

N/F FIRST BAPTIST CHURCH OF EAST
 6031 FRANKLIN HILL ROAD
 16.73.26.26
 16731200426343

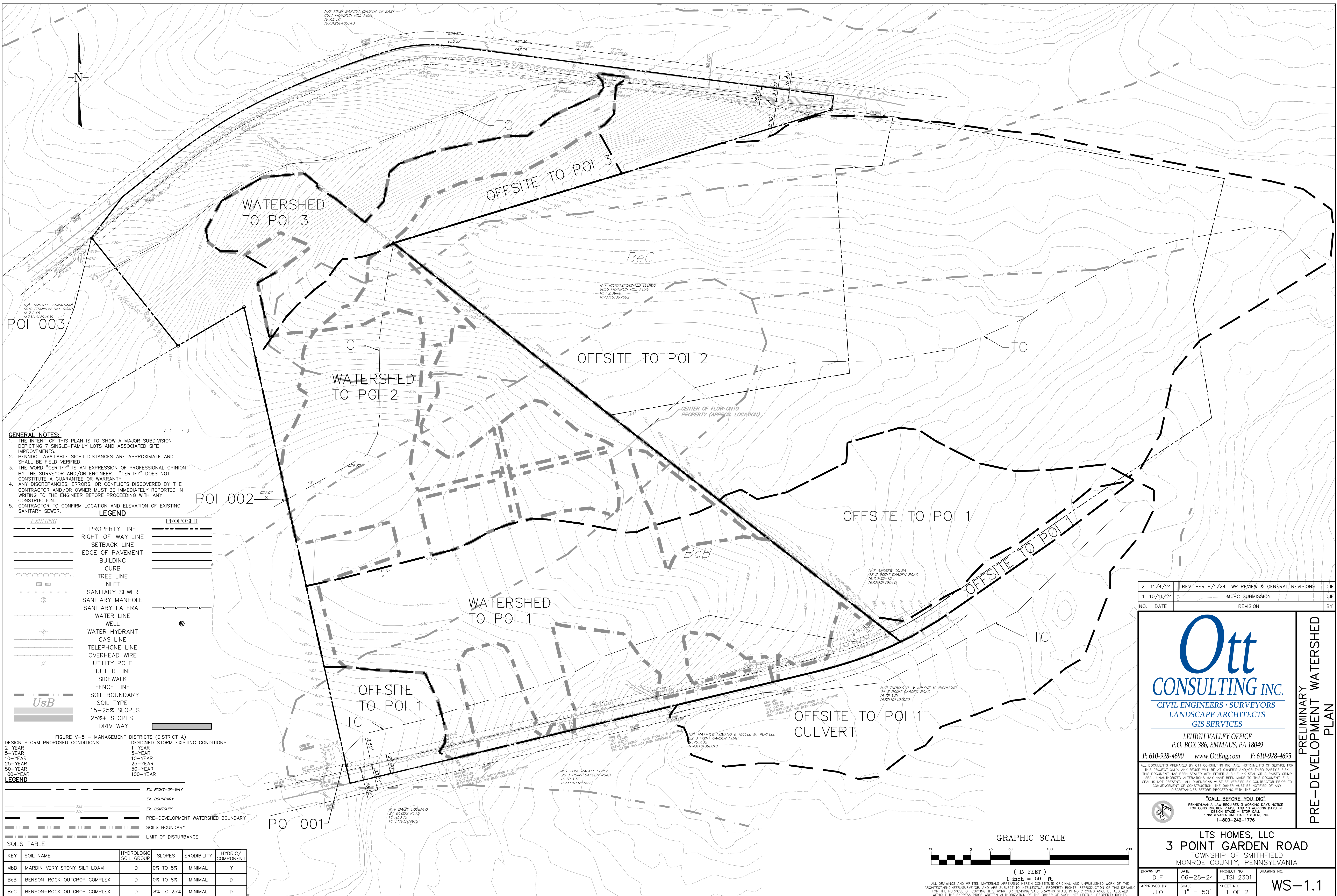
- GENERAL NOTES:**
1. THE INTENT OF THIS PLAN IS TO SHOW A MAJOR SUBDIVISION DEPICTING 7 SINGLE-FAMILY LOTS AND ASSOCIATED SITE IMPROVEMENTS.
 2. PENNDOT AVAILABLE SIGHT DISTANCES ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
 3. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND/OR ENGINEER. "CERTIFY" DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.
 4. 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.
 5. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF EXISTING SANITARY SEWER.

