

SHEET TITLE	SHEET INDEX	DATE	LAST REVISED
LAND DEVELOPMENT PLAN SET			
1 OF 6 OVERALL RECORD PLAN		06-28-24	06-28-2024
2 OF 6 EXISTING RESOURCES & SITE ANALYSIS PLAN		06-28-24	06-28-2024
3 OF 6 SITE CONTEXT MAP		06-28-24	06-28-2024
4 OF 6 GRADING & UTILITY PLAN		06-28-24	06-28-2024
5 OF 6 PROFILES PLAN		06-28-24	06-28-2024
6 OF 6 CONSTRUCTION DETAILS PLAN		06-28-24	06-28-2024
EROSION AND SEDIMENT CONTROL PLAN SET			
1 OF 4 EROSION & SEDIMENT CONTROL PLAN		06-28-24	06-28-2024
2 OF 4 EROSION & SEDIMENT CONTROL DETAILS PLAN		06-28-24	06-28-2024
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN SET			
1 OF 4 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN		06-28-24	06-28-2024
2 OF 4 POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS PLAN		06-28-24	06-28-2024
3 OF 4 POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS PLAN		06-28-24	06-28-2024
4 OF 4 POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS PLAN		06-28-24	06-28-2024

WAIVER REQUESTS:

- 822-6031.0(1) - "PROPOSED IMPROVEMENTS": A LANDSCAPING PLAN IS NOT PROPOSED AT THIS TIME, DUE TO THE RURAL NATURE OF THE SUBJECT PROPERTY AND LIMITED SITE DISTURBANCE; THEREFORE, A WAIVER IS REQUESTED FROM THIS SECTION.
- 822-6031.0(15) - "PROPOSED IMPROVEMENTS": A LIGHTING PLAN IS NOT PROPOSED AT THIS TIME, DUE TO THE RURAL AND RESIDENTIAL NATURE OF THE SUBJECT DEVELOPMENT; THEREFORE, A WAIVER IS REQUESTED FROM THIS SECTION.
- 822-1015.1 - "SIDEWALKS AND WALKWAY REQUIREMENTS": THE SUBDIVISION LOCATION IS RURAL IN NATURE AND THERE ARE NO EXISTING/CONNECTING SIDEWALKS IN THE VICINITY OF THE PROJECT; THEREFORE, A WAIVER IS REQUESTED FROM THIS SECTION.
- 822-1022.2 - "LOT REQUIREMENTS": LOTS 5 & 6 HAVE BEEN DESIGNED WITH SHARED DRIVEWAYS TO MINIMIZE SITE IMPACTS IN ACCORDANCE WITH 822-6031.0.E(1); THEREFORE, A WAIVER IS REQUESTED FROM THIS SECTION.
- 822-1101 - "LANDSCAPE PLAN REQUIRED": A LANDSCAPING PLAN IS NOT PROPOSED AT THIS TIME, DUE TO THE RURAL NATURE OF THE SUBJECT PROPERTY AND LIMITED SITE DISTURBANCE; THEREFORE, A WAIVER IS REQUESTED FROM THIS SECTION.
- 822-14021.A - "PRIVATE WATER SUPPLY": PUBLIC WATER INFRASTRUCTURE DOES NOT ABUT NOR RUN ADJACENT TO ANY BOUNDARY LINES OF THE SUBJECT PARCEL; THEREFORE, ON-LOT WELLS ARE PROPOSED FOR THE PROJECT; THEREFORE, A WAIVER IS REQUESTED FROM THIS SECTION.
- 822-1402.1.F - "PRIVATE WATER SUPPLY": THE DEVELOPER WOULD LIKE TO DISCUSS THIS REQUIREMENT IN MORE DETAIL WITH THE TOWNSHIP AND A HYDROGEOLOGIST; THEREFORE, A WAIVER IS REQUESTED FROM THIS SECTION.
- 822-1408 - "CONNECTION TO PUBLIC SEWER SYSTEM": PUBLIC SEWER INFRASTRUCTURE DOES NOT ABUT NOR RUN ADJACENT TO ANY BOUNDARY LINES OF THE SUBJECT PARCEL ALONG FRANKLIN HILL ROAD (T-569); THEREFORE, AN ON-LOT SEPTIC SYSTEM IS PROPOSED FOR LOT 7; THEREFORE, A WAIVER IS REQUESTED FROM THIS SECTION.

GENERAL NOTES:

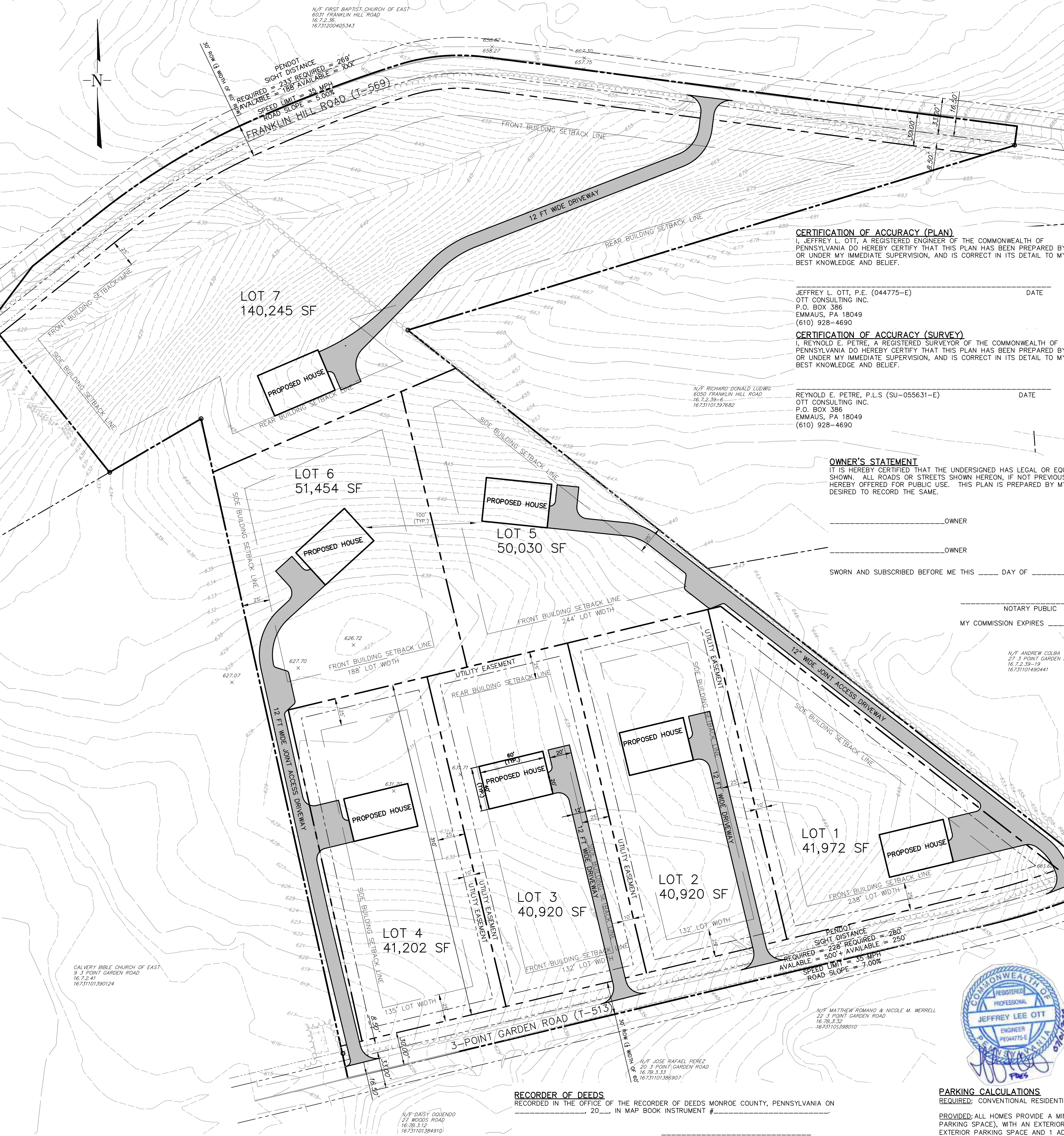
- THE INTENT OF THIS PLAN IS TO SHOW A MAJOR SUBDIVISION DEPICTING 7 SINGLE-FAMILY LOTS AND ASSOCIATED SITE IMPROVEMENTS.
- PENNDOT AVAILABLE SIGHT DISTANCES ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
- THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND/OR ENGINEER. "CERTIFY" DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.
- ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED BY THE CONTRACTOR AND/OR OWNER MUST BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION.
- CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF EXISTING SANITARY SEWER.
- A WETLANDS EVALUATION WAS CONDUCTED ON 12/14/23 BY C&H ENVIRONMENTAL, INC. AN INVESTIGATION OF THE PROPERTY REVEALED NO WETLANDS ON-SITE.
- NO STREAMS ARE LOCATED ON SITE PER THE OFFICIAL ZONING MAP OF SMITHFIELD TOWNSHIP AND PADEP'S EMAPPA APPLICATION.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP OF MONROE COUNTY, MAP NUMBER 42089C0293C, EFFECTIVE DATE OF MAY 2, 2013, THE SITE LIES WITHIN AREA OF MINIMAL FLOOD HAZARD, ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- AN ADDITIONAL IMPERVIOUS AREA ALLOWANCE OF 500 SF WAS INCLUDED WITHIN THE STORMWATER CALCULATIONS AND BMP SIZING FOR EACH LOT.
- ANY PROPOSED WELL IS SUBJECT TO THE PROVISIONS OF THE WELL CONSTRUCTION STANDARDS, WHICH INCLUDES REQUIREMENTS FOR WELL PERMITTING, WATER QUALITY TESTING, AND WELL PRODUCTION CERTIFICATION.
- NOTHING OTHER THAN GRASS SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT, EXCEPT WITHIN EASEMENTS USED EXCLUSIVELY FOR BUFFERS WHERE PLANTINGS ARE PERMITTED.
- ALL EASEMENTS SHALL BE MONUMENTED.
- MONUMENTS SHALL BE PLACED AT EACH CHANGE IN DIRECTION OF BOUNDARY, TWO TO BE PLACED AT EACH STREET INTERSECTION AND ONE ON ONE SIDE OF EACH STREET AT ANGLE POINTS AND AT THE BEGINNING AND END OF CURVES. UTILITY EASEMENTS SHALL BE MONUMENTED AT THEIR BEGINNING, AT THEIR END, AND AT CHANGES IN DIRECTION, AND AREAS TO BE CONVERTED FOR PUBLIC USE SHALL BE FULLY MONUMENTED AT THEIR EXTERNAL BOUNDARIES.

