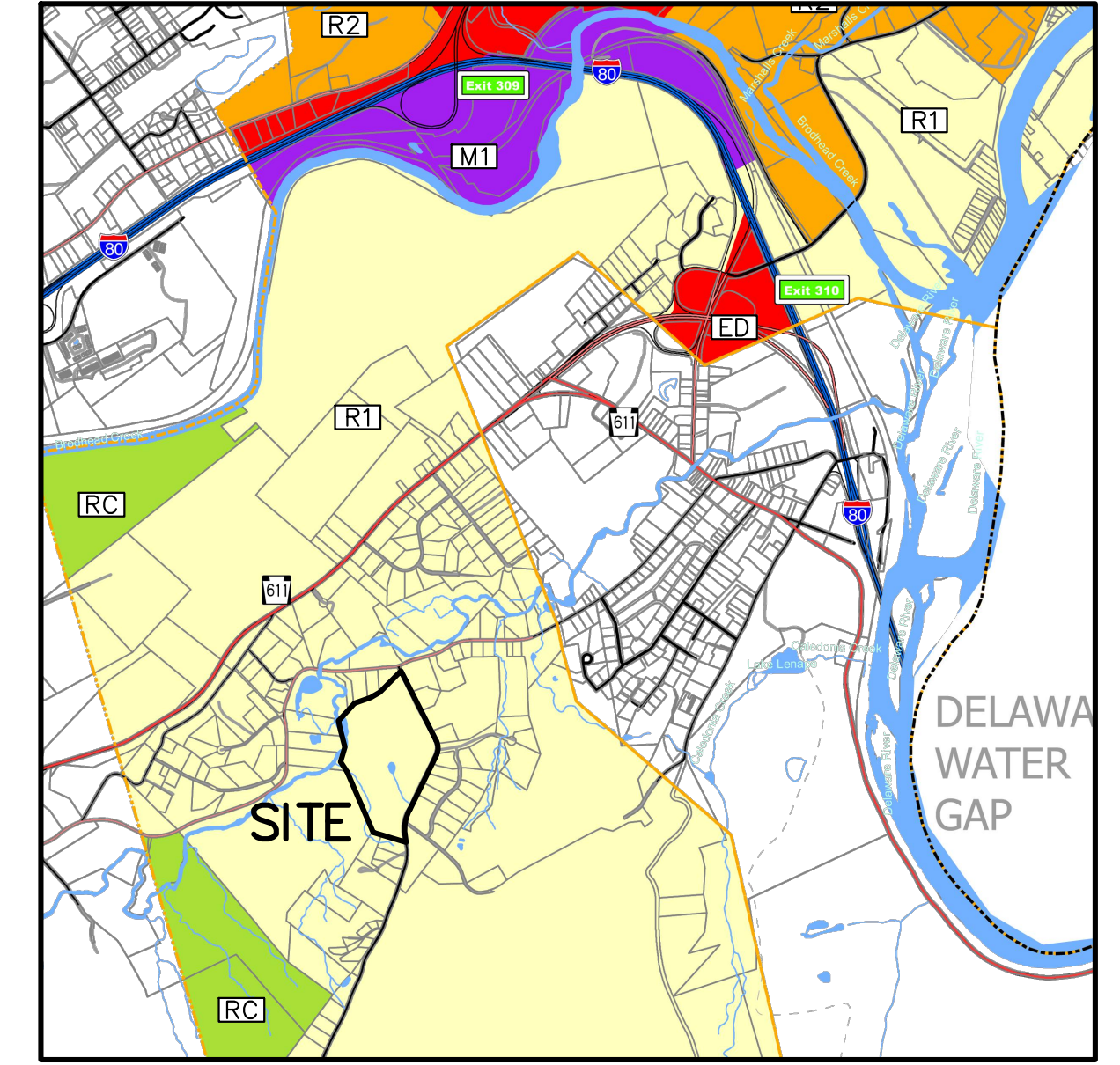


LOCATION MAP
USGS: STRODSBURG QUADRANGLE
Scale: 1"=2000'



TOWNSHIP ZONING MAP
Scale: 1"=2000'

SITE DATA
 OWNER/DEVELOPER: WATER GAP ACQUISITIONS PARTNERS, LLC
 P.O. BOX 244
 DELAWARE WATER GAP, PA 18327
 PHONE: 203-524-3039

APPLICANT/LESSEE: HEALTHY MINDS PARTNERS, LLC
 57 SOUTH POINT DRIVE UNIT 1003
 MIAMI, FL 33139

SITE ADDRESS: 805 SCOTT STREET, BOX 3
 STRODSBURG, PA 18360

DEED BOOK: D.B.V. 2418, PG. 6885
 TAX MAP: 18-9-1-22
 PIN: 187300555554
 NUMBER OF LOTS: ONE (1)
 TOTAL AREA: 32.03 AC.
 SEWER: ON-SITE
 WATER: ON-SITE

BENCHMARK (BM)
 MAG NAIL LOCATED ALONG EDGE OF CART PATH
 N. 306293.2202 E. 7684271.0866
 ELEVATION: 361.99 NAD83 DATUM.

ZONING DATA
 ZONING DISTRICT: R-1: LOW DENSITY RESIDENTIAL ON-SITE SEWER AND WATER
 PROPOSED USE: RESIDENTIAL TREATMENT FACILITY (APPROVED CONDITIONAL USE)
 MINIMUM LOT AREA: 50,000 SF
 MINIMUM LOT WIDTH: 150 FEET
 MINIMUM LOT DEPTH: 200 FEET
 MINIMUM YARDS (BUILDING SETBACKS):
 FRONT: 35 FEET
 REAR: 25 FEET
 SIDE: 30 FEET
 MAX. BUILDING LOT COVERAGE: 20% / 1.1% PROPOSED (14,917 S.F.)
 BUILDING HEIGHT: 35 FEET
 MAX. IMPERVIOUS COVERAGE: 25% / 6.7% PROPOSED (83,508 S.F.)

