



YOUR GOALS. OUR MISSION.

October 9, 2024

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

**SUBJECT: JOSEPH WIDMER PRELIMINARY/FINAL LAND DEVELOPMENT  
PLAN REVIEW NO. 1  
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
PROJECT NO. SMTW-R0017**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our first review of the submitted Preliminary/Final Land Development Plan Application. The submitted information consists of the following items.

- Letter of Transmittal prepared by RKR Hess dated August 30, 2024.
- Smithfield Township Application for Review of a Subdivision or Land Development Plan w/ Professional Services Agreement.
- Drainage Plan Application.
- Waiver Requests for the Land Development for Joseph Widmer prepared by RKR Hess, dated August 30, 2024.
- Stormwater Report prepared by RKR Hess, dated August 30, 2024.
- Wetland Report prepared by Value Engineering, Inc., dated December 15, 2023.
- Photometric Calculation Report prepared by Penn Lighting Associates, dated August 12, 2024.
- PennDOT Highway Occupancy Permit No. 05005187, issued February 26, 1991.
- Zoning Hearing Board Decision dated July 18, 2024.
- Property Deed, Deed Book 2635, Page 5363.
- Property Deed, Instrument #202200945.
- Truck Turning Plan prepared by RKR Hess, dated August 30, 2024.
- Traffic, Resource Impact and Conservation Analysis prepared by RKR Hess, dated August 30, 2024.
- Sewer Narrative.
- Sewer Capacity and Connection Email dated March 15, 2024.
- PADEP Sewage Planning Email dated August 14, 2024.
- Preliminary/Final Land Development Plan for Joseph Widmer prepared by RKR Hess, dated August 30, 2024.



## **BACKGROUND INFORMATION**

The Applicant, Joseph Widmer is proposing a land development at their property located on the northwestern corner of Milford Road/Business Route 0209 (S.R. 2012) and Joel Street.

The existing property has an area of 0.53 acres and is located within the ED, Economic Development Zoning District. The property consists of an existing gravel parking area with a gated entrance taking access from Milford Road/Business Route 0209 (S.R. 2012).

The project will support the Applicant's existing contractor business, and proposes the construction of a 1,008 square foot building housing a car parking space and truck work space with associated parking, storm sewer and stormwater management, and landscaping. The proposed building will be served by an on-lot well and public sanitary sewer.

In a decision dated July 18, 2024, the Smithfield Township Zoning Hearing Board granted the following variances:

1. From Section 403.1.B.(4) to allow proposed off-street parking in front of the property.
2. From Section 403.1.L to allow parking areas to be closer than 15-feet to the side and rear property lines.
3. From Section 403.1.M to allow the parking lot be constructed in front of the proposed building within the parking setback lines as shown on the Variance Plan.
4. From Section 502.7.C to reduce the width of the required buffer yard along Milford Road/Business Route 0209 (S.R. 2012) to 13-feet.

The Site Plan (Sheet C.S.01) lists the proposed use as "business or professional offices and/or services; contractors business". The Schedule of District Regulations lists contractor's business and business or professional offices and/or services as Principal Permitted Uses in the ED, Economic Development Zoning District.

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

## **ZONING ORDINANCE COMMENTS**

1. In accordance with Section 309 and the Schedule of District Regulations, the required minimum lot area is 30,000 square feet. *The property is an existing non-conforming lot having an area of 22,962 square feet. The proposed development does not affect the lot area. No action is required.*
2. In accordance with Section 309 and the Schedule of District Regulations, the required rear yard depth is 30-feet. *The proposed building is located only 22-feet from the rear property line and is within the required rear yard.*

*The Zoning Hearing Board Decision dated July 18, 2024 notes that a previous property owner "was granted a variance to construct a 1,008 square foot building that encroached upon the building setback lines" in 1991. A note on the plan indicates that on January 26, 2024 the*



*Township Zoning Officer confirmed that the proposed building may be located within the required yard.*

3. In accordance with Section 401.3.E.(1), “limited disturbance of moderately steep slopes and very steep slopes shall be permitted under the conditions described below:

Steep Slope Category	Percent	Maximum Area of Disturbance
Moderately Steep Slope	15% to 25%	60%
Very Steep Slope	25% or greater	10%

Disturbance refers to any development activity, including regrading and stripping of vegetation. The use of regraded slopes shall be minimized and is generally discouraged. The use of retaining walls for grade changes is encouraged.” *The Existing Resource and Site Analysis Plan (Sheet C.EX.01) indicates the existing steep slope areas are man-made. However, upon review of aerial mapping, the existing property consisted of established woodlands until about 2020. The Applicant shall discuss the use of the property and the existing steep slopes with the Township to determine whether the slopes are man-made.*

4. In accordance with Section 403.1.G, “all parking and loading areas shall be landscaped pursuant to § 27-502, Subsection 7, hereof”. In accordance with Section 502.7.C.(7), the following quantities of plant materials shall be required for buffers.