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SETBACK LINE	---
---	EDGE OF PAVEMENT	---
---	BUILDING	---
---	CURB	---
---	TREE LINE	---
---	INLET	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	SANITARY LATERAL	---
---	WATER LINE	---
---	WELL	---
---	WATER HYDRANT	---
---	GAS LINE	---
---	TELEPHONE LINE	---
---	OVERHEAD WIRE	---
---	UTILITY POLE	---
---	BUFFER LINE	---
---	SIDEWALK	---
---	FENCE LINE	---
---	SOIL BOUNDARY	---
---	SOIL TYPE	---
---	15-25% SLOPES	---
---	25%+ SLOPES	---
---	DRIVEWAY	---

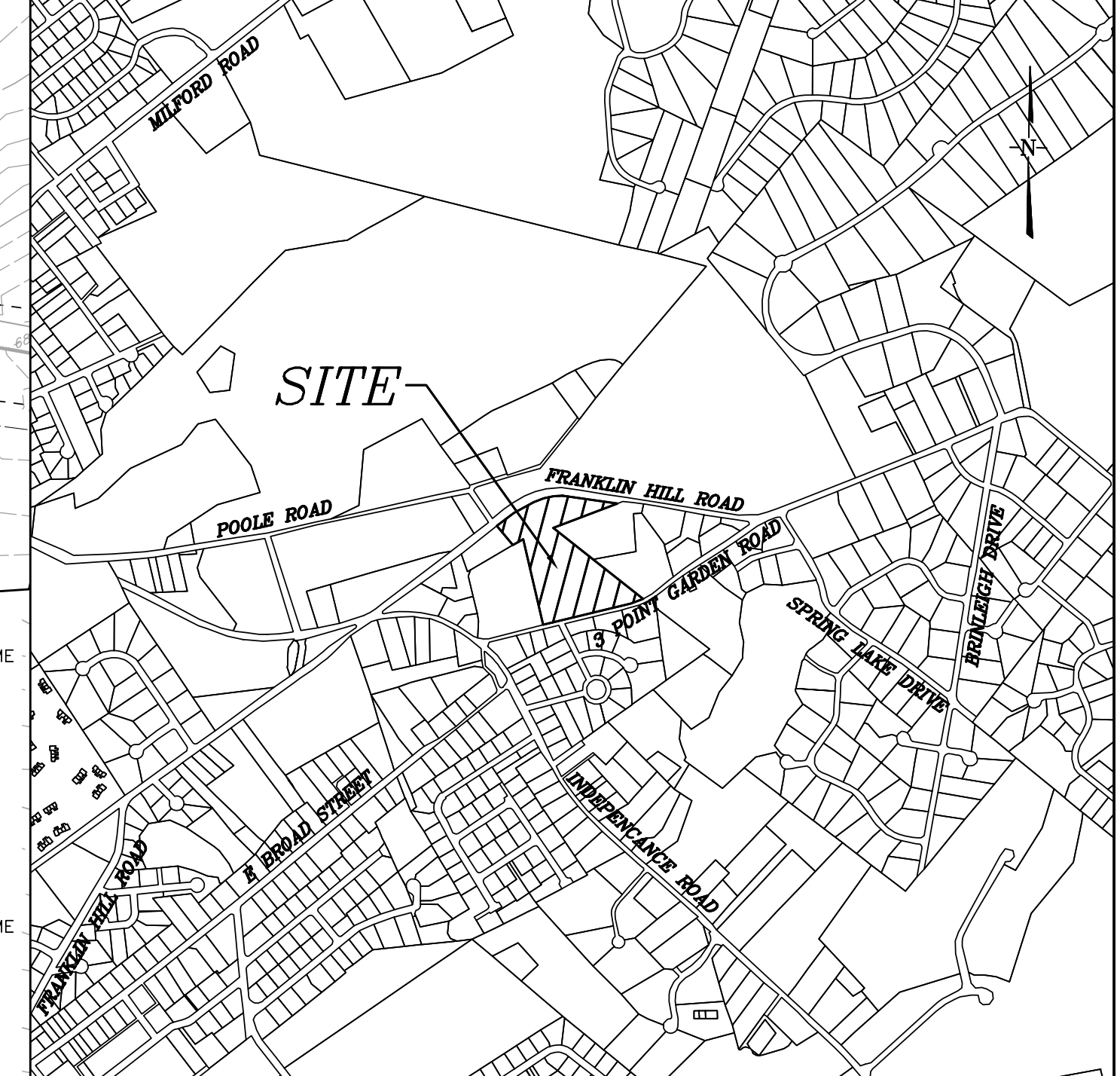
SITE DATA:
 DEVELOPER: LTS HOMES LLC
 SITE ADDRESS: 513 3 POINT GARDEN ROAD
 GROSS TRACT AREA: 10.48 ACRES
 EXISTING USE: UNDEVELOPED LAND
 PROPOSED USE: RESIDENTIAL SUBDIVISION

RECORD OWNERS:
 LTS HOMES LLC
 815 SEVEN BRIDGE ROAD,
 EAST STROUDSBURG, PA 18301
 PARCEL: 16.92443
 MAP NUMBER: 16731100393355

SOILS TABLE	APPROVAL/REVIEW BLOCKS:
MbB MARDIN VERY STONY SILT LOAM	APPROVED BY SMITHFIELD TOWNSHIP ENGINEER
BeB BENSON-ROCK OUTCROP COMPLEX	REVIEWED BY MONROE COUNTY PLANNING COMMISSION
BeC BENSON-ROCK OUTCROP COMPLEX	(CHAIR)
	(SECRETARY)
	(DATE)



