

October 23, 2024
Project No. 10842.004

Smithfield Township
1155 Red Fox Road
East Stroudsburg, PA 18301

ATTENTION: PLANNING COMMISSION

SUBJECT: JOSEPH WIDMER PRELIMINARY/FINAL LAND DEVELOPMENT PLAN REVIEW NO. 1, SMITHFIELD TOWNSHIP, MONROE COUNTY

Dear Ms. Heilakka:

We are in receipt of the Township’s Engineer’s review letter dated October 9, 2024 and offer the following. For clarity, we have repeated the comments followed by our responses in bold.

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.

Response: No response 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.

Response: No response required.

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.

Response: The current owner purchased the property in 2023, which consisted of a wooded lot. Based off the GIS data, minimal steep slopes appear present at this time (refer to included GIS map showing 2023 site and topo conditions). However, it appears these contiguous steep slope areas are less than 3,000 SF, and therefore, exempt from the total steep slope SF and percentage of steep slope disturbance calculation requirements per Section 401.3.E.(3) of the Zoning Ordinance.

Tree clearing and grading was performed during the second half of 2023 for a parking and storage area in support of the tree service business the property owner currently operates. The steep slopes shown on the plan are a direct result of the work performed in 2023. Therefore, the mapped onsite steep 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 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.

Response: Section 502.7.C of the Zoning Ordinance specifically notes ‘All nonresidential parking lots for off-street parking or for the storage or movement of motor vehicles located in front of the building shall be separated from the ultimate right-of-way line by a buffer yard...’. Since the parking space behind the building is buffered by the proposed building, this length was excluded from the tree calculation. Based on the parking and loading spaces proposed in front of the building, approximately 130-feet was utilized

for the tree calculation. Therefore, 7 evergreen trees and 35 shrubs are required and proposed.

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.

Response: The existing driveway has a valid PennDOT permit (05005187) and is currently being used to access the site. The driveway improvements are proposed outside of the PennDOT ROW. This will be further 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

Response: Copies of the Smithfield Sewer Authority and MCPC reviews are included with this resubmission. The plans were submitted to the Fire Company on October 15, 2024 (via email). A copy of this correspondence is included with this resubmission. No response has been received from the Fire Company to date.

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.

Response: Certified letters have been sent out to abutting property owners on October 23, 2024. Copies of these letters, including the green cards, are included in this resubmission.

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.

Response: A title policy is included within this resubmission. Note that page 12 of the pdf lists rights for utilities.

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.

Response: A 300 scale aerial map has been added to Sheet C.EX.01 showing the existing features within 1,000 feet of the property.

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 CS. 01 shall be revised to correctly reference Section 603.1. C. (2)j.

Response: The waiver request letter and Sheet C.S.01 have been revised to reflect the correct section of the SALDO.

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 CEX01) 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.

Response: The current owner purchased the property in 2023, which consisted of a wooded lot. Based off the GIS data, minimal steep slopes appear present at this time (refer to included GIS map showing 2023 site and topo conditions). However, it appears these contiguous steep slope areas are less than 3,000 SF, and therefore, exempt from the total steep slope SF and percentage of steep slope disturbance calculation requirements per Section 401.3.E.(3) of the Zoning Ordinance.

Tree clearing and grading was performed during the second half of 2023 for a parking and storage area in support of the tree service business the property owner currently

operates. The steep slopes shown on the plan are a direct result of the work performed in 2023. Therefore, the mapped onsite steep slopes are man-made.

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).

Response: A Resource Impact and Conservation Impact chart has been added to Sheet C.EX.01.

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.

Response: Approval from the MCCD was received on 10/2/2024 and a copy is included with this resubmission. Note the construction entrance was added to Step 6 of the construction sequence on Sheet C.ES.01 while the detail remains unchanged per MCCD approval.

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.

Response: Note 15 has been added to Sheet C.S.01 as required in Section 1402.1.E.

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.

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.EX01) 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.

Response: The current owner purchased the property in 2023, which consisted of a wooded lot. Based off the GIS data, minimal steep slopes appear present at this time (refer to included GIS map showing 2023 site and topo conditions). However, it appears these contiguous steep slope areas are less than 3,000 SF, and therefore, exempt from the total steep slope SF and percentage of steep slope disturbance calculation requirements per Section 401.3.E.(3) of the Zoning Ordinance.

Tree clearing and grading was performed during the second half of 2023 for a parking and storage area in support of the tree service business the property owner currently operates. The steep slopes shown on the plan are a direct result of the work performed in 2023. Therefore, the mapped onsite steep slopes are man-made.