LEGEND	
EXISTING	PROPOSED

DESIGN STORM PROPOSED CONDITIONS	DESIGNED STORM EXISTING CONDITIONS
5-YEAR	5-YEAR
10-YEAR	10-YEAR
25-YEAR	25-YEAR
50-YEAR	50-YEAR
100-YEAR	100-YEAR

SOILS TABLE

KEY	SOIL NAME	HYDROLOGIC SOIL GROUP	SLOPES	ERODIBILITY	HYDRIC COMPONENT
MbB	MARDIN VERY STONY SILT LOAM	D	0% TO 8%	MINIMAL	Y
BeB	BENSON-ROCK OUTCROP COMPLEX	D	0% TO 8%	MINIMAL	D
BeC	BENSON-ROCK OUTCROP COMPLEX	D	8% TO 25%	MINIMAL	D



NO.	DATE	REVISION
2	11/4/24	REV. PER 8/1/24 TWP REVIEW & GENERAL REVISIONS
1	10/11/24	MCP SUBMISSION
		REVISION

Ott

CONSULTING INC.

CIVIL ENGINEERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 GIS SERVICES

LEHIGH VALLEY OFFICE
 P.O. BOX 386, EMMAUS, PA 18049

P: 610-928-4690 www.OttEng.com F: 610-928-4695

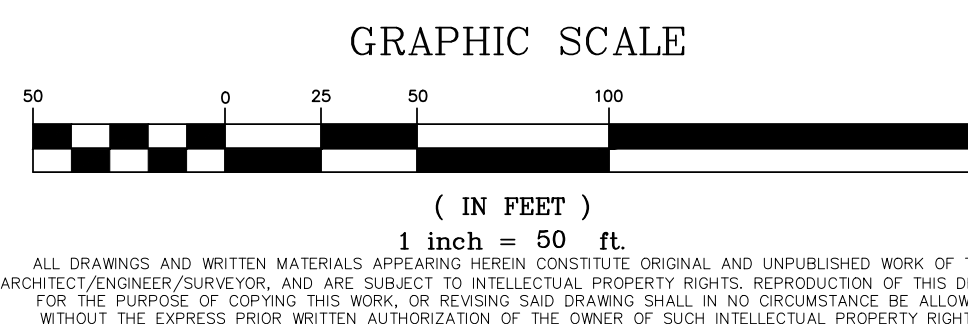
PRELIMINARY PRE-DEVELOPMENT WATERSHED PLAN

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.

"CALL BEFORE YOU DIG"

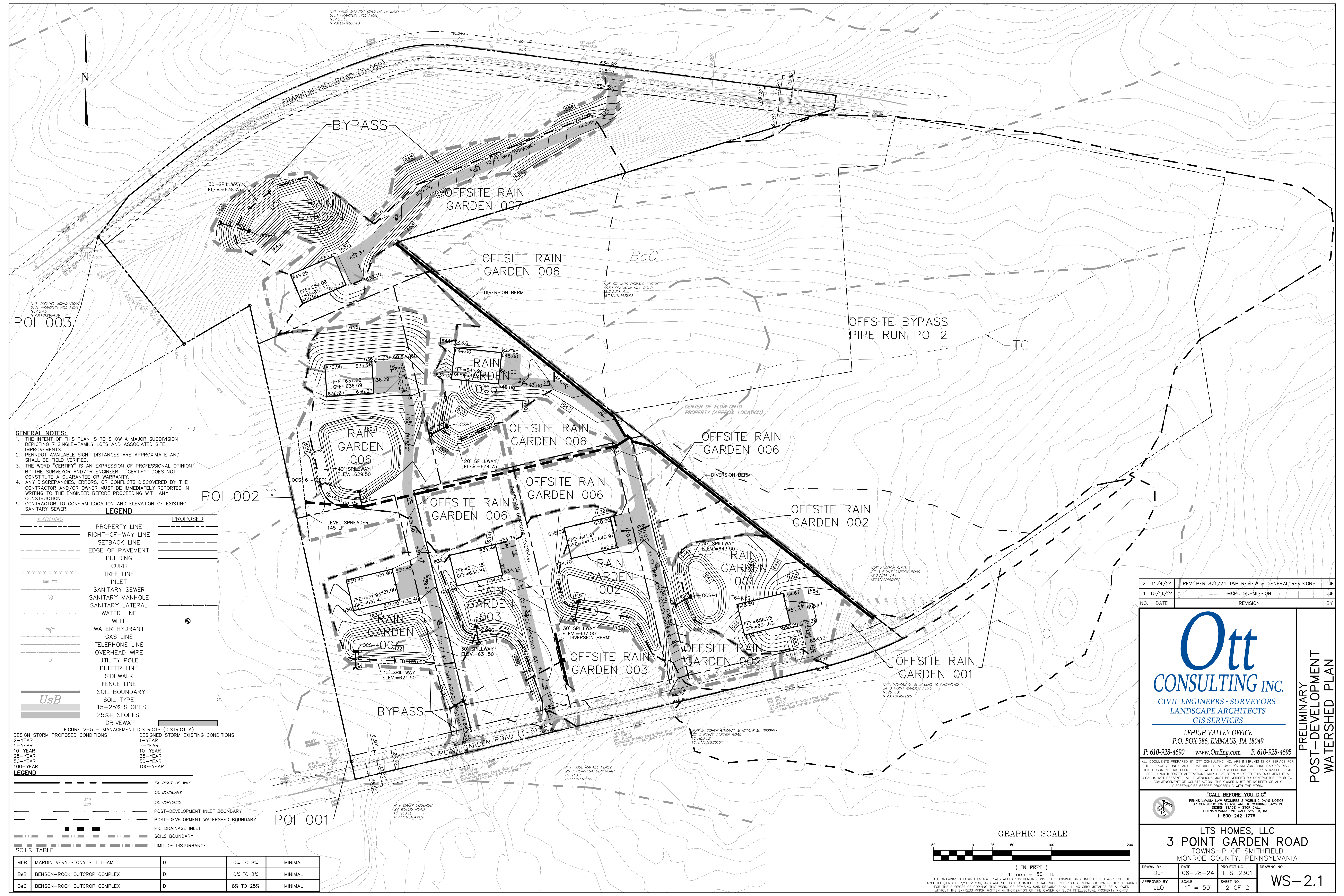
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1778

