

#	PROPERTY OWNER	ADDRESS	PARCEL #	PIN #
1	AKIA S BLANDON	208 RAVENS NEST RD	16.98062	16731000750465
2	TWIN LAKES ESTATES DEVELOPMENT	211 RAVENS NEST RD	16.98061	16731000751735
3	JORGE GARRIDO	209 RAVENS NEST RD	16.9806	16731000659828
4	ETUX DANE BROSSEAU	7604 CHERRY VALLEY RD	16.8.3.45	16731002669440
5	DIANE A & RALPH C ROMSPERT	LR 45010	16.8.3.48	16731002762776
6	JUDITH G & DENNIS C DOUDS	236 CHERRY VALLEY RD	4.93387	4731012766658
7	RAMMARINE - INDRANI & DIMITRI SNTYKINE	9 SHEPARD CT	4.93431	4731012767950
8	KUMAR RAVI MAMDELA	14 SHEPARD CT	4.9343	4731012769921
9	ALEXANDRA & MANUEL FORS	10 SHEPARD CT	4.93429	4731012769771
10	RAFEL CESAR MARTE	8 SHEPARD CT	4.93428	4731012769506
11	L INGRAM BURNETT	6 SHEPARD CT	4.93427	4731012769433
12	AYANA PHILLIPS	SHEPARD AVE	4.93426	4731012860521
13	NEETA PURI	5 SHEPARD CT	4.93424	4731012860259
14	D ROBERT KELLY	SHEPARD AVE	4.92606	4731012861365
15	WATER GAP ACQUISITIONS PARTNERS LLC	TRL DOGWOOD	4.3.1.51-7	4731012852921
16	WATER GAP ACQUISITIONS PARTNERS LLC	DOGWOOD DR	4.3.2.18	4731012856929
17	WATER GAP ACQUISITIONS PARTNERS LLC	MOUNTAIN RD	4.3.2.17	4731012855395
18	UNITED STATES OF AMERICA	WOLF HOLLOW DR	16.9.1.27	16731000503344
19	UNITED STATES OF AMERICA	T 405	16.9.1.43	16731000930739
20	WATER GAP ACQUISITIONS PARTNERS LLC	145 WOLF HOLLOW DR	16.9.1.28	16731000646042
21	JUDITH G & DENNIS C DOUDS	236 CHERRY VALLEY RD	4.93387	4731012766658
22	STACEY BRUTUS	1624 TOTTS GAP RD	16.9.1.23	16731000548256
23	KRISTINE K MCHUGH	1627 TOTTS GAP RD	16.9.1.29	16731004545417
24	WILLIAM RICHARD MCKENNA	206 PAR THREE LN	16.110491	16731004544373
25	WILLIAM RICHARD MCKENNA	TOTTS GAP RD	16.110492	16731004544149
26	RICHARD A BUBNIS	226 PAR THREE LN	16.9.1.30	16731004542020
27	CINDY E & RICHARD A BUBNIS	PAR THREE LN	16.110493	16731004542454
28	UNITED STATES OF AMERICA	LR 45010	16.9.1.21	16731000442404
29	WATER GAP ACQUISITIONS PARTNERS LLC	T 383	16.9.1.22	16731000555514
30	DEW GAP LLC	119 WOLF HOLLOW DR	16.98052	16731000641538
31	ALLEN EMMONIS	102 ROLLING HILL RD	16.98053	16731000642704
32	DENNIS BLANCO	104 ROLLING HILL RD	16.98054	16731000642886
33	BRIAN CANNONIER	106 ROLLING HILL RD	16.98055	16731000653041
34	WATER GAP ACQUISITIONS PARTNERS LLC	206 RAVENS NEST RD	16.98056	16731000646935
35	ROB EDWARD STIRTON	108 ROLLING HILL RD	16.98057	16731000654172
36	JEFFREY CHENG	110 ROLLING HILL RD	16.98058	16731000655247
37	KUANG MIN CHENG	204 RAVENS NEST RD	16.98059	16731000654564
38	YIN YOK & JEFFREY CHENG	112 ROLLING HILL RD	16.98058	16731000651466
39	YIR CONSTRUCTION CORPORATION	111 ROLLING HILL RD	16.98051	16731000651362
40	ALVIN M DAVIS	109 ROLLING HILL RD	16.9805	16731000651109
41	SEAN PATRICK KENNEDY	107 ROLLING HILL RD	16.98049	16731000559097
42	YIR CONSTRUCTION CORPORATION	105 ROLLING HILL RD	16.98048	16731000548885
43	KETTLBY BIEN-AIME TURNBULL	101 ROLLING HILL RD	16.98046	16731002651767
44	MARY SUE & ANTHONY ARDITO	1682 TOTTS GAP RD	16.8.3.41-1	16731002663236
45	ALLEN CLAUDE ETAL & MICHAEL METZGAR	T 383	16.94614	16731002661452
46	MICHAEL MATTHEW METZGAR	7562 CHERRY VALLEY RD	16.8.3.40-2	16731002674042
47	PATRICIA B & DAVID A TRANISUE	7591 CHERRY VALLEY RD	16.8.3.38	16731002676047
48	CHRISTOPHER ANDERSON	7599 CHERRY VALLEY RD	16.8.3.37	16731002677092
49	WILLIAM H HARRISON IV	7605 CHERRY VALLEY RD	16.8.3.36	16731002686996
50	JOSEPH M MAIARA	7611 CHERRY VALLEY RD	16.8.3.35-1	16731002678291
51	DOUGLAS P POSTEN	7615 CHERRY VALLEY RD	16.8.3.34-3	16731002678593
52	ANGELO J CEGLIA II	158 MAPLE AVE	16.8.3.40-1	16731002671242
53	JAMES M TERWILLIGER	7584 CHERRY VALLEY RD	16.8.3.42	16731002663757
54	SUSAN & JOSEPH L JR KELLERMAN	7590 CHERRY VALLEY RD	16.8.3.43	16731002665718
55	FRANCES & LARRY R KRAMER	7594 CHERRY VALLEY RD	16.8.3.44	16731002666758
56	KRC INVESTMENTS LLC	7598 CHERRY VALLEY RD	16.8.3.46	16731002669709
57	SARA BODMAN	7608 CHERRY VALLEY RD	16.8.3.47	16731002771518
58	ERIN K HIGGINS	7614 CHERRY VALLEY RD	16.8.3.39-2	16731002771180
59	FRANK NIFER	162MAPLE AVE	16.8.3.35	16731002773244
60	SUSAN FINE	LR 45010 CHERRY VALLEY RD	16.8.3.35	16731002774174
61	NAJI & DHABAH S ALMONTASER	7629 CHERRY VALLEY RD	4.3.1.1-1	4731012775093
62	DELAWARE WATER GAP MUNICIPAL AUTH	CHERRY VALLEY RD LR 45010	16.117548	4731012777100
63	GEORGE RIVERA	7636 CHERRY VALLEY RD	4.93533	4731012777195
64	MANUEL GARCIA	7642 CHERRY VALLEY RD	4.3.1.1	4731012778282
65	LISA S PIZZUTO	7648 CHERRY VALLEY RD	4.3.1.33	4731012870115
66	JESSE ROURKE	7654 CHERRY VALLEY RD	4.3.1.33-3	4731012870050
67	RICHARD MICHEL	111 KIMBERLY RD	4.3.1.33-4	4731012860970
68	ELAINE M SHUEY	95 KIMBERLY RD	4.3.1.33-1	4731012860793
69	ROXANNE ANTONOWICH	91 KIMBERLY ROAD	4.92607	4731012861519
70	LEROY KAISER	67 KIMBERLY ROAD	4.112753	4731012862795
71	SALVATORE A SERPE	2 SHEPARD CT	4.112754	4731012862888
72	JOHN JULIAN	60 KIMBERLY RD	4.112755	4731012862969
73	SUE ELLEN & KEVIN R WALSH	70 KIMBERLY RD	4.3.1.32	4731012873299
74	DARRIANE TABERER	76 KIMBERLY RD	4.112525	4731012873095
75	SARAH C & IAN S FOSTER	KIMBERLY RD	4.3.1.34-1	4731012864813
76	JAAN R HAGERUP	92 KIMBERLY RD	4.3.1.34-2	4731012864902
77	VALERIE L & JEFFREY J HIGBEE	210 SHEPARD AVE	4.3.1.49	4731012875080
78	DARRIANE TABERER	SHEPARD AVE	4.3.2.4	4731012868919
79	DEREK ANSPACH	186 SHEPARD AVE	4.3.2.3	4731012868953
80	SUSAN & STEVEN F SIMISTER	177 SHEPARD AVE	4.3.1.51-2	4731012867805
81	GEORGE M GALLAGHER	24 CHEROKEE RD	4.3.1.50	4731012867786
82	ZACHARY M BOOTH	187 SHEPARD AVE	4.3.1.51-3	4731012866746
83	BRIAN P HENNEBERRY	37 CHEROKEE RD	4.3.1.51-1	4731012865669
84	DAVID MARCUS SANTOS	197 SHEPARD AVE	4.3.1.51-6	4731012863588
85	TARA M NYLANDER	207 SHEPARD AVE	4.3.1.51-5	4731012862447
86	SALEH TALAAT ELKERDASY	229 SHEPARD AVE	4.3.1.56	4731012863369
87	BOROUGH OF DELAWARE WATER GAP	SHEPARD AVE	4.3.1.51	4731012866504
88	KAREN & EDWARD B CRONK	329 DOGWOOD DR	4.117087	4731012866423
89	CARLOS QUINTEROS	230 DOGWOOD DR	4.3.1.52	4731012865325
90	BOROUGH OF DELAWARE WATER GAP	DOGWOOD DR	4.3.1.53	4731012864234
91	WAYNE MACWILLIAMS	242 DOGWOOD DR	4.3.1.55	4731012862289
92	JOHN & ELAINE STARINSKI	246 DOGWOOD DR	4.3.1.55-1	4731012862231
93	KAREN OHREM	323 DOGWOOD DR	4.3.1.54	4731012863007
94	CHRISTINE TREMBLY	311 DOGWOOD DR	4.111734	4731012865150
95	CHRISTINE I TREMBLY	303 DOGWOOD DR	4.111735	4731012866118
96	AMANDA & ANTHONY N JAKUBOWSKI	247 DOGWOOD DR	4.111736	4731012866276
97	LAWRENCE KUCZMA	245 DOGWOOD DR	4.3.2.1	4731012866389
98	ANNA MOSER	243 DOGWOOD DR	4.3.2.18-2	4731012868416
99	BOROUGH OF DELAWARE WATER GAP	DOGWOOD DR	4.3.2.2-2	4731012869527
100	HAROLD D CREARY	209 DOGWOOD DR	4.3.2.2-1	4731012869710
101	GAIL ELLIOT	199 DOGWOOD DR	4.3.2.2-3	4731012960632
102	JOHN KENNETH ELWOOD	25 CHEROKEE RD	4.3.2.13	4731012962409
103	EDWARD J ARNER	15 CHEROKEE RD	4.3.2.14	4731012961301
104	JOHN W ETAL SHOEMAKER	178 MOUNTAIN RD	4.119552	4731012869197
105	JOHN W SHOEMAKER	198 MOUNTAIN RD	4.3.2.16	4731012960144
106	DAWN Y KOHL	230 MOUNTAIN RD	4.119551	4731012960153
107	TERENCE NOEL SMOTH	230 MOUNTAIN RD	4.11955	4731012960192
108	LEANNE CRAMER	MOUNTAIN RD	4.3.2.18-1	4731012859937
109	CAROL T PENNA	230 MOUNTAIN RD	4.3.2.17-1	4731012858789
110	VALERIE GANCI LAICO	242 MOUNTAIN RD	4.110811	4731012858602
111	WESLEY L CAMPBELL	258 MOUNTAIN RD	4.111258	4731012868153
112	BOROUGH OF DELAWARE WATER GAP	MOUNTAIN RD	4.3.1.34	4731012875241
113	BOROUGH OF DELAWARE WATER GAP	OFF MOUNTAIN RD	4.93425	4731012767406
114	DEREK ANSPACH	EAST OF SHEPARD AVE ST	4.3.4.1	4732000072449
115	MARSHALL E ANDERS	7 SHEPARD CT	4.4.1.1	4732000051302
116	UNITED STATES OF AMERICA	MOUNTAIN RD	16.8.3.36	16731002668996
117	BOROUGH OF DELAWARE WATER GAP	OLD US 611		
118	MARK DAVD	RD 1 BOX 1521		



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

SITE ADDRESS: WATER GAP WELLNESS
 296 MOUNTAIN ROAD
 STROUDSBURG, PA 18360

DEED BOOK: D.B.V. 2418, PG. 6739
TAX MAP: 16-9-1-26
PIN: 16731000755147
NUMBER OF LOTS: ONE (1)
TOTAL AREA: 68.35 AC.

SEWER: ON-SITE
WATER: ON-SITE

ZONING DATA
 ZONING DISTRICT: R-1: LOW DENSITY RESIDENTIAL ON-SITE SEWER AND WATER
 PROPOSED USE: PROPOSED BUILDING FOR PRIVATE RESORT, CONFERENCE CENTER AND INN
 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
 LOT COVERAGE (BUILDING): 20%
 BUILDING HEIGHT: 35 FEET
 MAX. IMPERVIOUS COVERAGE: 25%
 EXISTING BUILDINGS COVERAGE: 1.43%
 PROPOSED BUILDINGS COVERAGE: 1.78%
 PROPOSED IMPERVIOUS COVERAGE: 6.50%
 SMITHFIELD TWP PROPERTY AREA: 51.29 AC.

ZONING NOTE:
 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.

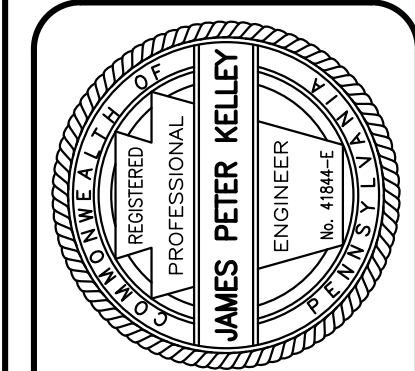
ZONING CLASSIFICATIONS
 SMITHFIELD TOWNSHIP
 R1 LOW-DENSITY RESIDENTIAL
 RC RESIDENTIAL CONSERVATION
 BOROUGH OF DELAWARE WATER GAP
 R1 LOW-DENSITY RESIDENTIAL
 S1 CONSERVATION & PARK
 VC1 VILLAGE COMMERCIAL/RESIDENTIAL

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

LEGEND
 PROPERTY BOUNDARY
 LOT LINE
 MUNICIPAL BOUNDARY
 ZONING BOUNDARY
 APPALACHIAN TRAIL
 TRAIL CORRIDOR LIMIT
 TRAIL CORRIDOR

SCALE: 1"=400'
 0 400' 800' 1200'
 SCALE: 1"=400'

DATE	8/26/2024
TAL	TAL/DFG
REVISIONS	CHK: CRS
T. TOWNSHIP COMMENTS	APPR: JPK
	P MGR: JPK



272-200-2050
 barryisett.com
 525 Main Street, Suite 200
 Stroudsburg, PA 18360



SITE CONTEXT MAP
 WATER GAP WELLNESS RECREATION CENTER
 WATER GAP ACQUISITIONS PARTNERS, LLC
 SMITHFIELD TOWNSHIP
 MONROE COUNTY, PA

DATE: 8/26/2024
 DSGN: TAL/DFG
 SCALE: 1"=400'
 CHK: CRS
 DRAWN: TAL
 APPR: JPK
 JOB: 1022419.004
 P MGR: JPK
 COPYRIGHT 2024
 SHEET: 2 OF 27

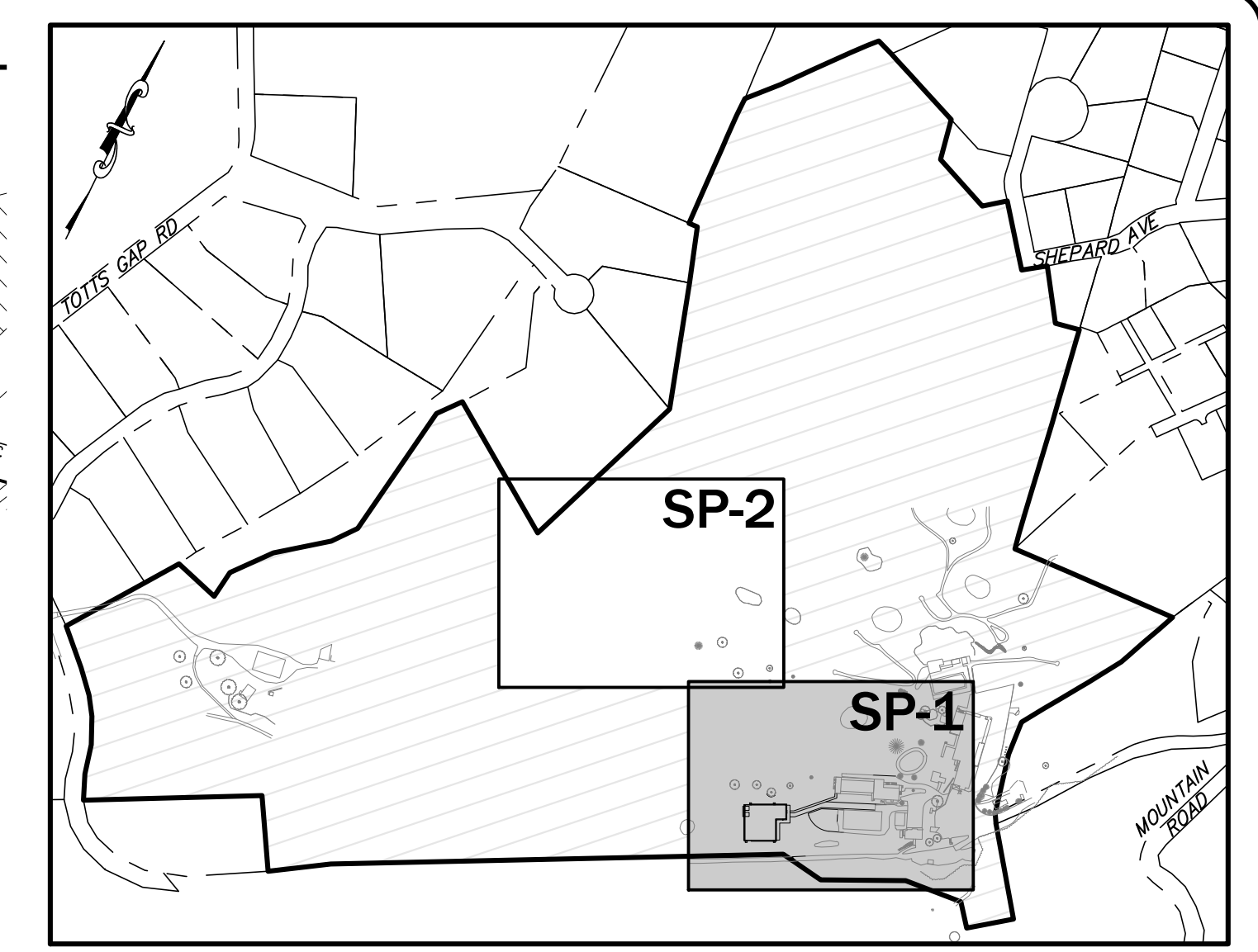
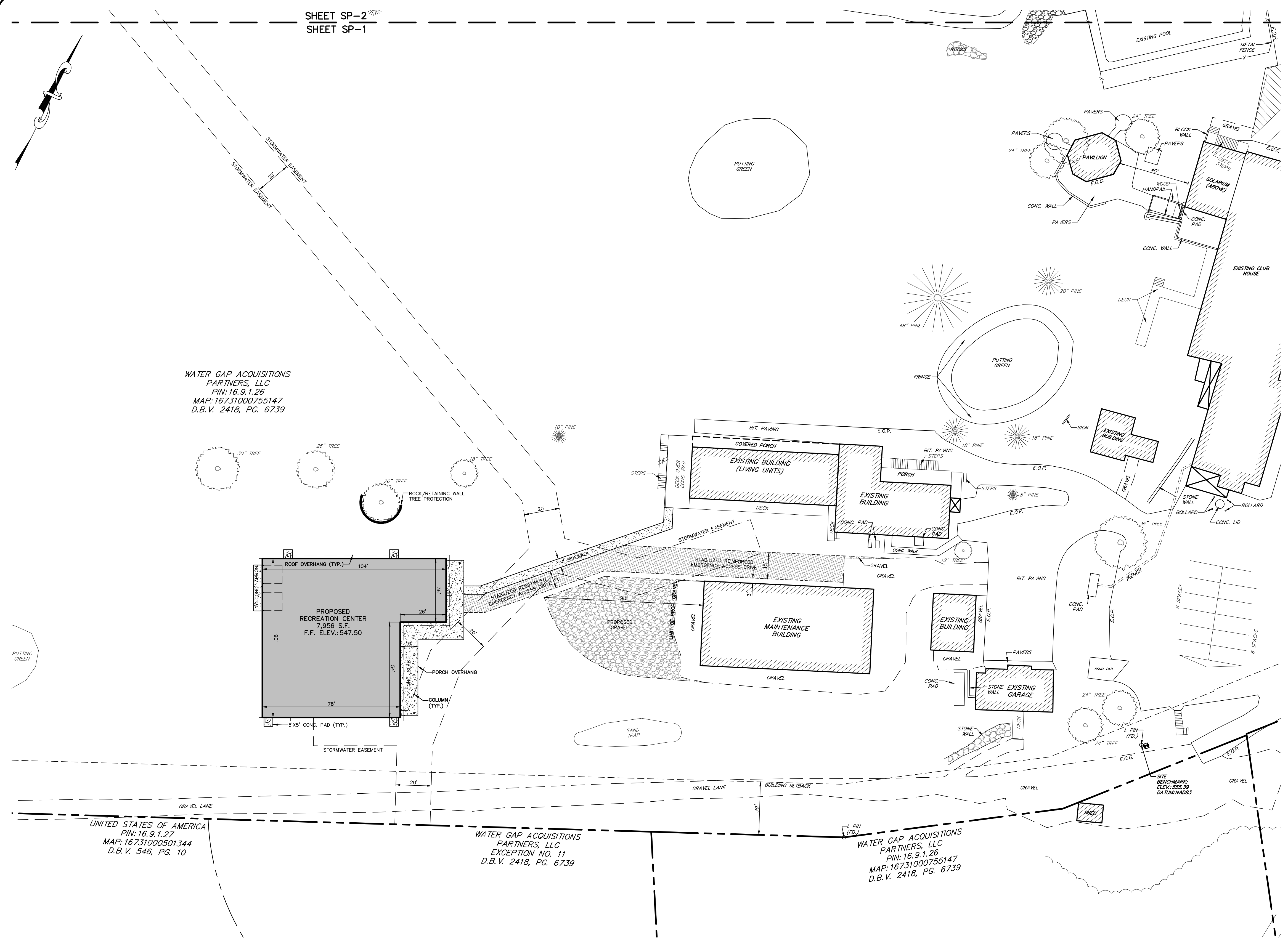
SCM-1

WATER GAP ACQUISITIONS PARTNERS, LLC
PIN: 16.9.1.26
MAP: 16731000755147
D.B.V. 2418, PG. 6739

UNITED STATES OF AMERICA
PIN: 16.9.1.27
MAP: 16731000501344
D.B.V. 546, PG. 10

WATER GAP ACQUISITIONS PARTNERS, LLC
EXCEPTION NO. 11
D.B.V. 2418, PG. 6739

WATER GAP ACQUISITIONS PARTNERS, LLC
PIN: 16.9.1.26
MAP: 16731000755147
D.B.V. 2418, PG. 6739



KEY MAP
SCALE: 1"=400'

SMITHFIELD TOWNSHIP PLANNING COMMISSION
CERTIFICATE OF REVIEW AND RECOMMENDATION

AT A PUBLIC MEETING HELD ON _____, 2024, THE PLANNING COMMISSION OF SMITHFIELD TOWNSHIP REVIEWED AND BY A MOTION, DULY CARRIED, DOES HEREBY RECOMMEND APPROVAL OF THIS LAND DEVELOPMENT PLAN FOR THE PROPERTY AS SHOWN HEREON.

CHAIRMAN _____
SECRETARY _____

SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
CERTIFICATE OF REVIEW AND APPROVAL

AT A PUBLIC MEETING HELD ON _____, 2024, THE BOARD OF SUPERVISORS OF SMITHFIELD TOWNSHIP REVIEWED AND BY A MOTION, DULY CARRIED, DOES HEREBY APPROVE THIS LAND DEVELOPMENT PLAN FOR THE PROPERTY AS SHOWN HEREON.

CHAIRMAN _____
SUPERVISOR _____
SUPERVISOR _____

MONROE COUNTY PLANNING COMMISSION REVIEW

THE SMITHFIELD TOWNSHIP ENGINEER

SIGNATURE: _____
DATE: _____, 20____

NOTES

1. THE OWNER/DEVELOPER OF THE PROPOSED LOT SHALL BE RESPONSIBLE FOR ACQUIRING ANY APPLICABLE APPROVALS/PERMITS PRIOR TO PERFORMING ANY SITE DEVELOPMENT.
2. THERE ARE NO HISTORICALLY SIGNIFICANT SITES OR STRUCTURES ON THE TRACT, INCLUDING BUT NOT LIMITED TO CELLAR HOLES, STONE WALLS, EARTHWORKS AND GRAVES.

LEGEND

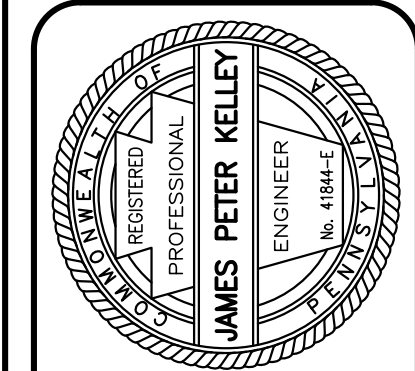
	EXISTING	PROPOSED		EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---	STORM LINE, MANHOLE, & INLET		
LOT LINE	---	---	DECIDUOUS TREE		
BUILDING SETBACK	---	---	EVERGREEN TREE		
LEGAL RIGHT-OF-WAY EASEMENT	---	---	TREE ROW		
BUILDING			CONTOUR		
CONCRETE			SPOT ELEVATION		
GRAVEL			STREAM		
EMERGENCY ACCESS DRIVE			WETLANDS		
SOIL BOUNDARY			EDGE OF PAVEMENT		
UTILITY POLE			EDGE OF GRAVEL		
OVERHEAD ELECTRIC			BITUMINOUS		
WATER MAIN & VALVE			TYPICAL FINISHED FLOOR		
SANITARY LINE, MANHOLE, & CLEANOUT			DOOR SILL		

NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

0 30' 60' 90'
SCALE: 1"=30'



BY	TAL
DATE	11/28/24
REVISIONS	TOWNSHIP COMMENTS



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Stroudsburg, PA 18360

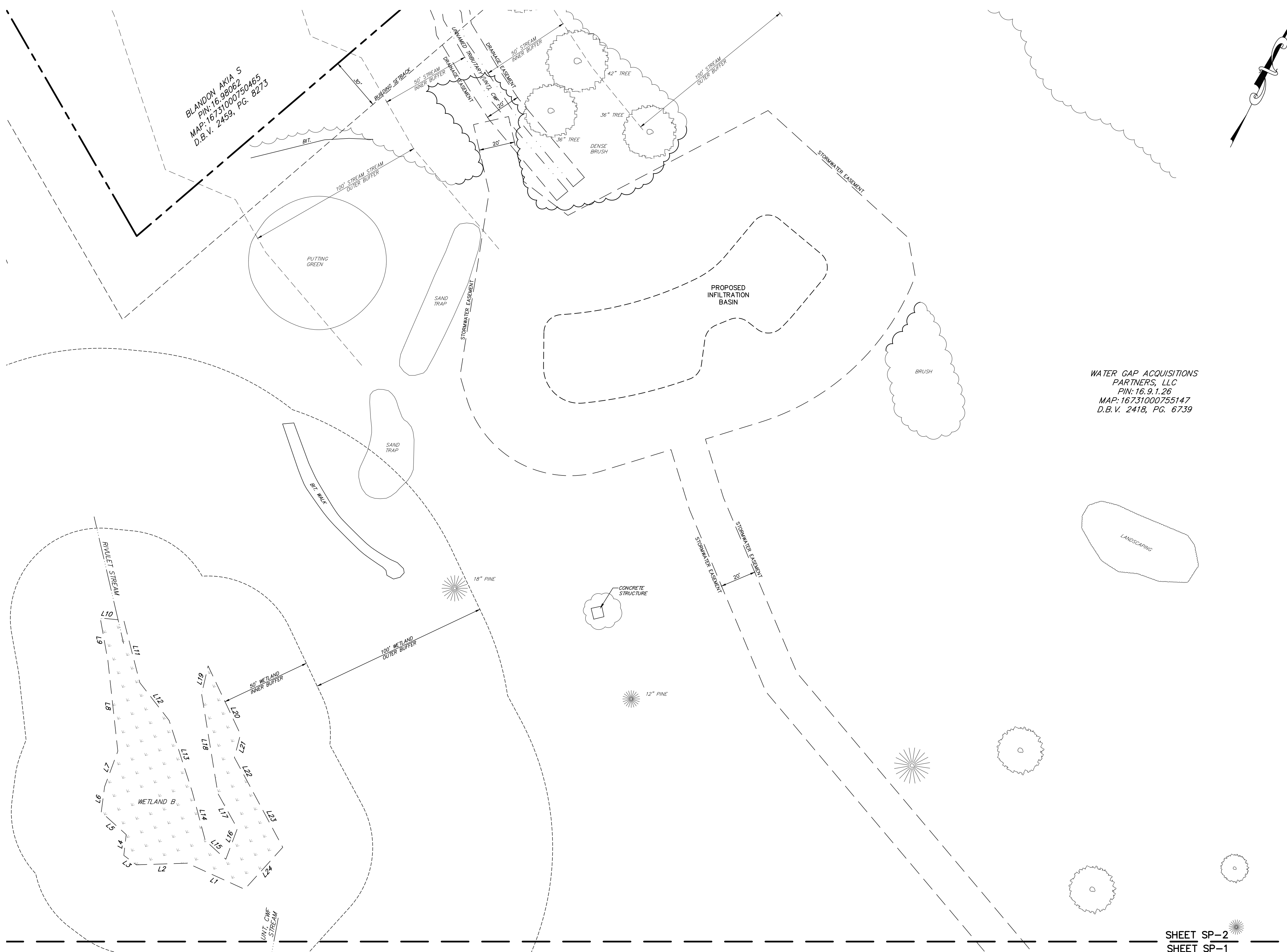


SITE DEVELOPMENT PLAN
WATER GAP WELLNESS RECREATION CENTER
WATER GAP ACQUISITIONS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