ZONING NOTES:
 ZONING DATA PROVIDED IS BASED ON AN INTERPRETATION OF THE ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.

Minimum Slope	Maximum Slope	Color	Area
15.00%	25.00%	(Color swatch)	5.52 AC
25.00%	100.00%	(Color swatch)	5.41 AC

LEGEND

PROPERTY BOUNDARY	(Symbol)	EXISTING
LOT LINE	(Symbol)	
BUILDING SETBACK	(Symbol)	
LEGAL RIGHT-OF-WAY	(Symbol)	
EASEMENT	(Symbol)	
BUILDING	(Symbol)	
ZONING BOUNDARY	(Symbol)	SMC
SOIL BOUNDARY	(Symbol)	HC
UTILITY POLE	(Symbol)	
OVERHEAD ELECTRIC	(Symbol)	
WATER MAIN & VALVE	(Symbol)	
FIRE HYDRANT	(Symbol)	
WELL	(Symbol)	
GAS MAIN & VALVE	(Symbol)	
SANITARY LINE, MANHOLE, & CLEANOUT	(Symbol)	
STORM LINE, MANHOLE, & INLET	(Symbol)	
CHAIN-LINK FENCE	(Symbol)	
SIGN	(Symbol)	
DECIDUOUS TREE	(Symbol)	
EVERGREEN TREE	(Symbol)	
TREE ROW	(Symbol)	
CONTOUR	(Symbol)	
SPOT ELEVATION	(Symbol)	
WETLANDS	(Symbol)	
DEED METES & BOUNDS	(Symbol)	DB
MEASURED METES & BOUNDS	(Symbol)	MB
CALCULATED METES & BOUNDS	(Symbol)	CB
EDGE OF PAVEMENT	(Symbol)	E.P.
EDGE OF CONCRETE	(Symbol)	E.C.
EDGE OF SHOULDER	(Symbol)	E.S.
PROPERTY LINE	(Symbol)	P.L.
BTANNIUMS	(Symbol)	BT
TYPICAL	(Symbol)	TR

SOIL CLASSIFICATION
 (Symbol) HOLLY SILT LOAM, 0 TO 3 PERCENT SLOPES
 (Symbol) WYOMING GRAVELLY SANDY LOAM, 3 TO 8 PERCENT SLOPES
 (Symbol) WYOMING GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES
 (Symbol) WYOMING GRAVELLY SANDY LOAM, 15 TO 25 PERCENT SLOPES
 (Symbol) WYOMING GRAVELLY SANDY LOAM, 25 TO 70 PERCENT SLOPES

SURVEY NOTES:
 1. THIS DRAWING HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE SURVEYOR HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OF OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO ANY FUTURE CONSTRUCTION.
 2. DATE OF SURVEY: SEPTEMBER, 2024
 3. ANY DISCREPANCIES IN RECONCILIATION OF RECORD INFORMATION WITH FIELD MEASUREMENTS SHOWN ON THIS SURVEY ARE DUE TO THE PROFESSIONAL EVALUATION OF SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO: DEED CALLS, LOCATION OF CORNER MONUMENTATION, LOCATIONS OF LONG STANDING POSSESSION LINES OR OTHER BOUNDARY LINE EVIDENCE, CARTWAY LOCATIONS (ROADS), INTENT OF ORIGINAL SURVEY, SENIORITY OF TITLE AND ERROR IN RECORD MEASUREMENTS AND/OR CLOSURES.
 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, CONDITIONS AND RESTRICTIONS, ETC., THAT A TITLE REPORT MIGHT REVEAL.
 5. THE OWNER/DEVELOPER OF THE LOT SHALL BE RESPONSIBLE FOR ACQUIRING ANY APPLICABLE APPROVALS/PERMITS PRIOR TO PERFORMING ANY SITE DEVELOPMENT.



DATE	BY
REVISIONS	

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 BarrySett.com
 525 Main Street, Suite 200
 Stroudsburg, PA 18360