- 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.

Response: A PNDI was performed and is included with this resubmission. Sheet C.ES.01 has been updated to include a note pertaining to the Northern Long-Eared Bat as indicated on the PNDI.

- 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.

Response: A driveway centerline profile is now shown on Sheet C.DS.02.

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.

Response: No response required.

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, rom Section 1015 is requested.

Response: No response required.

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.

Response: Sheet C.L.01 has been updated to address this comment. Revised lighting plans from Penn Lighting are also included with this resubmission.

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 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. Also refer to Stormwater Management Ordinance Comment 43.

Response: A blanket stormwater easement has been added to Sheet C.G.01.

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.

Response: No response required.

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.

Response: No response required.

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).

Response: A waiver is being requested from meeting this requirement.

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.

Response: A waiver is being requested from meeting this requirement.

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.

Response: A waiver is being requested from meeting this requirement.

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.

Response: The Detention Basin/Infiltration Area detail on Sheet C.DS.01 has been revised to reflect 6-inches of topsoil.

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.

Response: A fee in lieu of will be discussed with the Township and addressed prior to final plan approval.

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.

Response: A blanket stormwater easement has been added to Sheet C.G.01 and the previously requested waiver has also been withdrawn.

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.

Response: Per discussions with the Township engineer, an embankment stability analysis is not required for the previously submitted waiver request, provided calculations are

submitted verifying that 2:1 slopes will be stable with NAG S75 matting. Slope stability calculations are included on Pages 88 & 89 of the revised ESC Report.

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.

Response: Per discussions with the Township engineer, an embankment stability analysis is not required for the previously submitted waiver request since a key trench and core are proposed and the minimal ponding depth during the 100-yr storm.

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.

Response: No response required.

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.

Response: Slope stability calculations in support of the requested waiver are included on pages 88 & 89 of the revised ESC Report.

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.

Response: No response required.

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.

Response: The sewer authority comments have been incorporated into Sheets C.G.01 and C.DS.03 that are part of the resubmission. The approval letter will be forwarded to the Township upon our receipt.

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.

Response: A construction cost estimate will be provided upon confirmation of the site improvements.

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.

Response: No response required.

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.

Response: Sheet C.G.01 has been updated in both plan and profile view to reflect the proposed snout in MH 4.

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 darn 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.

Response: The proposed spillway has been lowered and widened to provide the minimum 1-foot of freeboard required. Refer to attached calculations and Sheets C.G.01 and C.DS.01.

- b. Stability calculations of the emergency spillway with the proposed S75 geotextile lining shall be submitted for review.

Response: Stability calculations for the emergency spillway are included on pages 90 & 91 of the revised ESC Report.

- 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.

Response: The spillway elevation has been revised for consistency between the plans and calculations.

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.

Response: The MCCD has previously reviewed and approved the ESC Plan. A copy of the approval letter is included with this resubmission.

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.

Response: The drainage plans have been revised to be shown on 24" x 36" plans and is included at the back of the ESC Report. Note both the existing and proposed drainage areas are now shown on the same plan, but separate viewpoints.

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.

Response: The drainage area plan has been revised for consistency with the calculations.

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.

Response: A blanket stormwater easement has been added to Sheet C.G.01

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.

Response: This certification is included on the bottom right corner of Sheet C.G.01.

MISCELLANEOUS COMMENTS

45. Spot elevations shall be provided along the proposed handicap parking space and access aisle to confirm compliance with ADA regulations.

Response: Spot elevations have been added to Sheet C.G.01.

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.

Response: Written permission will be provided upon our receipt.

47. The plan legends indicate a retaining wall is proposed, however none is shown in plan view. This shall be addressed.

Response: The legend has been revised on all plan sheets to remove the retaining wall.

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.

Response: Sheet C.L.01 has been revised to remove the noted text.

49. The type of concrete shall be specified in the Pole Base Detail on Sheet C.L.01.

Response: The Pole Base Detail now shows the proposed concrete classification 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.

Response: The plans have been revised to reflect the proposed 10' x 8' trash enclosure.

51. A detail for the proposed stop sign shall be provided on the plan.

Response: Sheet C.DS.02 now includes a stop sign detail.

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

Very truly yours,

RKR HESS, A DIVISION OF UTRS, INC.



Nicholas M. DeFrank, P.E.
Enclosures

cc: Jon Tressler, P.E., P.L.S. - T&M Associates
Melissa E. Hutchison, P.E. - T&M Associates
Joseph Widmer