Evergreens	1 evergreen per 20 feet of buffer
Shade Trees	1 shade tree per every 3 evergreens, or approximately 1 per 60 feet of buffer length
Ornamental Flowering Trees	1 flowering tree per every 3 evergreens, or approximately 1 per 60 feet of buffer length
Shrubs	5 shrubs for every 1 evergreen or approximately 1 per 4 feet of buffer length

Eight (8) evergreen trees and 40 shrubs are required for 150 linear feet of parking area. *Seven (7) evergreen trees and 35 shrubs are proposed. The plan view, Plant Schedule, and Landscape Requirements chart on Sheet C.L.01 shall be revised.*

5. In accordance with Section 404.3.G.(6), access points along Business Route 209 “may be restricted to right turn-in, right turn-out if determined to be in the best interest of traffic operations”. *The use of the proposed driveway along Milford Road/Business Route 0209 (S.R. 2012) shall be discussed with the Township.*

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

6. In accordance with Sections 602.1.F, 603.A.1.A.(12), 702.1.E, and 703.1.D, all submissions to, correspondence with, and approvals/permits from the following agencies shall be provided.



- a. Smithfield Township Sewer Authority
  - b. Fire Company
  - c. Monroe County Planning Commission
7. In accordance with Section 602.1.G, “the applicant/developer shall notify all abutting property owners of the proposed development. This notification shall contain a statement as to the size and scope of the proposed project and the date of the first Planning Commission review of the project. Said notice shall be sent to the mailing address of the abutting property owners as shown on the tax rolls of the Township. A list indicating the names and addresses of the people notified as well as a copy of the letter center, a certification with “return receipt requested” indicating that the letters had been sent, shall be submitted to the Township.” *Notifications to abutting property owners are required.*
8. In accordance with Section 603.1.A.(11), “a recent title report shall be submitted verifying any restrictions in the deed affecting the subdivision or development of the property, including, but not limited to, any underground, overhead or surface utility easements or rights-of-way. Copies of easements shall be submitted for review.” *The title report shall be submitted as required.*
9. In accordance with Section 603.1.C.(1), “for sites under 100 acres, such [site context] maps shall be at a scale not less than one inch equals 200 feet, and shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. For sites of 100 acres or more, the scale shall be one inch equals 400 feet, and shall show the above relationships within 2,000 feet of the site.” *The Site Context Map provided on the Cover Sheet (Sheet C.C.01) shows existing features extending 150-feet ± from the project site and shall be revised for compliance with this Section.*
10. In accordance with Section 603.1.C.(2)(j), the Site Context Map shall include the “names of owners of all properties and the names of all subdivisions”. *Property owners within 1,000 feet of the project site shall be provided as required. A waiver from Section 603.C.(2)(j) is requested.*
- The Ordinance Section listed in the Waiver Requests letter and the Modification Requests on Sheet C.S.01 shall be revised to correctly reference Section 603.1.C.(2)(j).*
11. In accordance with Section 603.1.E.(13)(f), “slopes of 15% to 25% and slopes of greater than 25% shall be mapped and shown on the plans. The total area of land within these slopes shall be calculated and shown in table form on the plans. The area to be disturbed under the proposed plan application within each slope classification shall be shown and the area of proposed disturbance shall be shown and compared with the Zoning Ordinance [Chapter 27] requirements on slope restrictions.” *The Existing Resource and Site Analysis Plan (Sheet C.EX.01) indicates the existing steep slope areas are man-made. However, upon review of aerial mapping, the existing property consisted of established woodlands until about 2020. The Applicant shall discuss the use of the property and the existing steep slopes with the Township to determine whether the slopes are man-made. Also refer to Zoning Ordinance Comment 3. The existing area (in square feet), disturbed area (in square feet and percent), and preserved area (in square feet and percent) of the steep slopes shall be provide on the plan.*