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



DRAWN BY	DATE	PROJECT NO.	DRAWING NO.
DJF	06-28-24	LTS1 2301	WS-1.1
APPROVED BY	SCALE	SHEET NO.	
JLO	1" = 50'	1 OF 2	

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER/SURVEYOR AND ARE SUBJECT TO INTELLECTUAL PROPERTY RIGHTS. REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK OR REVISIONS SAID DRAWING SHALL IN NO CIRCUMSTANCE BE ALLOWED WITHOUT THE EXPRESS PRIOR WRITTEN AUTHORIZATION OF THE OWNER OF SUCH INTELLECTUAL PROPERTY RIGHTS.



GENERAL NOTES:
 1. THE INTENT OF THIS PLAN IS TO SHOW A MAJOR SUBDIVISION DEPICTING 7 SINGLE-FAMILY LOTS AND ASSOCIATED SITE IMPROVEMENTS.
 2. PENNDOT AVAILABLE SIGHT DISTANCES ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
 3. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND/OR ENGINEER. "CERTIFY" DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.
 4. 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.
 5. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF EXISTING SANITARY SEWER.

LEGEND

EXISTING	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

DESIGN STORM PROPOSED CONDITIONS

2-YEAR	1-YEAR
5-YEAR	5-YEAR
10-YEAR	10-YEAR
25-YEAR	25-YEAR
50-YEAR	50-YEAR
100-YEAR	100-YEAR

LEGEND

	EX. RIGHT-OF-WAY
	EX. BOUNDARY
	EX. CONTOURS
	POST-DEVELOPMENT INLET BOUNDARY
	POST-DEVELOPMENT WATERSHED BOUNDARY
	PR. DRAINAGE INLET
	SOILS BOUNDARY
	LIMIT OF DISTURBANCE

SOILS TABLE

Soil	Description	Designation	Slope	Impact
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

NO.	DATE	REVISION	BY
2	11/4/24	REV. PER 8/1/24 TWP REVIEW & GENERAL REVISIONS	DJF
1	10/11/24	MCPC SUBMISSION	DJF

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

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

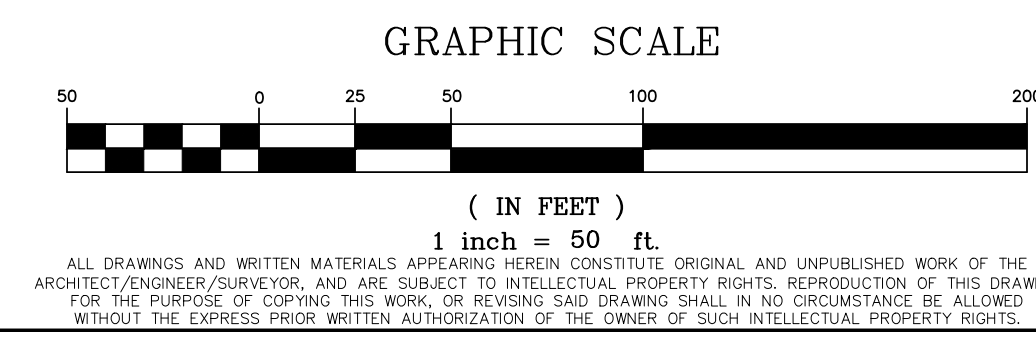
ALL DOCUMENTS PREPARED BY OTT CONSULTING INC. ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY. ANY REUSE WILL BE AT OWNER'S AND/OR THIRD PARTY'S RISK. THIS DOCUMENT HAS BEEN SEALED WITH EITHER A BLUE INK SEAL OR A RAISED CRIMP SEAL. UNAUTHORIZED ALTERATIONS MAY HAVE BEEN MADE TO THIS DOCUMENT IF A SEAL 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.

"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

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	WS-2.1

APPROVED BY: JLO SCALE: 1" = 50' SHEET NO.: 2 OF 2



PRELIMINARY
 POST-DEVELOPMENT
 WATERSHED PLAN