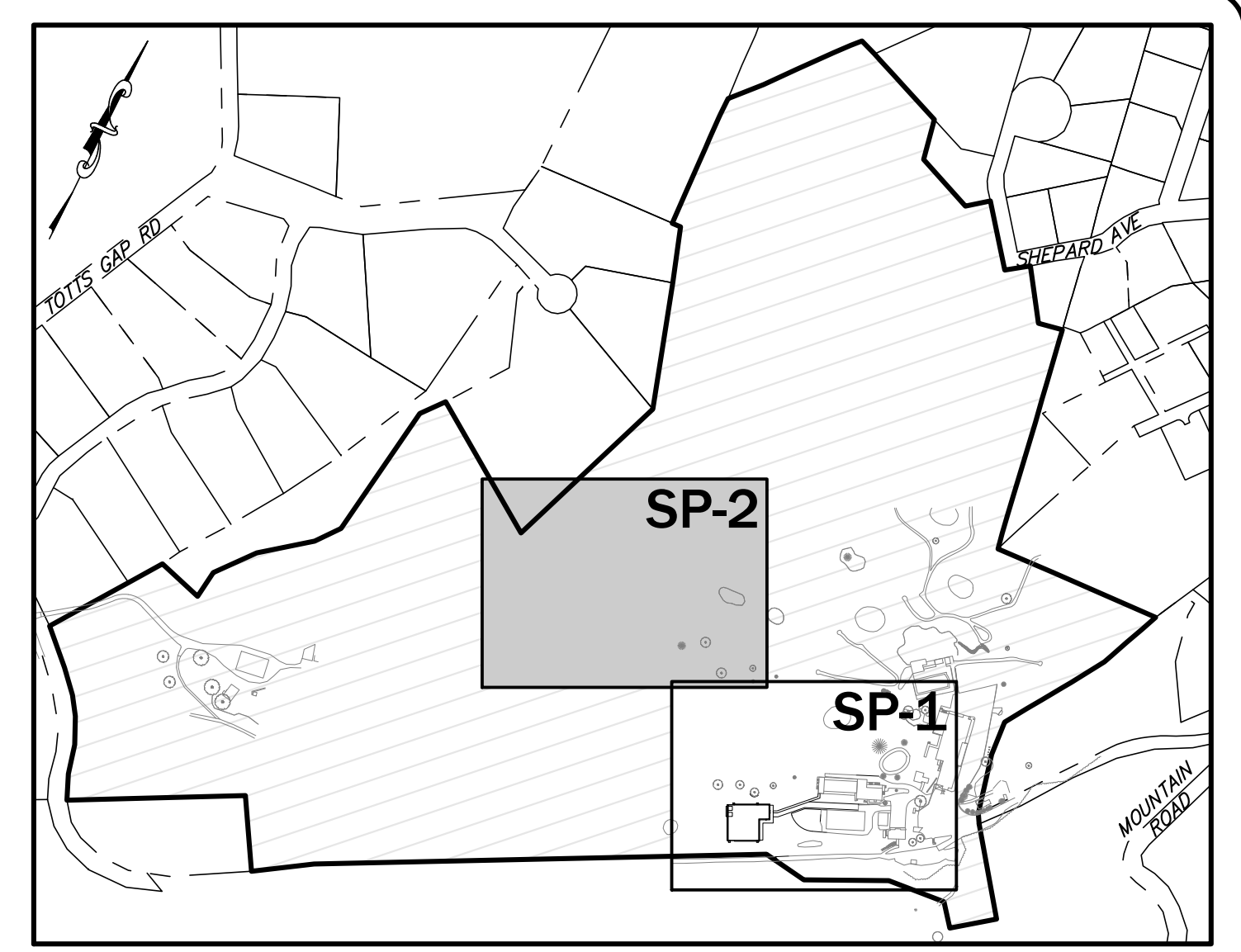
DATE:	8/26/2024	DSGN:	TAL/DFG
SCALE:	1"=30'	CHK:	CRS
DRAWN:	TAL	APPRD:	JPK
JOB:	1022419.004	P MGR:	JPK

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SHEET: 3 OF 27
SP-1

BLANDON AREA S
PIN: 16.9.8062
MAP: 16731000750465
D.B.V. 2459, PG. 8273



WATER GAP ACQUISITIONS
PARTNERS, LLC
PIN: 16.9.1.26
MAP: 16731000755147
D.B.V. 2418, PG. 6739

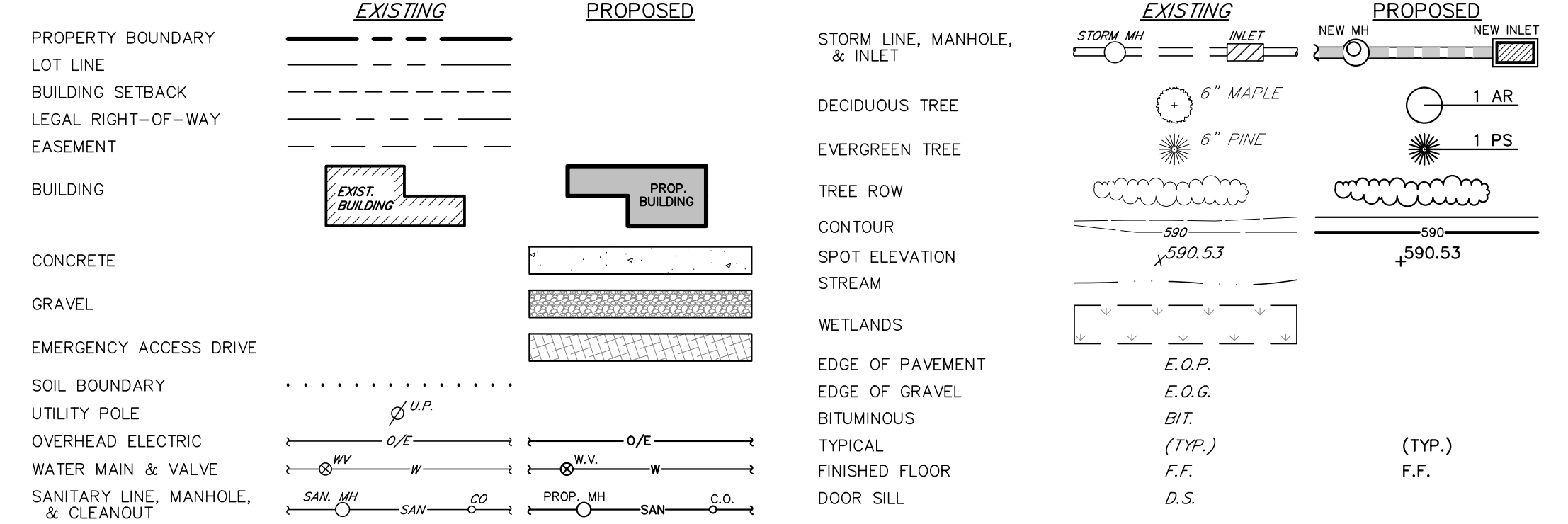


KEY MAP
SCALE: 1"=400'

SHEET SP-2
SHEET SP-1

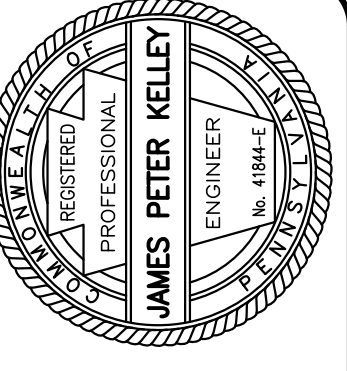
STREAM BUFFER DATA		
STREAM BUFFER AREA	STREAM BUFFER DISTURBANCE	DISTURBANCE %
43,208.75 S.F.	1,400.84 S.F.	3.24%

LEGEND



NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

REVISIONS	DATE	BY
T. TOWNSHIP COMMENTS	11/26/24	TAL



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



SITE DEVELOPMENT PLAN
WATER GAP WELLNESS RECREATION CENTER
WATER GAP ACQUISITIONS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

DATE: 8/26/2024	DSGN: TAL/DFG
SCALE: 1"=30'	CHK: CRS
DRAWN: TAL	APPRD: JPK
JOB: 1022419.004	P MGR: JPK

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SHEET: 4 OF 27

SP-2



ZONING DATA

R-1: LOW DENSITY RESIDENTIAL ON-SITE SEWER AND WATER
PROPOSED USE: PROPOSED BUILDING FOR PRIVATE RESORT, CONFERENCE CENTER AND INN
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
LOT COVERAGE (BUILDING): 20%
BUILDING HEIGHT: 35 FEET
MAX. IMPERVIOUS COVERAGE: 25%
EXISTING BUILDINGS COVERAGE: 1.43%
PROPOSED BUILDINGS COVERAGE: 1.78%
PROPOSED IMPERVIOUS COVERAGE: 6.50%
SMITHFIELD TWP PROPERTY AREA: 51.29 AC.

SITE DATA

OWNER/DEVELOPER: WATER GAP ACQUISITIONS PARTNERS, LLC
P.O. BOX 244
DELAWARE WATER GAP, PA 18327
PHONE: 203-524-3039
SITE ADDRESS: WATER GAP WELLNESS
296 MOUNTAIN ROAD
STROUDSBURG, PA 18360
DEED BOOK: D.B.V. 2418, PG. 6739
TAX MAP: 16-9-1-26
PIN: 16731000755147
NUMBER OF LOTS: ONE (1)
TOTAL AREA: 68.35 AC.
SEWER: ON-SITE
WATER: ON-SITE



RESOURCE IMPACT AND CONSERVATION ANALYSIS CHART
Table with 5 columns: NATURAL FEATURES, TOTAL AREA OF RESOURCE, PRIMARY IMPACT, SECONDARY IMPACT, AREA PRESERVED. Rows include Floodplains, Mature Trees, Woodlands, Rock Outcrops, Soils, Lakes/Ponds/Streams/Rivers/Waters, Slopes, Wetlands, Wetlands Buffer, Historic Buildings, and Locations of Trails.

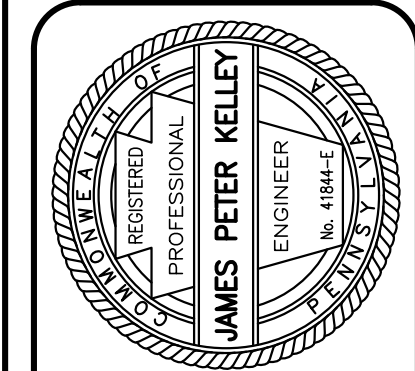
PROPERTY SLOPE DATA
Table with 8 columns: MINIMUM SLOPE, MAXIMUM SLOPE, COLOR, AREA (AC.), AREA (S.F.), AREA (%), DISTURBED AREA (S.F.), DISTURBED AREA (%), MAXIMUM AREA OF DISTURBANCE. Rows show data for 15% and 25% slopes.

- SOIL CLASSIFICATIONS
Legend for soil types: BaB, BaC, BaD, BaE, BaF, BaG, BaH, BaI, BaJ, BaK, BaL, BaM, BaN, BaO, BaP, BaQ, BaR, BaS, BaT, BaU, BaV, BaW, BaX, BaY, BaZ, CnB, LBE, MBB.
Legend for vegetation: 6" MAPLE, 6" PINE.

LEGEND
PROPERTY BOUNDARY, LOT LINE, BUILDING, SOIL BOUNDARY, DECIDUOUS TREE, EVERGREEN TREE, TREE ROW, CONTOUR, STREAM.
Scale: 1"=120'

TOTAL ACREAGE TO BE DEVELOPED: 3.22 ACRES

Table with columns: BY, DATE, REVISIONS, COMMENTS. Row 1: TAL, 11/26/24.



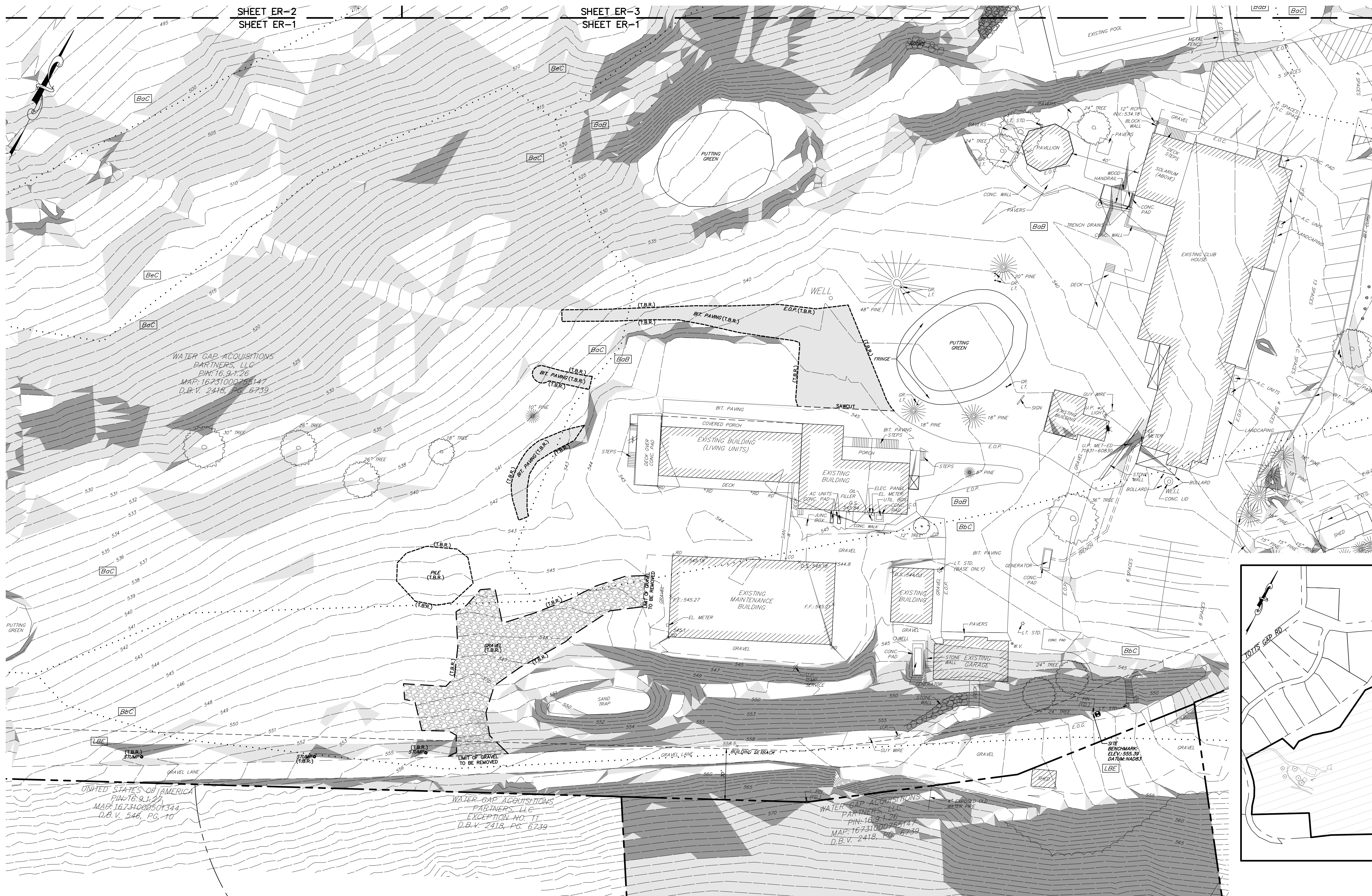
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barrissett.com
525 Main Street, Suite 200
Stroudsburg, PA 18360



MASTER EXISTING RESOURCES & SITE ANALYSIS PLAN
WATER GAP WELLNESS RECREATION CENTER
WATER GAP ACQUISITIONS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

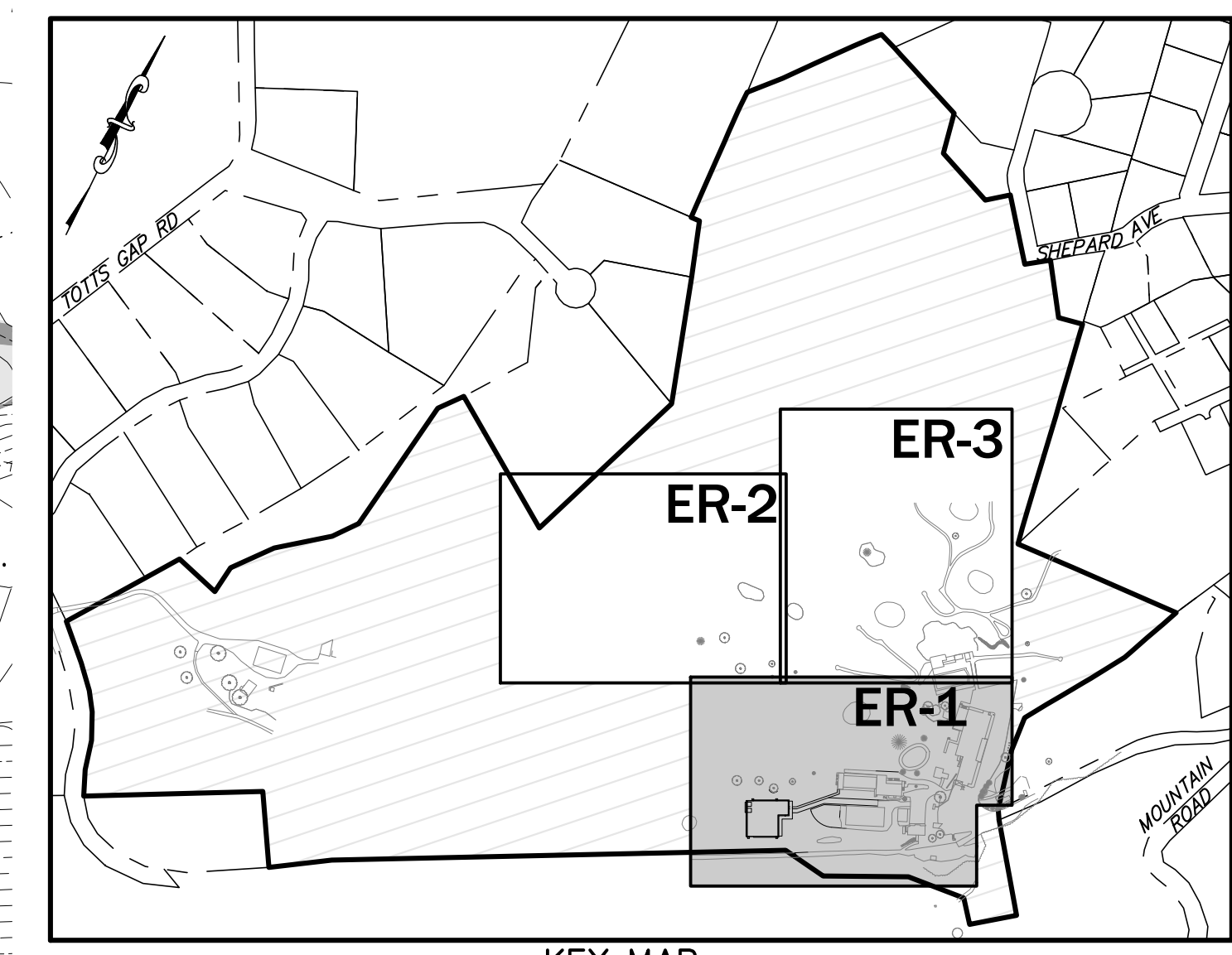
Table with columns: DATE, DSGN, SCALE, CHK, APPRD, DRAWN, P MGR, JOB, COPYRIGHT. Row 1: 8/26/2024, TAL/DFG, 1"=120', CRS, JPK, JPK, 1022419.004, JPK, 2024.

SHEET: 5 OF 27
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SOIL CLASSIFICATIONS

BbB	BATH CHANNERY SILT LOAM - HSG C 3 TO 8 PERCENT SLOPES
BbC	BATH CHANNERY SILT LOAM - HSG C 8 TO 15 PERCENT SLOPES
BbB	BATH CHANNERY SILT LOAM - HSG C 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
BbC	BATH CHANNERY SILT LOAM - HSG C 8 TO 25 PERCENT SLOPES, EXTREMELY STONY
BbC	BENSON-ROCK OUTCROP COMPLEX - HSG D 8 TO 25 PERCENT SLOPES
CnD	CHIPPEWA AND NORWICH SOIL - HSG D 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
LbC	LACKAWANNA AND BATH SOILS - HSG D STEEP, RUBBLY
MbB	MARGIN VERY STONY SILT LOAM - HSG D 0 TO 8 PERCENT SLOPES



KEY MAP
SCALE: 1"=400'

PROPERTY SLOPE DATA

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (AC.)	AREA (S.F.)	AREA (%)	DISTURBED AREA (S.F.)	DISTURBED AREA (%)	MAXIMUM AREA OF DISTURBANCE
15%	25%	[Light Gray Box]	17.72 AC.	771,789.36 S.F.	16.76%	13,417.45 S.F.	1.74%	60%
25%	100%	[Dark Gray Box]	8.79 AC.	382,966.72 S.F.	8.32%	6,410.70 S.F.	1.67%	10%

NOTES:

- 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 OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO ANY FUTURE CONSTRUCTION.
- DATE OF SURVEY: MAY 2, 2023.
- THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE CONSTRUED AS ONE. ALL BOUNDARY LINE INFORMATION IS SHOWN AS PER DEEDS OF RECORD.
- WETLANDS ARE PRESENT ON THE SITE, BASED ON ISETT SITE INVESTIGATIONS ON FEBRUARY 1, APRIL 16, 17, AND 23 2024.
- THE OWNER/DEVELOPER OF THE LOT SHALL BE RESPONSIBLE FOR ACQUIRING ANY APPLICABLE APPROVALS/PERMITS PRIOR TO PERFORMING ANY SITE DEVELOPMENT.
- HORIZONTAL DATUM: S.P.C.S. NAD83 & VERTICAL DATUM: NAVD88
- PROJECT SITE IS IN AREA OF MINIMAL FLOOD HAZARD: ZONE X, ACCORDING TO FEMA FIRM PANEL 42089C0432E, EFFECTIVE 05/02/2013.
- NO ADDITIONAL LANDSCAPING OR SCREENING IS PROPOSED FOR THE PROJECT AREA.

LEGEND

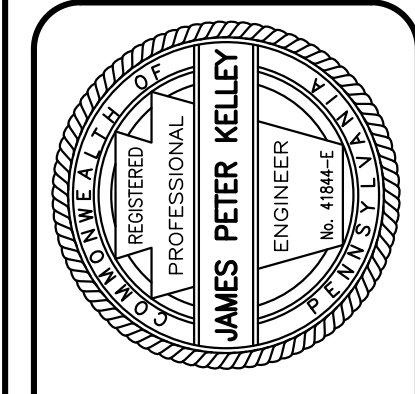
EXISTING	DEMOLITION	EXISTING	DEMOLITION
PROPERTY BOUNDARY	CHAIN-LINK FENCE	CHAIN-LINK FENCE	CHAIN-LINK FENCE
LOT LINE	WOOD FENCE	WOOD FENCE	WOOD FENCE
BUILDING SETBACK	SIGN	SIGN	SIGN
LEGAL RIGHT-OF-WAY	DECIDUOUS TREE	6" MAPLE	6" MAPLE
EASEMENT	EVERGREEN TREE	6" PINE	6" PINE
CURBING	TREE ROW	TREE ROW	TREE ROW
BUILDING	CONTOUR	590	590.53
PAVEMENT	SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
GRAVEL	STREAM	STREAM	STREAM
SOIL BOUNDARY	WETLANDS	WETLANDS	WETLANDS
UTILITY POLE	EDGE OF PAVEMENT	E.O.P.	E.O.P.
OVERHEAD ELECTRIC	EDGE OF GRAVEL	E.O.G.	E.O.G.
WATER MAIN & VALVE	BUTYMINOUS	BIT.	BIT.
GAS MAIN & VALVE	TYPICAL	(TYP.)	(TYP.)
SANITARY LINE, MANHOLE, & CLEANOUT	TO BE REMOVED	(T.B.R.)	(T.B.R.)
STORM LINE, MANHOLE, & INLET	FINISHED FLOOR	F.F.	F.F.
	DOOR SILL	D.S.	D.S.

NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

SCALE: 1"=30'



BY	TAL
DATE	11/26/24
REVISIONS	T. TOWNSHIP COMMENTS



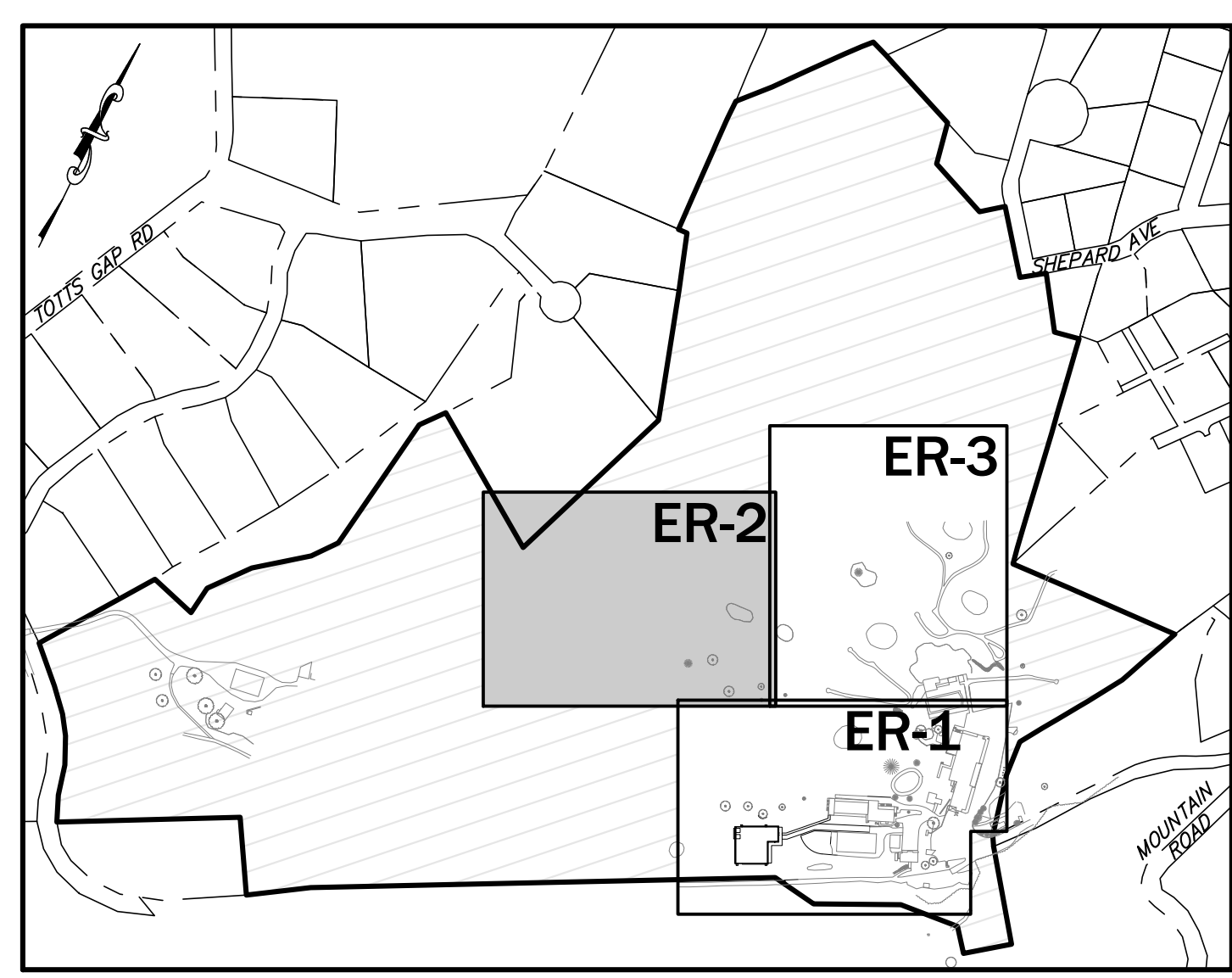
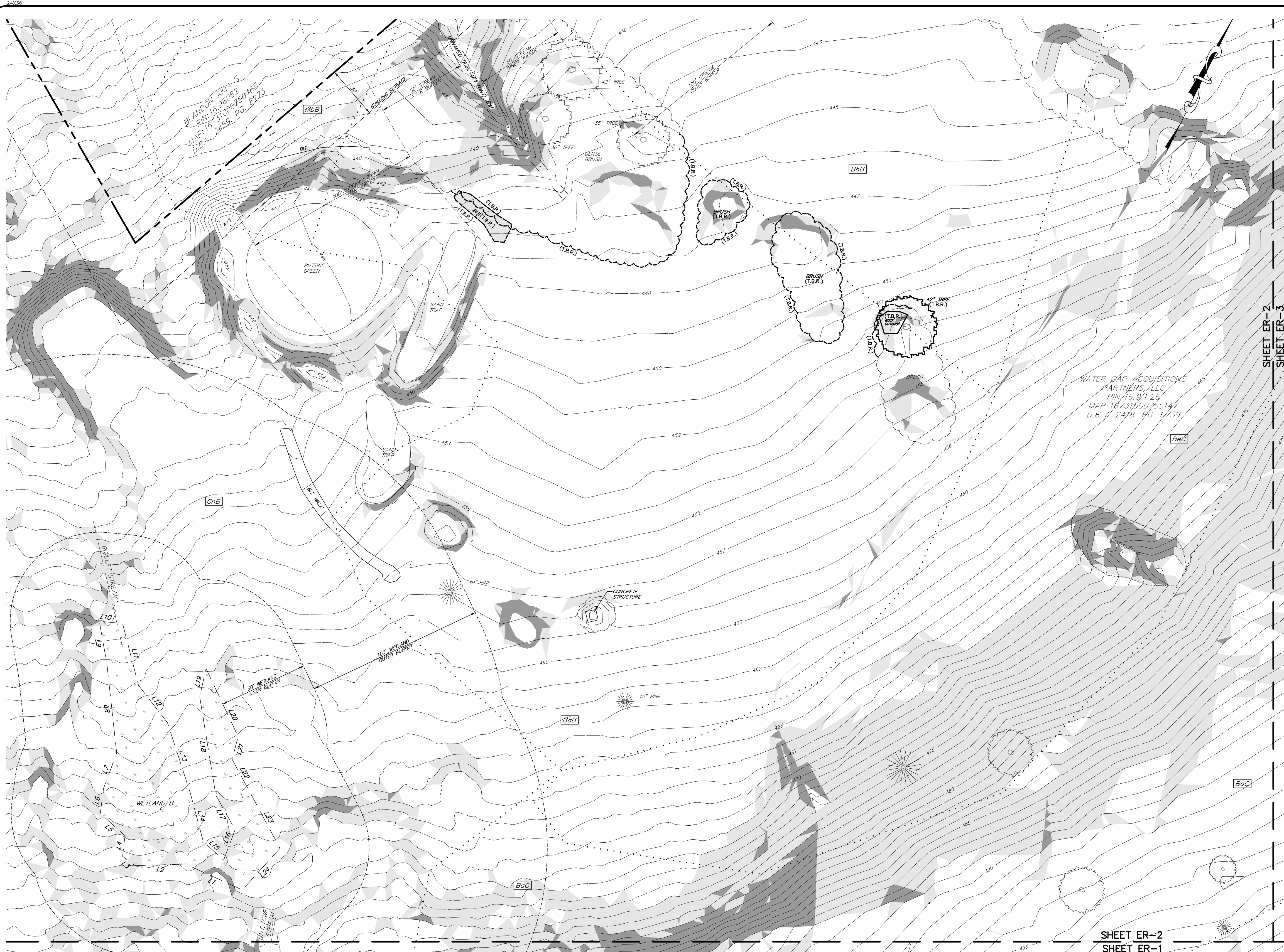
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EXISTING RESOURCES & SITE ANALYSIS PLAN
WATER GAP WELLNESS RECREATION CENTER
WATER GAP ACQUISITIONS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

DATE:	8/26/2024	DSGN:	TAL/DFG
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DRAWN:	TAL	APPRD:	JPK
JOB:	1022419.004	P MGR:	JPK
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KEY MAP
SCALE: 1"=400'