APPROVAL/REVIEW BLOCKS:	MONROE COUNTY RECORDER OF DEEDS	REVIEWED BY THE SMITHFIELD TOWNSHIP PLANNING COMMISSION	APPROVED BY THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS AND ACCEPTED FOR RECORDING
APPROVED BY SMITHFIELD TOWNSHIP ENGINEER	RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS MONROE COUNTY, PENNSYLVANIA ON _____ 20____ IN MAP BOOK INSTRUMENT # _____	(CHAIR)	(CHAIR)
(TOWNSHIP ENGINEER)		(SECRETARY)	(SECRETARY)
(DATE)		(DATE)	(DATE)



ZONING DATA:

ZONING DISTRICT:	EXISTING	REQUIRED	PROPOSED
RI-LOW DENSITY RESIDENTIAL	458,400 SF (10.48AC)	40,000 SF (0.92 AC)	>40,000 SF
MINIMUM LOT SIZE:	700 FEET	125 FEET	>125 FEET
MINIMUM LOT WIDTH:			
MINIMUM YARDS:			
FRONT:	N/A FEET	25 FEET	>25 FEET
SIDE:	N/A FEET	25 FEET	>25 FEET
REAR:	N/A FEET	25 FEET	>25 FEET
MAX. BUILDING HEIGHT:	N/A FEET	35 FEET	<35 FEET
MAX. BUILDING COVERAGE:	N/A	20%	<20%
SEWER DISPOSAL (LOTS 1-6):	NONE	NONE	PUBLIC ON LOT
WATER (LOTS 1-6):	NONE	NONE	ON LOT
SEWER DISPOSAL (LOT 7):	NONE	NONE	ON LOT
WATER (LOTS 7):	NONE	NONE	ON LOT

MINIMUM LOT SIZE WITH ON LOT WATER AND SEWER = 50,000 SF
 MINIMUM LOT SIZE WITH PUBLIC WATER ONLY = 40,000 SF
 MINIMUM LOT SIZE WITH PUBLIC SEWER ONLY = 40,000 SF
 MINIMUM LOT SIZE WITH PUBLIC WATER AND PUBLIC SEWER = 20,000 SF

OWNER'S STATEMENT
 IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN. ALL ROADS OR STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR PUBLIC USE. THIS PLAN IS PREPARED BY MY DIRECTION AND IT IS DESIRED TO RECORD THE SAME.

OWNER

OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTES:

- (SECTION 27-401.2.A); ZONING REQUIREMENTS FOR STEEP SLOPE DISTURBANCE ARE 60% FOR 15%-25% SLOPES AND 10% FOR 25%+ SLOPES. ALL STEEP SLOPE AREAS UNDER 3,000 SQUARE FEET ARE EXEMPT.
- ALL LOTS TO HAVE THEIR OWN STORM WATER MANAGEMENT FACILITIES.
- (SECTION 22-1022.5); LOTS EXCESSIVELY DEEP IN RELATION TO WIDTH OR LOTS EXCESSIVELY IRREGULAR IN SHAPE ARE TO BE AVOIDED. A PROPORTION OF 2/12 IN DEPTH TO ONE IN WIDTH IS GENERALLY ACCEPTED AS A PROPER RATIO MAXIMUM. LOTS HAVING A GREATER STREET FRONTAGE DIMENSION THAN THEIR DEPTH SHALL BE AVOIDED.

DEFINITIONS (SECTION 22-302):

- LOT WIDTH: THE HORIZONTAL DISTANCE BETWEEN THE SIDE LINES OF THE LOT MEASURED AT THE FRONT BUILDING SETBACK LINE TO THE FRONT LINE.
- LOT DEPTH: THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE FRONT AND REAR LOT LINES.

GENERAL NOTES:

- ALL LOTS WILL HAVE ON LOT STORMWATER MANAGEMENT INFRASTRUCTURE.
- SITE IS LOCATED IN THE BRODHEAD CREEK WATERSHED AND ACT 167 STORMWATER MANAGEMENT DISTRICT A, ID 110.

LOT AREA CALCULATIONS (BUILDABLE AREA):

EXISTING LOT AREA:	428,026 SF
FUTURE R.O.W.:	0 SF
15%-25% SLOPES:	59,429 SF (10% DEDUCTION = 5,943)
25%+ SLOPES:	6,799 SF (75% DEDUCTION = 5,099)
FLOODPLAIN/WETLANDS:	0 SF
TOTAL BUILDABLE AREA:	416,984 SF

ALLOWABLE AMOUNT OF LOTS: 416,984 SF / 40,000 SF MIN. PER LOT = 10.42 = 10 LOTS MAX.

Ott CONSULTING INC.
 CIVIL ENGINEERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 GIS SERVICES

LEHIGH VALLEY OFFICE
 P.O. BOX 386, EMMANUS, PA 18049
 P: 610-928-4690 www.OttEng.com F: 610-928-4695

PRELIMINARY OVERALL RECORD PLAN

LTS HOMES, LLC
 3 POINT GARDEN ROAD
 TOWNSHIP OF SMITHFIELD
 MONROE COUNTY, PENNSYLVANIA

PROJECT NO. LTSI 2301
 DRAWN BY: DJF DATE: 06-28-24 SHEET NO. 1 OF 6
 APPROVED BY: JLO SCALE: 1" = 50' SHEET NO. C-1.1

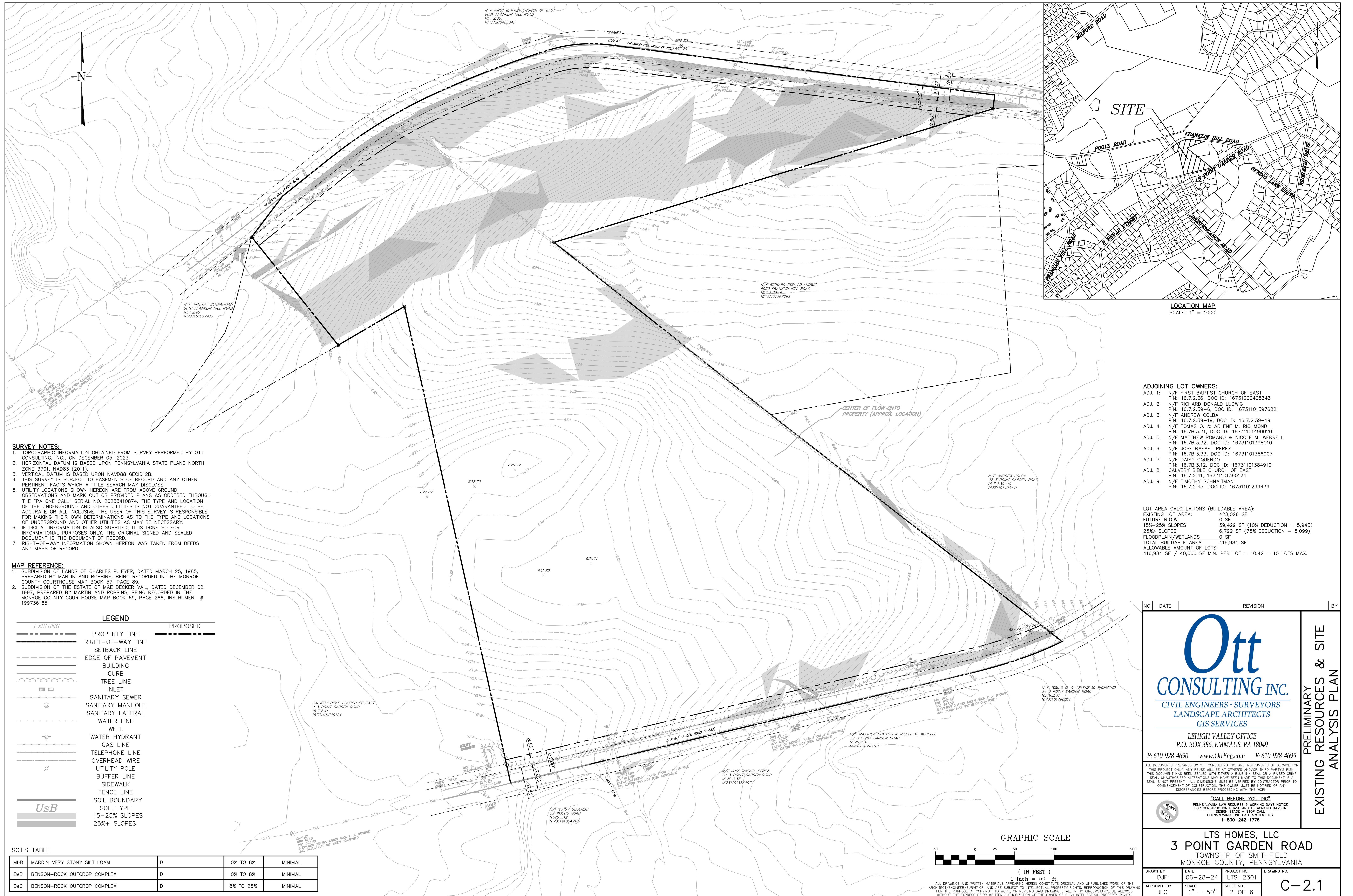
"CALL BEFORE YOU DIG"
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE. STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776