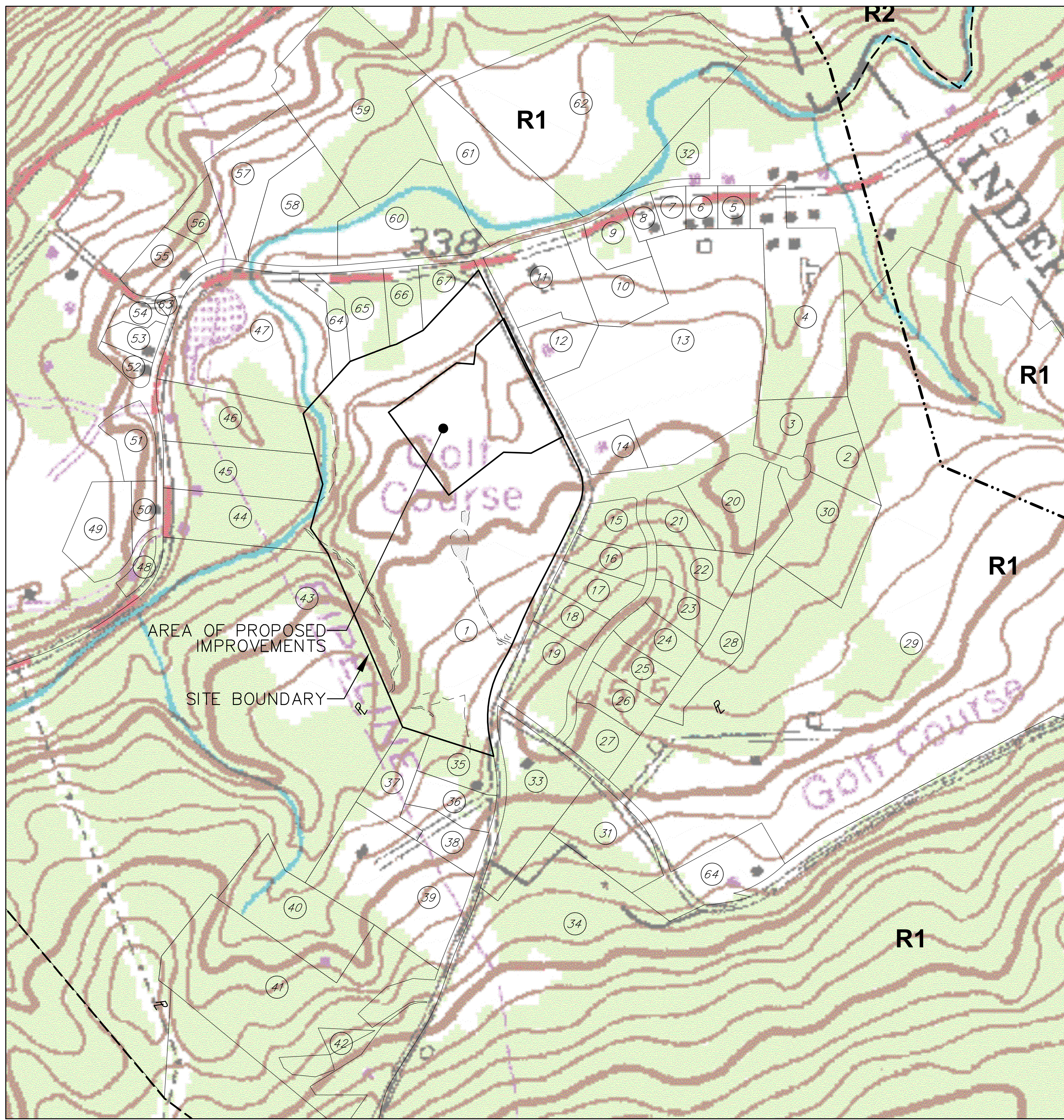
BARRY SETT & ASSOCIATES
 AN ASSOCIATE OF ENGINEERS AND CONSULTANTS

EXISTING RESOURCES & SITE ANALYSIS PLAN
 HEALTHY MINDS TREATMENT CENTER
 HEALTHY MINDS PARTNERS, LLC
 SMITHFIELD TOWNSHIP
 MONROE COUNTY, PA

DATE	11/14/2024	DSGN	
SCALE	1"=60'	CHK	RTT
DRAWN	JAZ	APPR	RTT
JOB	1072123.001	PMGR	RTT
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SHEET: 1 OF 4			