SOIL CLASSIFICATIONS

- BoB** BATH CHANNERY SILT LOAM - HSG C
3 TO 8 PERCENT SLOPES
- BaC** BATH CHANNERY SILT LOAM - HSG C
8 TO 15 PERCENT SLOPES
- BbB** BATH CHANNERY SILT LOAM - HSG C
0 TO 8 PERCENT SLOPES, EXTREMELY STONY
- BcC** BATH CHANNERY SILT LOAM - HSG C
8 TO 25 PERCENT SLOPES, EXTREMELY STONY
- BeC** BENSON-ROCK OUTCROP COMPLEX - HSG D
8 TO 25 PERCENT SLOPES
- CnB** CHIPPEWA AND NORWICH SOIL - HSG D
0 TO 8 PERCENT SLOPES, EXTREMELY STONY
- LbE** LACKAWANNA AND BATH SOILS - HSG D
STEEP, RUBBLY
- MbB** MARDIN VERY STONY SILT LOAM - HSG D
0 TO 8 PERCENT SLOPES

LEGEND

	EXISTING	DEMOLITION
CHAIN-LINK FENCE		
WOOD FENCE		
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
TREE ROW		
CONTOUR		
SPOT ELEVATION		
STREAM		
WETLANDS		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
BITUMINOUS		
TYPICAL		
TO BE REMOVED		
FINISHED FLOOR		
DOOR SILL		

WETLAND B METES & BOUNDS			WETLAND B METES & BOUNDS		
SEGMENT	LENGTH (FT.)	DIRECTION	SEGMENT	LENGTH (FT.)	DIRECTION
L1	35.00	S88° 02' 25"W	L13	41.46	S44° 24' 40"E
L2	28.32	S61° 43' 08"W	L14	28.26	S41° 24' 09"E
L3	8.75	N79° 37' 21"W	L15	15.50	S74° 02' 37"E
L4	11.66	N19° 51' 04"W	L16	18.26	N5° 52' 20"W
L5	18.67	N74° 24' 20"W	L17	22.27	N55° 32' 42"W
L6	14.13	N18° 57' 02"W	L18	56.11	N35° 44' 16"W
L7	21.20	N6° 05' 59"W	L19	15.99	N13° 22' 08"W
L8	50.71	N32° 42' 59"W	L20	42.11	S51° 44' 11"E
L9	24.00	N36° 35' 44"W	L21	13.27	S11° 42' 13"E
L10	13.14	N69° 09' 54"E	L22	20.28	S54° 48' 51"E
L11	35.79	S40° 51' 27"E	L23	36.44	S54° 41' 09"E
L12	26.58	S64° 13' 50"E	L24	31.53	S15° 45' 43"W

WETLAND BUFFER TABULATION

BUFFER AREA	DISTURBED AREA
142,436 S.F.	0 S.F. (0%)

STREAM BUFFER DATA

STREAM BUFFER AREA	STREAM BUFFER DISTURBANCE	DISTURBANCE %
43,208.75 S.F.	1,400.84 S.F.	3.24%

PROPERTY SLOPE DATA

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (AC.)	AREA (S.F.)	AREA (%)	DISTURBED AREA (S.F.)	DISTURBED AREA (%)	MAXIMUM AREA OF DISTURBANCE
15%	25%		17.72 AC.	771,789.36 S.F.	16.76%	13,417.45 S.F.	1.74%	60%
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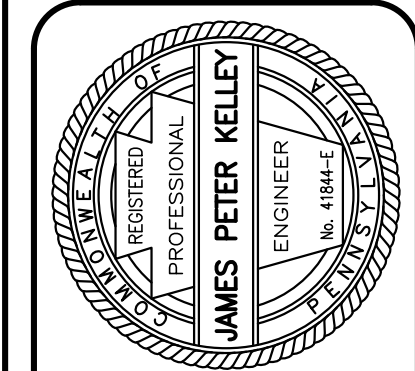
LEGEND

PROPERTY BOUNDARY	
LOT LINE	
BUILDING SETBACK	
LEGAL RIGHT-OF-WAY	
EASEMENT	
CURBING	
BUILDING	
PAVEMENT	
GRAVEL	
SOIL BOUNDARY	
UTILITY POLE	
OVERHEAD ELECTRIC	
WATER MAIN & VALVE	
GAS MAIN & VALVE	
SANITARY LINE, MANHOLE, & CLEANOUT	
STORM LINE, MANHOLE, & INLET	



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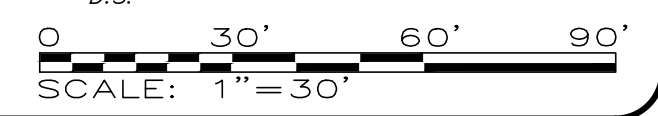
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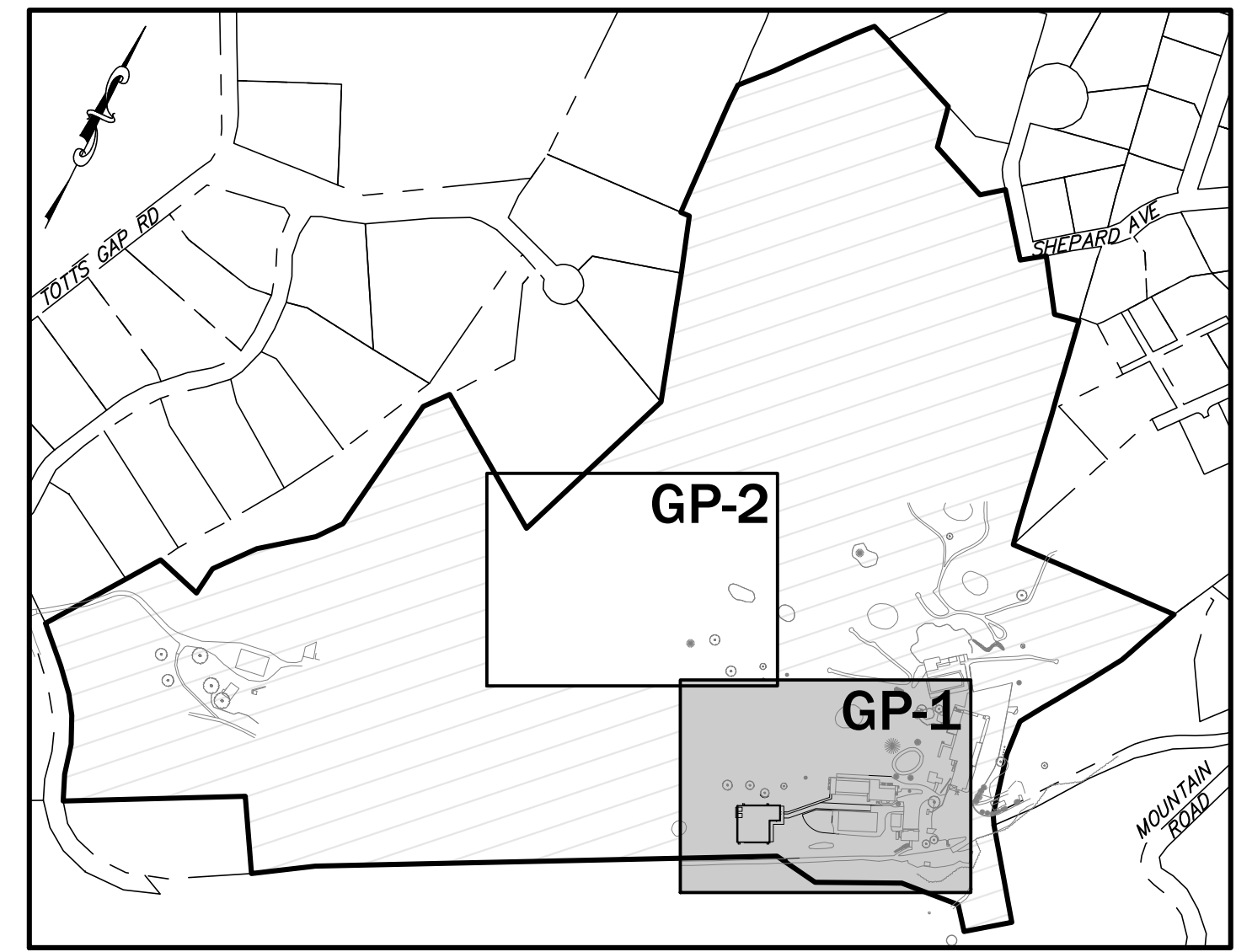
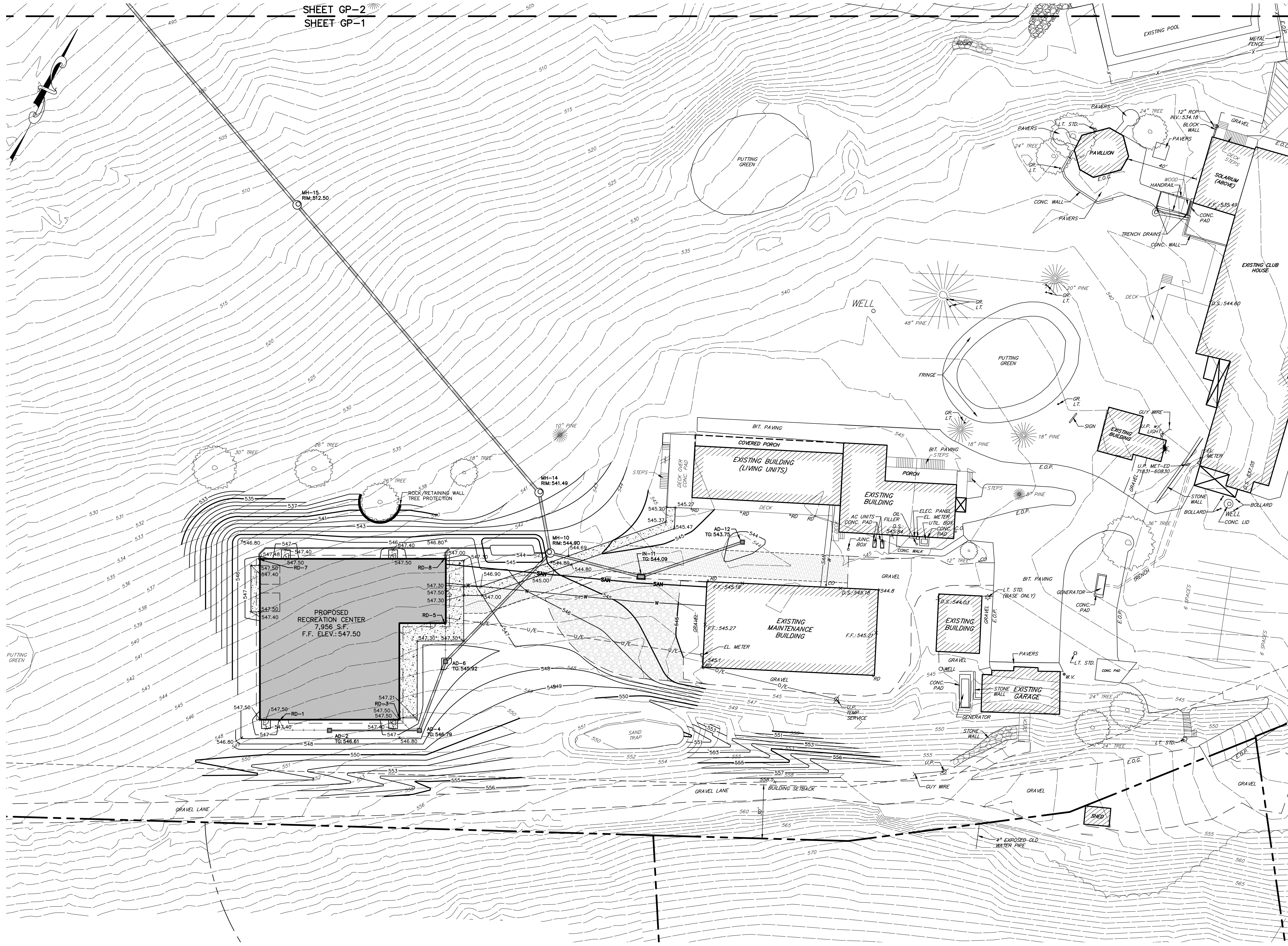
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NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES





KEY MAP
SCALE: 1"=400'

GRADING NOTES

- IN ACCORDANCE TO STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL PA ONE-CALL FOR UTILITY MARK-OUT IN ADVANCE OF ANY UTILITY EXCAVATION.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED FOR INVERT ELEVATIONS AND LOCATION BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER CAN NOT VERIFY THE ACCURACY BETWEEN VISIBLE OR MARKED POINTS OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP RESPONSIBILITIES OF THE PROPOSED DETENTION SYSTEM, POST CONSTRUCTION STORMWATER BMP'S, AND OTHER STORMWATER MANAGEMENT FACILITIES ON SITE.
- ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPT. OF LABOR, OSHA.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST OBTAIN ANY REQUIRED UTILITY DETAILS FOR RECONNECTION OF EXISTING SERVICES OR NEW SERVICE, AND IS RESPONSIBLE FOR THE CONSTRUCTION OF EACH NEW SERVICE. CONNECTIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE OPERATING UTILITY.
- SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL/SOILS ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
- COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. RUNOFF FROM IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE SANITARY SEWER NOR ONTO ADJACENT PROPERTIES.
- MINIMUM/MAXIMUM SLOPES AROUND BUILDING AND ASSEMBLY AREAS SHALL MEET THE LATEST CODE REQUIREMENTS.
- ALL EXISTING UTILITY STRUCTURES (MANHOLES, INLETS, VALVES, ETC.) TO REMAIN SHALL BE ADJUSTED TO FINISHED GRADE.

LEGEND

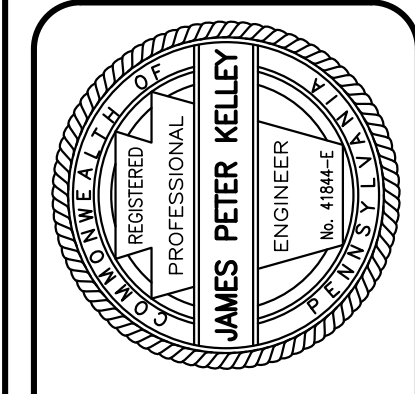
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PROPERTY BOUNDARY	---	---	STORM LINE, MANHOLE, & INLET		
LOT LINE	---	---	DECIDUOUS TREE		
BUILDING SETBACK	---	---	EVERGREEN TREE		
LEGAL RIGHT-OF-WAY EASEMENT	---	---	TREE ROW		
BUILDING			CONTOUR		
CONCRETE			SPOT ELEVATION		
GRAVEL			STREAM		
EMERGENCY ACCESS DRIVE			WETLANDS		
SOIL BOUNDARY			EDGE OF PAVEMENT		
UTILITY POLE			EDGE OF GRAVEL		
OVERHEAD ELECTRIC			BITUMINOUS		
WATER MAIN & VALVE			TYPICAL FINISHED FLOOR		
SANITARY LINE, MANHOLE, & CLEANOUT			DOOR SILL		

NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

0 30' 60' 90'
SCALE: 1"=30'



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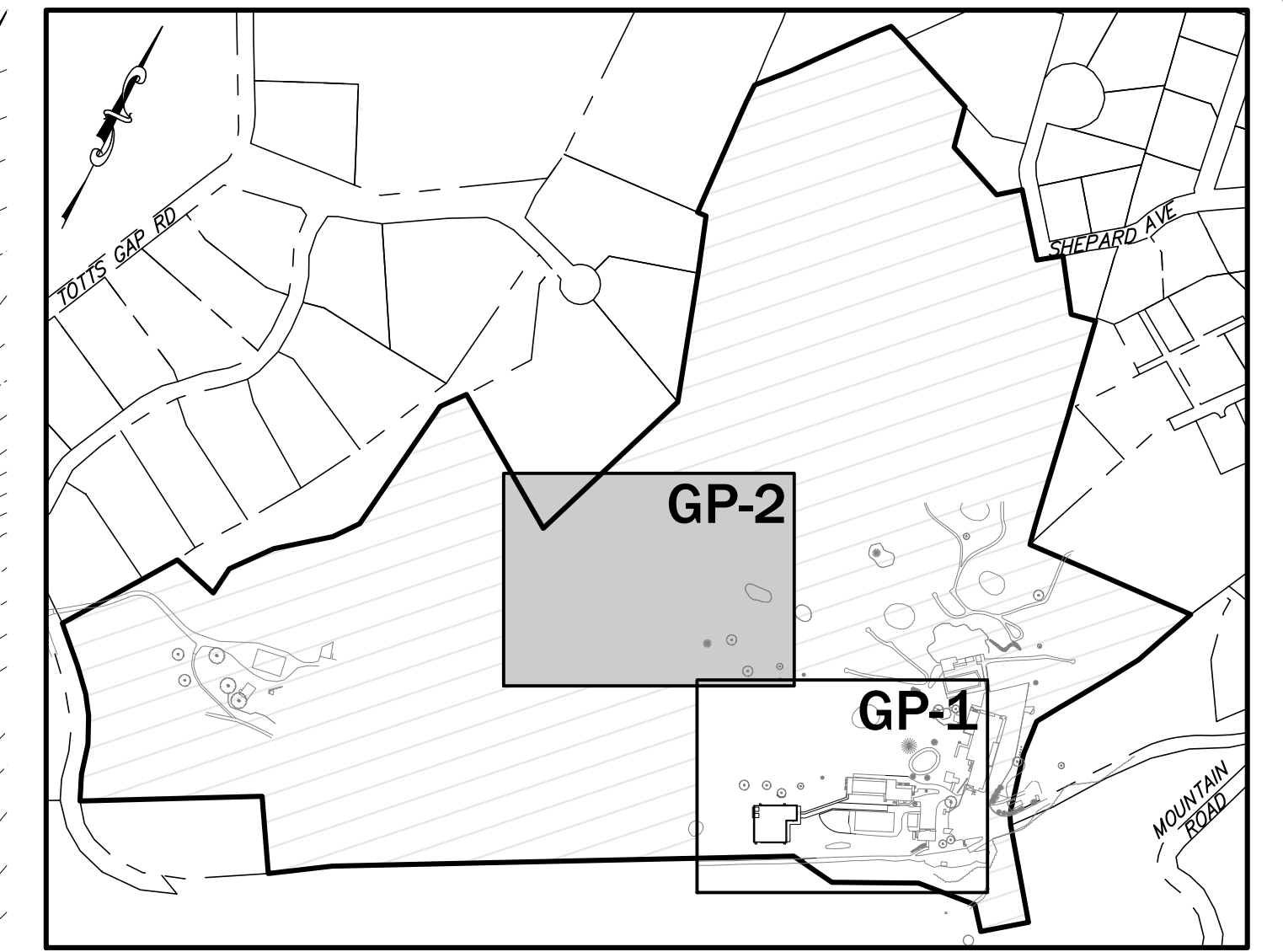


GRADING PLAN
WATER GAP WELLNESS RECREATION CENTER
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SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

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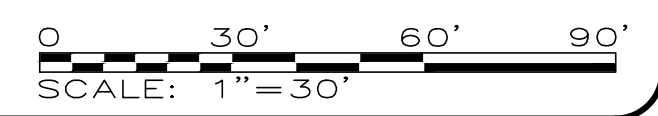
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 SHEET GP-1



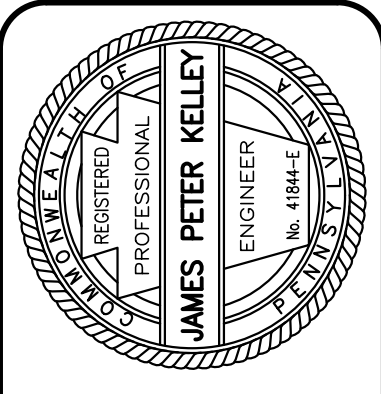
KEY MAP
 SCALE: 1"=400'

LEGEND	
PROPERTY BOUNDARY	EXISTING: Dashed line; PROPOSED: Solid line
LOT LINE	EXISTING: Dashed line; PROPOSED: Solid line
BUILDING SETBACK	EXISTING: Dashed line; PROPOSED: Solid line
LEGAL RIGHT-OF-WAY EASEMENT	EXISTING: Dashed line; PROPOSED: Solid line
BUILDING	EXISTING: Hatched area; PROPOSED: Solid outline
CONCRETE	EXISTING: Dotted pattern; PROPOSED: Solid outline
GRAVEL	EXISTING: Diagonal hatching; PROPOSED: Solid outline
EMERGENCY ACCESS DRIVE	EXISTING: Dashed line; PROPOSED: Solid line
SOIL BOUNDARY	EXISTING: Dotted line; PROPOSED: Solid line
UTILITY POLE	EXISTING: Circle with 'U.P.'; PROPOSED: Circle with 'U.P.'
OVERHEAD ELECTRIC	EXISTING: Circle with 'O.E.'; PROPOSED: Circle with 'O.E.'
WATER MAIN & VALVE	EXISTING: Circle with 'W.V.'; PROPOSED: Circle with 'W.V.'
SANITARY LINE, MANHOLE, & CLEANOUT	EXISTING: Circle with 'S.A.N.'; PROPOSED: Circle with 'S.A.N.'
STORM LINE, MANHOLE, & INLET	EXISTING: Circle with 'S.M.'; PROPOSED: Circle with 'S.M.'
DECIDUOUS TREE	EXISTING: Circle with '6" MAPLE'; PROPOSED: Circle with '1 AR'
EVERGREEN TREE	EXISTING: Circle with '6" PINE'; PROPOSED: Circle with '1 PS'
TREE ROW	EXISTING: Wavy line; PROPOSED: Wavy line
CONTOUR	EXISTING: Dashed line; PROPOSED: Solid line
SPOT ELEVATION	EXISTING: Circle with '590.53'; PROPOSED: Circle with '590.53'
STREAM	EXISTING: Dashed line; PROPOSED: Solid line
WETLANDS	EXISTING: Dotted pattern; PROPOSED: Dotted pattern
EDGE OF PAVEMENT	EXISTING: Dotted line; PROPOSED: Solid line
EDGE OF GRAVEL	EXISTING: Dotted line; PROPOSED: Solid line
BITUMINOUS	EXISTING: Dotted pattern; PROPOSED: Dotted pattern
TYPICAL FINISHED FLOOR	EXISTING: Dotted pattern; PROPOSED: Dotted pattern
DOOR SILL	EXISTING: Dotted pattern; PROPOSED: Dotted pattern

NOTE:
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 SLANTED TEXT INDICATES EXISTING FEATURES



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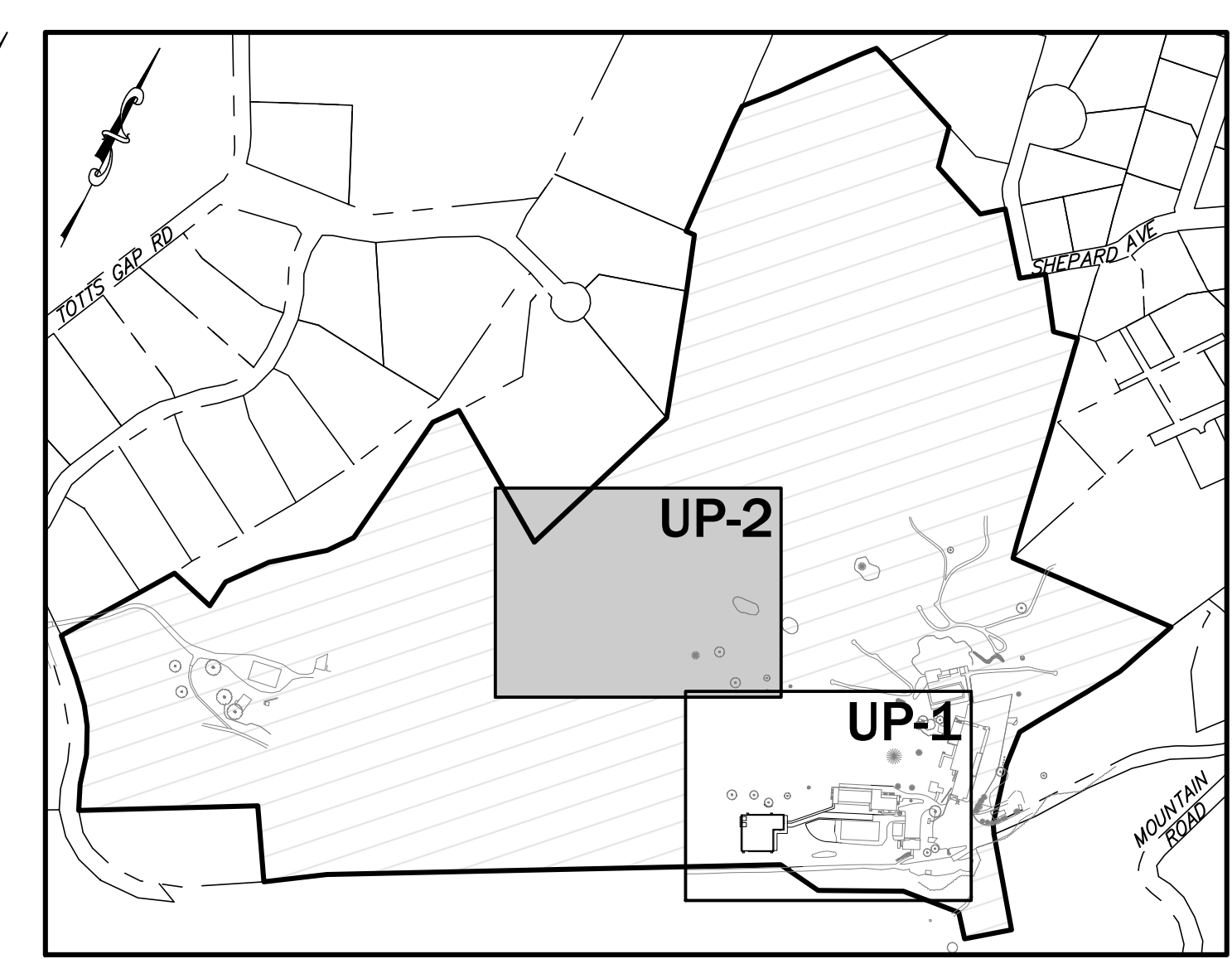
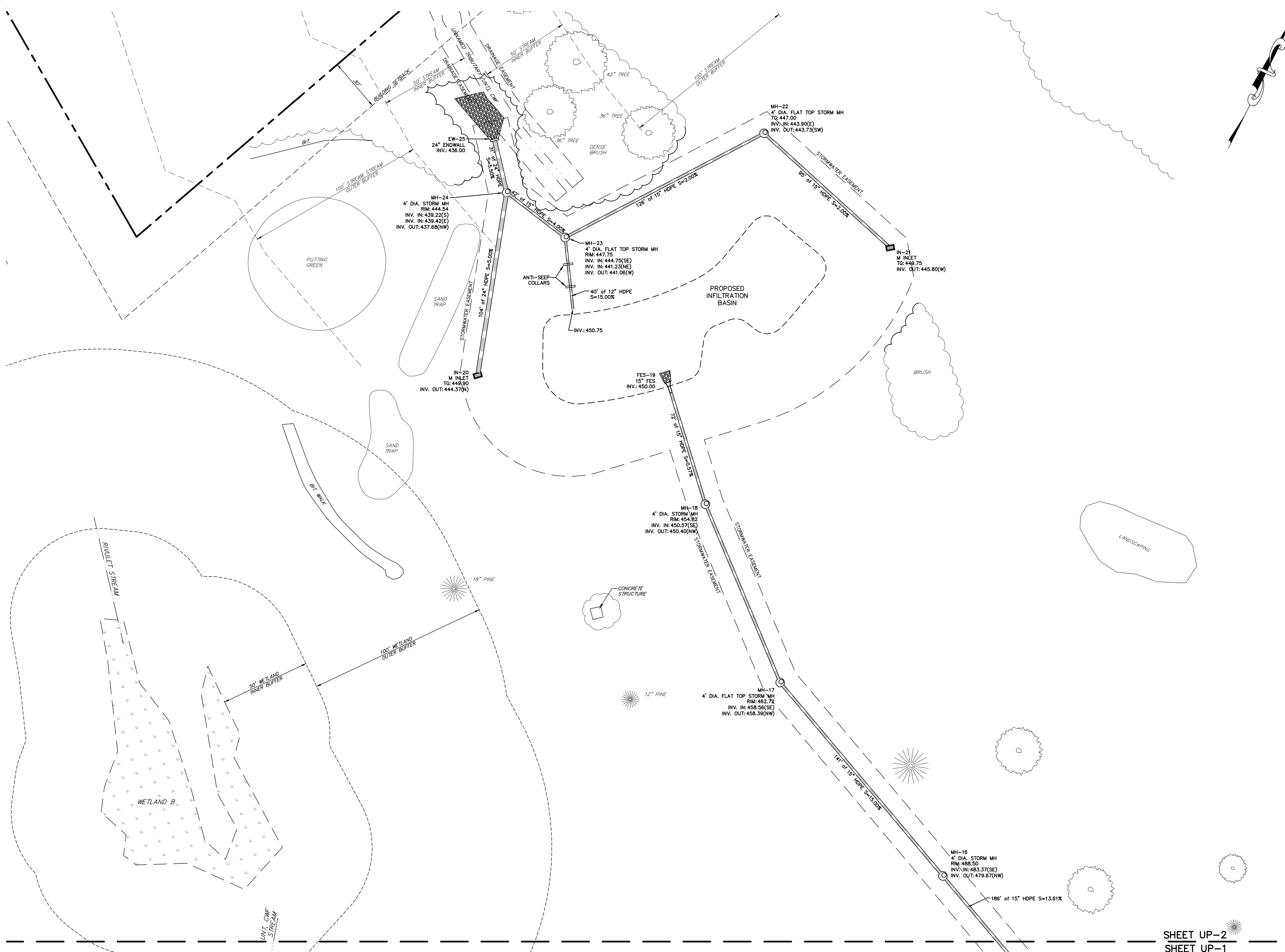
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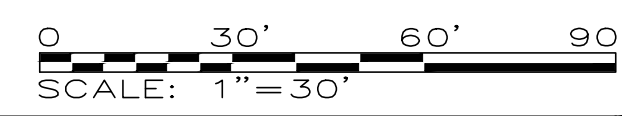


KEY MAP
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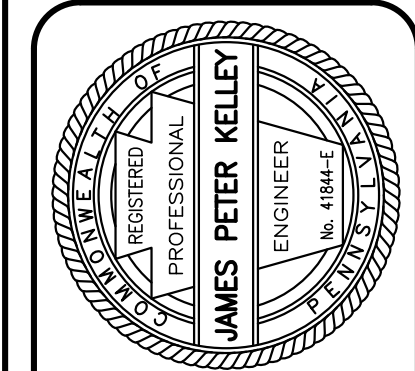
SHEET UP-2
SHEET UP-1