PARKING CALCULATIONS
 REQUIRED: CONVENTIONAL RESIDENTIAL DWELLING UNITS (2 PER DWELLING UNIT).
 PROVIDED: ALL HOMES PROVIDE A MINIMUM OF A 1-CAR GARAGE (1 INTERIOR PARKING SPACE), WITH AN EXTERIOR PARKING PAD PROVIDING 1 ADDITIONAL EXTERIOR PARKING SPACE AND 1 ADDITIONAL EXTERIOR PARKING/TURNAROUND SPACE.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

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SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PERFORMED BY OTT CONSULTING, INC., ON DECEMBER 05, 2023.
2. HORIZONTAL DATUM IS BASED UPON PENNSYLVANIA STATE PLANE NORTH ZONE 3701, NAD83 (2011).
3. VERTICAL DATUM IS BASED UPON NAVD88 GEOID12B.
4. THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
5. UTILITY LOCATIONS SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS AND MARK OUT OR PROVIDED PLANS AS ORDERED THROUGH THE "PA ONE CALL" SERIAL NO. 20233410874. THE TYPE AND LOCATION OF THE UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE USER OF THIS SURVEY IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE TYPE AND LOCATIONS OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY.
6. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.
7. RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM DEEDS AND MAPS OF RECORD.

MAP REFERENCE:

1. SUBDIVISION OF LANDS OF CHARLES P. EYER, DATED MARCH 25, 1985, PREPARED BY MARTIN AND ROBBINS, BEING RECORDED IN THE MONROE COUNTY COURTHOUSE MAP BOOK 57, PAGE 89.
2. SUBDIVISION OF THE ESTATE OF MAE DECKER VAIL, DATED DECEMBER 02, 1997, PREPARED BY MARTIN AND ROBBINS, BEING RECORDED IN THE MONROE COUNTY COURTHOUSE MAP BOOK 69, PAGE 266, INSTRUMENT # 199736185.

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EDGE OF PAVEMENT
	BUILDING
	CURB
	TREE LINE
	INLET
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	GAS LINE
	TELEPHONE LINE
	OVERHEAD WIRE
	UTILITY POLE
	BUFFER LINE
	SIDEWALK
	FENCE LINE
	SOIL BOUNDARY
	SOIL TYPE
	15-25% SLOPES
	25%+ SLOPES

SOILS TABLE				
Soil Code	Description	Depth	Slope	Significance
MbB	MARDIN VERY STONY SILT LOAM	D	0% TO 8%	MINIMAL
BeB	BENSON-ROCK OUTCROP COMPLEX	D	0% TO 8%	MINIMAL
BeC	BENSON-ROCK OUTCROP COMPLEX	D	8% TO 25%	MINIMAL

ADJOINING LOT OWNERS:

ADJ. 1:	N/F FIRST BAPTIST CHURCH OF EAST PIN: 16.7.2.36, DOC ID: 16731200405343
ADJ. 2:	N/F RICHARD DONALD LUDWIG PIN: 16.7.2.39-6, DOC ID: 16731101397682
ADJ. 3:	N/F ANDREW COLBA PIN: 16.7.2.39-19, DOC ID: 16.7.2.39-19
ADJ. 4:	N/F TOMAS O. & ARLENE M. RICHMOND PIN: 16.7B.3.31, DOC ID: 16731101490020
ADJ. 5:	N/F MATTHEW ROMANO & NICOLE M. WERRELL PIN: 16.7B.3.32, DOC ID: 16731101398010
ADJ. 6:	N/F JOSE RAFAEL PEREZ PIN: 16.7B.3.33, DOC ID: 16731101386907
ADJ. 7:	N/F DAISY OQUENDO PIN: 16.7B.3.12, DOC ID: 16731101384910
ADJ. 8:	CALVERY BIBLE CHURCH OF EAST PIN: 16.7.2.41, 16731101390124
ADJ. 9:	N/F TIMOTHY SCHNAITMAN PIN: 16.7.2.45, DOC ID: 16731101299439

LOT AREA CALCULATIONS (BUILDABLE AREA):

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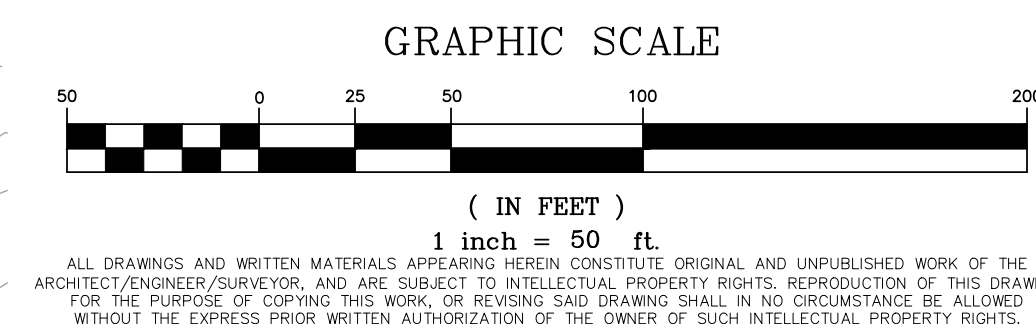
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"CALL BEFORE YOU DIG"
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE. A TOP CALL SYSTEM IS REQUIRED FOR PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

LTS HOMES, LLC
3 POINT GARDEN ROAD
TOWNSHIP OF SMITHFIELD
MONROE COUNTY, PENNSYLVANIA

DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJF	06-28-24	LTSI 2301	C-2.1
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 50'	2 OF 6	

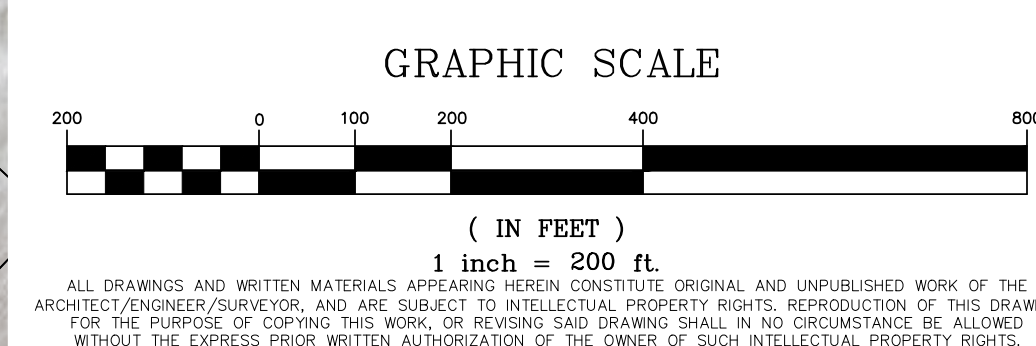


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LOT LINES APPROXIMATED BASED ON LIDAR