EF-1





SOURCE: USGS TOPOGRAPHIC MAPS, STROUBSBURG QUADRANGLE

#	PROPERTY OWNER	ADDRESS	PARCEL ID	MAP #
1	WATER GAP ACQUISITIONS PARTNERS LLC	T 383	16.9122	1673100055514
2	WIL LAKES ESTATES DEVELOPMENT	211 RAVENS NEST RD	16.98081	1673100079125
3	JORGE CARRIDO	209 RAVENS NEST RD	16.98090	1673100089828
4	ETUX DANE BROUSSEAU	7604 CHERRY VALLEY RD	16.8.3.45	1673100286440
5	KRC INVESTMENTS LLC	7598 CHERRY VALLEY RD	16.8.3.44	1673100286678
6	FRANCIS & LARRY R. KRAMER	7594 CHERRY VALLEY RD	16.8.3.43	1673100286617
7	SUSAN & JOSEPH L. JR. KELLERMAN	7590 CHERRY VALLEY RD	16.8.3.42	167310028663757
8	JAMES W. TERWILLIGER	7584 CHERRY VALLEY RD	16.8.3.40-1	16731002871242
9	MICHAEL MATTHEW METZGAR	7574 CHERRY VALLEY RD	16.8.3.4	16731002866143
10	MICHAEL MATTHEW METZGAR	LR 45010	16.8.3.4	167310028661452
11	MICHAEL MATTHEW METZGAR	7562 CHERRY VALLEY RD	16.8.3.41	16731002866202
12	MICHAEL MATTHEW & ALLEN CLAUDE METZGAR	TDTTS GAP T 383 RD	16.8.3.41-2	16731002866250
13	MICHAEL METZGAR	T 383	16.94614	167310028663236
14	ANTHONY & MARY SUE ARBITO	1682 TDTTS GAP RD	16.8.3.41-1	16731002851737
15	VIR CONSTRUCTION CORPORATION	111 ROLLING HILL RD	16.98091	16731000401356
16	ALVIN M. DAVIS	109 ROLLING HILL RD	16.98050	16731000513362
17	SEAN PATRICK KENNEDY	107 ROLLING HILL RD	16.98049	16731000651109
18	INTERNATIONAL CUSTOM BUILT HOMES INC.	105 ROLLING HILL RD	16.98048	1673100059097
19	KETLY BIEN-AIME TURNBALL	101 ROLLING HILL RD	16.98046	1673100048855
20	KUANG MIN CHENG	254 RAVENS NEST RD	16.98079	16731000626264
21	JEFFREY & YIN YOKI CHENG	112 ROLLING HILL RD	16.98058	1673100045000
22	JEFFREY CHENG	110 ROLLING HILL RD	16.98057	16731000655247
23	EDWARD ROE STIRTEN	108 ROLLING HILL RD	16.98056	16731000654172
24	BRIAN SHANNON	106 ROLLING HILL RD	16.98055	16731000653041
25	DENNIS BEANCHI	104 ROLLING HILL RD	16.98054	16731000642886
26	ALLEN EMMONS	102 ROLLING HILL RD	16.98053	16731000642704
27	BRUCE RINSCHLER	119 WOLF HOLLOW DR	16.98052	16731000641538
28	WATER GAP ACQUISITIONS PARTNERS LLC	206 RAVENS NEST RD	16.98063	16731000646935
29	WATER GAP ACQUISITIONS PARTNERS LLC	296 MOUNTAIN RD	16.9126	16731000755147
30	ALEX S. BLANDIN	208 RAVENS NEST RD	16.98052	16731000750493
31	WATER GAP ACQUISITIONS PARTNERS LLC	296 MOUNTAIN RD	16.9126	16731000755147
32	DAVID A. & PATRICIA B. TRANSUE	7591 CHERRY VALLEY RD	16.8.3.39	16731002874042
33	JEANETTE H. JIN	1624 TDTTS GAP RD	16.9123	16731000548256
34	UNITED STATES OF AMERICA	WOLF HOLLOW DR	16.9127	16731000501344
35	KRISTINE K. MCNEUG	1627 TDTTS GAP RD	16.9129	16731002845417
36	RICHARD WILLIAM MCKENNA	206 PAR THREE LN	16.10491	16731004544373
37	RICHARD A. & CINDY E. BURNIS	TDTTS GAP RD	16.10493	16731004544354
38	RICHARD WILLIAM MCKENNA	TDTTS GAP RD	16.10492	16731004544149
39	RICHARD A. BURNIS	206 PAR THREE LN	16.9130	16731004545025
40	SCOTT L. VALENTINE	1591 TDTTS GAP RD	16.9131-2	16731003438950
41	ROBERT L. WANK JR.	T 383	16.9131	16731002436487
42	ROBERT L. WANK JR.	T 383	16.9131	16731002436487
43	UNITED STATES OF AMERICA	LR 45010	16.9121	1673100044404
44	WILLIAM HENHENSHELDT	7464 CHERRY VALLEY RD	16.9121-3	16731001456201
45	JOHN H. GERKEN IV	7460 CHERRY VALLEY RD	16.9121-2	16731001455782
46	LESLIE T. & DONNA L. PADULA	7488 CHERRY VALLEY RD	16.9121-1	16731001455941
47	MCALIFFE, LYNDA J. FOX	7507 CHERRY VALLEY RD	16.911	16731001466304
48	KEVIN D. FOLLETTE	107 RED CHERRY LN	16.9111	16731001458300
49	WILLIAM J. SHAY	112 RED CHERRY LN	16.9110	16731001458488
50	CHARLES R. & ALICE S. COOPER	7465 CHERRY VALLEY RD	16.11234	16731001452014
51	STANISLAV V. & JULIA P. MANDOVSKI	7489 CHERRY VALLEY RD	16.94253	16731001421085
52	BETTY ANNE SHAYDER	7491 CHERRY VALLEY RD	16.917	16731001461666
53	JOHN J. SVIEGICKI ETAL	7495 CHERRY VALLEY RD	16.916	16731001461887
54	DIANE M. RUCCHIO	109 STONE HOUSE RD	16.915	16731001462317
55	LYNDA J. FOX MCALIFFE	7507 CHERRY VALLEY RD	16.911	16731001466304
56	LYNDA J. FOX MCALIFFE	CHERRY VALLEY RD	16.119519	16731001464783
57	KRISTEN KOLLER	7513 CHERRY VALLEY RD	16.911-4	16731001477010
58	LYNDA J. FOX MCALIFFE	LR 45010	16.911-1	16731001468813
59	ROBERT TORREFIELD	15 RAYNOR LN	16.911-12	16731002571106
60	LYNDA J. FOX MCALIFFE	CHERRY VALLEY LR 45010 RD	16.911-11	16731002562751
61	MICHAEL MATTHEW METZGAR	7562 CHERRY VALLEY RD	16.8.3.41	16731002866202
62	JAMES W. TERWILLIGER	7584 CHERRY VALLEY RD	16.8.3.40-1	16731002871242
63	LYNDA J. FOX MCALIFFE	7507 CHERRY VALLEY RD	16.911	16731001466304
64	LYNDA J. FOX MCALIFFE	CHERRY VALLEY RD	16.119520	16731001469397
65	ALEXSEY PERSOV	7534 CHERRY VALLEY RD	16.911-2	1673100256397
66	RICHARD & BJANA SCHEID	7542 CHERRY VALLEY RD	16.911-3	16731002562470
67	CHARLES CDHAN	7544 CHERRY VALLEY RD	16.92777	16731002564428

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY

NOTE
PROPERTY BOUNDARY, ZONING, AND MUNICIPAL LINE INFORMATION IS SHOWN AS PER THE MONROE COUNTY, PA PUBLIC GIS DATA.