12. In accordance with Section 603.1.E, a Resource Impact and Conservation Analysis is required. *The plan shall be revised to include a Resource Impact and Conservation Analysis chart listing the existing natural features including, but not limited to steep slopes, with existing area (in square feet), disturbed area (in square feet and percent), and preserved area (in square feet and percent).*
13. In accordance with Section 603.1.G.(17), the Preliminary Plan shall include “a soil erosion and sediment control plan and design basis of surface and subsurface drainage for protection against soil erosion during and after the construction period”. *The proposed limit of disturbance is less than one (1) acre. The following comments are related to our review of the ECS Plan, Notes, and Details on Sheets C.ES.01 and C.DES.01.*
  - a. *Step 2 of the Construction Sequence and Erosion and Sediment Control Note 2 references the Monroe County Conservation District. The Applicant shall indicate whether a submission is being made to the County Conservation District.*
  - b. *The rock construction entrance related to the sanitary sewer construction shall be included in the Construction Sequence and/or the Utility Line Installation Construction Sequence.*
  - c. *The length dimensioned in Standard Construction Detail #3-1 for the Rock Construction Entrance is 100-feet and may be reduced to 50-feet as the project site is not located within a high quality or exceptional value watershed.*
14. In accordance with Sections 1002.5 and 1402.1, where no public water supply is available to the subdivision or land development, the Township shall require the applicant/developer 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 utilized by the applicant/developer. *Adequacy of the proposed water supply shall be provided as required.*
15. In accordance with Section 1002.7.E, “the purpose of steep slope regulations is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading; to prevent potential dangers caused by erosion, stream siltation, and soil failure; and to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover by restricting grading of steep slope areas. Steep Slope Area shall be subject to use regulations identified below.

<b>Steep Slope Category</b>	<b>Percent</b>	<b>Maximum Area of Disturbance</b>
Moderately Steep Slope	15% to 25%	60%
Very Steep Slope	25% or greater	10%

Disturbance refers to any development activity, including regrading and stripping of vegetation. The use of regraded slopes shall be minimized and is generally discouraged. The use of retaining walls for grade changes is encouraged.” *The Existing Resource and Site Analysis Plan (Sheet C.EX.01) indicates the existing steep slope areas are man-made. However, upon review of aerial mapping, the existing property consisted of established woodlands until about 2020. The Applicant shall discuss the use of the property and the existing steep slopes with the Township to*



*determine whether the slopes are man-made. Also refer to Zoning Ordinance Comment 3.*

16. In accordance with Section 1002.7.F, “natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicant/developers shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant/developer’s Existing Resources and Site Analysis Plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *A PNDI Search shall be completed and submitted.*
17. In accordance with Section 1012.9, the maximum grade along the proposed driveway shall be 8%. *The grade at the proposed driveway is shown to remain as existing which has a slope upwards of 16%. The grading shall be revised. A driveway profile shall also be provided on the plan.*
18. In accordance with Section 1014.1.A, “curbs shall be installed along each side of every arterial, collector and local street, access driveway, and parking lots in a land development where pedestrian traffic will be traveling adjacent to the street, access driveway, or parking lot”. *Curb is required along the proposed driveway and parking area. A waiver from Section 1014 is requested.*
19. In accordance with Section 1015.1, “sidewalks shall be required on both sides of all streets in major subdivision plans and land developments. Street sidewalks shall have a minimum width of four feet, unless otherwise approved by the Board of Supervisors. There shall be a minimum three foot-wide planting strip, between the curb and sidewalk along local streets and 10 feet along collector or arterial streets. This grass planting strip can be used for the location of the underground utilities.” *Sidewalk shall be provided along Milford Road/Business Route 0209 (S.R. 2012) as required. A waiver from Section 1015 is requested.*
20. In accordance with Section 1020.1.B, “any other outdoor lighting, such as building and sidewalk illumination, signs, driveways with no adjacent parking and ornamental lighting, shall be shown on the lighting plan in sufficient detail to allow determination of the effects to adjacent properties, traffic safety and overhead sky glow. The objective of these specifications is to eliminate off-premises effects. No use shall produce glare off the premises by illumination originating on the premises. No bare or direct light source shall be visible beyond the lot lines. Only diffused or reflected lights shall be visible beyond the lot line. Illumination from light originating on the site shall not exceed 0.5 footcandles at the lot line.” *The proposed light located along the northwestern edge of the proposed parking area directs greater than 0.5 footcandles at the northwesterly property line shared with Parcel No. 16.7.1.48. The lighting design shall be revised as required.*
21. In accordance with Section 1023.5, “where stormwater or surface water will be gathered within the subdivision or land development an discharged or drained in volume over lands within or beyond the boundaries of the subdivision or land development, the applicant/developer shall reserve or obtain easements over all lands affected thereby, which easements shall be adequate for such discharge of drainage and the carrying off of such water and for the maintenance, repair and reconstruction of the same by vehicles, machinery and other equipment for such purposes, and which shall be of sufficient width for such passage and work. The applicant/developer shall convey, free of charge or cost, such easements to the Township upon demand.” *An access*