- ADJOINING LOT OWNERS:**
- ADJ. 1: N/F FIRST BAPTIST CHURCH OF EAST
PIN: 16.7.2.36, DOC ID: 16731200405343
 - ADJ. 2: N/F RICHARD DONALD LUDWIG
PIN: 16.7.2.39-6, DOC ID: 16731101397682
 - ADJ. 3: N/F ANDREW KOLBA
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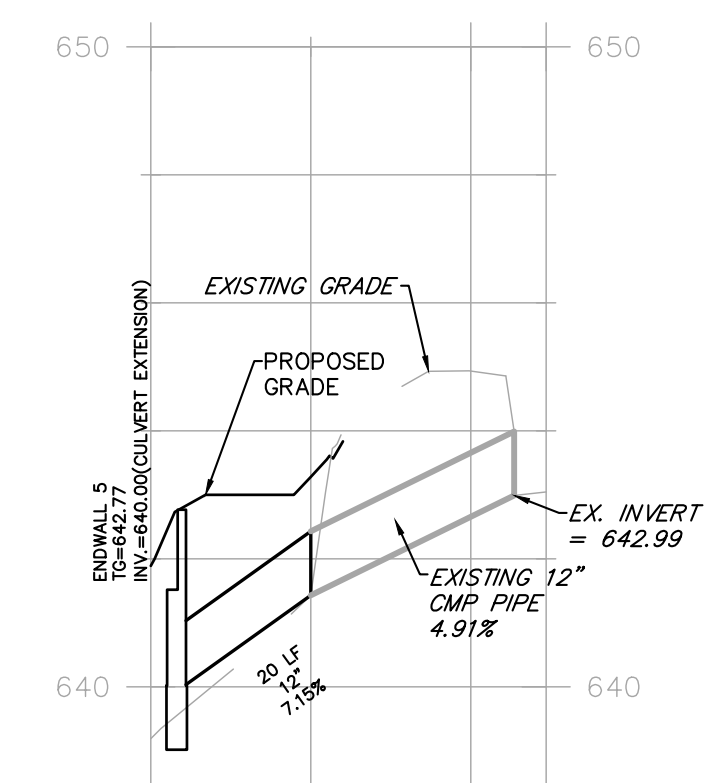