LEGEND	
EXISTING	PROPOSED
PROPERTY BOUNDARY	---
LOT LINE	---
BUILDING SETBACK	---
LEGAL RIGHT-OF-WAY	---
EASEMENT	---
BUILDING	EXIST. BUILDING (hatched), PROP. BUILDING (solid)
CONCRETE	(hatched pattern)
GRAVEL	(stippled pattern)
EMERGENCY ACCESS DRIVE	(dashed line)
SOIL BOUNDARY	(dotted line)
UTILITY POLE	(circle with 'U.P.') (EXISTING), (circle with 'U.P.') (PROPOSED)
OVERHEAD ELECTRIC	(circle with 'O/E') (EXISTING), (circle with 'O/E') (PROPOSED)
WATER MAIN & VALVE	(circle with 'W.V.') (EXISTING), (circle with 'W.V.') (PROPOSED)
SANITARY LINE, MANHOLE, & CLEANOUT	(circle with 'S.A.N.' / 'M.H.' / 'C.O.') (EXISTING), (circle with 'S.A.N.' / 'M.H.' / 'C.O.') (PROPOSED)
STORM LINE, MANHOLE, & INLET	(circle with 'S.T.' / 'M.H.' / 'I.N.L.E.T.') (EXISTING), (circle with 'S.T.' / 'M.H.' / 'I.N.L.E.T.') (PROPOSED)
DECIDUOUS TREE	6" MAPLE (circle with '6" MAPLE'), 1 AR (circle with '1 AR')
EVERGREEN TREE	6" PINE (circle with '6" PINE'), 1 PS (circle with '1 PS')
TREE ROW	(line with tree symbols)
CONTOUR	(line with elevation, e.g., 590.53)
SPOT ELEVATION	(number with spot, e.g., 590.53)
STREAM	(line with arrows)
WETLANDS	(stippled area)
EDGE OF PAVEMENT	(line with 'E.O.P.') (EXISTING), (line with 'E.O.P.') (PROPOSED)
EDGE OF GRAVEL	(line with 'E.O.G.') (EXISTING), (line with 'E.O.G.') (PROPOSED)
BITUMINOUS	(hatched pattern)
TYPICAL	(TYP.) (EXISTING), (TYP.) (PROPOSED)
FINISHED FLOOR	(line with 'F.F.') (EXISTING), (line with 'F.F.') (PROPOSED)
DOOR SILL	(line with 'D.S.') (EXISTING), (line with 'D.S.') (PROPOSED)

NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES



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T. TOWNSHIP COMMENTS	11/26/24	TAL



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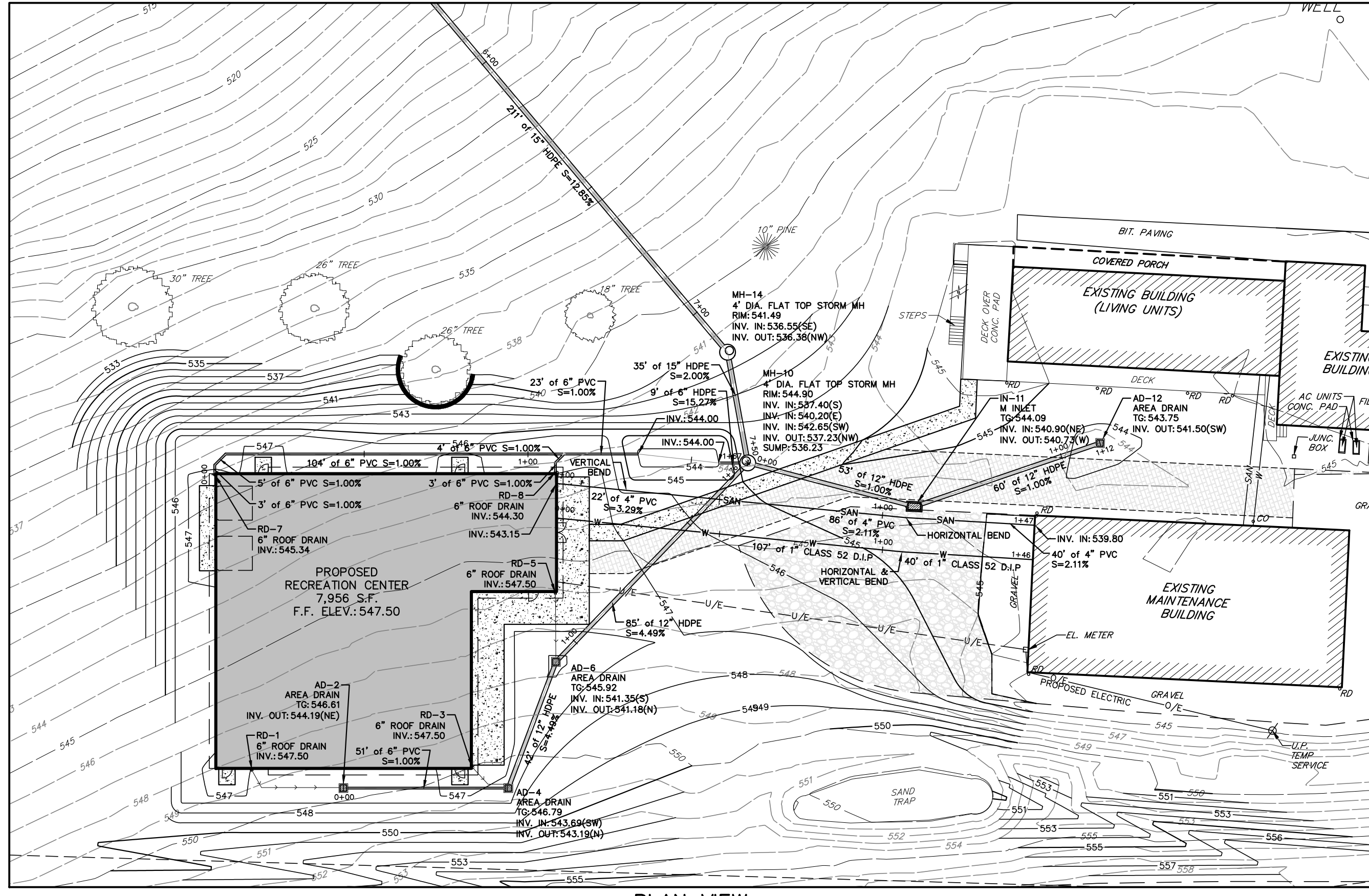
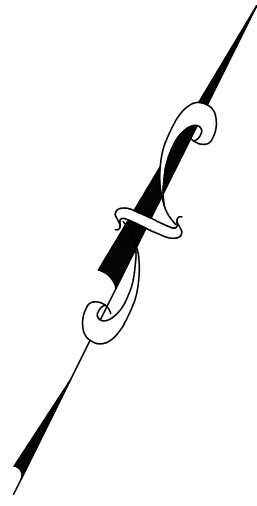
UTILITY PLAN
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DRAWN: TAL	APPRD: JPK
JOB: 1022419.004	P MGR: JPK

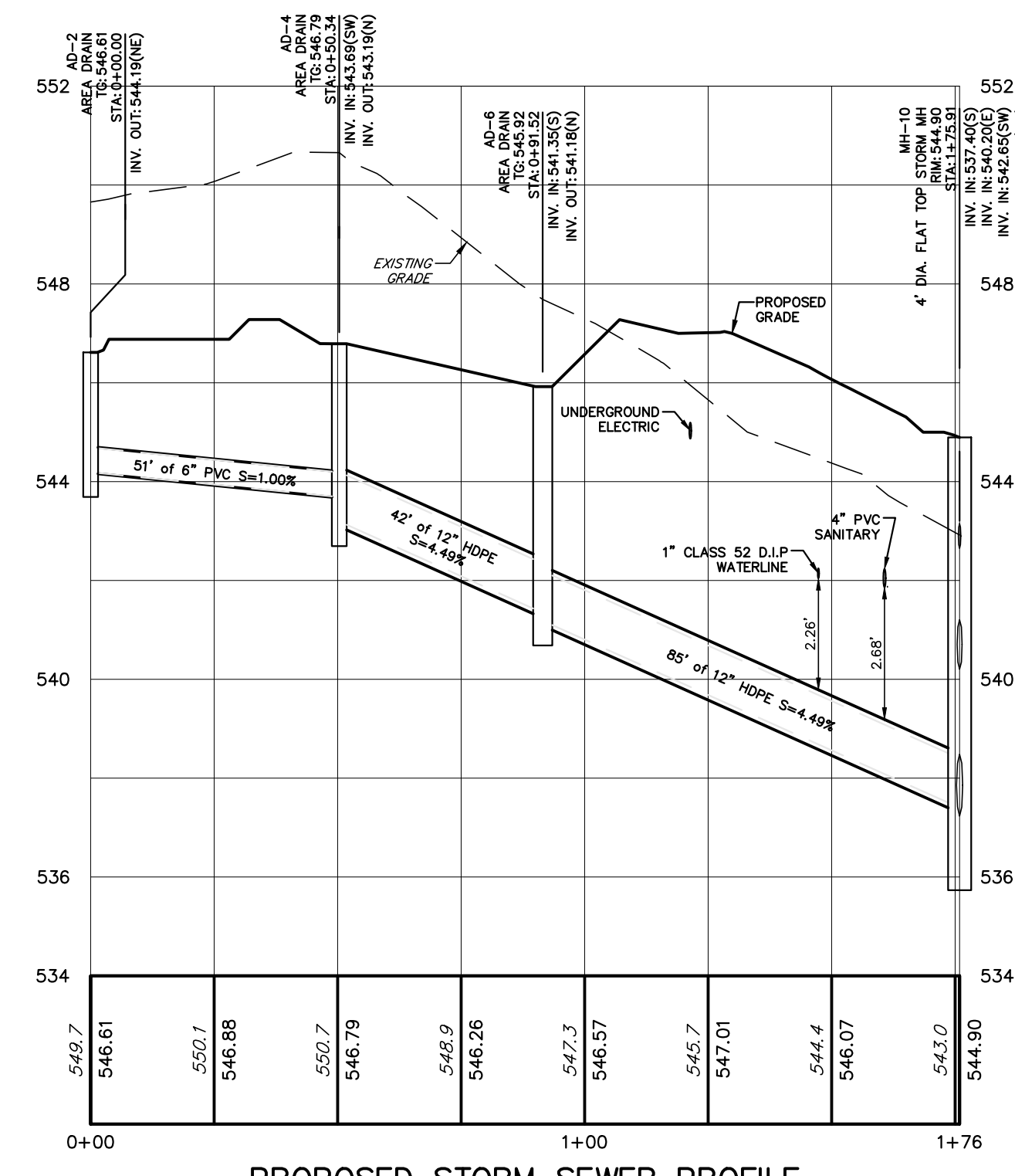
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UP-2



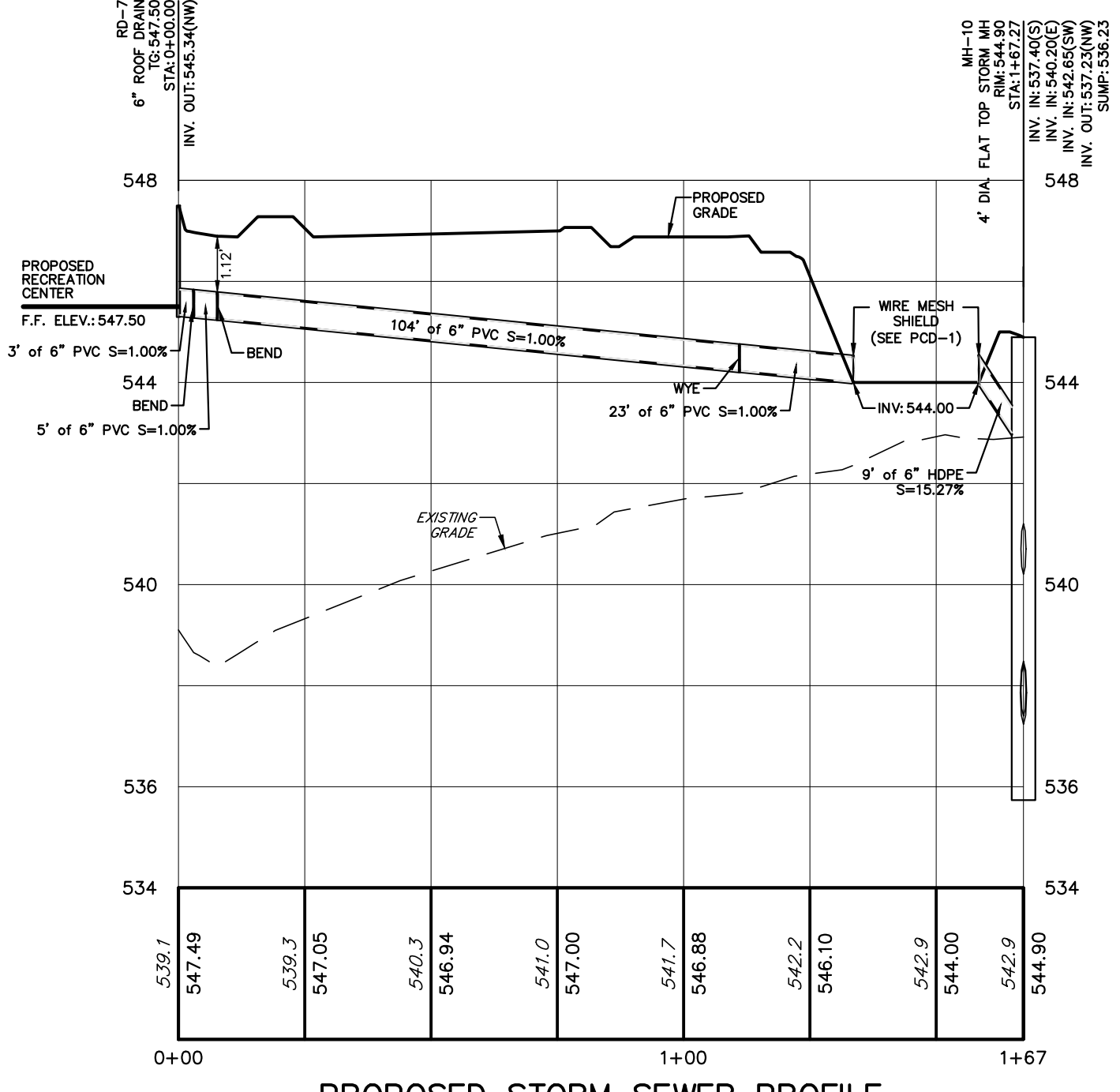


PLAN VIEW
SCALE: 1"=30'



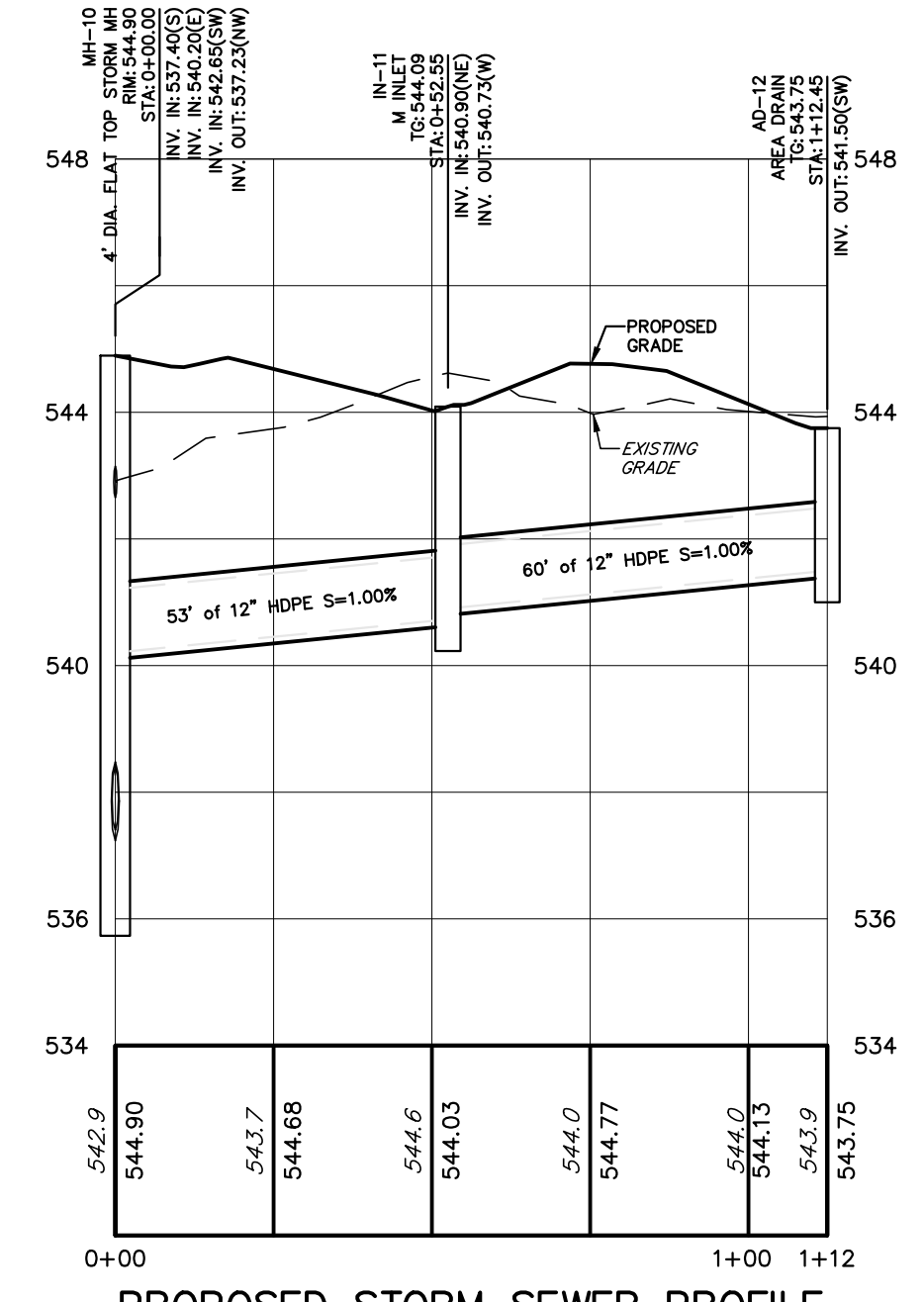
PROPOSED STORM SEWER PROFILE
(AD-2 TO MH-10)

STA.: 0+00 TO 1+75.91
SCALE: 1"=30'(H), 1"=3'(V)



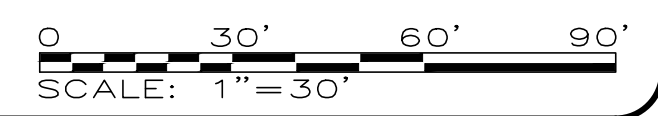
PROPOSED STORM SEWER PROFILE
(RD-7 TO MH-10)

STA.: 0+00 TO 1+67.27
SCALE: 1"=30'(H), 1"=3'(V)

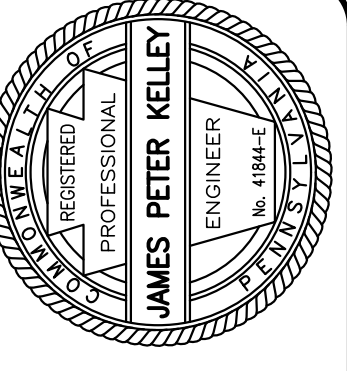


PROPOSED STORM SEWER PROFILE
(AD-12 TO MH-10)

STA.: 0+00 TO 1+12.45
SCALE: 1"=30'(H), 1"=3'(V)



REVISIONS	DATE	BY
1. TOWNSHIP COMMENTS	11/28/24	TAL



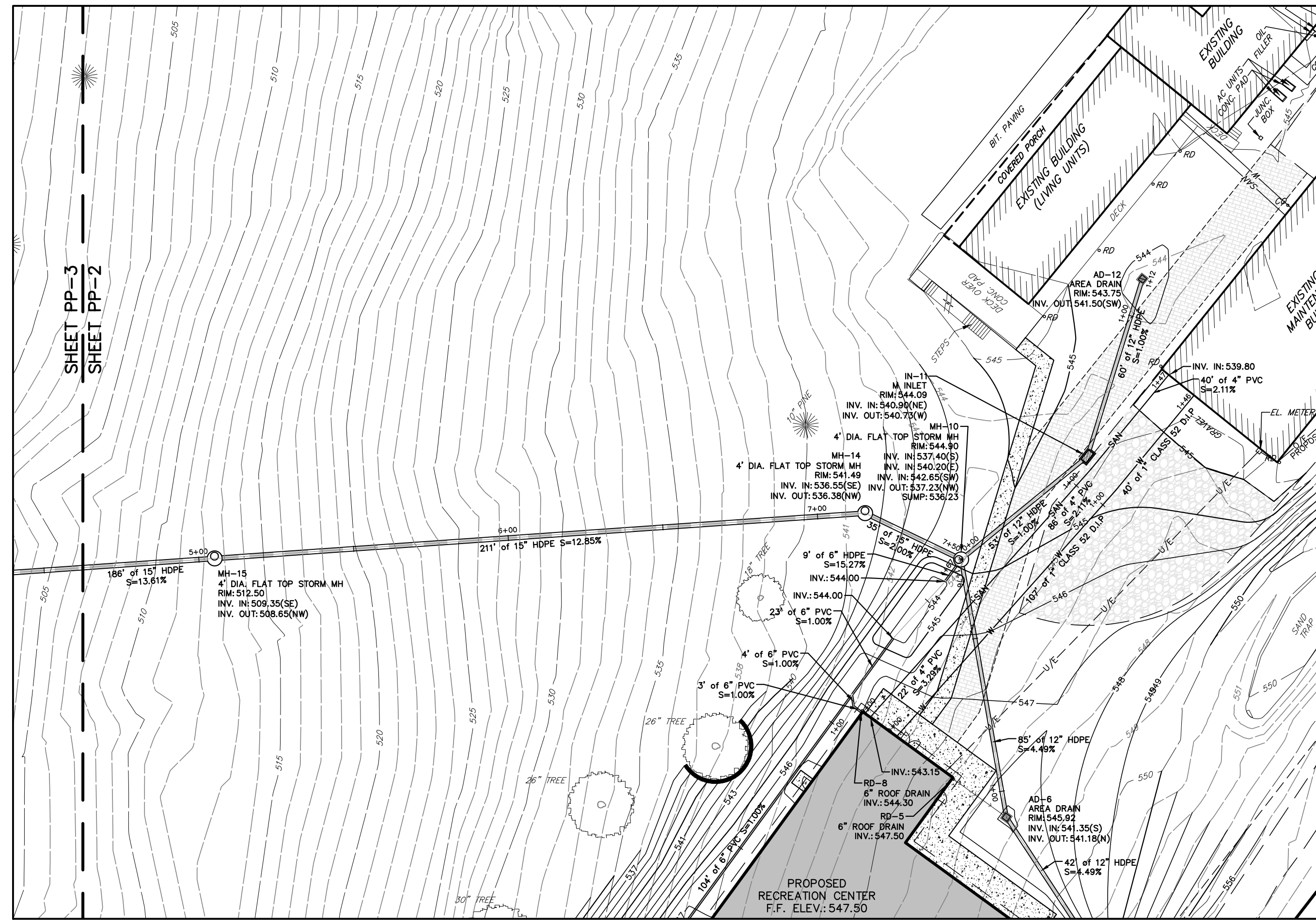
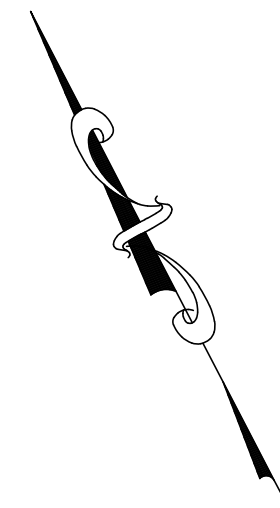
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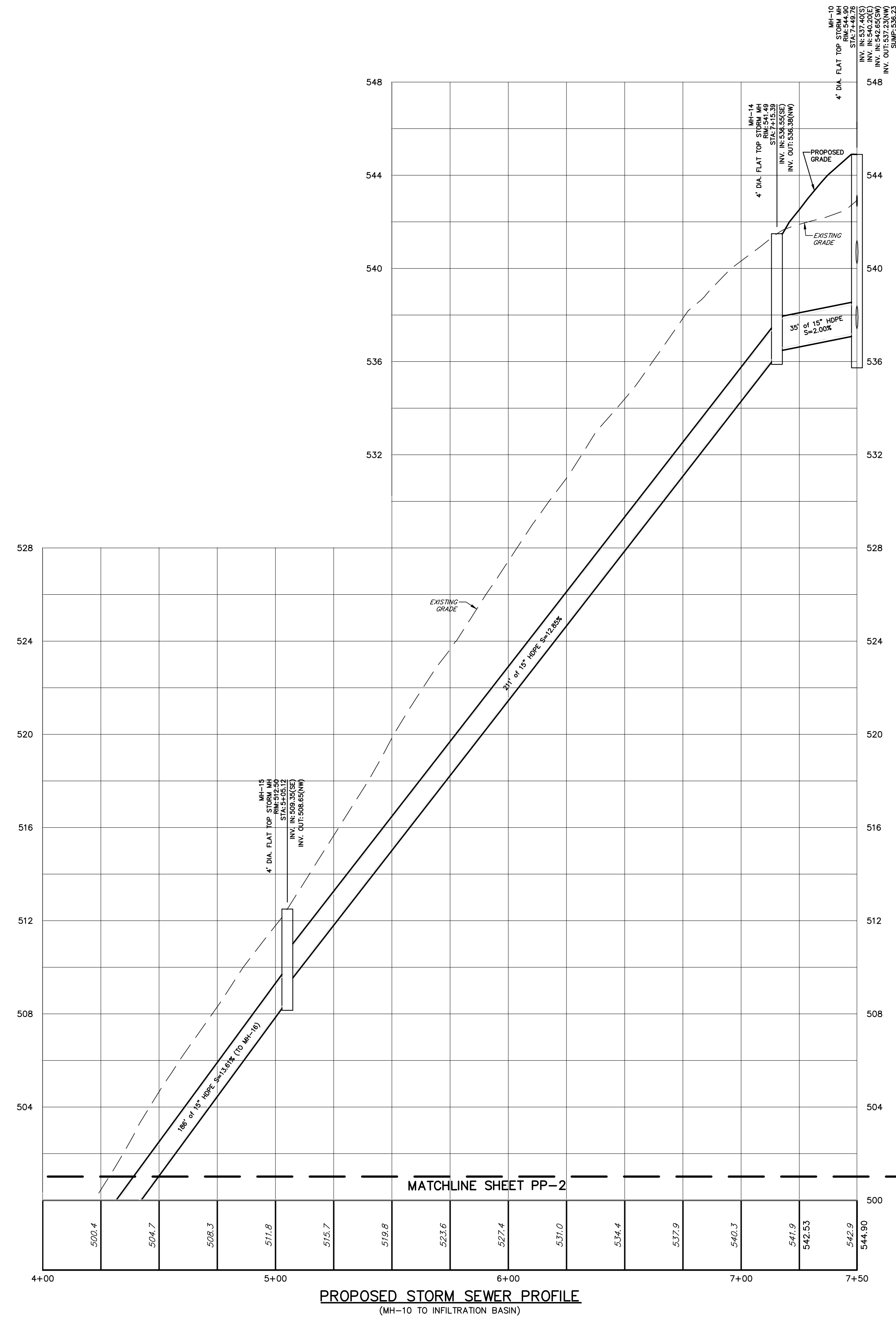
STORM SEWER PLAN & PROFILES
WATER GAP WELLNESS RECREATION CENTER
WATER GAP ACQUISITIONS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

DATE:	8/26/2024	DSGN:	TAL/DFG
SCALE:	1"=30'	CHK:	CRS
DRAWN:	TAL	APPRD:	JPK
JOB:	1022419.004	P MGR:	JPK
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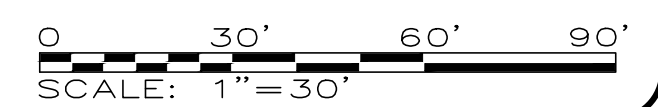
PP-1



PLAN VIEW
SCALE: 1"=30'

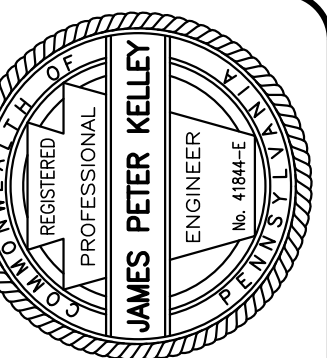


PROPOSED STORM SEWER PROFILE
(MH-10 TO INFILTRATION BASIN)
STA.: 0+00 TO 7+49.76
SCALE: 1"=30'(H), 1"=3'(V)



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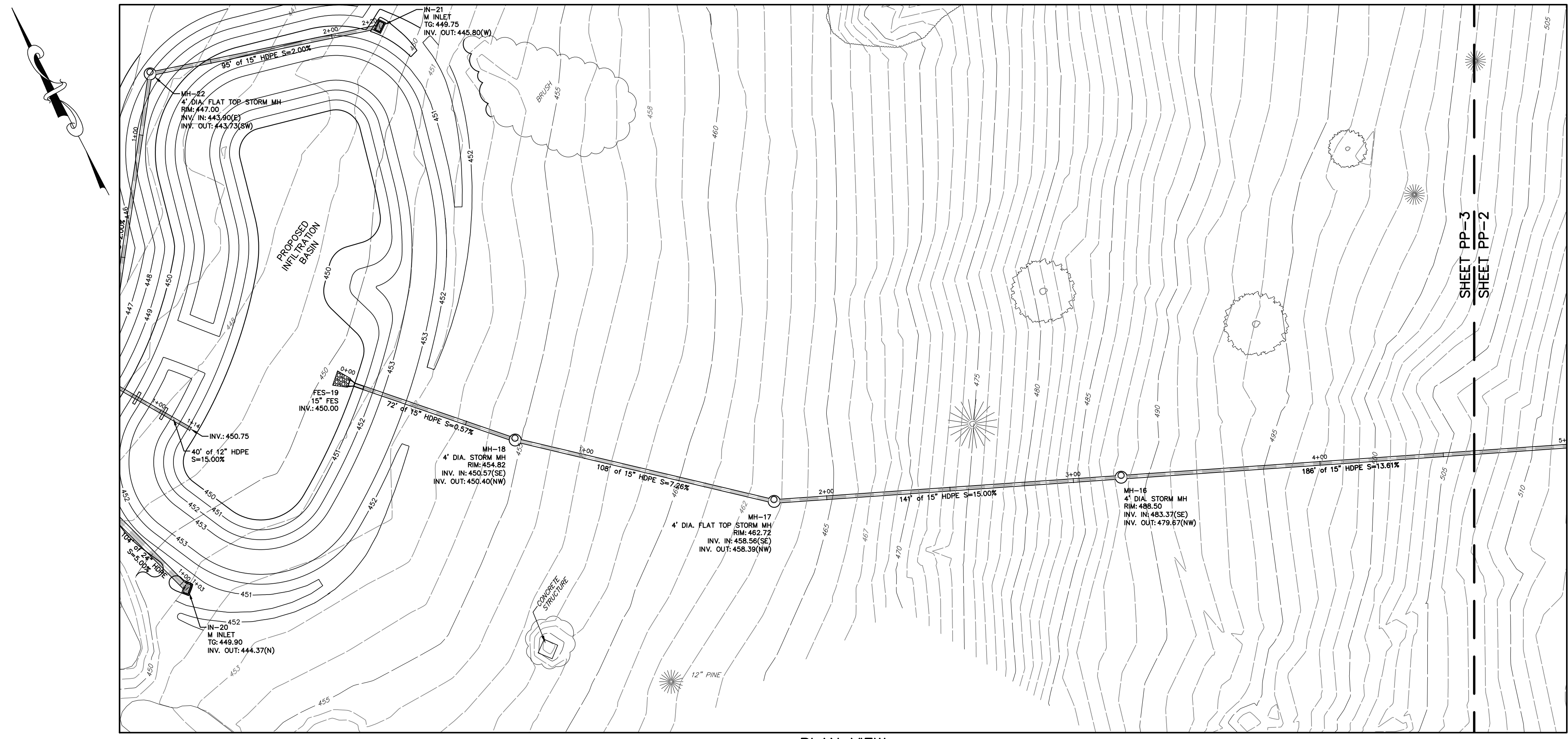


STORM SEWER PLAN & PROFILES
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WATER GAP ACQUISITIONS PARTNERS, LLC
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MONROE COUNTY, PA