SCALE: 1" = 200'

REVISIONS	DATE	BY

072.200.2050
barysett.com
BARRY ISETT & associates
INCORPORATED ENGINEERS AND CONSULTANTS

525 Main Street, Suite 200
Stroudsburg, PA 18360

SITE CONTEXT MAP

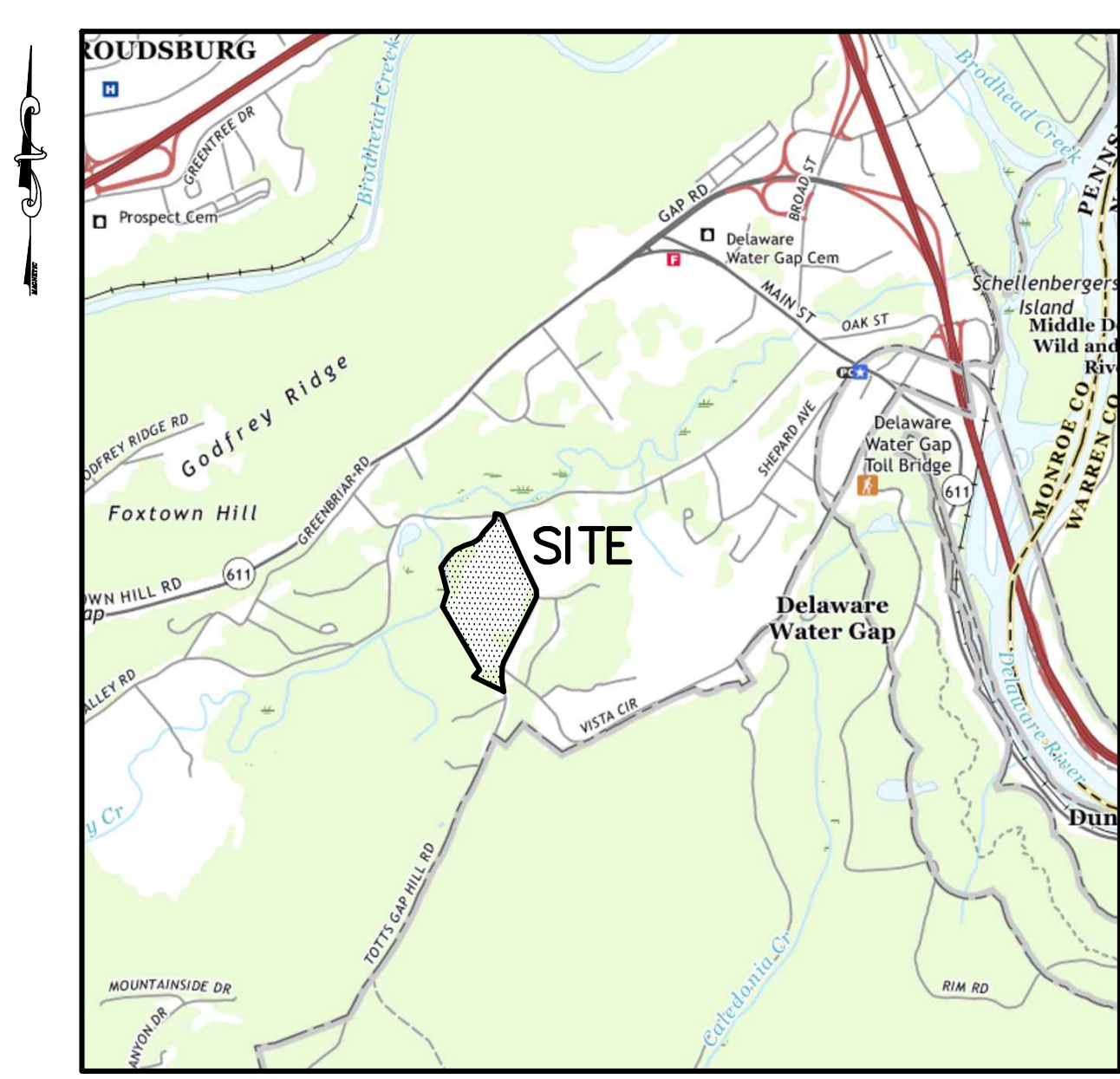
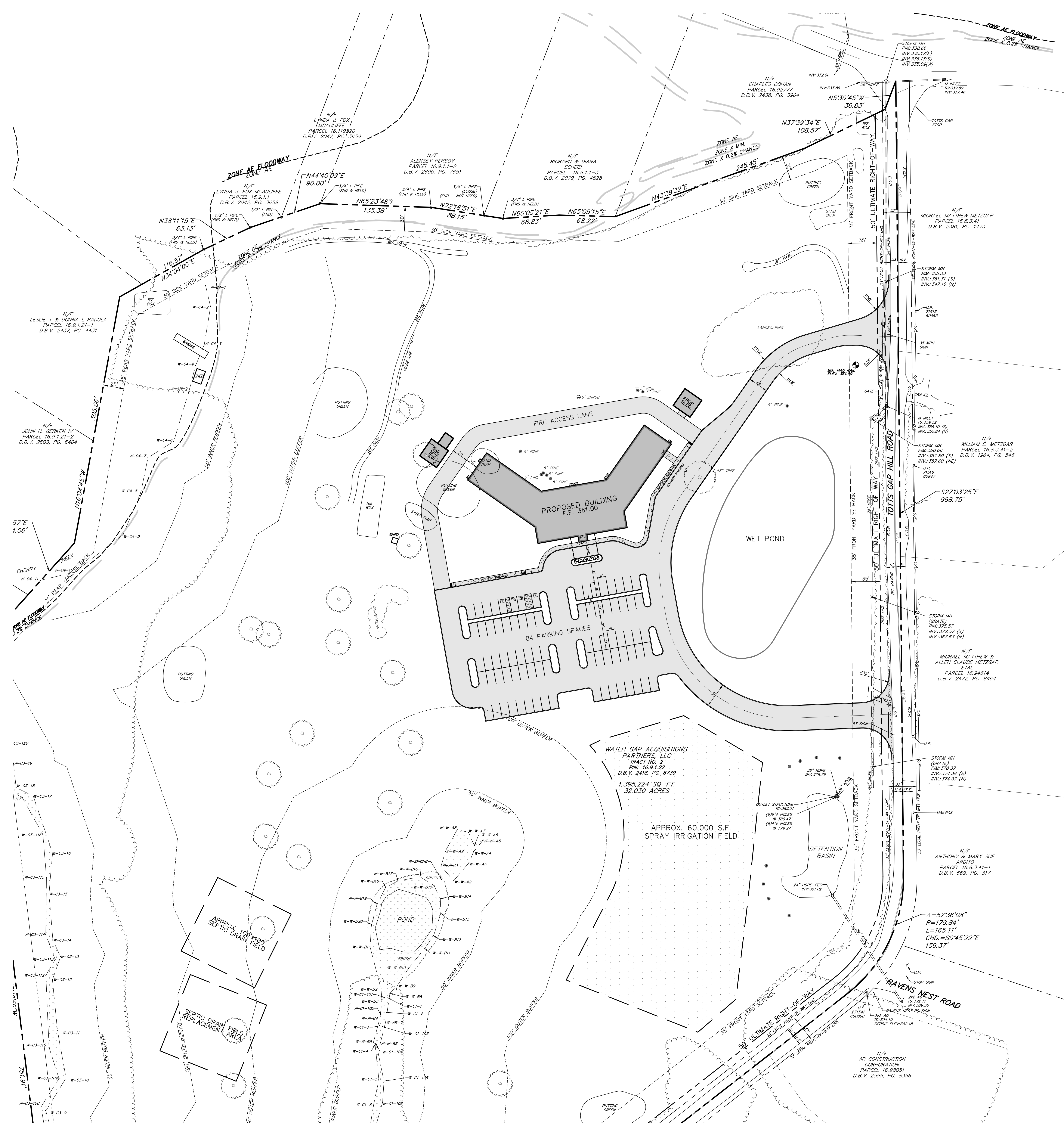
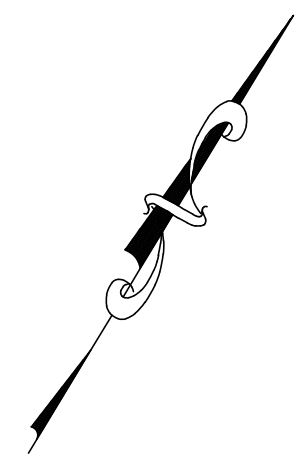
HEALTHY MINDS TREATMENT CENTER
HEALTHY MINDS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