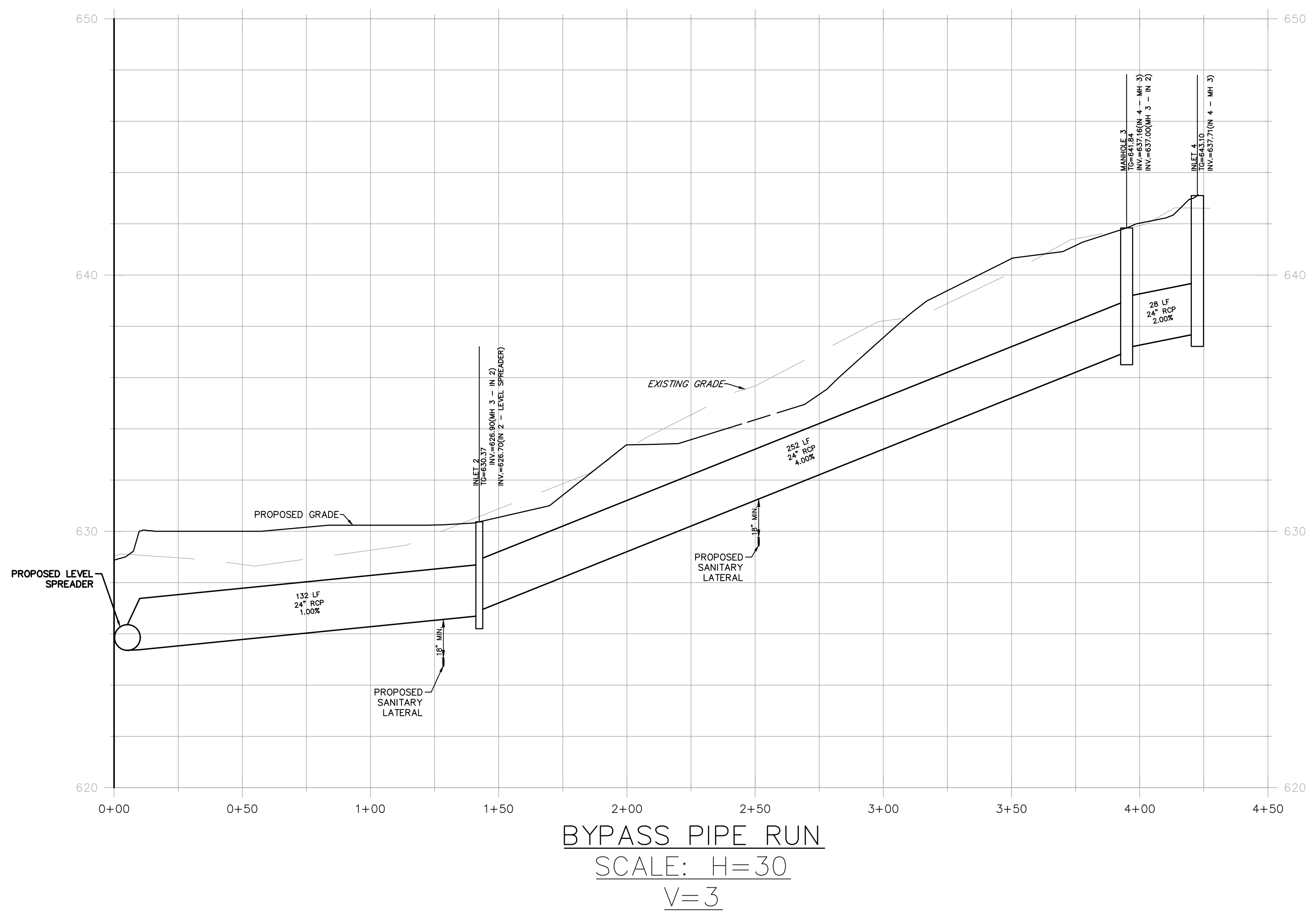
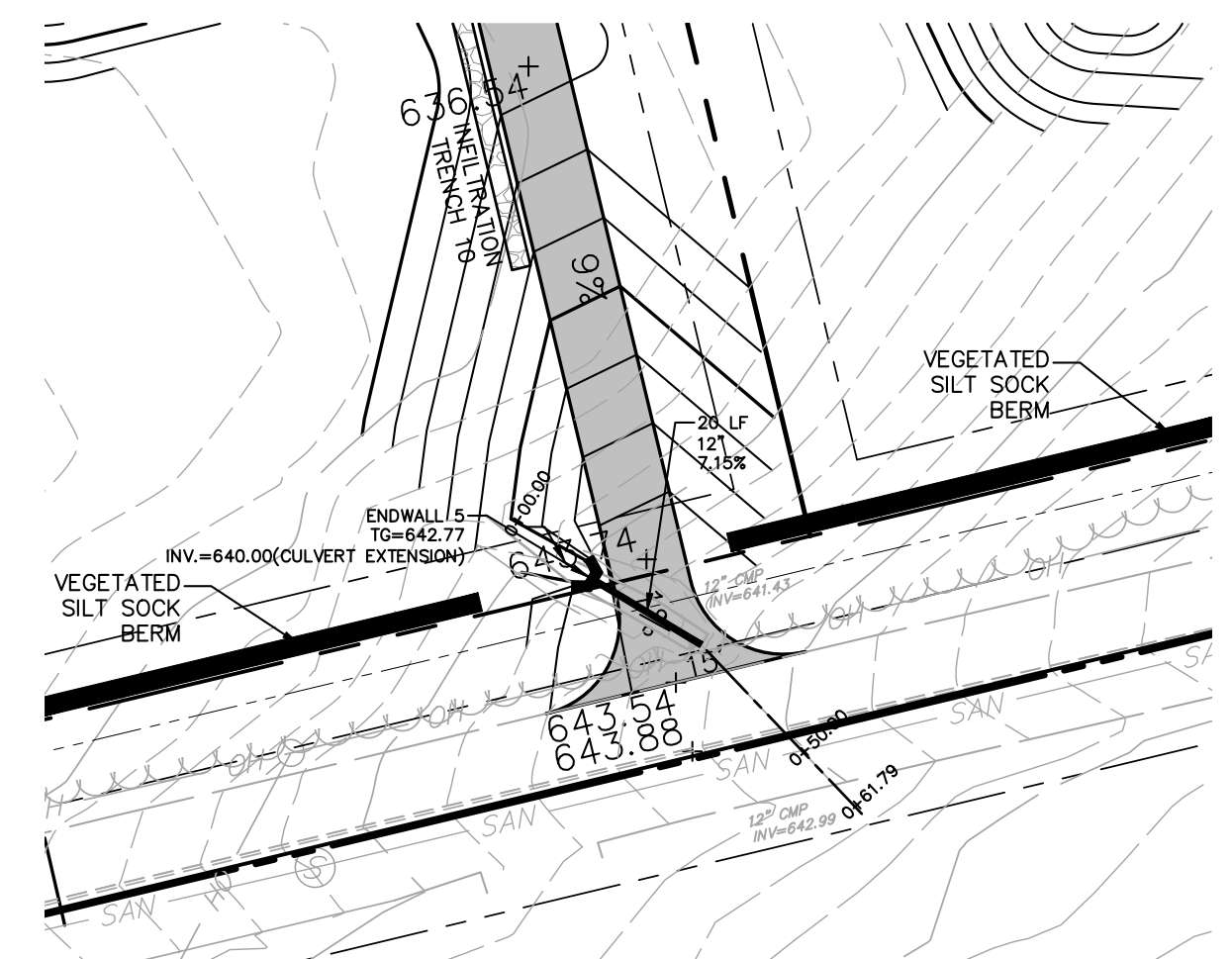
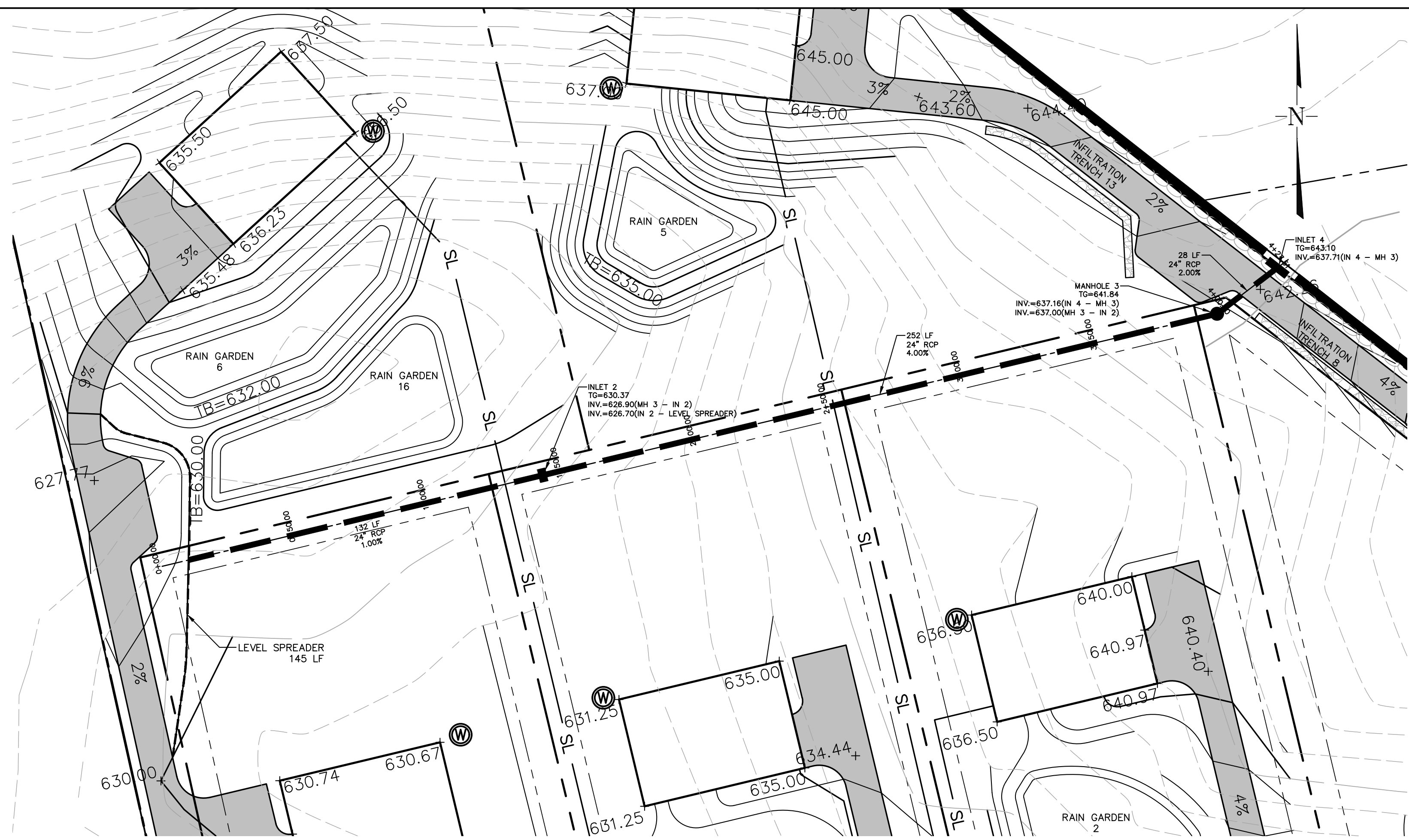
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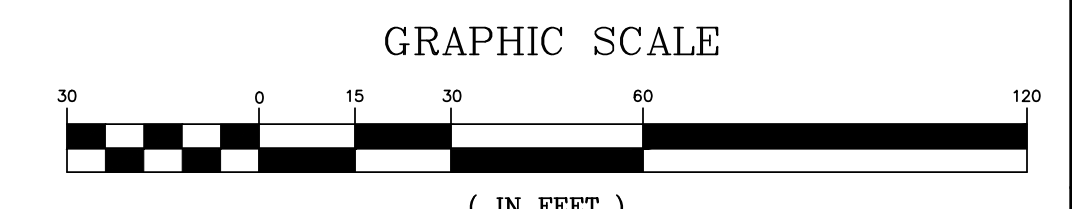
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3 POINT GARDEN ROAD
TOWNSHIP OF SMITHFIELD
MONROE COUNTY, PENNSYLVANIA