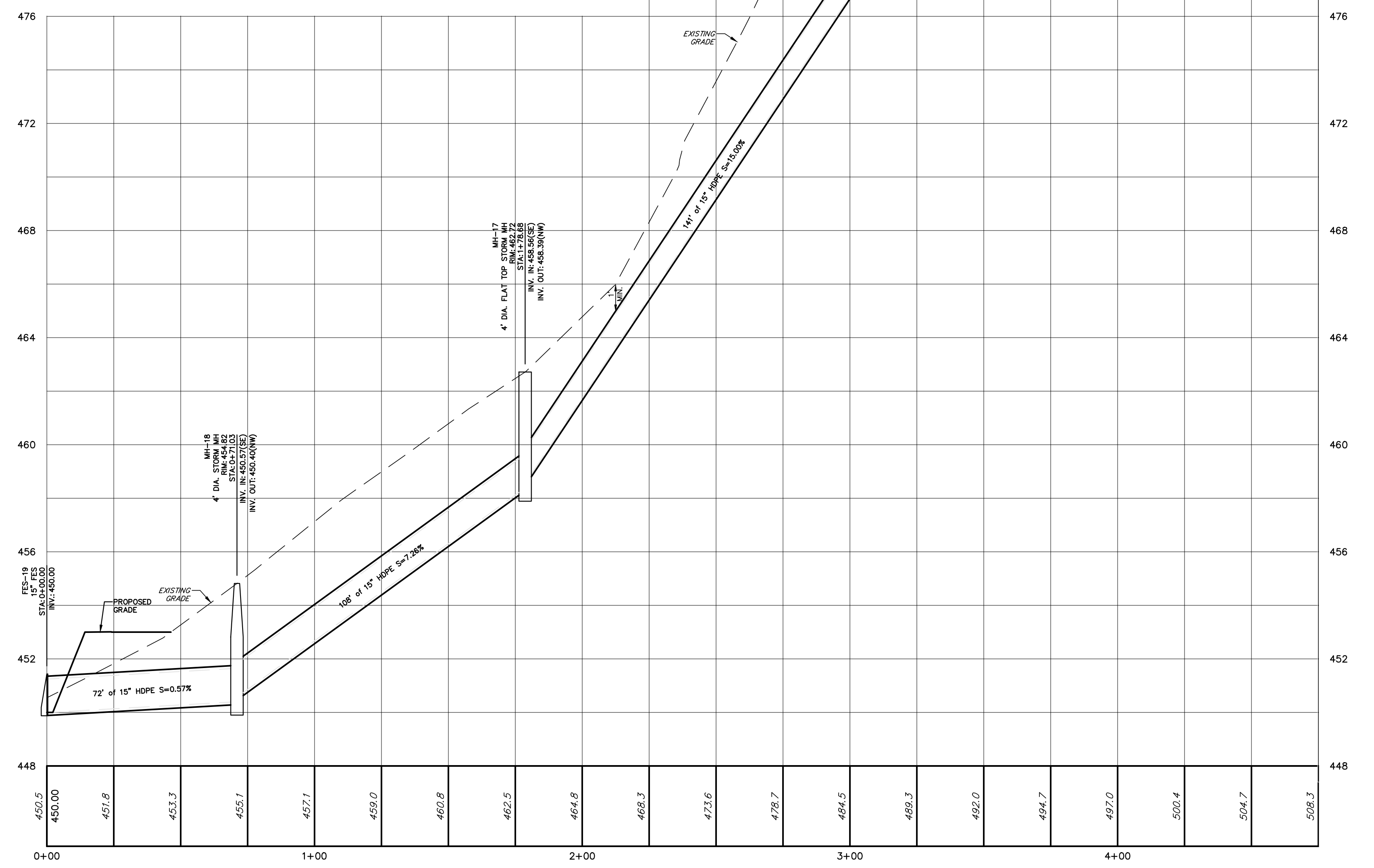
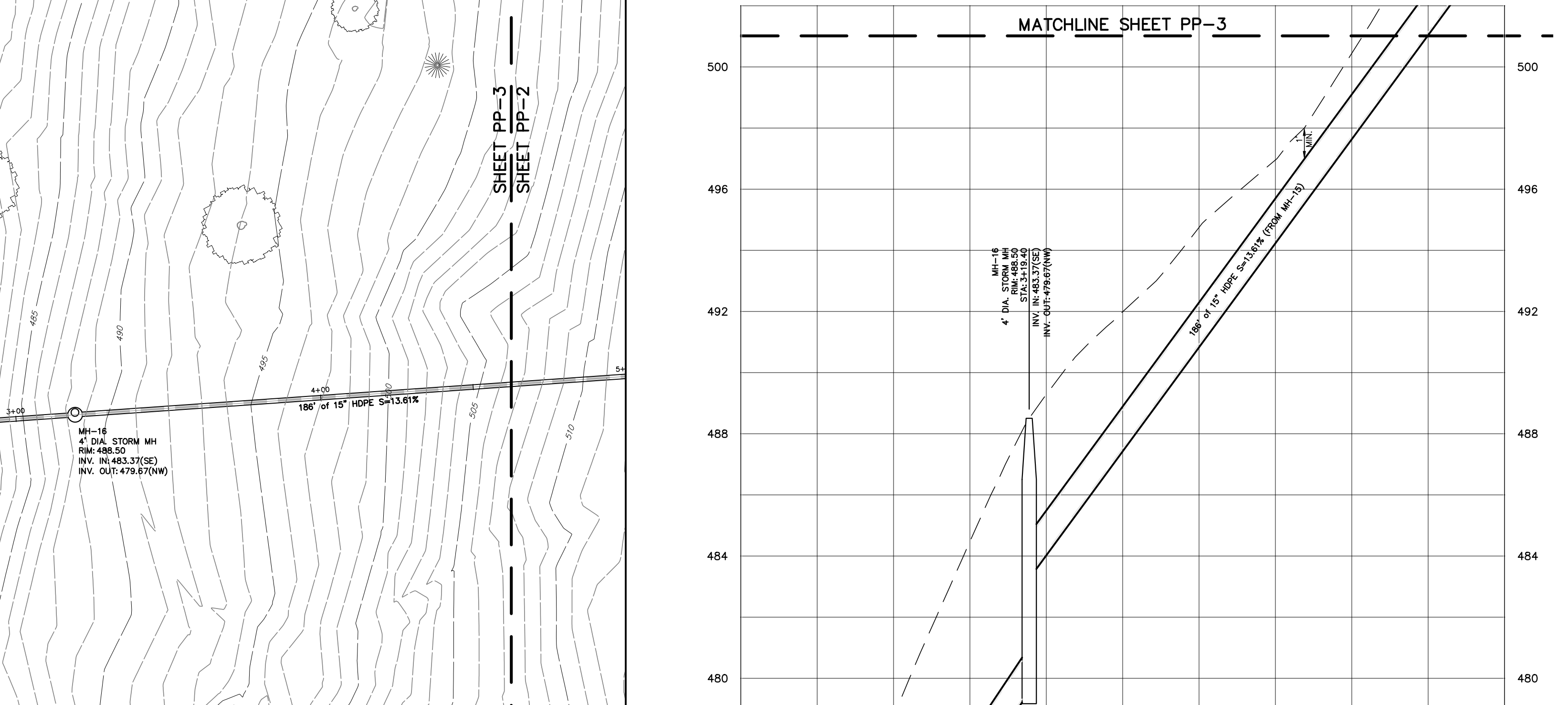
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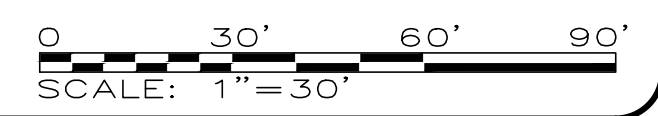


PLAN VIEW
SCALE: 1"=30'

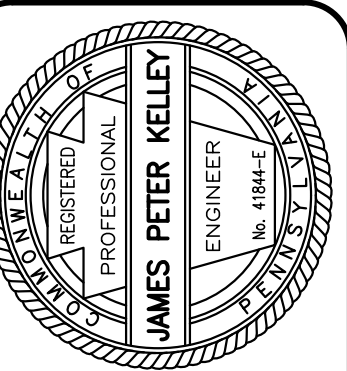


PROPOSED STORM SEWER PROFILE
(MH-10 TO INFILTRATION BASIN)

STA.: 0+00 TO 7+49.76
SCALE: 1"=30'(H), 1"=3'(V)



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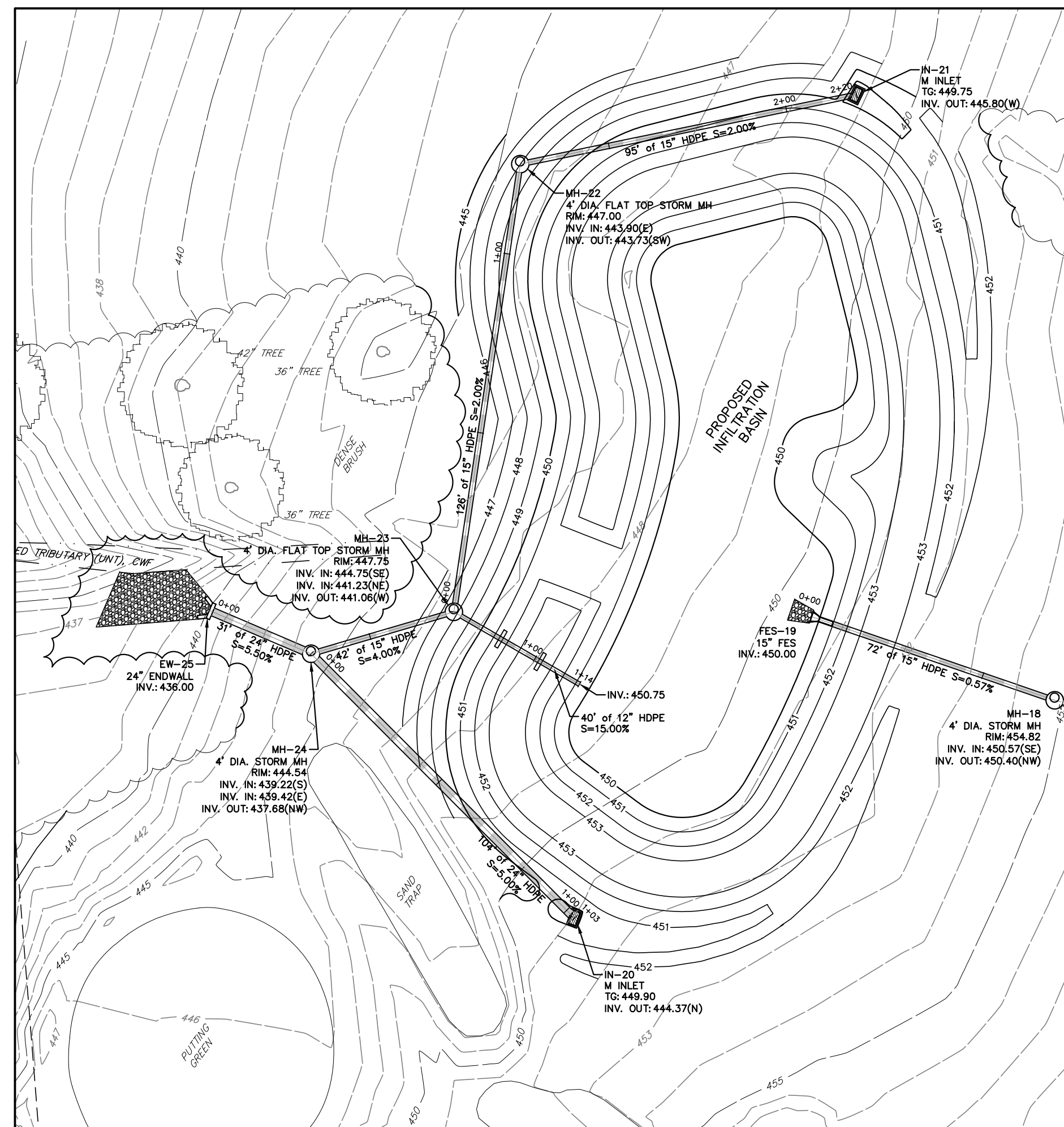
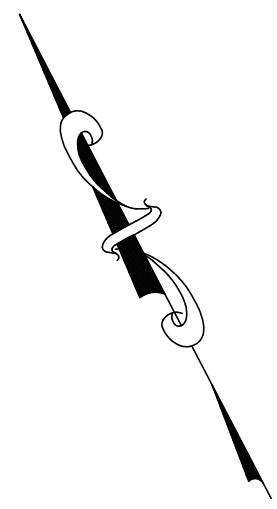
STORM SEWER PLAN & PROFILES
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SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

DATE:	8/26/2024	DSGN:	TAL/DFG
SCALE:	1"=30'	CHK:	CRS
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JOB:	1022419.004	P MGR:	JPK

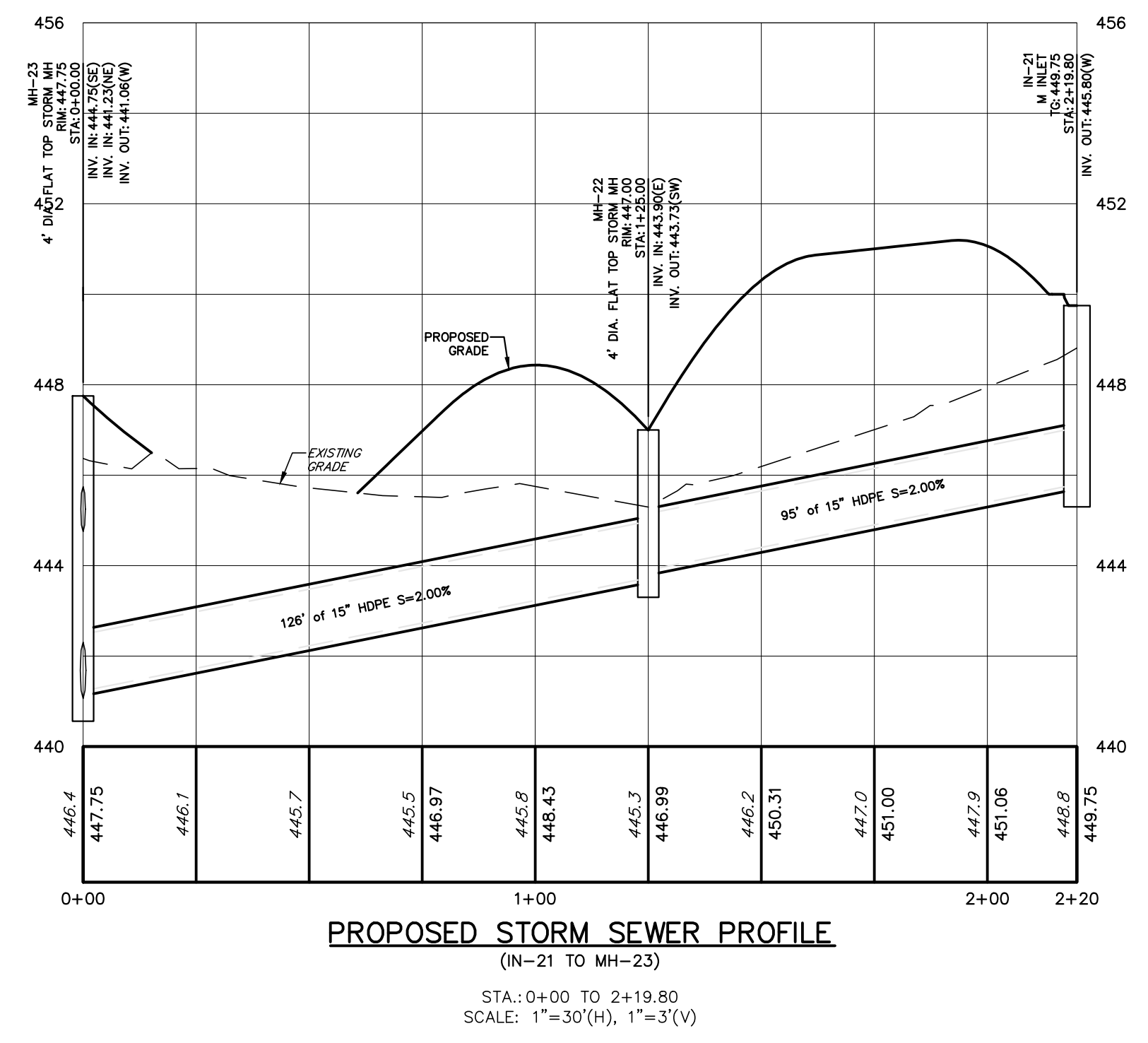
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PP-3



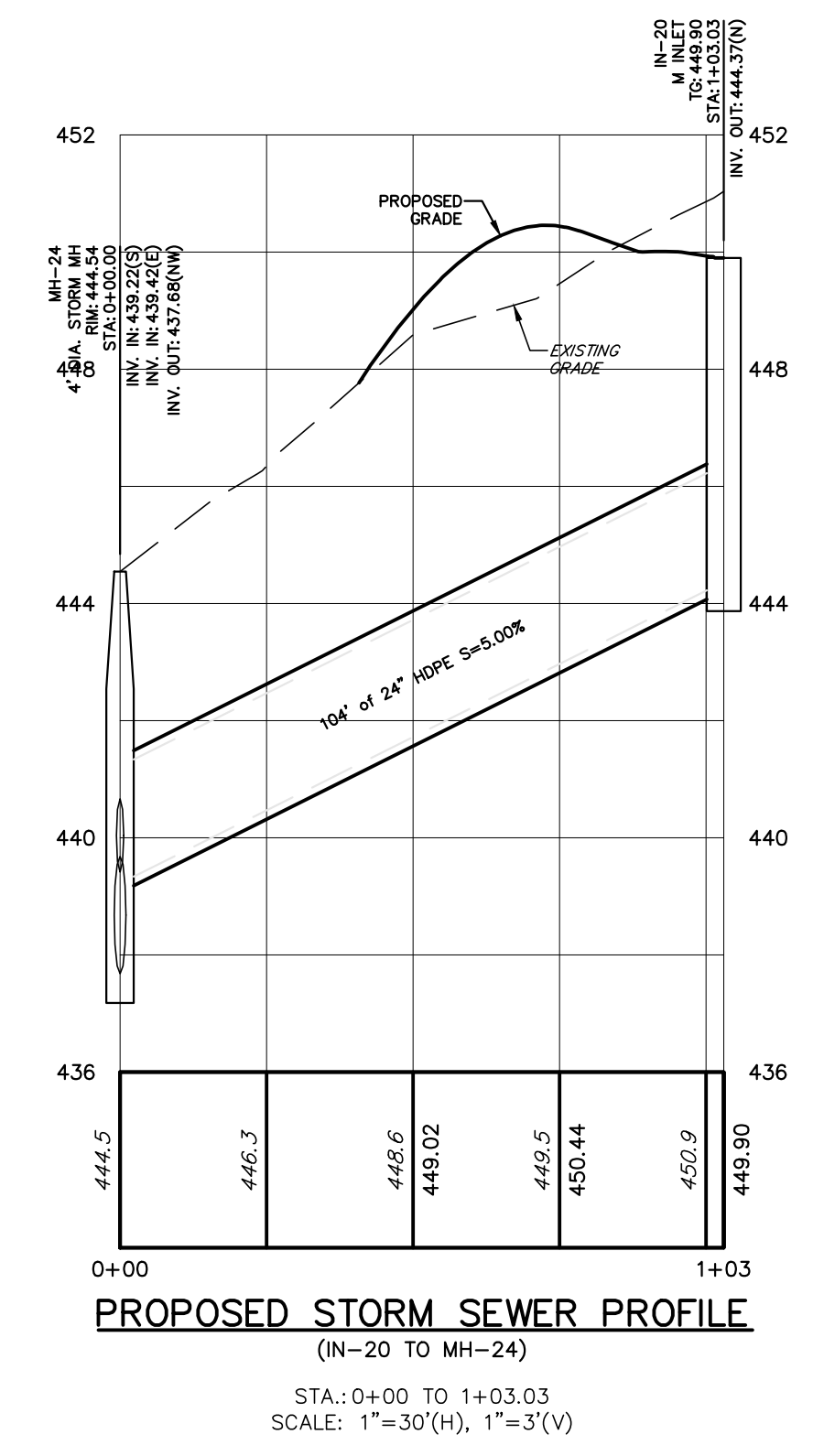


PLAN VIEW
SCALE: 1"=30'



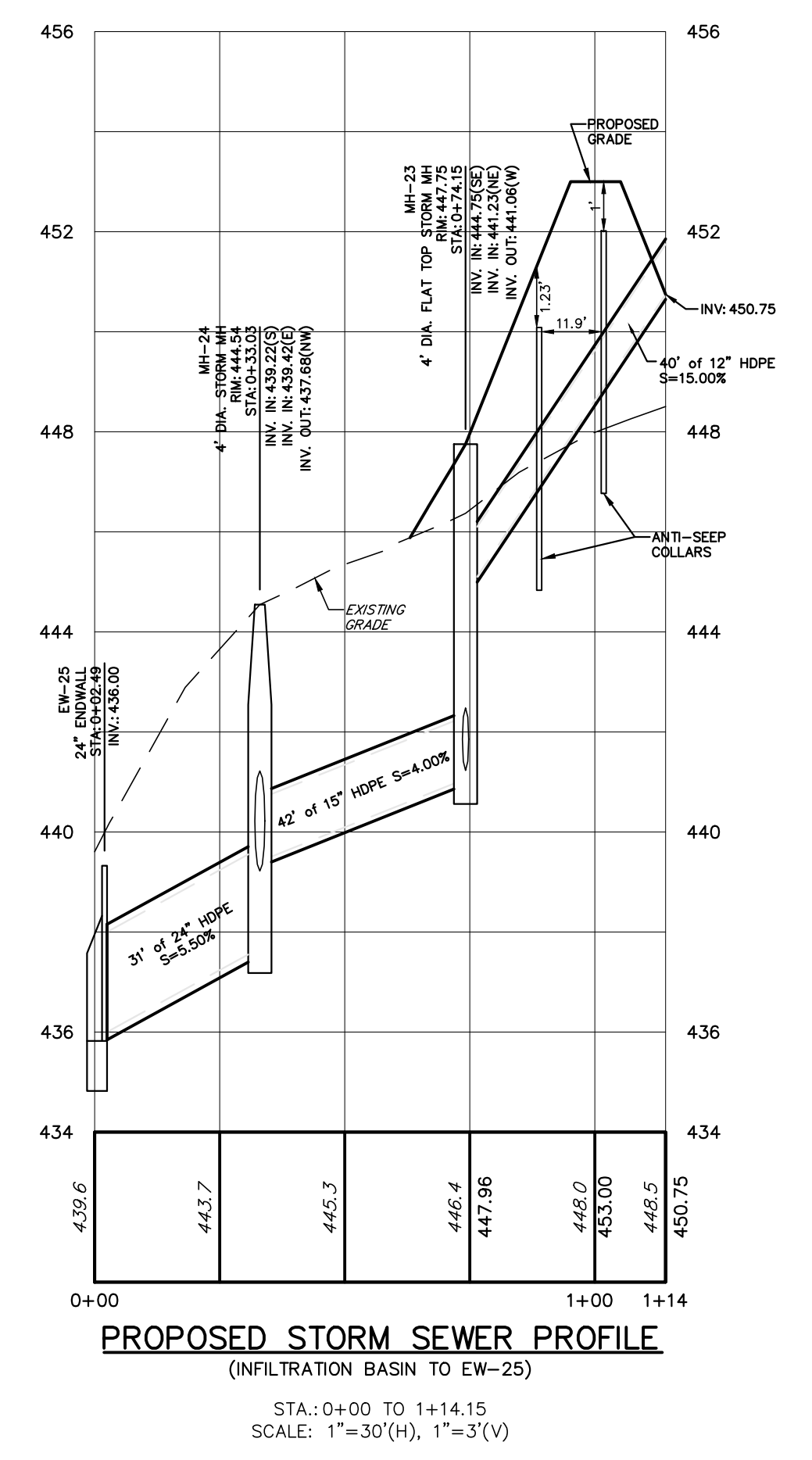
PROPOSED STORM SEWER PROFILE
(IN-21 TO MH-23)

STA.: 0+00 TO 2+19.80
SCALE: 1"=30'(H), 1"=3'(V)



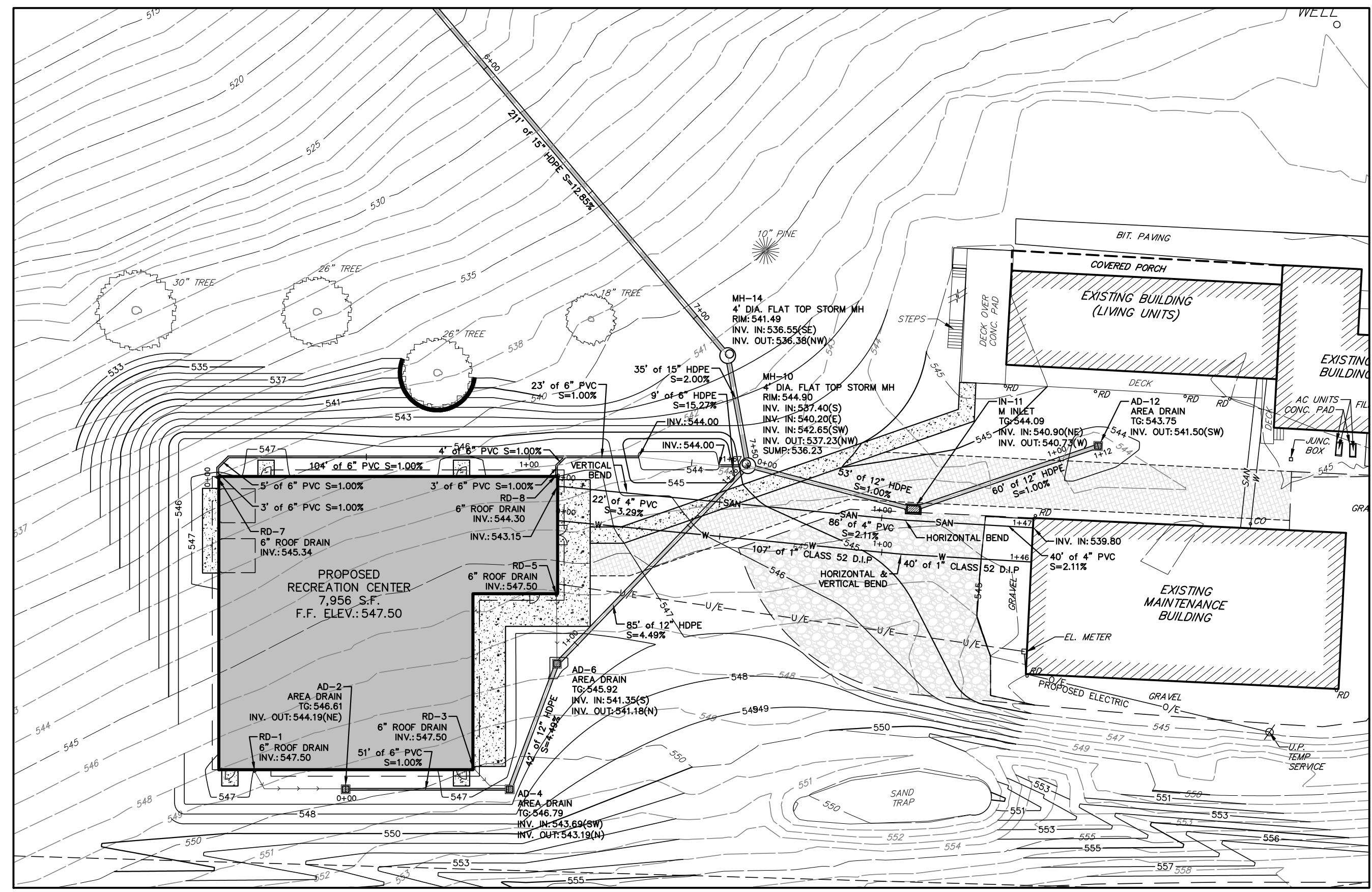
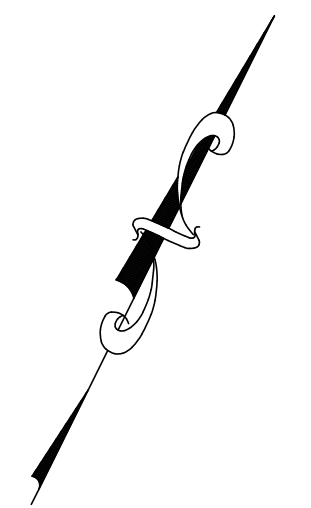
PROPOSED STORM SEWER PROFILE
(IN-20 TO MH-24)

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SCALE: 1"=30'(H), 1"=3'(V)

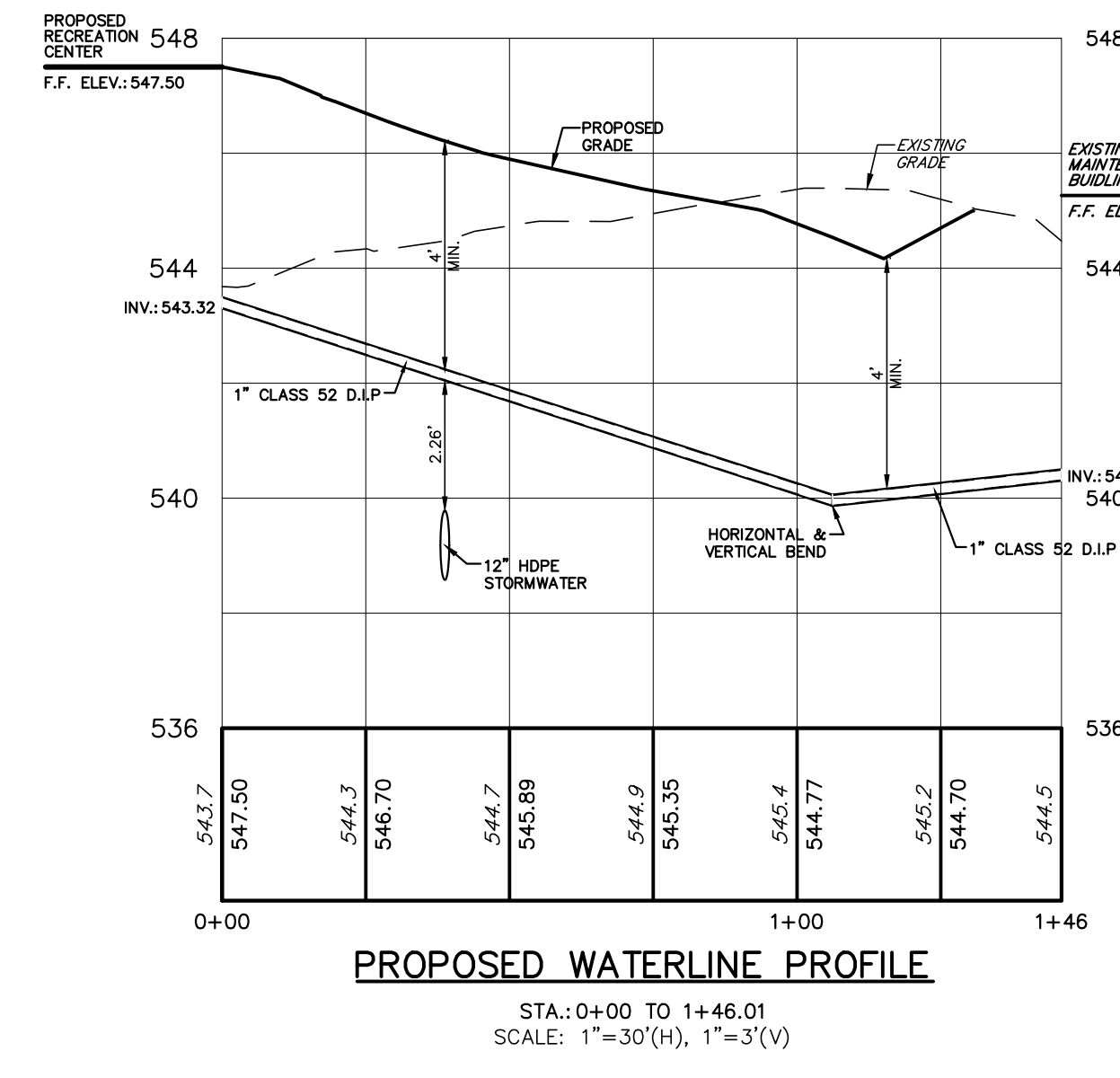


PROPOSED STORM SEWER PROFILE
(INFILTRATION BASIN TO EW-25)

