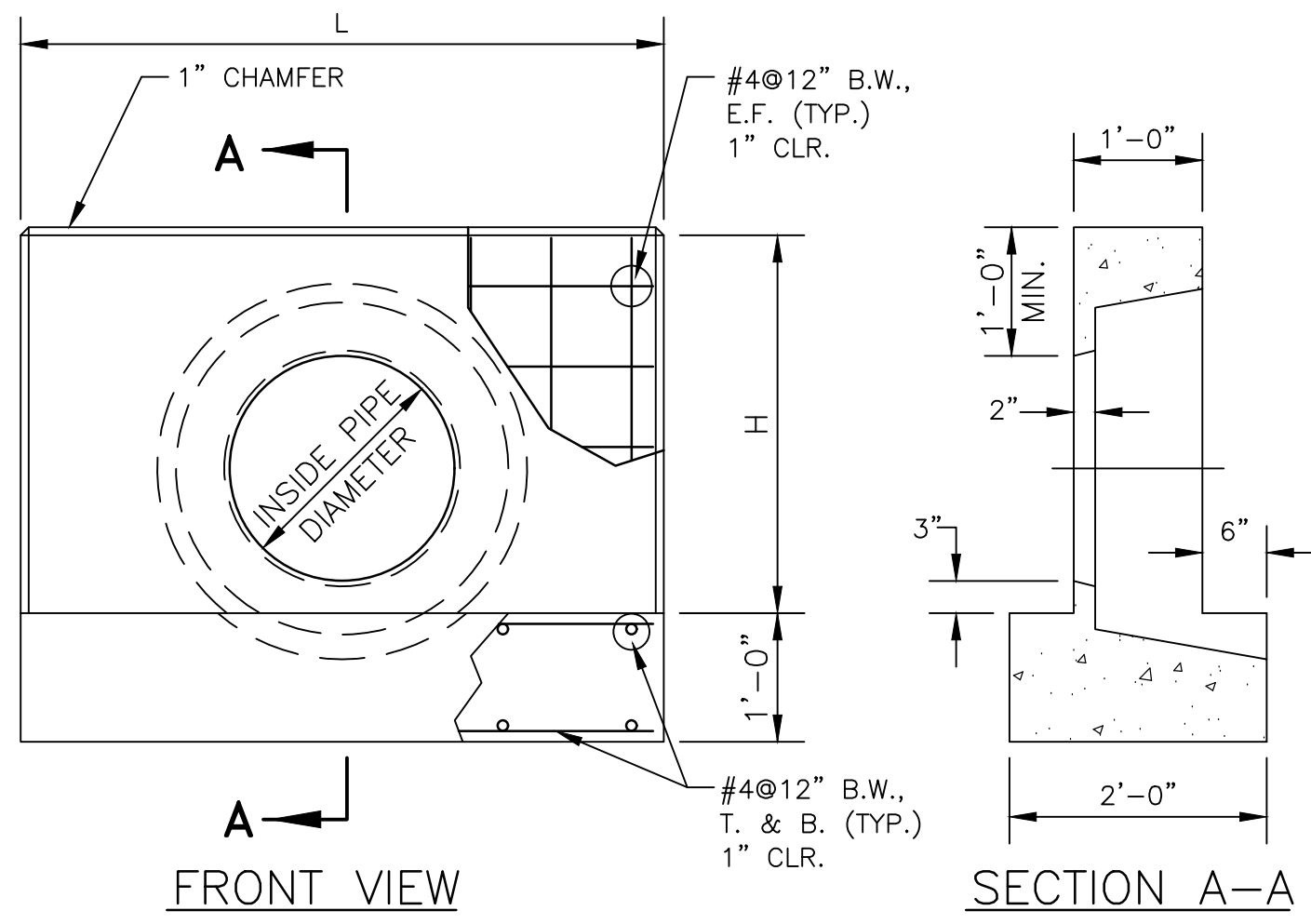


PCSM/SITE DETAILS
FRANKLIN HILL MANOR
 PRELIMINARY/FINAL MINOR SUBDIVISION OF
 LANDS OF D E & S PROPERTIES LLC
 2621 ROUTE 940 POCONO SUMMIT, PA 18346
 SMITHFIELD TOWNSHIP
 MONROE COUNTY, PENNSYLVANIA