DRAWN BY: DJF	DATE: 06-28-24	PROJECT NO: LTSI 2301	DRAWING NO: C-2.2
APPROVED BY: JLO	SCALE: 1" = 50'	SHEET NO: 3 OF 6	

PRELIMINARY
SITE CONTEXT MAP

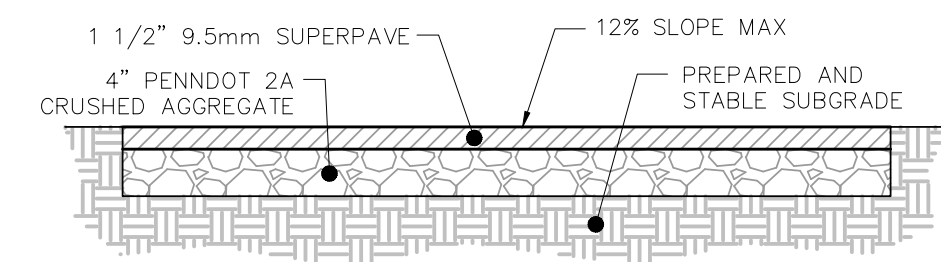


3 POINT GARDEN ROAD CULVERT
SCALE: H=30
V=3

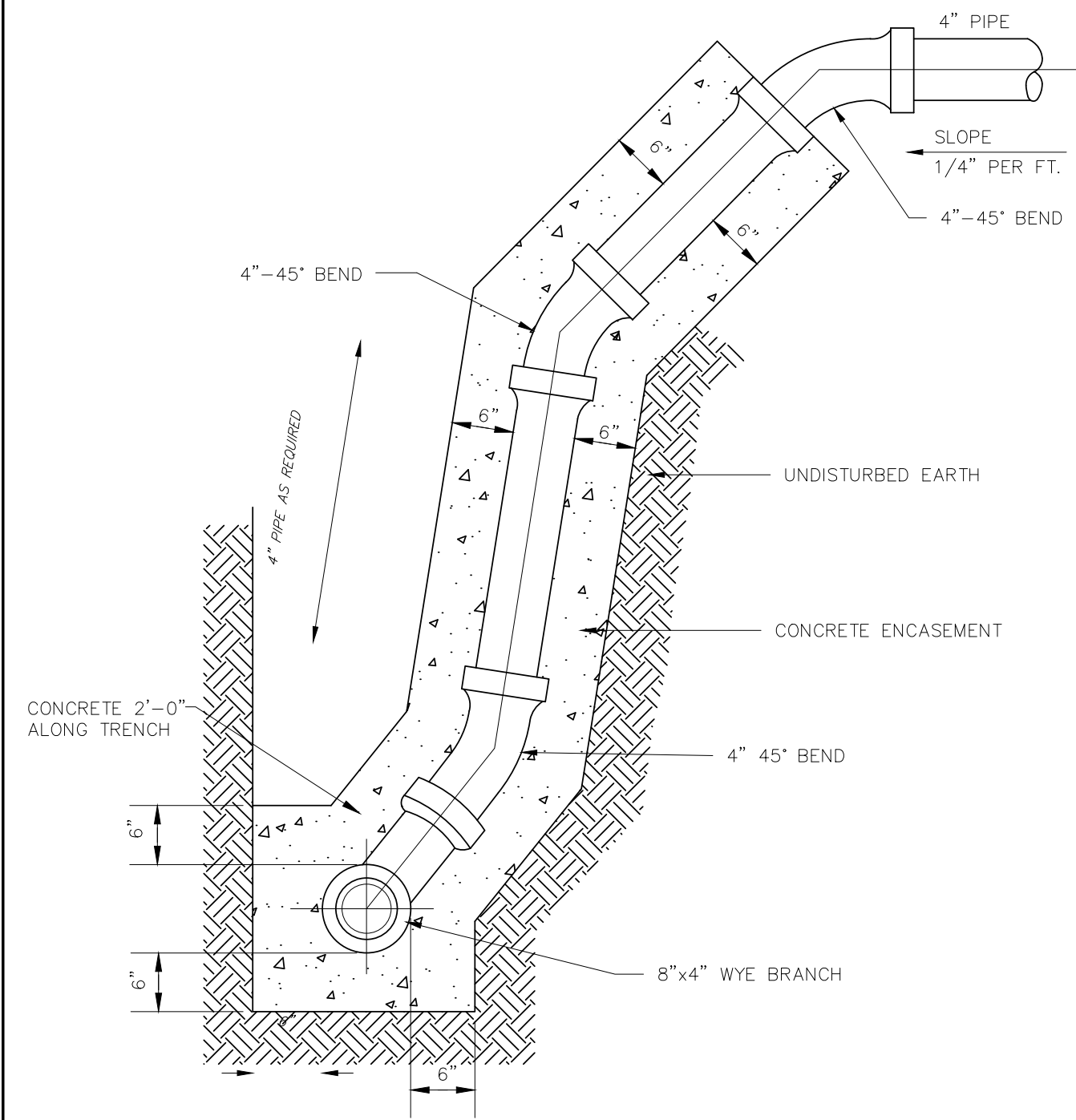


NO.	DATE	REVISION	BY
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<small>"CALL BEFORE YOU DIG" PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776</small>			
LTS HOMES, LLC 3 POINT GARDEN ROAD TOWNSHIP OF SMITHFIELD MONROE COUNTY, PENNSYLVANIA			
DRAWN BY DJF	DATE 06-28-24	PROJECT NO. LTSI 2301	DRAWING NO. C-6.1
APPROVED BY JLO	SCALE 1" = 30'	SHEET NO. 5 OF 6	

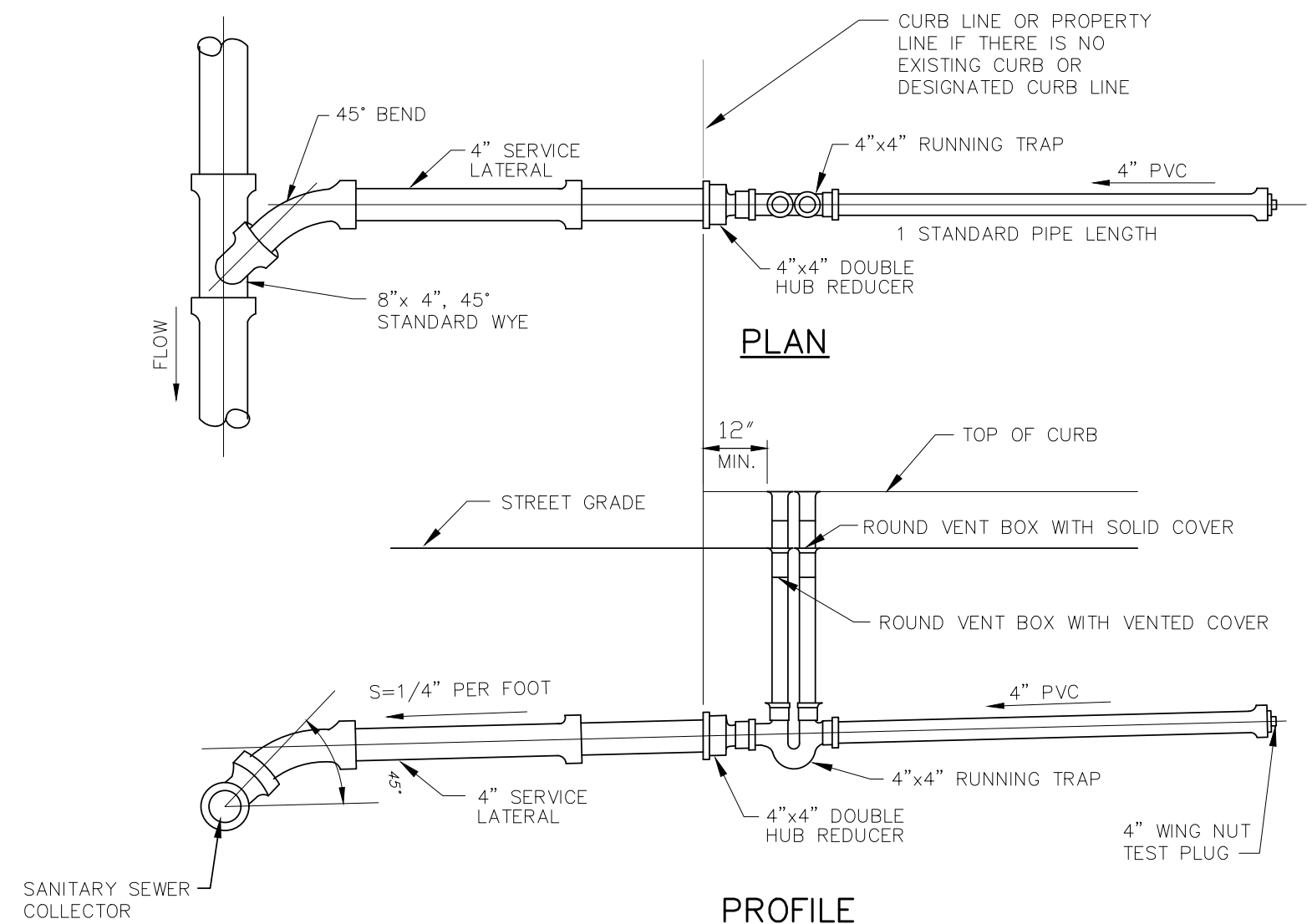
PRELIMINARY PROFILES PLAN



ASPHALT DRIVEWAY DETAIL
N.T.S.