STA.: 0+00 TO 1+14.15
SCALE: 1"=30'(H), 1"=3'(V)

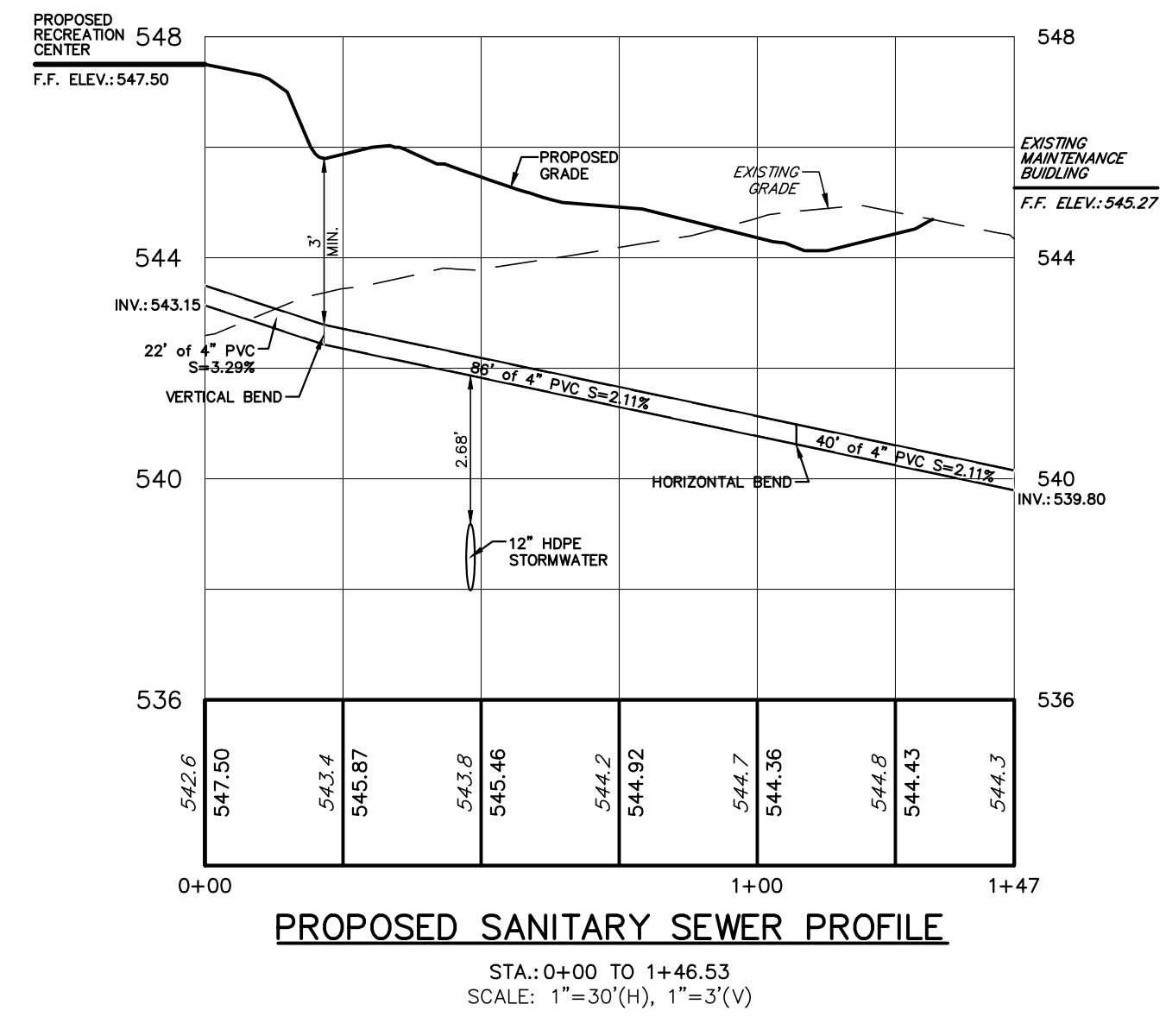


PLAN VIEW
SCALE: 1"=30'



PROPOSED WATERLINE PROFILE

STA.: 0+00 TO 1+46.01
SCALE: 1"=30'(H), 1"=3'(V)



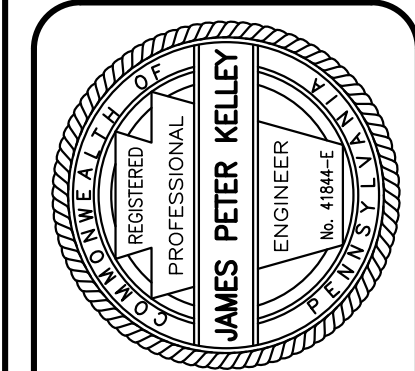
PROPOSED SANITARY SEWER PROFILE

STA.: 0+00 TO 1+46.53
SCALE: 1"=30'(H), 1"=3'(V)



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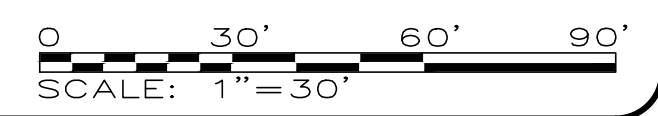


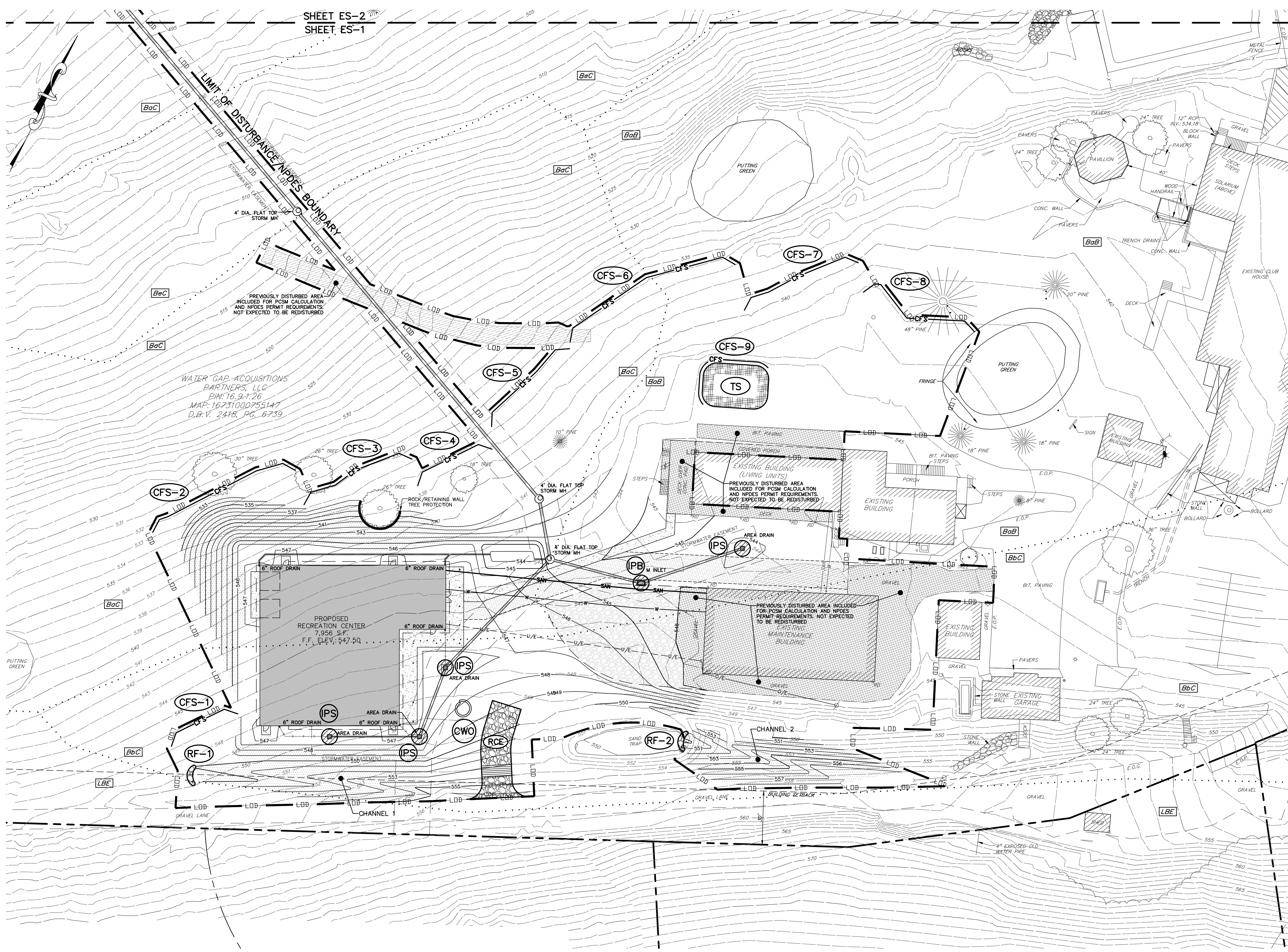
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PLAN & PROFILES
WATER GAP WELLNESS RECREATION CENTER
WATER GAP ACQUISITIONS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

DATE:	8/26/2024	DSGN:	TAL/DFG
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PP-4

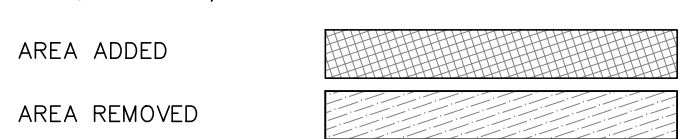




WATER GAP ACQUISITIONS PARTNERS, LLC
 PIN: 16.9.1.26
 MAP: 16731000755147
 D.B.V. 2418, PG. 6739

PROPOSED RECREATION CENTER
 7,956 S.F.
 F.F. ELEV.: 947.50

PREVIOUSLY DISTURBED AREAS
 INCLUDED FOR PCSM CALCULATION AND NPDES PERMIT REQUIREMENTS, NOT EXPECTED TO BE REDISTURBED



SOIL CLASSIFICATIONS

- BaC BATH CHANNERY SILT LOAM - HSG C 3 TO 8 PERCENT SLOPES
- BbC BATH CHANNERY SILT LOAM - HSG C 8 TO 15 PERCENT SLOPES
- BbD BATH CHANNERY SILT LOAM - HSG C 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
- BcC BATH CHANNERY SILT LOAM - HSG C 8 TO 25 PERCENT SLOPES, EXTREMELY STONY
- BcD BENSON-ROCK OUTCROP COMPLEX - HSG D 8 TO 25 PERCENT SLOPES
- CnD CHIPPEWA AND NORWICH SOIL - HSG D 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
- LbC LACKAWANNA AND BATH SOILS - HSG D STEEP, RUBBLY
- MbD MARDIN VERY STONY SILT LOAM - HSG D 0 TO 8 PERCENT SLOPES

ANY EXCESS OR UNSUITABLE MATERIAL SHALL BE TAKEN OFFSITE TO A LOCATION WITH AN APPROVED AND VALID NPDES PERMIT AND EROSION & SEDIMENTATION CONTROL PLAN. IMPORTED FILL SHALL ONLY BE RECEIVED FROM A LOCATION WITH AN APPROVED AND VALID NPDES PERMIT AND EROSION & SEDIMENTATION CONTROL PLAN. CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THE SITE OF ALL IMPORT/EXPORT HAS AN APPROVED AND VALID NPDES PERMIT AND EROSION & SEDIMENTATION CONTROL PLAN. ANY EXCESS MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL AND MUST BE MANAGED IN ACCORDANCE WITH DEP MUNICIPAL OR RESIDUAL USAGE REGULATIONS. REFERENCE THE CLEAN FILL NOTES ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEET FOR ADDITIONAL INFORMATION.

LIMIT OF DISTURBANCE: 3.22 ACRES

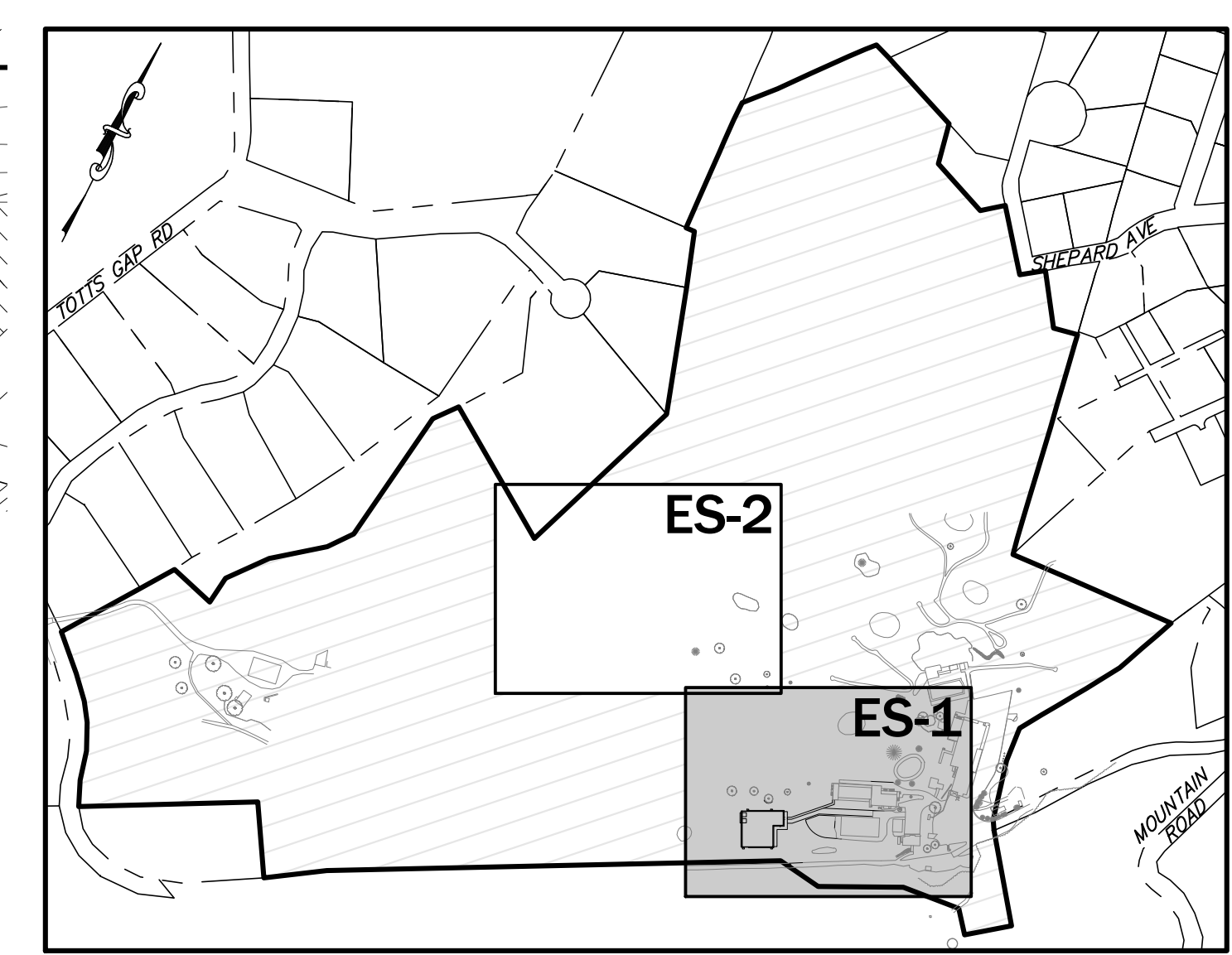
NPDES BOUNDARY: 3.22 ACRES

RECEIVING WATERS
 UNIT TO CHERRY CREEK - CWF, MF IMPAIRED FOR PATHOGENS

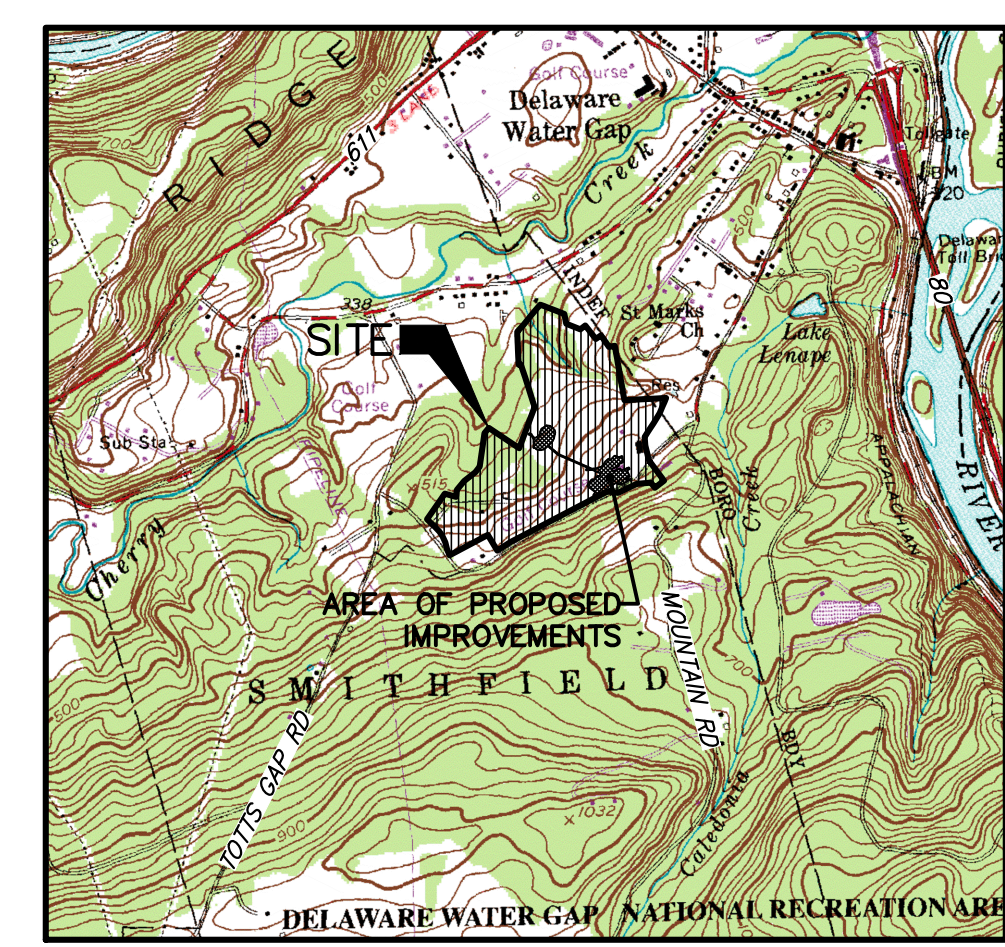
STABILIZE ALL DISTURBED SLOPES 3:1 OR STEEPER AND ALL DISTURBED AREAS WITHIN 50' OF A WATERCOURSE WITH NAG S75 MATTING OR EQUIVALENT

TOPSOIL SHALL BE PLACED ACROSS THE LAWN AND LANDSCAPE AREAS AT A MINIMUM THICKNESS OF 6 INCHES

REFER TO SHEETS ESD-1 & ESD-2 FOR EROSION & SEDIMENT CONTROL NOTES & DETAILS

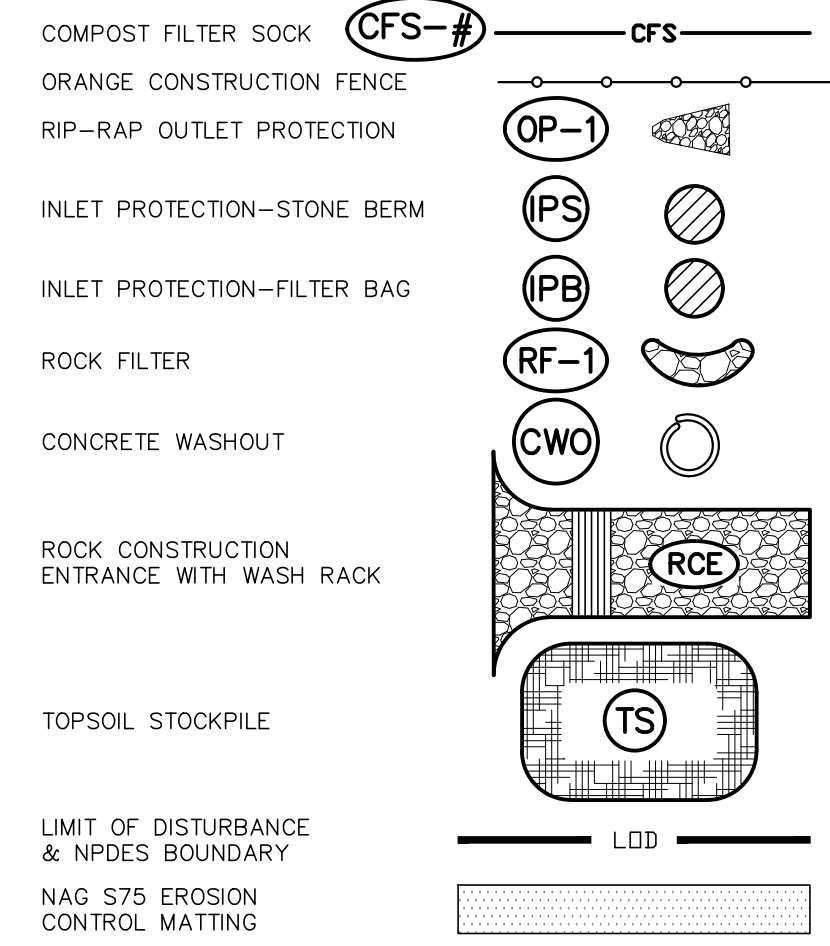


KEY MAP
 SCALE: 1"=400'

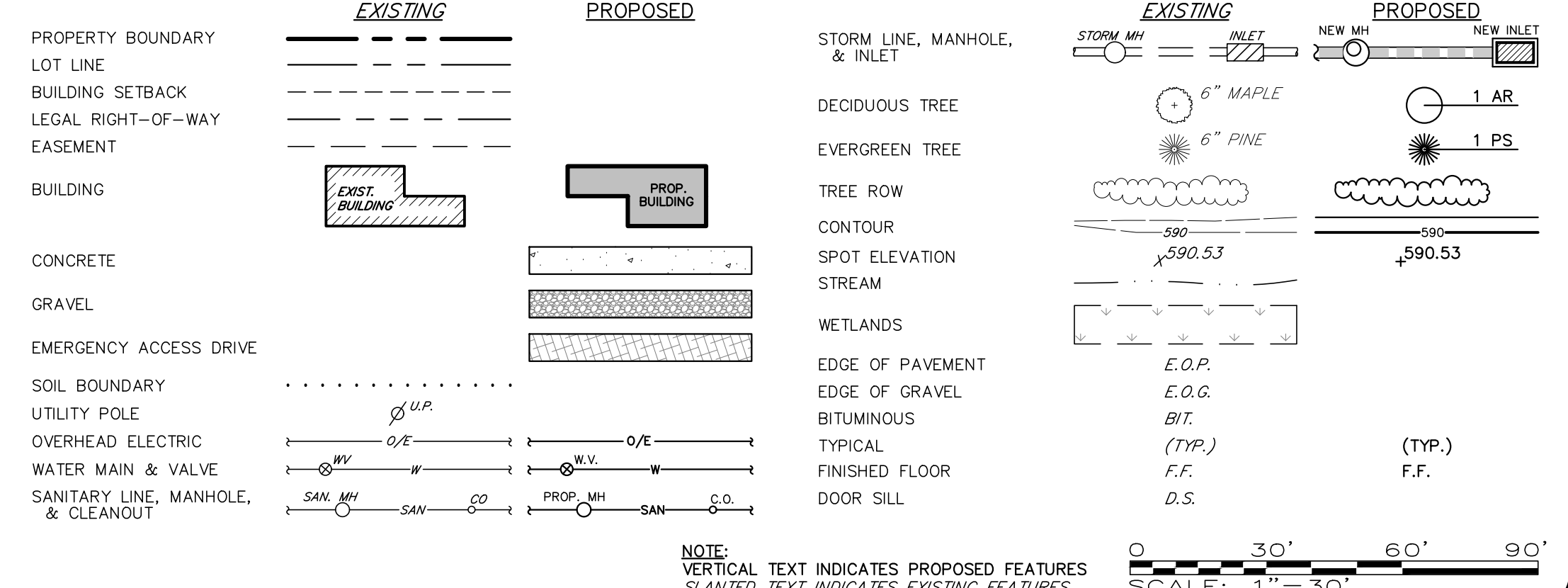


LOCATION MAP
 USGS: STROUDSBURG QUADRANGLE
 SCALE: 1"=2000'

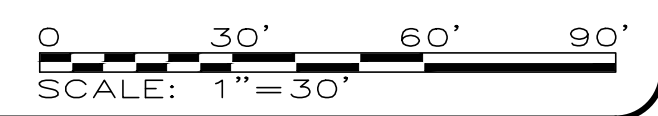
EROSION & SEDIMENT CONTROL MEASURES LEGEND
 (SEE E&S DOCUMENT FOR DESCRIPTIONS AND USES)



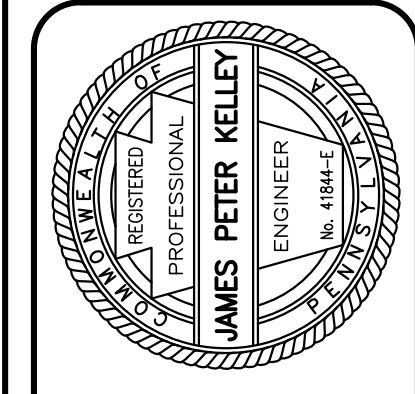
LEGEND



NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES
 SLANTED TEXT INDICATES EXISTING FEATURES



BY	TAL
DATE	11/26/24
REVISIONS	T. TOWNSHIP COMMENTS



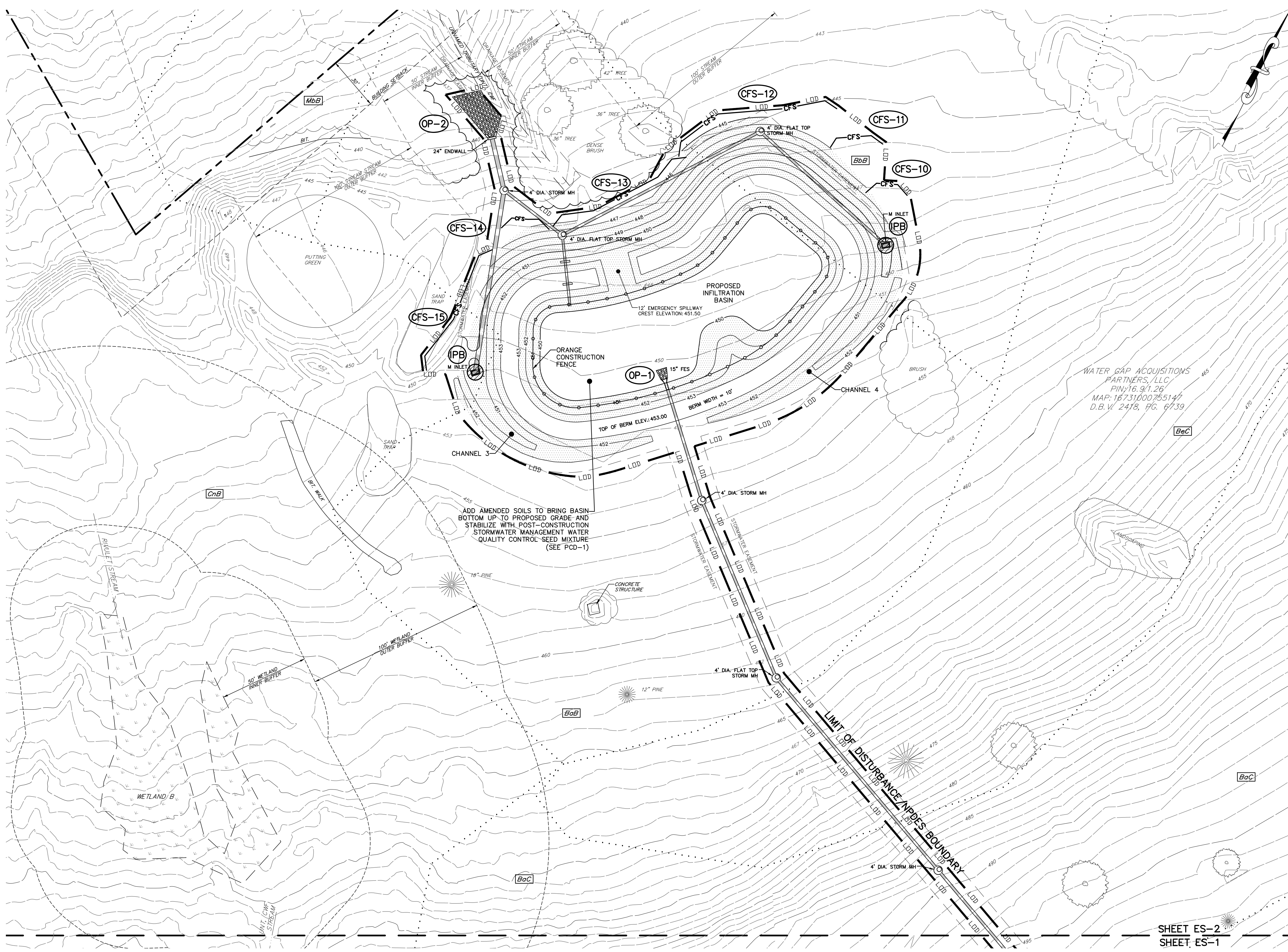
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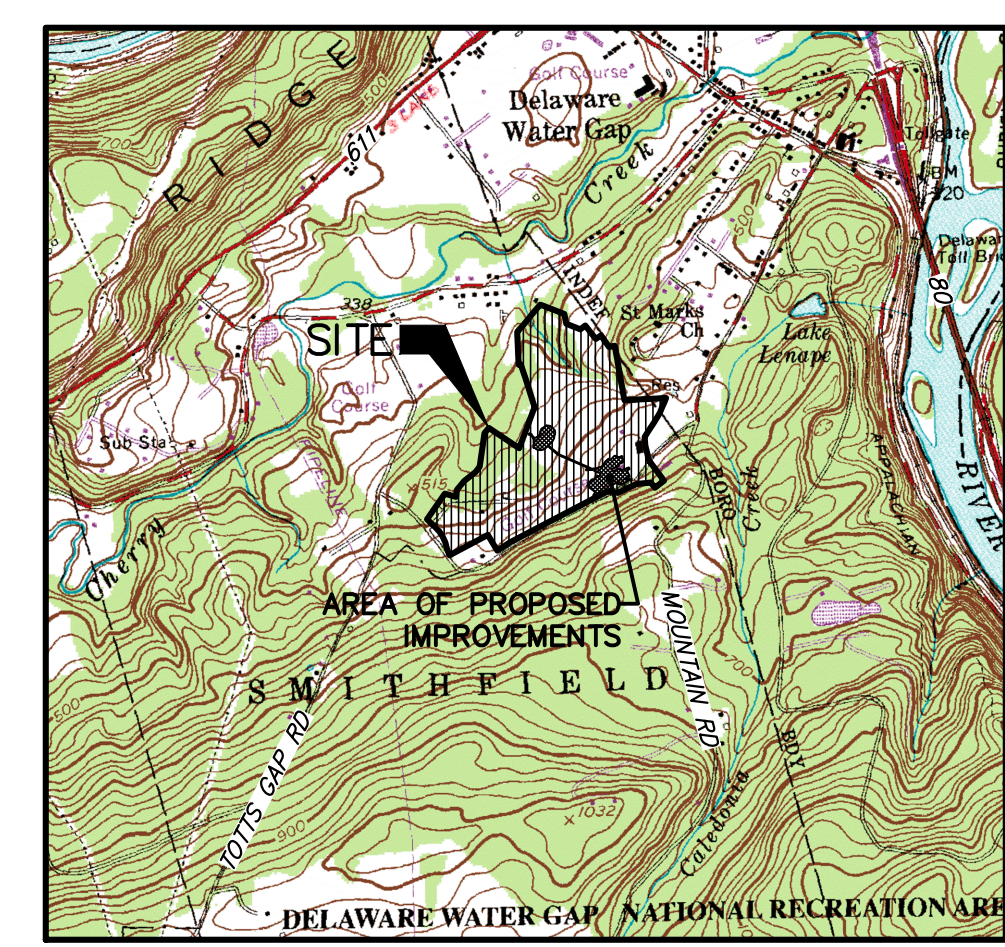
EROSION & SEDIMENT CONTROL PLAN
 WATER GAP WELLNESS RECREATION CENTER
 WATER GAP ACQUISITIONS PARTNERS, LLC
 SMITHFIELD TOWNSHIP
 MONROE COUNTY, PA