*ement shall be provided to permit, but not obligate the Township to access and observe, repair, replace, and/or maintain the proposed stormwater management facilities should the property owner fail to do so, at no cost to the Township. Also refer to Stormwater Management Ordinance Comment 43.*

22. In accordance with Section 1024.6, “parking lots shall be separated from buildings by a minimum distance of 10 feet or more”. *The proposed parking lot is immediately adjacent to the proposed building. A waiver from Section 1024.6 is requested. Parking is provided parallel to the building and no vehicle overhang along pedestrian accesses is anticipated. Therefore, we have no objection to this request.*
23. In accordance with Section 1024.15, “every off-street parking area shall include sufficient cuing space to accommodate entering and exiting vehicles without overflowing onto adjacent streets or service roadways however, a minimum queuing space for six vehicles is required”. *A waiver from Section 1024.15 is requested. We do not believe traffic volumes requiring the queuing of six (6) vehicles is expected. Therefore, we have no objection to this request.*
24. In accordance with Sections 1101.1.C.(1)(c) and 1101.1.C.(2)(d), street trees are required along existing streets and shall be located no closer than one foot outside the ultimate street right-of-way and no farther than 10 feet from the ultimate right-of-way. In addition, a recommended list of street trees is provided in Section 1101.1.C.(3)(a). *The Landscape Requirements chart on Sheet C.L.01 indicates that no additional plantings are proposed along Milford Road/Business Route 0209 (S.R. 2012) and that the buffer plantings will be utilized to meet this requirement.*  
  
*Eight (8) street trees are required. Two (2) street trees that are listed in Section 1101.1.C.(3)(a) are proposed. Seven (7) evergreen trees are also proposed. Six (6) additional street trees are required to meet this Sections 1101.1.C.(1)(c), 1101.1.C.(2)(d), and 1101.1.C.(3)(a).*
25. In accordance with Section 1101.1.C.(3)(a), street trees shall have a minimum caliper of 3-inches. *The Landscape Requirements chart proposes 2.5-inch caliper street trees and shall be revised for compliance with this Section.*
26. In accordance with Section 1101.1.E.(2), “when a nonresidential parking area is located within 100 feet of a public street or is adjacent to a residential use, the perimeter of the parking area that is adjacent to the public street and residential lot shall be softened by a continuous low hedge around the outside perimeter. Required buffer shrubs may not be used to meet this requirement.” *The required low hedge shall be provided as required.*
27. In accordance with Section 1101.1.F.(2)(c), “a minimum of six inches of top soil material shall be placed on all areas affected by basin construction (bottom of basin, side slopes, top of berm, etc.). The material must meet the requirements of the Pennsylvania Department of Transportation Form 408 Specifications, as amended”. *The plan shall specify 6-inches of top soil as required for the proposed infiltration basin.*
28. In accordance with Section 1202.A, “in conformance with the Pennsylvania Municipalities Planning Code, this Section requires the public dedication of land suitable for park land, noncommercial recreational uses, preserved open space, and the construction of recreational facilities. Upon agreement of the Board of Supervisors, any of the following alternatives may be



approved by the Board of Supervisors in lieu of public dedication of land, as specified in this Section:

1. Payment of recreation fees.
2. Construction of recreation facilities.
3. Dedication of recreation land or preserved open space to the Township or its designee.
4. A combination of these alternatives.”