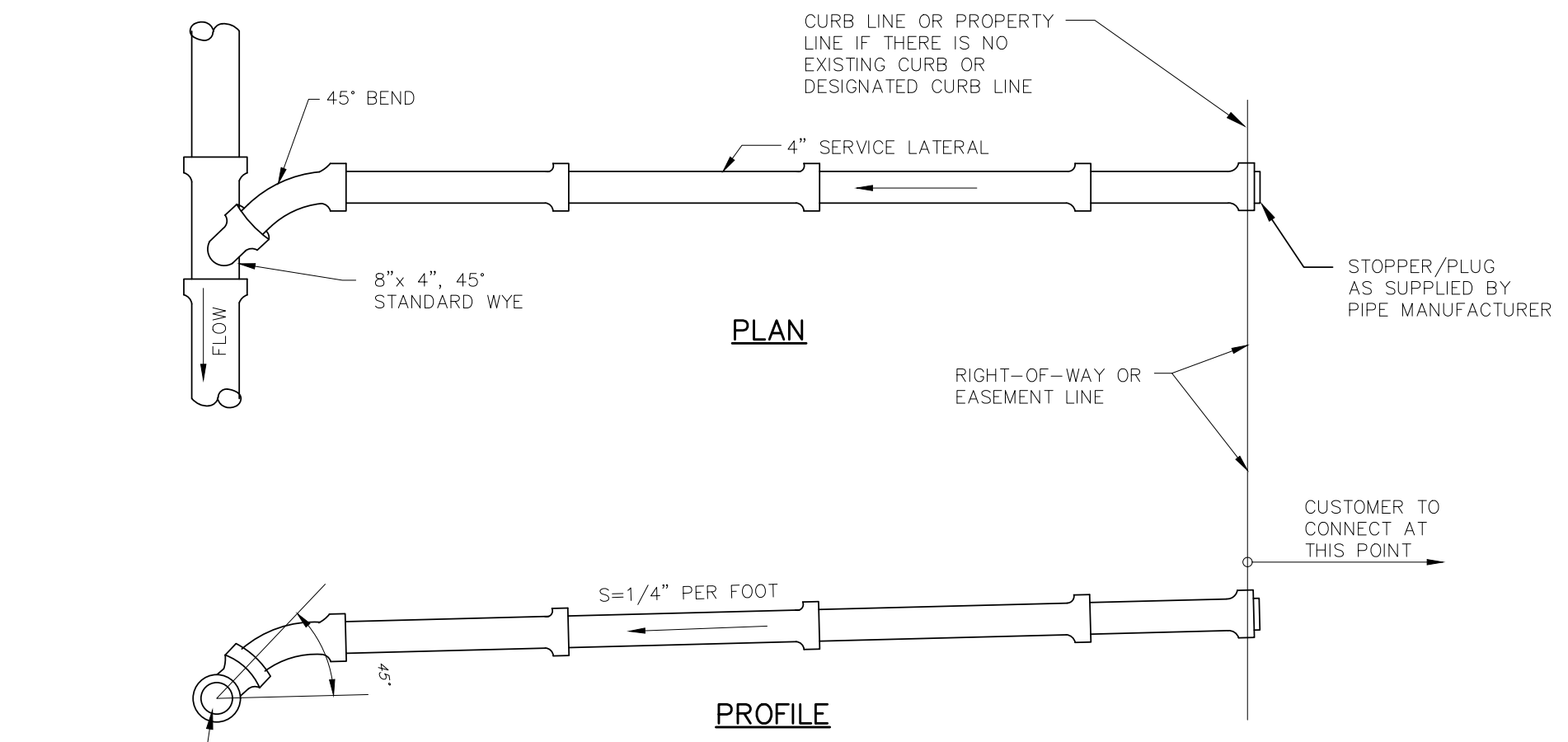


TYPICAL STANDPIPE SINGLE SERVICE CONNECTION
NO SCALE

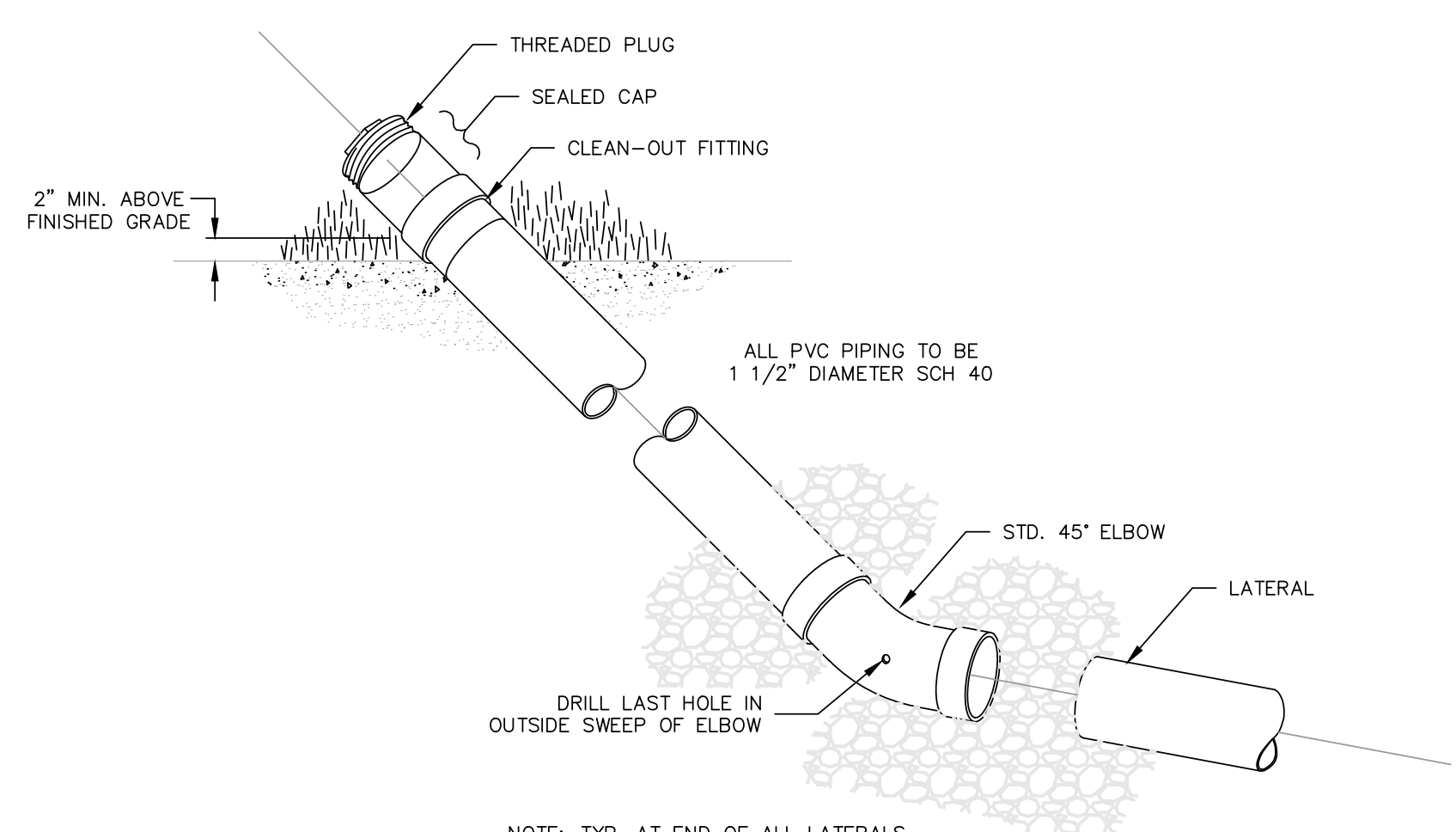


TYPICAL SERVICE LATERAL WITH TRAP

NOTE: ALL JOINTS ARE TO BE CAULKED IN ACCORDANCE WITH LOCAL PLUMBING CODE



TYPICAL SERVICE LATERAL



LATERAL CLEAN-OUT
N.T.S.

NO.	DATE	REVISION	BY
<p>Ott CONSULTING INC. CIVIL ENGINEERS • SURVEYORS LANDSCAPE ARCHITECTS GIS SERVICES</p> <p>LEHIGH VALLEY OFFICE P.O. BOX 386, EMMANUS, PA 18049 P: 610-928-4690 www.OttEng.com F: 610-928-4695</p> <p><small>ALL DOCUMENTS PREPARED BY OTT CONSULTING INC. ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY. ANY REUSE WILL BE AT OWNER'S AND/OR THIRD PARTY'S RISK. THIS DOCUMENT HAS BEEN SEALED WITH EITHER A BLUE INK SEAL OR A RAISED CRIMP SEAL. UNAUTHORIZED ALTERATIONS MAY HAVE BEEN MADE TO THIS DOCUMENT IF A SEAL IS NOT PRESENT. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.</small></p> <p>"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</p> <p>LTS HOMES, LLC 3 POINT GARDEN ROAD TOWNSHIP OF SMITHFIELD MONROE COUNTY, PENNSYLVANIA</p>			
<p>DRAWN BY DJF</p>	<p>DATE 06-28-24</p>	<p>PROJECT NO. LTSI 2301</p>	<p>DRAWING NO. C-7.1</p>
<p>APPROVED BY JLO</p>	<p>SCALE 1" = 50'</p>	<p>SHEET NO. 6 OF 6</p>	<p>BY</p>

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