DATE:	8/26/2024	DSGN:	TAL/DFG
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ES-1



KEY MAP
SCALE: 1"=400'

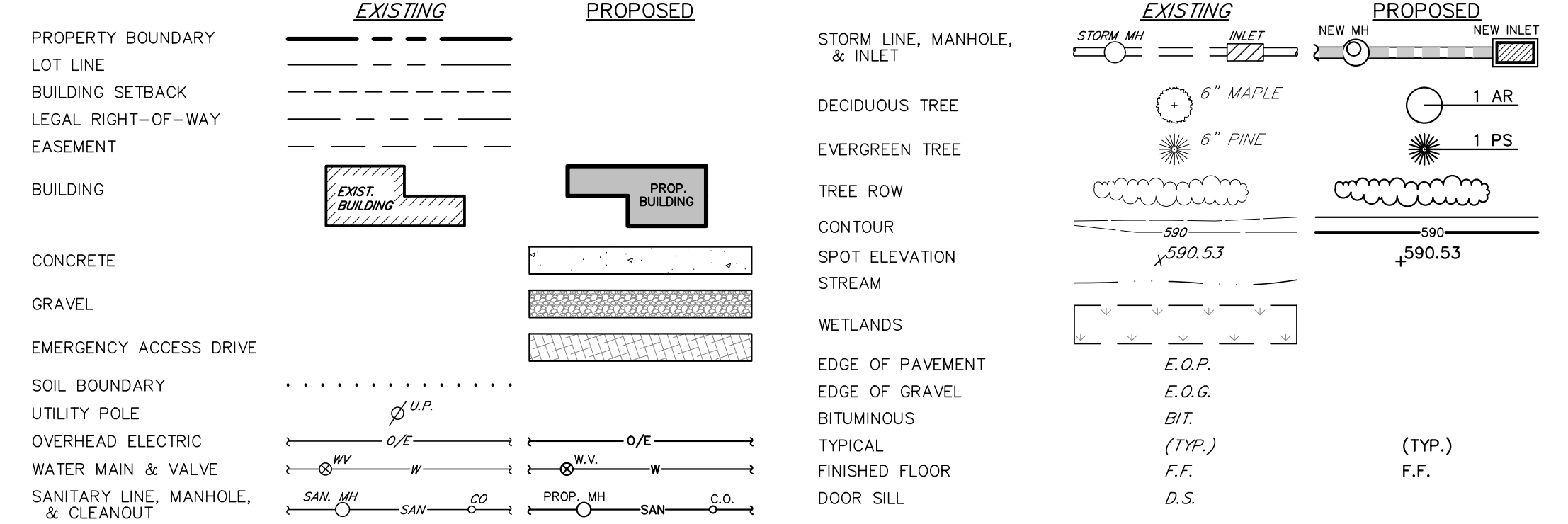


LOCATION MAP
USGS: STROUDSBURG QUADRANGLE
SCALE: 1"=2000'

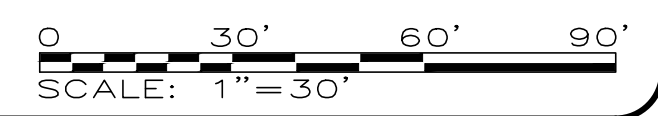
EROSION & SEDIMENT CONTROL MEASURES LEGEND
(SEE E&S DOCUMENT FOR DESCRIPTIONS AND USES)

- COMPOST FILTER SOCK (CFS-#) — CFS
- ORANGE CONSTRUCTION FENCE — OP-1
- RIP-RAP OUTLET PROTECTION — PS
- INLET PROTECTION—STONE BERM — IPB
- INLET PROTECTION—FILTER BAG — RF-1
- ROCK FILTER — CWO
- CONCRETE WASHOUT — RCE
- ROCK CONSTRUCTION ENTRANCE WITH WASH RACK — TS
- TOPSOIL STOCKPILE — LOD
- LIMIT OF DISTURBANCE & NPDES BOUNDARY — NAG S75 EROSION CONTROL MATTING

LEGEND



NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES



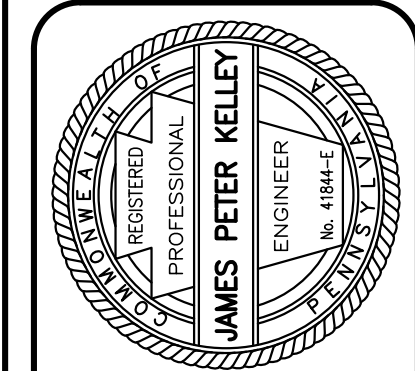
- SOIL CLASSIFICATIONS**
- BaB** BATH CHANNERY SILT LOAM - HSG C 3 TO 8 PERCENT SLOPES
 - BaC** BATH CHANNERY SILT LOAM - HSG C 8 TO 15 PERCENT SLOPES
 - BaD** BATH CHANNERY SILT LOAM - HSG C 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
 - BbC** BATH CHANNERY SILT LOAM - HSG C 8 TO 25 PERCENT SLOPES, EXTREMELY STONY
 - BbD** BENSON-ROCK OUTCROP COMPLEX - HSG D 8 TO 25 PERCENT SLOPES
 - CaB** CHIPPEWA AND NORWICH SOIL - HSG D 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
 - LbE** LACKAWANNA AND BATH SOILS - HSG D STEEP, RUBBLY
 - MbB** MARDIN VERY STONY SILT LOAM - HSG D 0 TO 8 PERCENT SLOPES

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- LIMIT OF DISTURBANCE: 3.22 ACRES
- NPDES BOUNDARY: 3.22 ACRES
- RECEIVING WATERS UNIT TO CHERRY CREEK - CWF, MF IMPAIRED FOR PATHOGENS
- STABILIZE ALL DISTURBED SLOPES 3:1 OR STEEPER AND ALL DISTURBED AREAS WITHIN 50' OF A WATERCOURSE WITH NAG S75 MATTING OR EQUIVALENT
- TOPSOIL SHALL BE PLACED ACROSS THE LAWN AND LANDSCAPE AREAS AT A MINIMUM THICKNESS OF 6 INCHES
- REFER TO SHEETS ESD-1 & ESD-2 FOR EROSION & SEDIMENT CONTROL NOTES & DETAILS

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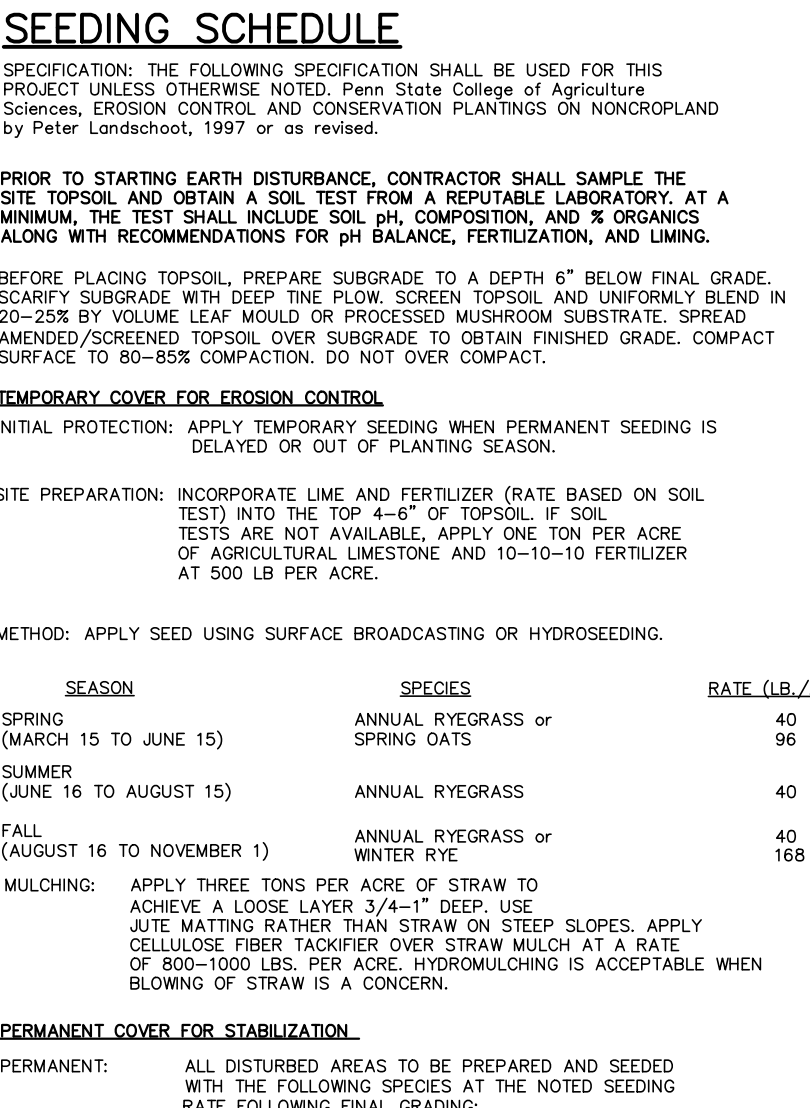
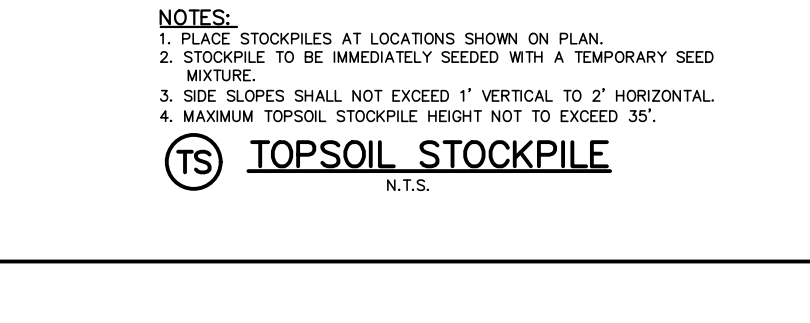
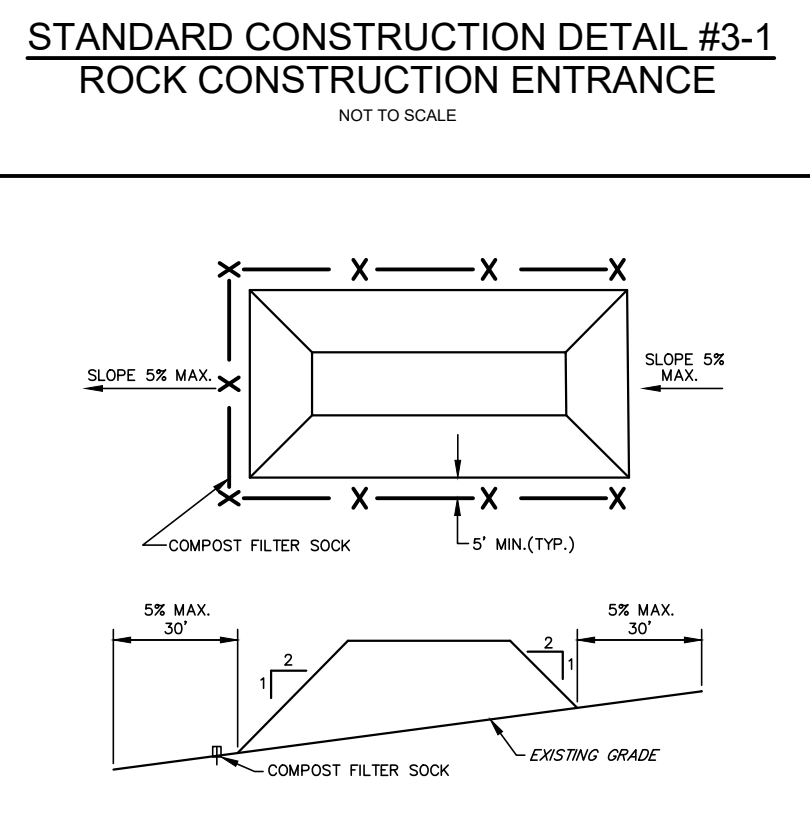
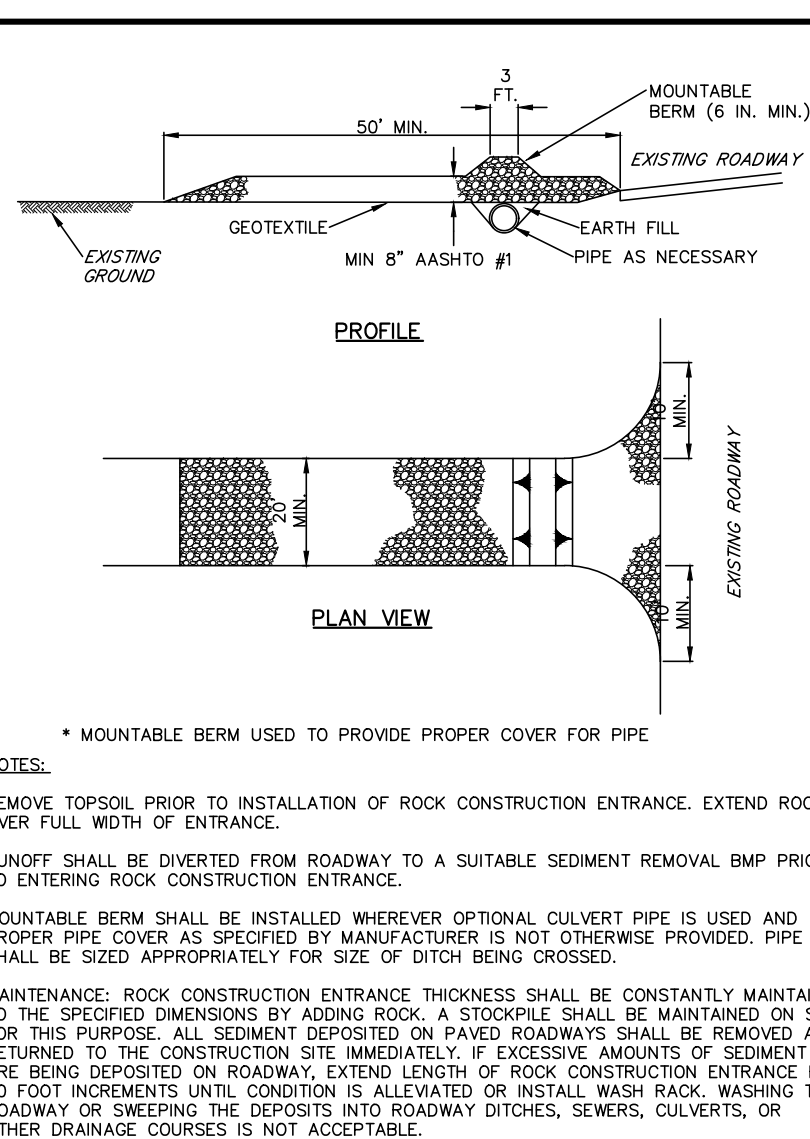
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BARRY B. BARRISSETT & ASSOCIATES
MULTIDISCIPLINARY ENGINEERS AND CONSULTANTS

EROSION & SEDIMENT CONTROL PLAN
WATER GAP WELLNESS RECREATION CENTER
WATER GAP ACQUISITIONS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

DATE:	8/26/2024	DSGN:	TAL/DFG
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ES-2



PERMANENT COVER FOR STABILIZATION

PERMANENT: ALL DISTURBED AREAS TO BE PREPARED AND SEEDED WITH THE FOLLOWING SPECIES AT THE NOTED SEEDING RATE FOLLOWING FINAL GRADING.

SEEDING DATES: MARCH 15 - MAY 15
AUGUST 15 - OCTOBER 15

SITE PREPARATION: INCORPORATE LIME AND FERTILIZER (RATE BASED ON SOIL TEST) INTO THE TOP 4" OF TOPSOIL. IF SOIL TESTS ARE NOT AVAILABLE, APPLY ONE TON PER ACRE OF AGRICULTURAL LIMESTONE AND 10-20 TO 20-30 LBS PER ACRE OF FERTILIZER AT 500 LB PER ACRE.

MULCHING: APPLY THREE TONS PER ACRE OF STRAW TO ACHIEVE A LOOSE LAYER 3/4"-1" DEEP. USE JUTE MATTING RATHER THAN STRAW ON STEEP SLOPES. APPLY CELLULOSE FIBER TACKLER OVER STRAW MULCH AT A RATE OF 800-1000 LBS PER ACRE. HYDROMULCHING IS ACCEPTABLE WHEN BLOWING OF STRAW IS A CONCERN.

METHOD: APPLY SEED USING DRILL FITTED WITH A DEPTH BAND AND PACKER WHEEL. PLANT GRASS SEEDS AT 0.25 TO 0.5 INCHES DEEP. WHEAT, RYE AND OATS MAY BE PLANTED 1 TO 1.5 INCHES DEEP. BROADCAST SEEDING PROMOTED WITH IMMEDIATE MULCH COVER. HYDROSEEDING OF PERMANENT SEEDING IS NOT PERMITTED.

SEED SPECIES BY SITE

SITE	RATE (LB./1000 SQ FT)
KENTUCKY BLUEGRASS (POA PRATENSIS) and TURF-TYPE PERENNIAL RYEGRASS (LOLIUM PERENNE) and FINE (RED or CHEWING) FESCUE (FESTUCA RUBRA/RUBRA/COMMUNATA)	4 1.5

SLOPES AND BANKS

CHEWING FESCUE (FESTUCA RUBRA COMMUNATA) and BLUE FESCUE (FESTUCA OVINA GLAUCA) and HARD FESCUE (FESTUCA OVINA VIRIDIS) and CREEPING RED FESCUE (FESTUCA RUBRA RUBRA) and SLENDER FESCUE (FESTUCA RUBRA TRICHURIS) and DANSON RED FESCUE (FESTUCA RUBRA DANSON) and ANNUAL RYEGRASS (FESTUCA MULTIFLORUM)	2 2 1 1 1 0.5
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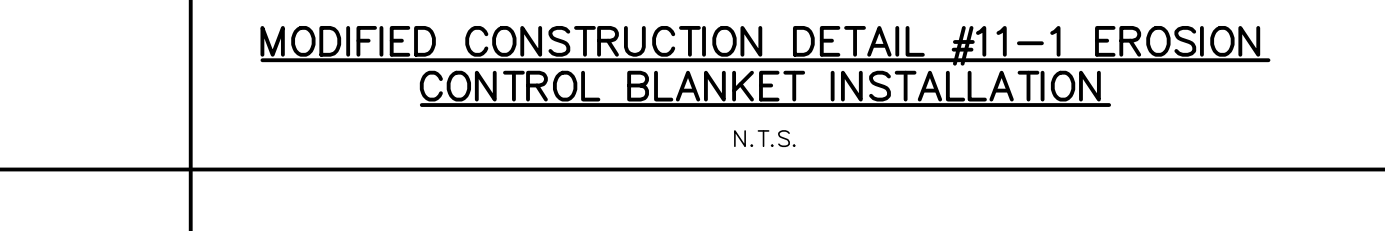
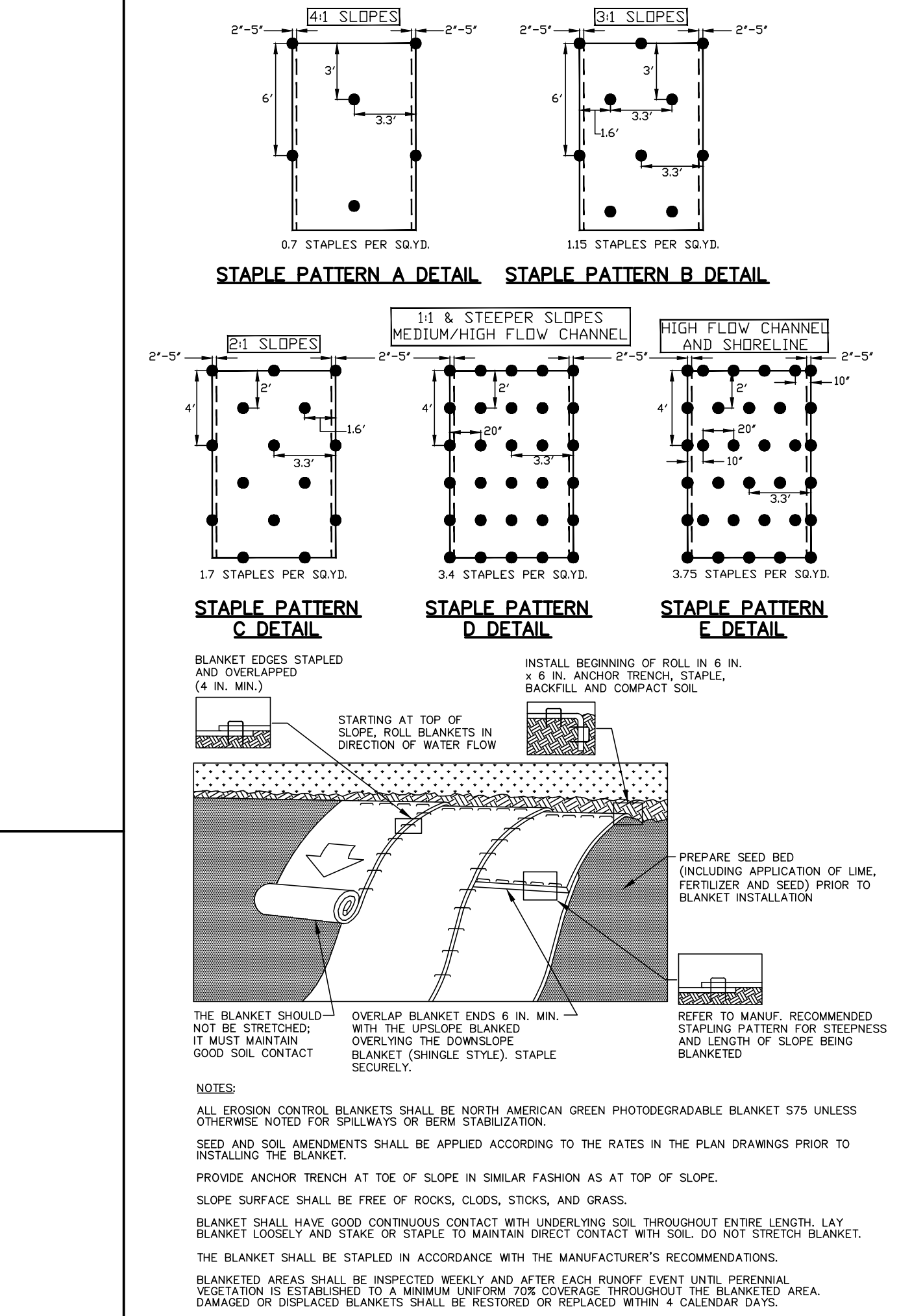
DRAINAGE DITCHES, DETENTION BASIN (MOWED)

ANNUAL RYEGRASS and REDTOP (AGROSTIS ALBA) and TALL FESCUE (FESTUCA ARUNDINACEA) and SWITCHGRASS (Panicum VIRGATUM)	0.5 0.5 2
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*** ALL SEED TO BE MN, 98% PURE LIVE SEED.**

UNDESIRABLE SPECIES

FINE FESCUE - RELIANT II, SR3100, DISCOVERY, OSPREY	-
FINE FESCUE - MONROE, MONROE II, APPROX II	-
WINTER RYE - ARCOOSTOOK OR BALBO TYPE	-
KENTUCKY BLUEGRASS - SR 2109, NORTH STAR, BLACKSBURG, BRILLIANT	-



SOILS RESOURCES

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BaB	Bath channery silt loam, 3 to 8 percent slopes	9.4	11.6%
BaC	Bath channery silt loam, 8 to 15 percent slopes	20.9	25.6%
BaD	Bath channery silt loam, 15 to 25 percent slopes	3.2	3.9%
BbB	Bath channery silt loam, 0 to 8 percent slopes, extremely stony	2.5	3.0%
BbC	Bath channery silt loam, 8 to 25 percent slopes, extremely stony	2.7	3.3%
BcC	Benson-Rock outcrop complex, 8 to 25 percent slopes	14.6	17.8%
BcF	Benson-Rock outcrop complex, 25 to 70 percent slopes	1.6	2.0%
CnB	Chippewa and Norwich soils, 0 to 8 percent slopes, extremely stony	12.4	15.1%
LBE	Lackawanna and Bath soils, steep, rubby	4.8	5.9%
MbB	Mardon very stony silt loam, 0 to 8 percent slopes	6.4	7.9%
RaA	Rexford gravelly silt loam, 0 to 3 percent slopes	3.2	3.9%
Totals for Area of Interest		81.7	100.0%

SOILS LIMITATIONS & RESOLUTIONS SHEET

Job #: 1022419.004
Project Name: Water Gap Wellness Accessory Buildings
LOCATION: Smithfield Township
COUNTY: Monroe

CHARACTERISTICS	LIMITATIONS	RESOLUTIONS	COMMENTS
HYDRIC	WETLANDS	NO DISTURBANCE (UNLESS ALLOWED BY DEP PERMIT)	DELINEATE WETLANDS PROTECT WETLANDS (OBTAIN PERMIT(S))
DEPTH TO BEDROCK	RESERVOIR AREAS DIVERSIONS - WATERWAYS TERRACES UTILITIES BUILDING SITES	RESERVOIR AREAS DIVERSIONS - WATERWAYS TERRACES UTILITIES BUILDING SITES	RESERVOIR AREAS DIVERSIONS - WATERWAYS TERRACES UTILITIES BUILDING SITES
TOPSOIL	POOR	VEGETATIVE STABILIZATION EMBANKMENTS HIGH ACIDITY LOW FERTILITY EXCESSIVE DRYNESS EXCESSIVE WETNESS	SOIL TESTS ADJUST SOILS IMPLEMENTS AS NEEDED
WET	HIGH WATER TABLE	FLOODING HYDRIC PIPING SEEPAGE	SELECT FILL MATERIAL FROM OTHER AREA OF SITE SELECT APPROPRIATE PLANT MIXTURE PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITY DRAINAGE CHANNELS - UNDERDRAINS IMPORT BORROW MATERIAL FROM OFFSITE
WINTER GRADING/FROST ACTION	POOR COMPACTION	RESERVOIR AREAS EMBANKMENTS	LIMIT DATES OF EARTH MOVING SELECT FILL MATERIAL FROM OTHER AREA OF SITE IMPORT BORROW MATERIAL FROM OFFSITE