REVISIONS	DATE	BY	TMM
1	2-14-2024	TMM	TMM
2	3-28-2024	ESS	TMM

DESIGNED BY: TMM
 DRAWN BY: TMM
 CHECKED BY: ESS
 DATE: DEC 1, 2023
 SCALE: AS NOTED
 JOB NUMBER: CN-23-041
 SHEET: 10 OF 11

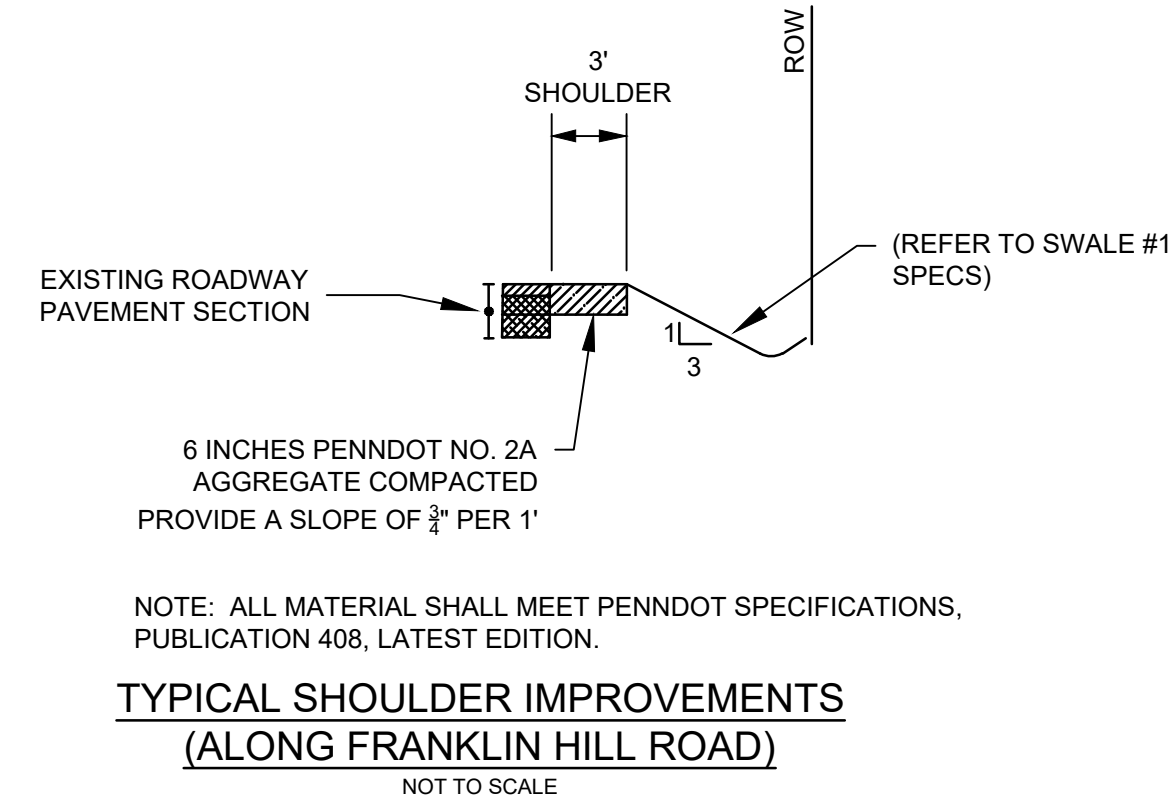
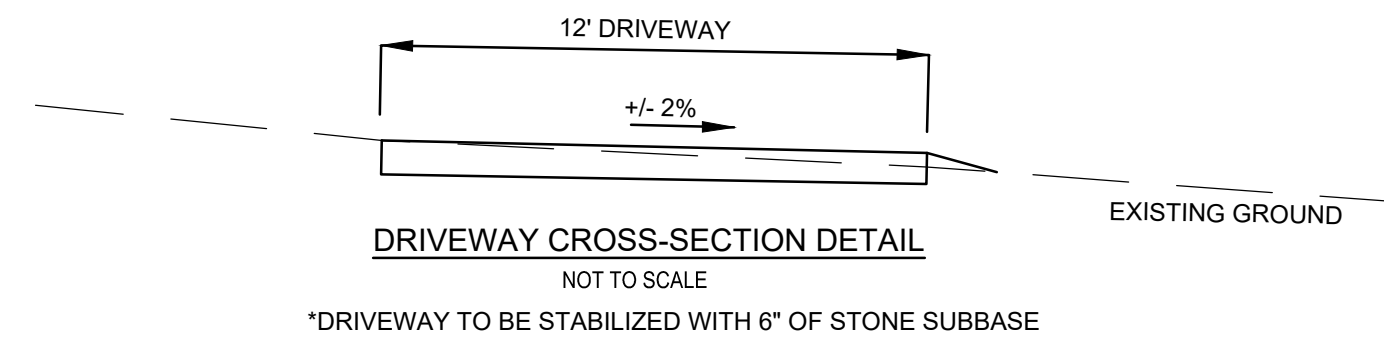
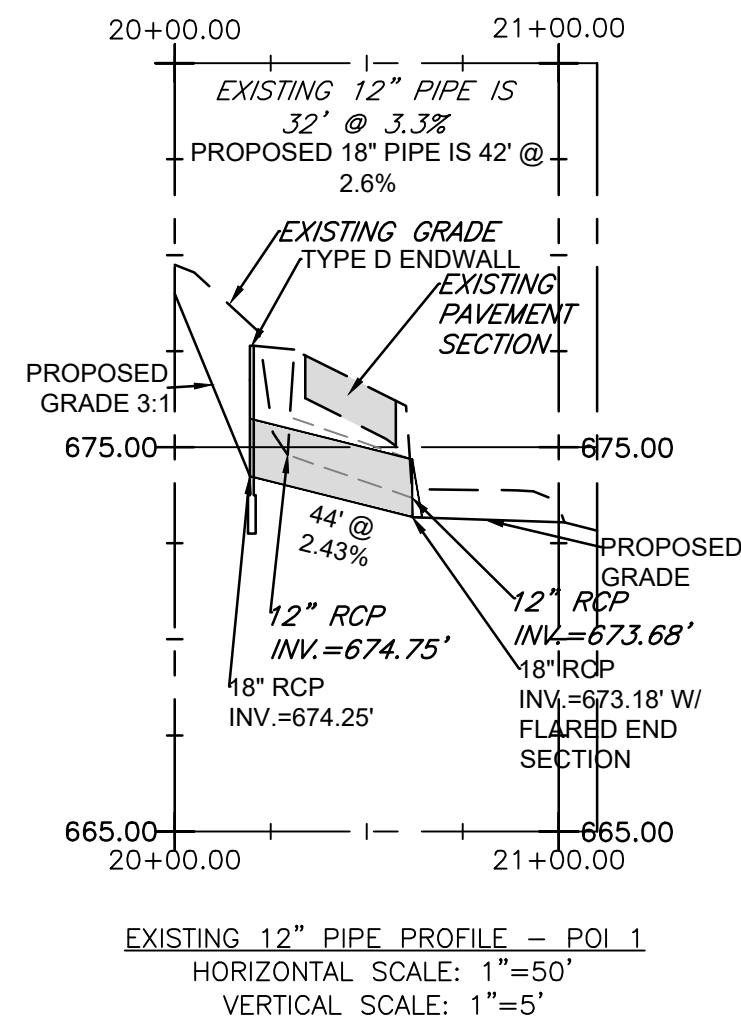