DATE: 11/14/2024
SCALE: 1"=200'
DRAWN: JAJ
JOB: 1072123.001
SHEET: 2 OF 4

DESIGN: RRT
APPROV: RRT
P.MGR: RRT
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SCM-1

811
Know what's below.
Call before you dig.
1-800-242-1776



SITE DATA

OWNER/DEVELOPER: WATER GAP ACQUISITIONS PARTNERS, LLC
 P.O. BOX 244
 DELAWARE WATER GAP, PA 18327
 PHONE: 203-524-3039

APPLICANT/LESSEE: HEALTHY MINDS PARTNERS, LLC
 57 SOUTH POINT DRIVE UNIT 1003
 MIAMI, FL 33139

SITE ADDRESS: 805 SCOTT STREET, BOX 3
 STRUDSBURG, PA 18360

DEED BOOK: D.B.V. 2418, PG. 6885
 TAX MAP: 16-9-1-22
 PIN: 167300055514
 NUMBER OF LOTS: ONE (1)
 TOTAL AREA: 32.03 AC.

SEWER: ON-SITE
 WATER: ON-SITE

BENCHMARK (BM)

MAD MAIL LOCATED ALONG EDGE OF CART PATH
 N. 30693.2923 E. 2684271.198
 ELEVATION: 361.99 NAD88 DATUM.

ZONING DATA

ZONING DISTRICT: R-1: LOW DENSITY RESIDENTIAL ON-SITE SEWER AND WATER
 PROPOSED USE: RESIDENTIAL TREATMENT FACILITY (APPROVED CONDITIONAL USE)
 MINIMUM LOT AREA: 50,000 SF
 MINIMUM LOT WIDTH: 150 FEET
 MINIMUM LOT DEPTH: 200 FEET
 MINIMUM YARDS (BUILDING SETBACKS):
 FRONT: 35 FEET
 REAR: 25 FEET
 SIDE: 30 FEET
 MAX. BUILDING LOT COVERAGE: 20% / 1.1% PROPOSED (14,917 S.F.)
 BUILDING HEIGHT: 35 FEET
 MAX. IMPERVIOUS COVERAGE: 25% / 6.7% PROPOSED (83,508 S.F.)

PARKING REQUIREMENTS

REHABILITATION FACILITY
 USE REQUIREMENT: 1 SPACE PER 325 S.F. OF BUILDING
 1/325 S.F. x 26,800 S.F. = 83 SPACES REQUIRED
 SPACES PROVIDED: 84

THIS PROJECT WAS GRANTED A CONDITIONAL USE APPROVAL BY THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS.
 THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE UTILIZED FOR CONSTRUCTION.