*Open space and recreation facilities and/or a fee in-lieu-of shall be provided.*

29. In accordance with Section 1301.6.F, “access to facilities shall be provided for maintenance and operation. This access shall be 20 feet wide and shall be cleared, when possible, to a minimum width of 10 feet. Multiple accesses are encouraged for major facilities. The applicant/developer shall provide driveways, curb depressions, sidewalk aprons and all easements and rights-of-way for access to stormwater management facilities.” *A waiver from Section 1301.6.F is requested. A 10-foot wide cleared access is proposed as required. Provided the required stormwater management easement is proposed as required in Stormwater Management Ordinance Section 233.2.B.(21) (Comment 43), we do not believe this waiver is needed.*
30. In accordance with Section 1301.7.F, “the maximum slope of the earthen detention basin embankments should be four horizontal to one vertical. An embankment stability analysis shall be supplied for basins with a proposed slope which exceeds four horizontal to one vertical.” *A waiver from Section 1301.7.F is requested. The required embankment stability analysis shall be submitted for review as required and for consideration of the requested waiver.*
31. In accordance with Section 1301.7.G, “the minimum top width of the detention basin embankment shall be 10 feet. An embankment stability analysis shall be supplied for basins with a proposed embankment slope which is less than 10 feet.” *The proposed berm is 6-feet wide. A waiver from Section 1301.7.G is requested. The required embankment stability analysis shall be submitted for review as required and for consideration of the requested waiver.*
32. In accordance with Section 1301.7.Q.(2), “the minimum diameter of all storm drainage pipe shall be 18 inches or an equivalent thereto. Where headroom is restricted, equivalent pipe arches may be used in lieu of circular pipe”. *The diameter of the proposed storm sewer is 15-inches. A waiver from Section 1301.7.Q.(2) is requested.*
33. In accordance with Section 1302.4.A, “no excavation or fill shall be made with a face or surface slope steeper than three horizontal to one vertical unless a retaining wall or other soil retention method, constructed in accordance with approved standards, is provided to support the face or surface slope of said excavation or fill”. *Two to one (2:1) slopes are proposed. S75 geotextile is proposed along these slopes. A waiver from Section 1302.4.A is requested. Calculations in support of the slope stability shall be submitted for review as required and for consideration of the requested waiver.*
34. In accordance with Section 1302.4.D, “all the outermost limits of all cuts and fills shall be a





minimum of 10 feet from adjacent property lines. Where retaining walls greater than four feet in height are proposed the face of such retaining wall shall be a minimum of 10 feet from all property lines. Retaining walls greater than six feet shall be designed as a tiered wall with a minimum width of four feet between walls.” *The proposed grading is within 10-feet of the northeasterly property line shared with Parcel No. 16.7C.1.74. A waiver from Section 1302.4.D is requested.*

35. In accordance with Section 1405.1, the applicant/developer shall submit the information required by this Section for review to ensure that the proposed method of sewage collection, treatment and disposal is feasible and is consistent with the Smithfield Township Sewage Facilities Plan prepared under the terms of Act 537 of the Commonwealth of Pennsylvania. The preliminary plan must indicate that each proposed lot, dwelling or building will be serviced by an appropriate sewage system, thereby avoiding the necessity of major revisions of the plan at the final plan stage. *Correspondence was provided indicating the Township Sewer Authority and its Engineer find the connection suitable. All approvals, reservation of capacity, etc. shall be obtained prior to plan recordation.*
36. In accordance with Section 1503.3, “no final plan shall be signed by the Board of Supervisors for recording with the Recorder of Deeds unless:
- A. A financial security in accordance with § 22-1503 is accepted by the Board of Supervisors and the Board of Supervisors has received confirmation that the public utility or municipal authority has been provided with financial security, if applicable; and/or,
  - B. The improvements required by this Chapter have been installed, in accordance with § 22-1504.”

*A construction cost estimate shall be submitted for review to determine the required financial security.*

### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

37. In accordance with Sections 221.11 and 228.2, roof drains and sump pumps shall discharge to infiltration or vegetative BMPs wherever feasible. Roof drains shall not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater where advantageous to do so. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment. *A waiver from Section 221.11 is requested. The roof drains discharge to the proposed storm sewer which directs stormwater to the proposed infiltration basin. We have no objection to this request.*
38. In accordance with Sections 221.12 and 223.1.F, all stormwater runoff, other than rooftop runoff discussed in Subsection 11 above, shall be treated for water quality prior to discharge to surface water or groundwater. *Water quality devices shall be provided prior to the stormwater runoff entering the proposed infiltration basin. A Snout Oil-Water-Debris Separator Detail is provided on Sheet C.DS.01. The location of the proposed snout(s) shall be provided in the plan and profile views.*
39. In accordance with Section 228.3, “any stormwater management facility (i.e., BMP, detention basin) designed to store runoff and requiring a berm or earthen embankment required or regulated



by this Part shall be designed to provide an emergency spillway to handle flow up to and including the 100-year proposed conditions, considering the primary outlet control structures are blocked. The height of embankment must provide a minimum 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year proposed conditions inflow. Should any stormwater management facility require a dam safety permit under Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety which may be required to pass storms larger than the 100-year event.”

- a. *The routed freeboard was calculated. The freeboard when the outlet control structure is blocked shall be calculated to show compliance with this Section.*
  - b. *Stability calculations of the emergency spillway with the proposed S75 geotextile lining shall be submitted for review.*
  - c. *The spillway elevation shown in plan view on Sheet C.G.01 (500.70) is inconsistent with the elevation utilized in the calculations provided in the Stormwater Report and provided in the Emergency Spillway with TRM Lining detail on Sheet C.DS.01 (501.00). The spillway elevation shall be revised.*
40. In accordance with Section 229.1, “any earth disturbance must be conducted in conformance with Chapter 102”. *The proposed limit of disturbance is less than one (1) acre. Refer to SALDO Comment 13 for comments related to our review of the ECS Plan, Notes, and Details on Sheets C.ES.01 and C.DES.01.*
  41. In accordance with Section 233.2.B, “maps of the project area shall be submitted on twenty-four-inch by thirty-six-inch sheets and/or shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Monroe County. If the SALDO [Chapter 22] has more stringent criteria, then the more stringent criteria shall apply.” *The drainage area plans shall be provided on 24-inch by 36-inch plan sheets.*
  42. In accordance with Section 233.2.B.(20), the plan shall include “overland drainage patterns and swales with time of concentration paths”. *The drainage area labels shown on the Pre-Development and Post-Development Drainage Area plans are not consistent with the subcatchment area labels in the HydroCAD calculations. The labels shall be revised for consistency. In addition, a plan showing the inlet drainage areas shall be provided.*
  43. In accordance with Section 233.2.B.(21), the plan shall include “a twenty-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way as necessary to implement the operations and maintenance (O&M) plan. Alternatively, a blanket easement may be provided by a note on the plan”. *An access easement shall be provided to permit, but not obligate the Township to access and observe, repair, replace, and/or maintain the proposed stormwater management facilities should the property owner fail to do so, at no cost to the Township.*
  44. In accordance with Section 233.2.B.(25), the following signature block for the design professional shall be provided on the plan.



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

*The required signature block shall be provided on the plan.*

### **MISCELLANEOUS COMMENTS**

45. Spot elevations shall be provided along the proposed handicap parking space and access aisle to confirm compliance with ADA regulations.
46. An existing offsite area of gravel is proposed to be removed from Parcel No. 16.7.1.48 and replanted with topsoil and meadow. Written permission from the adjoining property shall be provided to the Township to permit the proposed work.
47. The plan legends indicate a retaining wall is proposed, however none is shown in plan view. This shall be addressed.
48. On Sheet C.L.01, a leader for 3 CK trees is shown in plan view, however the trees are not shown. This shall be addressed.
49. The type of concrete shall be specified in the Pole Base Detail on Sheet C.L.01.
50. The Trash Enclosure detail provided on Sheet C.DS.02 indicates a 10-foot by 8-foot trash enclosure area. The plan view shows a 10-foot by 10-foot trash enclosure area. The detail or plan view shall be revised.
51. A detail for the proposed stop sign shall be provided on the plan.

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

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

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

If you should have any questions regarding the above comments, please call me.

Sincerely,

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



JST/meh

cc: Julia Heilakka, Manager – Smithfield Township  
Ronold J. Karasek, Esquire – Smithfield Township Solicitor  
Ken Wolf – Smithfield Township Zoning Officer  
Nick DeFrank, P.E., RKR Hess – Applicant’s Engineer  
Joseph Widmer – Applicant/Property Owner  
Melissa E. Hutchison, P.E. – T&M Associates

G:\Projects\SMTW\R0017\Correspondence\Comment Letters\Joseph Widmer LDP\_Review No. 1.docx