INSIDE PIPE DIA. (IN.)	WEIGHT (LB.)	L (IN.)	H (IN.)
12-15	3375	60	30
18-21	3750	60	36
24-27	5775	84	42
30-33	7200	108	48
36	7900	108	57
42	9380	128	66

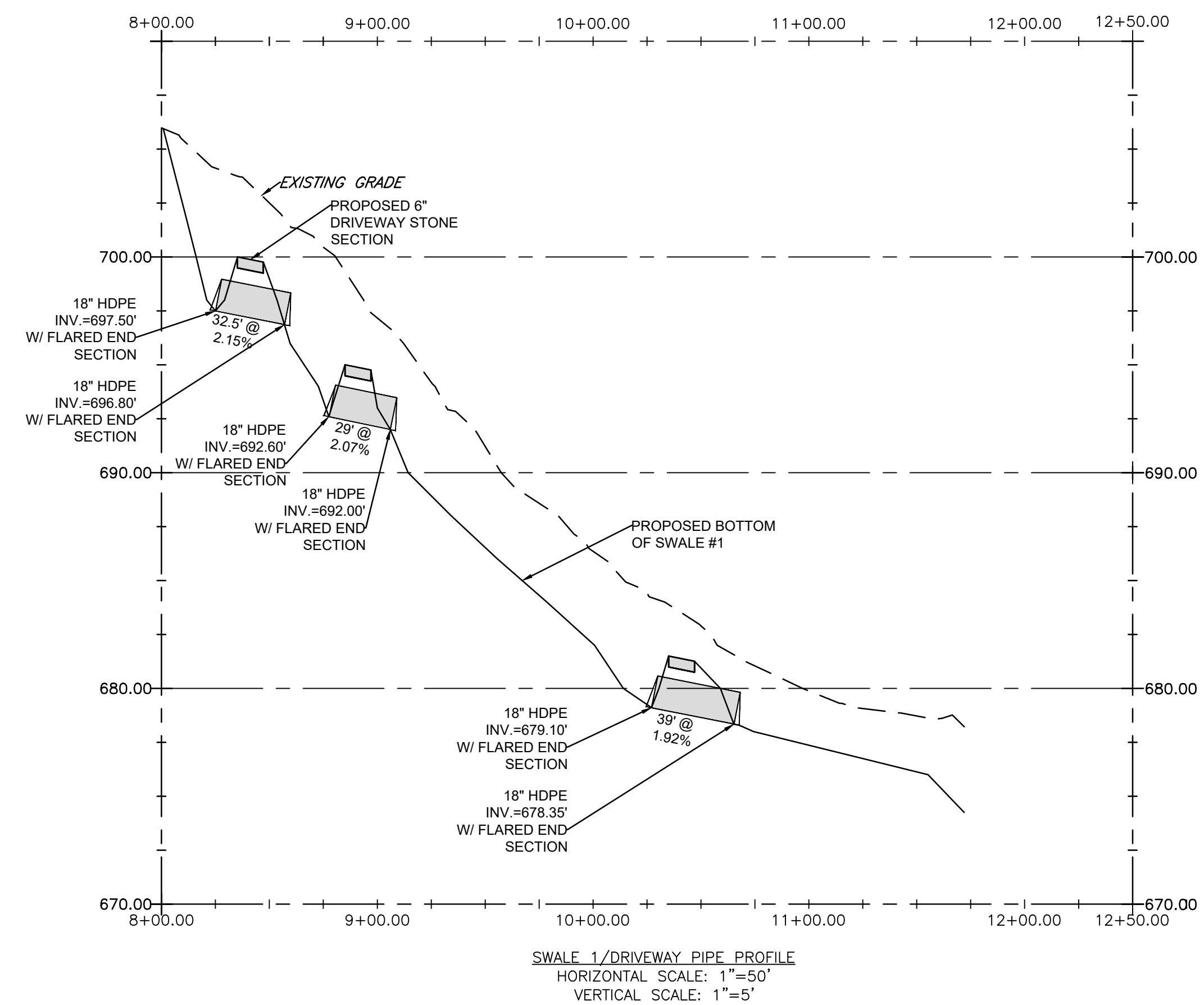
1. PRECAST CONCRETE STRUCTURE TO BE WET CAST AS MANUFACTURED BY ATLANTIC CONCRETE PRODUCTS, OR APPROVED EQUAL.
2. CONCRETE TO OBTAIN A STRENGTH OF 4,000 PSI IN 28 DAYS.
3. REINFORCING STEEL TO HAVE A YIELD STRENGTH OF 60,000 PSI.

TYPE "D" ENDWALL
NO SCALE



NOTE: ALL MATERIAL SHALL MEET PENNDOT SPECIFICATIONS, PUBLICATION 408, LATEST EDITION.

TYPICAL SHOULDER IMPROVEMENTS
(ALONG FRANKLIN HILL ROAD)
NOT TO SCALE



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