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
BUILDING SETBACK	---	---
LEGAL RIGHT-OF-WAY	---	---
BUFFER YARD	---	---
CURBING	---	---
UTILITY POLE	○	○
OVERHEAD ELECTRIC	---	---
OVERHEAD TELEPHONE	---	---
WATER MAIN & VALVE	○	○
FIRE HYDRANT	○	○
SANITARY SEWER	---	---
STORMSEWER	---	---
CHAIN-LINK FENCE	---	---
SIGN	---	---
CONTOUR	---	---
SPOT ELEVATION	---	---
WETLANDS	---	---
ELECTRIC	---	---
EDGE OF PAVEMENT	---	---
EDGE OF SHOULDER	---	---
CONCRETE	---	---
DEPRESSED CURB	---	---
STIMULOUS	---	---
TO BE REMOVED	---	---
TO BE REPLACED	---	---
RELOCATE	---	---
FRESH FLOOR	---	---

SCALE: 1"=50'



1-800-242-1776

DATE	BY
REVISIONS	

272.200.2050
 barysett.com
 525 Main Street, Suite 200
 Stroudsburg, PA 18360



SITE LAYOUT SKETCH PLAN
 HEALTHY MINDS TREATMENT CENTER
 HEALTHY MINDS PARTNERS, LLC
 SMITHFIELD TOWNSHIP
 MONROE COUNTY, PA

DATE	11/4/2024	DSGN	
SCALE	1"=50'	CHK	RTT
DRAWN	JAJ	APPR	RTT
JOB	1072123.001	P MGR	RTT
COPYRIGHT 2024			
SHEET: 3 OF 4			

SK-1



- ### GRADING NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, LATEST EDITION.
 2. STORM SEWER PIPES SHALL ENTER THE SIDES OF THE INLET BOXES AND SHALL NOT ENDOUR INTO BOX CORNERS. MODIFIED (EXPANDED) INLET BOXES SHALL BE USED WHERE NECESSARY.
 3. THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND MINIMUM IN PAVED AREAS SHALL NOT BE LESS THAN 1%.
 4. PAVED AREAS SHOULD NOT BE CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
 5. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE/RECORD PLAN WILL SUPERCEDE IN ALL CASES. THE ENGINEER OF RECORD MUST BE IMMEDIATELY NOTIFIED IN WRITING OF ANY CONFLICTS.
 6. THE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS (INCLUDING PAVER, ETC.) FOR ALL OFFSITE HAIL AND/OR BORROW SITES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
 7. EXISTING INLETS AND STORM SEWER SHOWN FILLED WITH DEBRIS SHALL BE CLEANED AND FLUSHED. NEW INLETS AND STORM SEWER SHALL BE CHECKED FOR SLO/DISERS AFTER CONSTRUCTION AND FLUSHED CLEAN IF NECESSARY.
 8. ALL STORMWATER UTILITIES PORTALS AND CONSTRUCTION PROCEDURES SHALL CONFORM TO THE PENNDOT STANDARDS AND MANUFACTURER SPECIFICATIONS WHEN APPLICABLE.
 9. THE DEPTHS OF EXISTING UTILITIES IN POSITIVE AREAS SHALL BE DETERMINED. EXISTING UTILITIES ARE TO REMAIN AND ARE FOUND TO HAVE INADEQUATE COVER AFTER FINAL PROPOSED GRADES HAVE BEEN ESTABLISHED. THE DESIGN ENGINEER SHALL BE CONTACTED IMMEDIATELY AND PRIOR TO FURTHER CONSTRUCTION ACTIVITIES IN THE AREA OF SAID CONFLICTS.
 10. ALL DESIGNERS AND CONTRACTORS UNDER THIS PLAN AND THE INFORMATION CONTAINED THEREIN ARE CAUTIONED WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 387 LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THE DRAWINGS HAVE BEEN OBTAINED FROM INFORMATION MADE AVAILABLE TO THE ENGINEER AND ACCURACY OF LOCATION AND DEPTH OF UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND FACILITIES BEFORE THE START OF WORK. UTILIZE HAND EXCAVATION AS REQUIRED. WORK IS ALSO TO BE DONE ACCORDING WITH THE UTILITY COMPANIES' WORK PRACTICES ARE IN THE PROXIMITY OF THE WORK. OTHER UTILITIES MAY BE REQUIREMENTS OF THE PENNSYLVANIA ACT 38 (1991). THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1772, AT LEAST 3 DAYS PRIOR TO EXCAVATION.
 11. CONTRACTORS SHALL HAVE REQUIRED SUBMITTAL APPROVALS PRIOR TO BEGINNING WORK OR ORDERING MATERIAL.
 12. CONTRACTORS SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY, PROCEDURES, MEANS AND METHODS, SEQUENCING AND COORDINATION.
 14. ALL WORK SHALL BE PERFORMED BY QUALIFIED, EXPERIENCED PERSONNEL.
 15. CONTRACTOR SHALL NOTIFY THE OWNER OF PREEXISTING CONDITIONS OF DETERIORATION IN AREAS OF WORK THAT ARE UNCOVERED OR EXPOSED DURING THE WORK.
 16. FIELD CHANGES REQUIRE PRIOR ENGINEERING REVIEW AND WRITTEN CONFORMANCE.
 17. CONTRACTOR SHALL PROVIDE LAYOUT, LINE AND GRADE UNLESS OTHERWISE NOTED.
 18. CONTRACTOR SHALL PROVIDE TEMPORARY DETERMINING OF EXCAVATIONS THROUGHOUT THE DURATION OF CONTRACT AT NO ADDITIONAL COST.
 19. REMOVE AREAS OF FINISHED SURFACE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL OTHER TO BETTER THAN BEST SUBGRADE MATERIAL. ON-SITE SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE AND TRUE TO GRADE AND CROSS SECTION.
 20. CONTRACTOR TO PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING BUMP TRUCKS AND CONCRETE TRUCKS.
 21. EMBANKMENT PLACEMENT: ALL DETENTION/RETENTION BASIN EMBANKMENTS SHALL BE PLACED IN A MANNER IF EIGHT (8)-INCH LIFTS COMPACTED TO A MINIMUM OF 98% IF MODIFIED PROCTOR DENSITY, AS ESTABLISHED BY ASTM D-1557 PRIOR TO PROCEEDING TO THE NEXT LIFT. THE COMPACTION SHALL BE CHECKED BY THE TOWNSHIP ENGINEER OR A CERTIFIED SOILS ENGINEER. COMPACTION TESTS SHALL BE RUN ON THE LEADING AND TRAILING EDGE OF THE BERM ALONG THE TOP OF THE BERM.
 22. POND LENGTH: THE LENGTH OF THE POND BETWEEN THE INFLOW AND OUTFLOW POINTS SHALL BE MAXIMIZED TO PREVENT SHORT CIRCULATING OF THE RUNOFF FLOWING THROUGH THE POND. CUTOFF TRENCH: A CUTOFF TRENCH (KEYWAY) OF IMPERVIOUS MATERIAL SHALL BE PROVIDED UNDER ALL EMBANKMENTS THAT REQUIRE FILL MATERIAL. THE CUTOFF TRENCH SHALL BE A MINIMUM OF EIGHT (8)-FEET WIDE, TWO (2)-FEET DEEP AND HAVE SIDE SLOPES OF ONE-TO-ONE.
 24. REFER TO THE SITE LAYOUT/RECORD PLAN FOR ADDITIONAL NOTES.
 25. GRADING EQUIPMENT SHALL NOT BE ALLOWED TO CROSS STREAMS, WETLANDS OR OTHER WATERS OF THE COMMONWEALTH EXCEPT BY A PA DEP PERMIT.

- ### PLACEMENT OF FILL NOTES:
1. BACKFILLING TO THE SUBGRADE ELEVATION SHALL BE DONE IN LAYERS OF SIX (6) TO EIGHT (8) INCHES AND EACH LAYER SHALL BE THOROUGHLY TAMPED BY AN APPROVED MECHANICAL TAMPER TO A MINIMUM DENSITY OF 95% AT OPTIMUM MOISTURE AS DETERMINED BY ASTM D-938 OR ASTM D-1557 WITH SUITABLE BACKFILL MATERIAL. BACKFILLING OR TAMPING WITH TRENCHING MACHINES IS PROHIBITED.
 2. THE FILL MATERIAL SHALL CONTAIN THE PROPER MOISTURE CONTENT TO OBTAIN THE REQUIRED COMPACTION. WETTING OR DRYING OF THE MATERIAL OR ANY OTHER MANIPULATION SHALL BE REQUIRED TO SECURE MOISTURE CONTENT THROUGHOUT THE LAYER. IF THE MATERIAL IS TOO WET TO PERMIT PROPER COMPACTION, ALL WORK IN PORTIONS THUS AFFECTED SHALL BE DELAYED UNTIL THE WET MATERIAL HAS EITHER DRIED TO THE MOISTURE CONTENT OR HAS BEEN REMOVED. A LAYER OF FILL SHALL NOT BE ADDED UNTIL THE PREVIOUS LAYER HAS ATTAINED THE REQUIRED PERCENT COMPACTION.
 3. DATABLE BACKFILL MATERIAL IS MATERIAL CONTAINING NO DEBRIS, ORGANIC MATTER, FROZEN MATERIAL OR LARGE ROCKS OR STONES WITH A DIAMETER OF GREATER THAN ONE-HALF THE THICKNESS OF THE COMPACTED LAYERS BEING USED. IN ADDITION, BACKFILL MATERIAL SHALL NOT CONTAIN VEGETATION, MASSSES OF ROOTS, INDIVIDUAL ROOTS, CONCRETE, ASPHS, REFUSE, BOULDERS AND ANY OTHER MATERIAL WHICH IN THE OPINION OF THE ENGINEER IS UNSUITABLE.

Minimum Slope	Maximum Slope	Color	Area
15.00%	25.00%	[Light Gray Box]	5.52 AC
25.00%	100.00%	[Dark Gray Box]	5.41 AC

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
BUILDING SETBACK	---	---
LEGAL RIGHT-OF-WAY	---	---
BUFFER YARD	---	---
CURBING	---	---
UTILITY POLE	○	○
OVERHEAD ELECTRIC	—○—	—○—
OVERHEAD TELEPHONE	—○—	—○—
WATER MAIN & VALVE	—○—	—○—
FIRE HYDRANT	○	○
SANITARY SEWER	—○—	—○—
STORMSEWER	—○—	—○—
CHAIN-LINK FENCE	—○—	—○—
SIGN	—○—	—○—
CONTOUR	—○—	—○—
SPOT ELEVATION	○	○
WETLANDS	---	---
ELECTRIC	E.L.C.	E.P.C.
EDGE OF PAVEMENT	E.P.C.	E.P.C.
EDGE OF SHOULDER	E.S.C.	E.S.C.
CONCRETE	C.	C.
EXPRESSED CURB	E.C.	E.C.
STIMULOUS	S.	S.
TO BE REMOVED	(---)	(---)
TO BE REPLACED	(---)	(---)
RELOCATE	(---)	(---)
FRESHED FLOOR	(---)	(---)

SCANNED TEXT INDICATES EXISTING FEATURES
VERTICAL TEXT INDICATES PROPOSED FEATURES

SCALE: 1" = 50'

DATE: 11/14/2024
 REVISIONS:
 DATE: 11/14/2024
 DESIGNED: CHK
 SCALE: 1" = 50'
 DRAWN: JAJ
 CHECKED: RTT
 APPROVED: RTT
 JOB: 1072123.001
 P.MGR: RTT
 SHEET: 4 OF 4
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