PLAN PREPARER CONTACT INFORMATION

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PLANNING AND DESIGN

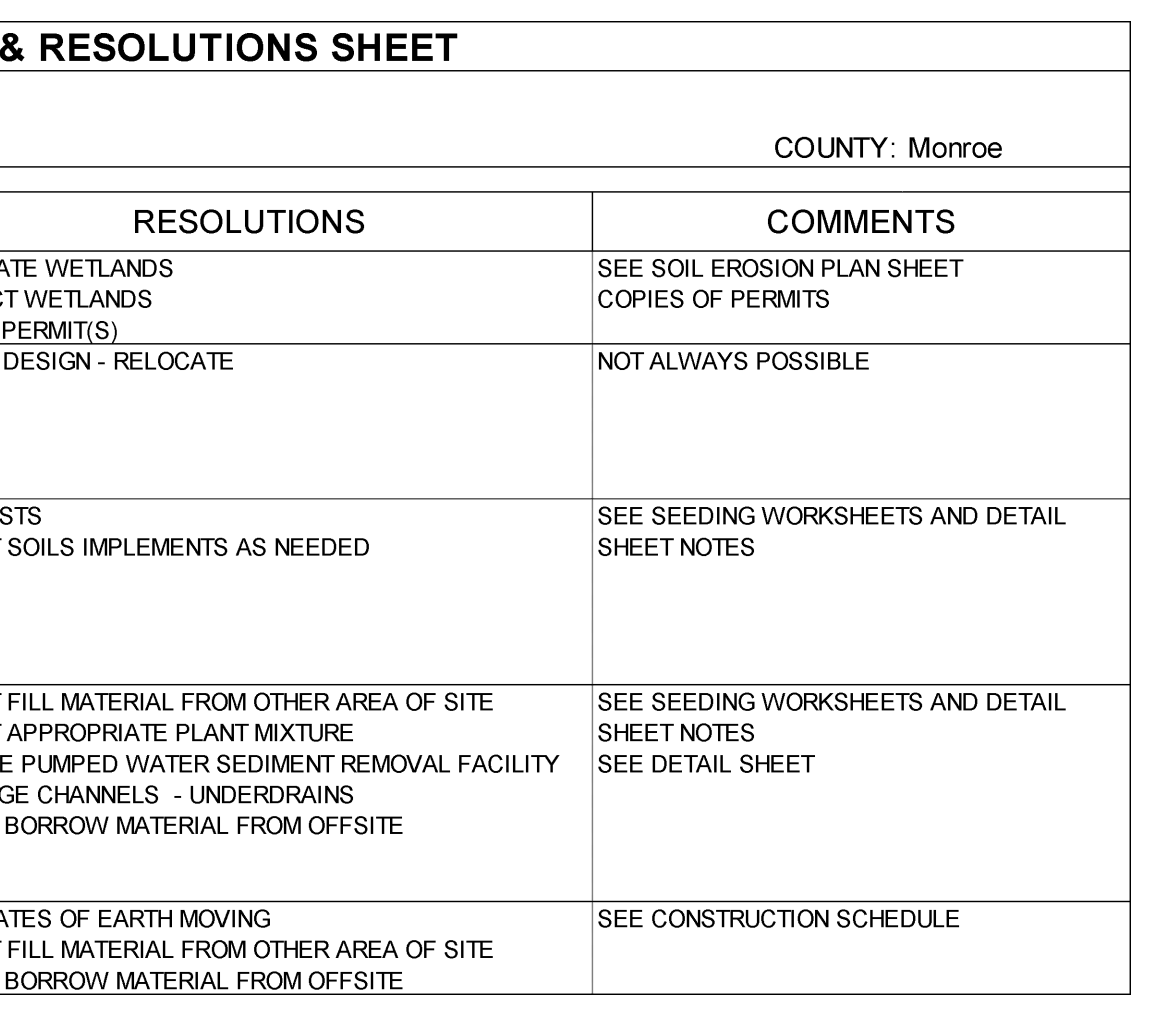
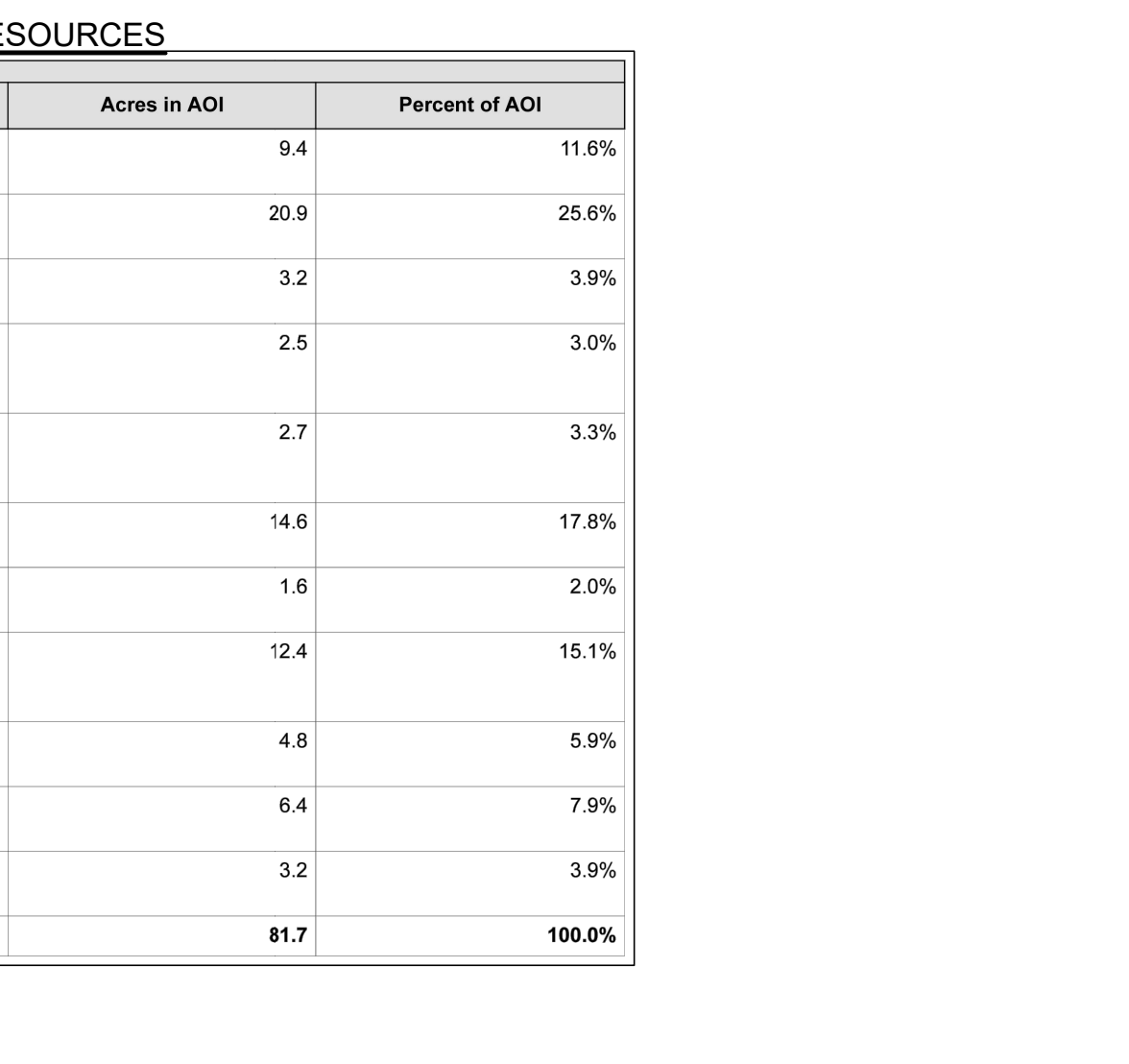
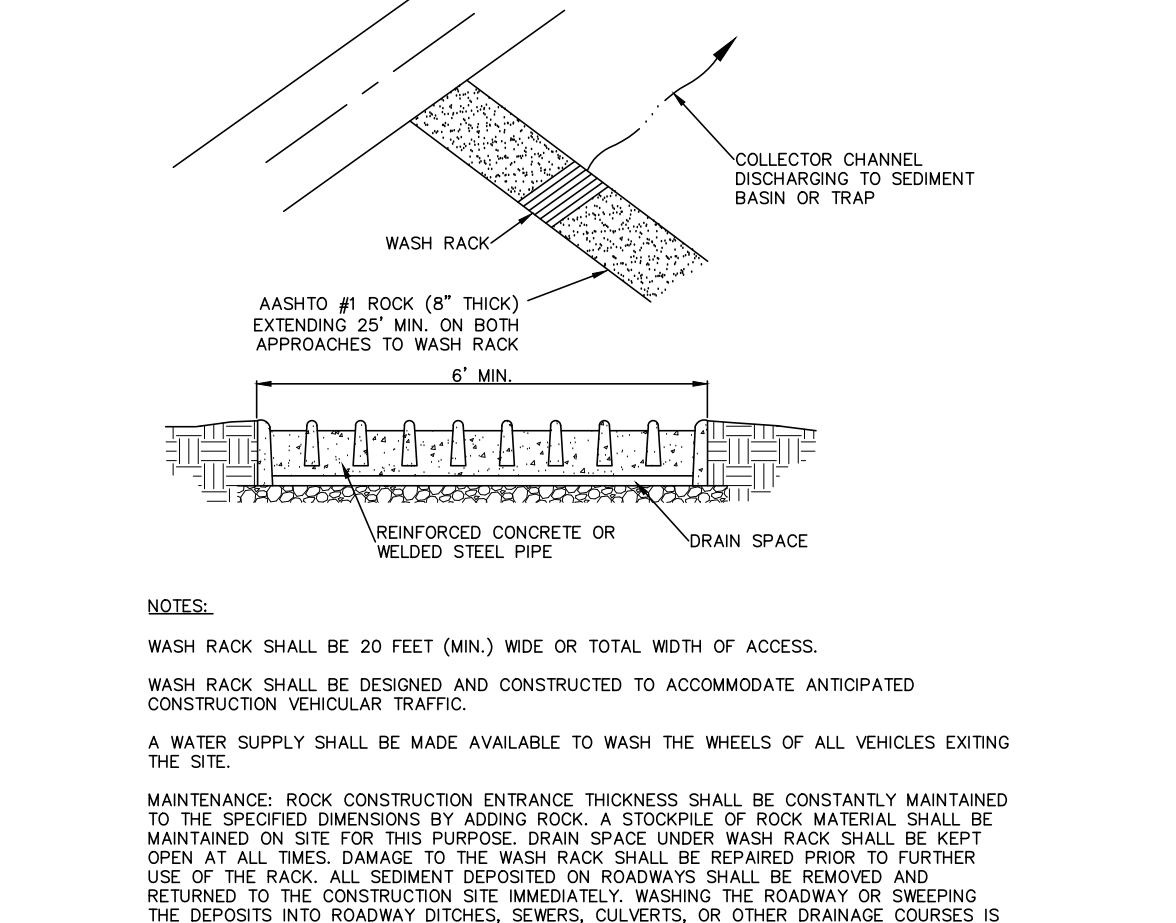
THE EARTH CONSTRUCTION ACTIVITIES, PROPOSED BY THIS PLAN, HAVE BEEN PLANNED AND IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICABLE, IN ACCORDANCE WITH THE FOLLOWING:

- MINIMIZE THE EXTENT AND DURATION OF THE EARTH DISTURBANCE.
- MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION.
- MINIMIZE SOIL COMPACTION.
- UTILIZE OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER RUNOFF.

FLOODPLAIN MAPPING

THE PROJECT AREA WAS REVIEWED USING THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD HAZARD LAYER (NFHL). THE NFHL IS A COMPILATION OF GIS DATA THAT COMPRISES A NATIONWIDE DIGITAL FLOOD INSURANCE RATE MAP. THE GIS DATA AND SERVICES ARE DESIGNED TO PROVIDE THE USER WITH THE ABILITY TO DETERMINE THE FLOOD ZONE, BASE FLOOD ELEVATION, AND FLOODWAY STATUS FOR A PARTICULAR LOCATION.

THE PROJECT AREA IS NOT LOCATED WITHIN A MAPPED FLOODPLAIN. THE PANEL FOR THE PROJECT AREA IS 420890432E, HAVING AN EFFECTIVE DATE OF 05/2/2013.



CONSTRUCTION SCHEDULE

ANTICIPATED START OF CONSTRUCTION: START DATE: MARCH 2025
ANTICIPATED END OF CONSTRUCTION: END DATE: AUGUST 2025

AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE MONROE COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE MONROE COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS UPON TEMPORARY CESSATION OF WORK (4 DAYS OR LONGER) OR AS SOON AS ANY GRADED AREA REACHES FINAL GRADE.

NO AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, SHOULD REACH FINAL GRADE WITHOUT BEING SEEDING AND MULCHED.

ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN. OVER UNDISTURBED VEGETATED AREAS. ALL PUMPING OF SEDIMENT LOADED WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.

REFER TO THE SPECIFIC BMP SEQUENCES OF CONSTRUCTION ON THE PCSM PLANS FOR THE INSTALLATION OF PCSM BMP'S ON STEPS 5 AND 7 OF THE CONSTRUCTION SEQUENCE BELOW:

- DELINEATE THE LIMIT OF DISTURBANCE, INSTALL RKE, CFS-1 TO CFS-15, ORANGE CONSTRUCTION FENCING, AND THE CONCRETE WASHOUT.
- REMOVE SITE FEATURES DESIGNATED AS TBR. STRIP TOPSOIL AND STOCKPILE AT THE LOCATION SPECIFIED ON THE PLANS BEFORE BEGINNING EXCAVATION OR GRADING.
- BEGIN ROUGH GRADING. INSTALL SLOPE PROTECTION MATTING ON AREAS OF STEEP SLOPES.
- INSTALL PROPOSED ROCK/RETAINING WALL TREE PROTECTION BEFORE GRADING SLOPES.
- CRITICAL STAGE: BEGIN CONSTRUCTION OF PROPOSED INFILTRATION BASIN. REFER TO PCSM PLAN SET FOR CONSTRUCTION SEQUENCE AND FURTHER DETAILS AND INFORMATION. AT NO POINT SHALL EQUIPMENT TRAVERSE WITHIN THE ORANGE CONSTRUCTION FENCING OR OVERTOP THE PROPOSED BASIN BOTTOM. SEE STEP 6 FOR STORM SEWER INSTALLATION DURING BASIN CONSTRUCTION.
- BEGIN INSTALLATION OF THE PROPOSED STORM SEWER RUN FROM EW-25 TO IN-21, FROM MH-24 TO IN-20, AND THE BASIN OUTLET PIPE. INSTALL PROPOSED STORM SEWER RUNS FROM DOWNSTREAM TO UPSTREAM. IMMEDIATELY INSTALL INLET PROTECTION ON INSTALLED INLETS. INSTALL RIPRAP PROTECTION AT OUTLET OF STORM PIPING. INSTALL ANTI-SEEP COLLARS ON BASIN OUTLET PIPE.
- CRITICAL STAGE: INSTALL AMENDED SOILS IN INFILTRATION BASIN TO BRING BOTTOM UP TO GRADE. INFILTRATION TESTING SHALL BE PERFORMED DURING AND AFTER CONSTRUCTION TO VERIFY INFILTRATION RATES OF AMENDED SOILS.
- BEGIN INSTALLATION OF THE PROPOSED STORM SEWER RUN FROM FE-19 TO MH-10. INSTALL PROPOSED STORM SEWER RUNS FROM DOWNSTREAM TO UPSTREAM. INSTALL RIPRAP PROTECTION AT OUTLET OF STORM PIPING.
- BEGIN INSTALLATION OF THE PROPOSED STORM SEWER RUN FROM MH-10 TO AD-12 AND FROM MH-10 TO DEPRESSION. IMMEDIATELY INSTALL INLET PROTECTION ON INSTALLED INLETS.
- BEGIN INSTALLATION OF THE PROPOSED STORM SEWER RUN FROM MH-10 TO AD-2 AND FROM DEPRESSION TO RD-7. IMMEDIATELY INSTALL INLET PROTECTION ON INSTALLED INLETS.
- BEGIN CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- INSTALL SITE LIGHTING.
- FINAL GRADE. SPREAD TOPSOIL, RAKE, AND SEED ALL DISTURBED AREAS. TOPSOIL SHALL BE REPLACED ACCORDING TO THE PLAN. AREAS AT A MINIMUM THICKNESS OF 6 INCHES.
- AFTER ALL DISTURBED AREAS ACHIEVE FINAL STABILIZATION, REMOVE ALL E&S CONTROLS. REPAIR, SEED, AND STABILIZE ANY AREAS DISTURBED DURING THE REMOVAL OF THE EROSION CONTROLS.
- CRITICAL STAGE: FIELD VERIFY TRIBUTARY AREAS TO PCSM BMP'S.
- AFTER THE PROJECT IS COMPLETED, THE NPDES NOTICE OF TERMINATION PAPERWORK AND AS-BUILT PLANS SHALL BE COMPLETED AND SUBMITTED TO MONROE COUNTY CONSERVATION DISTRICT.

OPERATION AND MAINTENANCE PROGRAM

THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ALL EROSION AND SEDIMENT POLLUTION CONTROL (E&S) BEST MANAGEMENT PRACTICES (BMP'S) IDENTIFIED HEREIN. E&S BMP'S SHALL BE MAINTAINED IN ACCORDANCE WITH THIS E&S PLAN AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (E&S MANUAL), MARCH 2012.

E&S BMP'S SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF, UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL KEEP RECORD OF ALL INSPECTIONS USING THE VISUAL SITE INSPECTION REPORT FORM (FORM 3150-FM-BW0083). E&S BMP'S WHICH NEED REPAIR OR REPLACEMENT, SHALL BE REPAIRED IMMEDIATELY. DISPOSAL OF MATERIALS REMOVED FROM THE BMP'S SHALL BE PERFORMED IN ACCORDANCE WITH THE RECYCLING OR DISPOSAL OF MATERIALS NOTES HEREIN.

RECYCLING OR DISPOSAL OF MATERIALS

CONSTRUCTION WASTES FROM LAND DISTURBANCE AND DEVELOPMENT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS SUITABLE FOR SUCH WASTES IN ACCORDANCE WITH PA DEP REGULATIONS. EXCESS SOIL/ROCK SHALL BE UTILIZED ON-SITE TO IMPROVE FINAL GRADING OF LOW AREA LOTS. THESE WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.

THE OPERATOR SHALL ASSURE THAT AN E&S CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE MONROE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL/ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THIS PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH PA DEP RULES AND REGULATIONS.

SEDIMENT REMOVED FROM ESPCC CONTROLS AND FACILITIES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.

ANTICIPATED CONSTRUCTION WASTES INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:

- SEDIMENT
- TRASH/DEBRIS
- VEGETATION CLIPPINGS AS MAY RESULT FROM MAINTENANCE
- PACKAGING MATERIAL
- FORMWORK ASSOCIATED WITH CONCRETE FOUNDATIONS.

CLEAN FILL NOTES

THE OPERATOR MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT ALL FILL MATERIAL ASSOCIATED WITH THE PROJECT QUALIFIES AS CLEAN FILL.

CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES. IT IS SEPARATE AND OTHER WASTES ARE NOT IMPLEMENTED AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE TO ENSURE ALL FILL IS "CLEAN", AS DEFINED ABOVE, SHALL INCLUDE, BUT NOT BE LIMITED TO, INVESTIGATIVE TECHNIQUES SUCH AS VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANDBOX MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. ALL TESTING SHALL BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY OF "MANAGEMENT OF FILL."

SEEDING SCHEDULE

SEEDING DATES: MARCH 15 - MAY 15
AUGUST 15 - OCTOBER 15

SITE PREPARATION: INCORPORATE LIME AND FERTILIZER (RATE BASED ON SOIL TEST) INTO THE TOP 4" OF TOPSOIL. IF SOIL TESTS ARE NOT AVAILABLE, APPLY ONE TON PER ACRE OF AGRICULTURAL LIMESTONE AND 10-20 TO 20-30 LBS PER ACRE OF FERTILIZER AT 500 LB PER ACRE.

MULCHING: APPLY THREE TONS PER ACRE OF STRAW TO ACHIEVE A LOOSE LAYER 3/4"-1" DEEP. USE JUTE MATTING RATHER THAN STRAW ON STEEP SLOPES. APPLY CELLULOSE FIBER TACKLER OVER STRAW MULCH AT A RATE OF 800-1000 LBS PER ACRE. HYDROMULCHING IS ACCEPTABLE WHEN BLOWING OF STRAW IS A CONCERN.

METHOD: APPLY SEED USING DRILL FITTED WITH A DEPTH BAND AND PACKER WHEEL. PLANT GRASS SEEDS AT 0.25 TO 0.5 INCHES DEEP. WHEAT, RYE AND OATS MAY BE PLANTED 1 TO 1.5 INCHES DEEP. BROADCAST SEEDING PROMOTED WITH IMMEDIATE MULCH COVER. HYDROSEEDING OF PERMANENT SEEDING IS NOT PERMITTED.

SEED SPECIES BY SITE

SITE	RATE (LB./1000 SQ FT)
KENTUCKY BLUEGRASS (POA PRATENSIS) and TURF-TYPE PERENNIAL RYEGRASS (LOLIUM PERENNE) and FINE (RED or CHEWING) FESCUE (FESTUCA RUBRA/RUBRA/COMMUNATA)	4 1.5

SLOPES AND BANKS

CHEWING FESCUE (FESTUCA RUBRA COMMUNATA) and BLUE FESCUE (FESTUCA OVINA GLAUCA) and HARD FESCUE (FESTUCA OVINA VIRIDIS) and CREEPING RED FESCUE (FESTUCA RUBRA RUBRA) and SLENDER FESCUE (FESTUCA RUBRA TRICHURIS) and DANSON RED FESCUE (FESTUCA RUBRA DANSON) and ANNUAL RYEGRASS (FESTUCA MULTIFLORUM)	2 2 1 1 1 0.5
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DRAINAGE DITCHES, DETENTION BASIN (MOWED)

ANNUAL RYEGRASS and REDTOP (AGROSTIS ALBA) and TALL FESCUE (FESTUCA ARUNDINACEA) and SWITCHGRASS (Panicum VIRGATUM)	0.5 0.5 2
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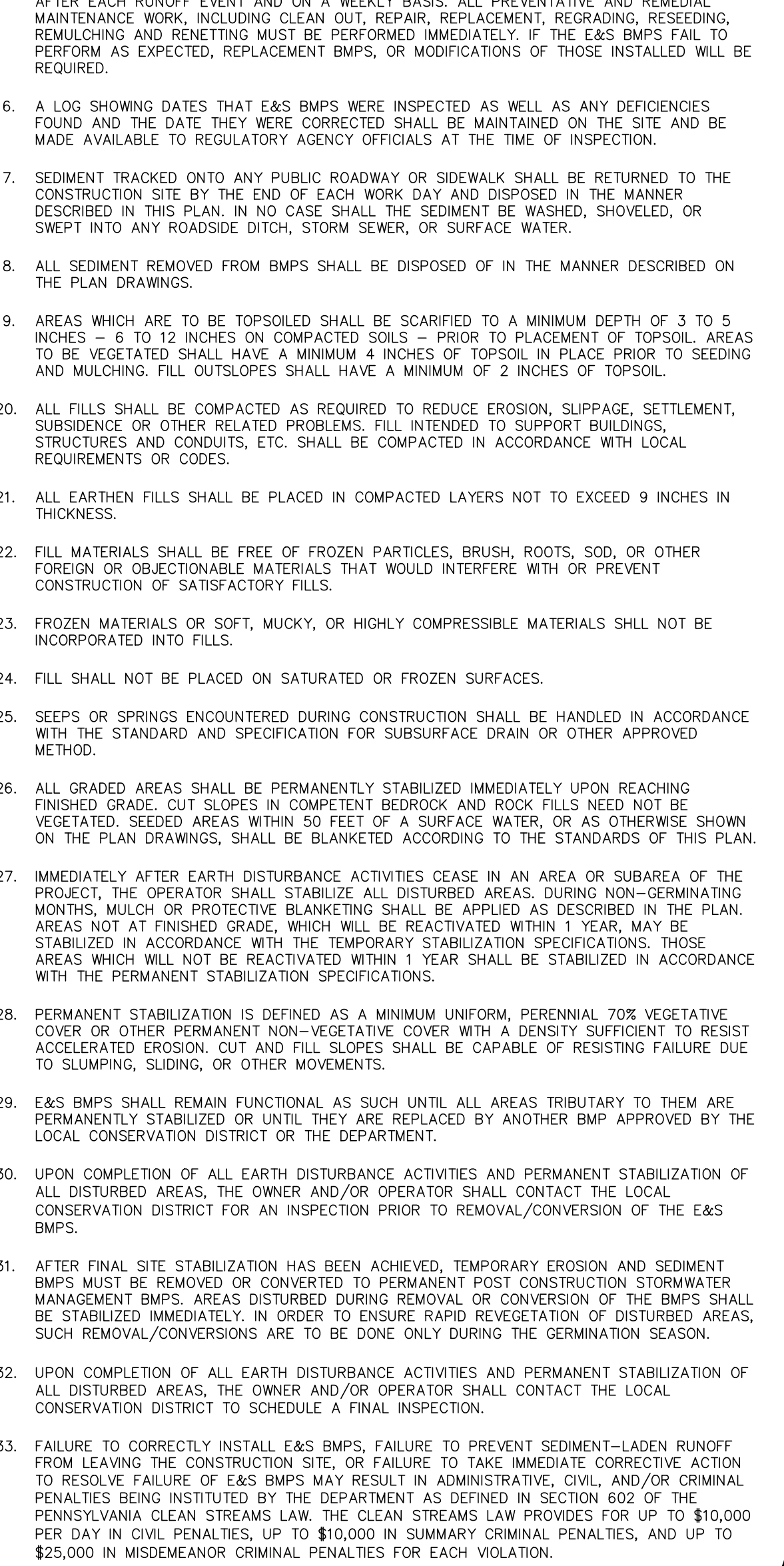
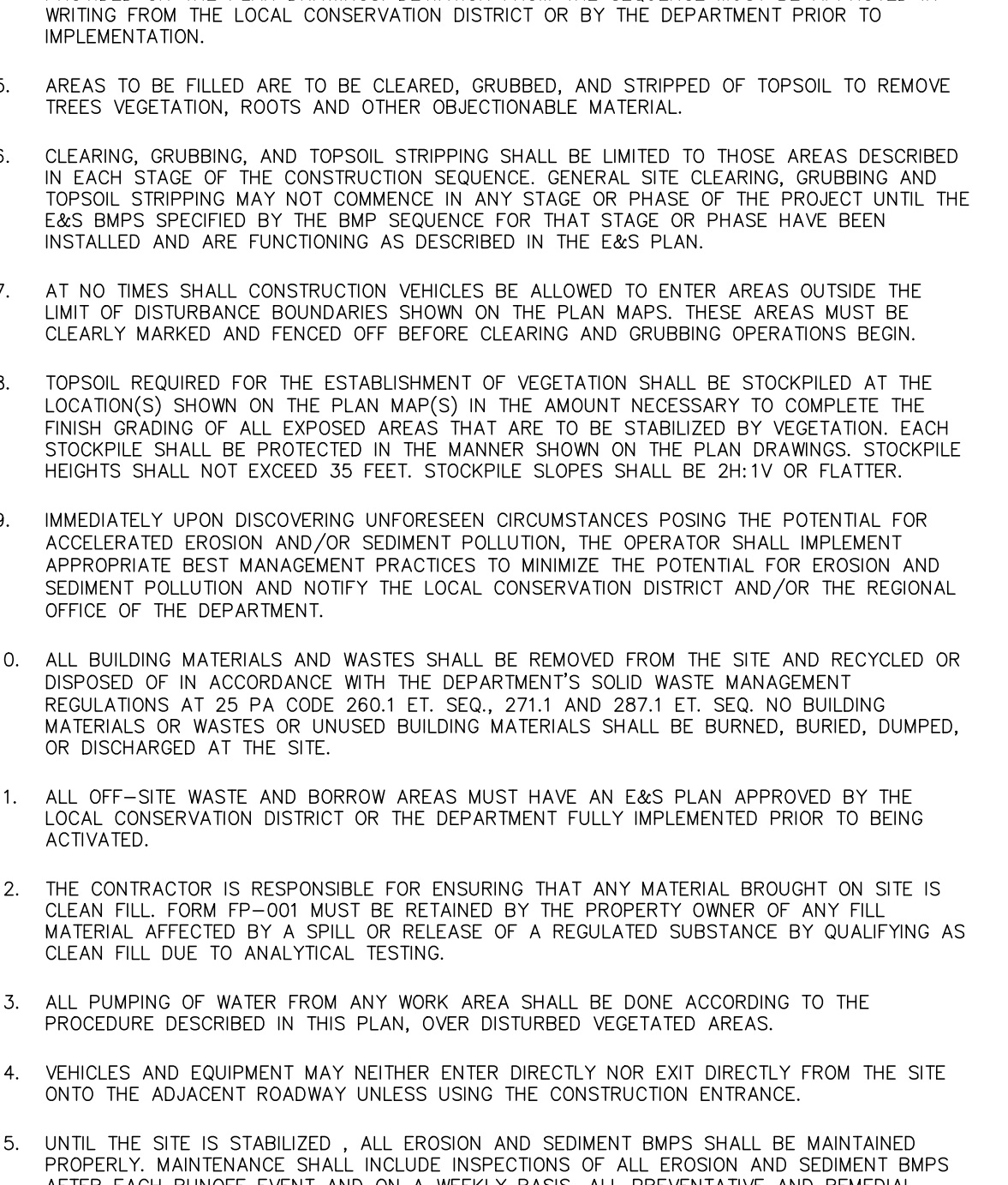
*** ALL SEED TO BE MN, 98% PURE LIVE SEED.**

UNDESIRABLE SPECIES

FINE FESCUE - RELIANT II, SR3100, DISCOVERY, OSPREY	-
FINE FESCUE - MONROE, MONROE II, APPROX II	-
WINTER RYE - ARCOOSTOOK OR BALBO TYPE	-
KENTUCKY BLUEGRASS - SR 2109, NORTH STAR, BLACKSBURG, BRILLIANT	-

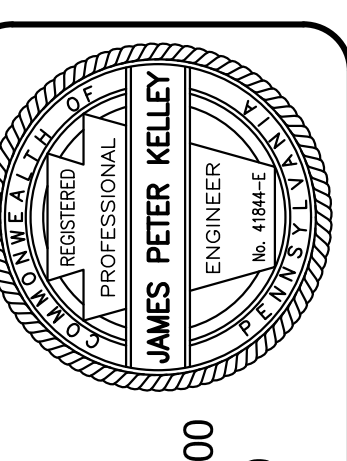
STANDARD E&S PLAN NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN AND THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION. THOSE CHANGES TO THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LAND OWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THE SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMP'S SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN.
- AT NO TIMES SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2801 ET. SEQ. 27.11 AND 2871 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FILL FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER OF ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BY QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER DISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SITE ONTO THE ADJACENT ROADWAY UNLESS USING THE CONSTRUCTION ENTRANCE.
- UNTIL THE SITE IS STABILIZED - ALL EROSION AND SEDIMENT BMP'S SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL EROSION AND SEDIMENT BMP'S SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE VISUAL INSPECTIONS OF ALL EROSION AND SEDIMENT BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN UP, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REPAIRING AND RESETTING, MUST BE PERFORMED IMMEDIATELY IF THE E&S BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMP'S WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISH GRADE. ALL FILL AREAS SHALL BE PERMANENTLY STABILIZED. ALL AREAS NOT TO BE VEGETATED, SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN AN AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMP'S SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMP'S.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMP'S SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATION SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMP'S, FAILURE TO PREVENT SEDIMENT-LOADED RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMP'S MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.



DATE	BY	TAL
11/25/24		

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BARRY ISETT & ASSOCIATES
MULTI-DISCIPLINARY ENGINEERS AND CONSULTANTS

EROSION & SEDIMENT CONTROL DETAILS

WATER GAP WELLNESS RECREATION CENTER

WATER GAP ACQUISITIONS PARTNERS, LLC

SMITHFIELD TOWNSHIP

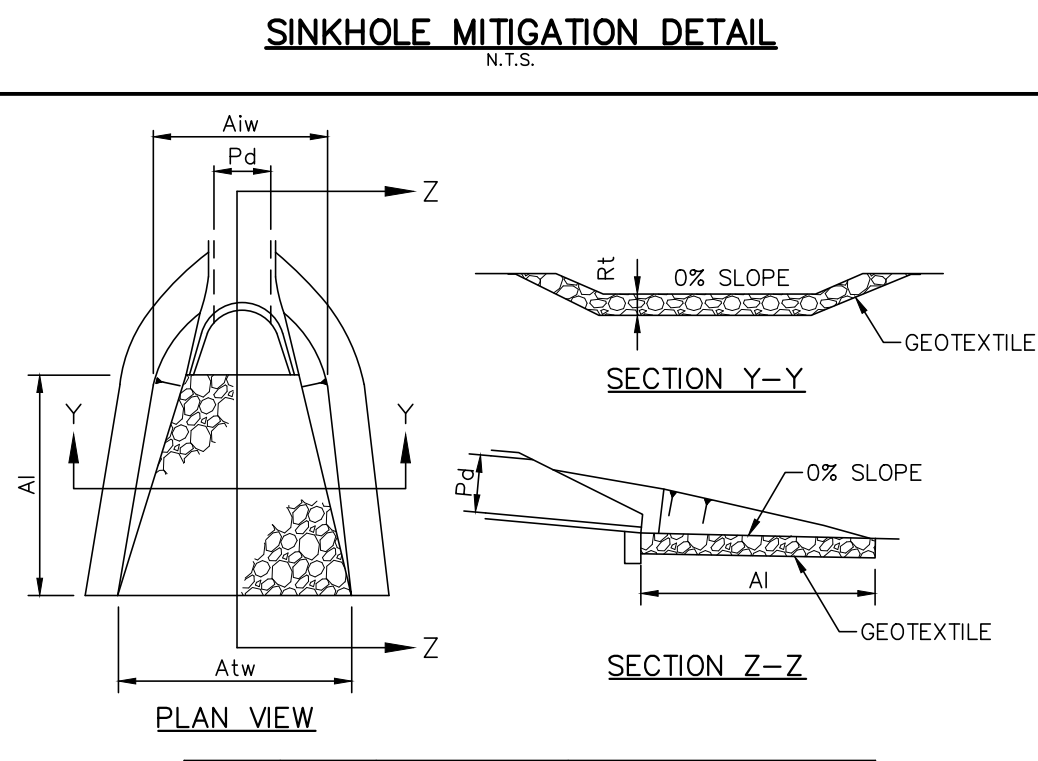
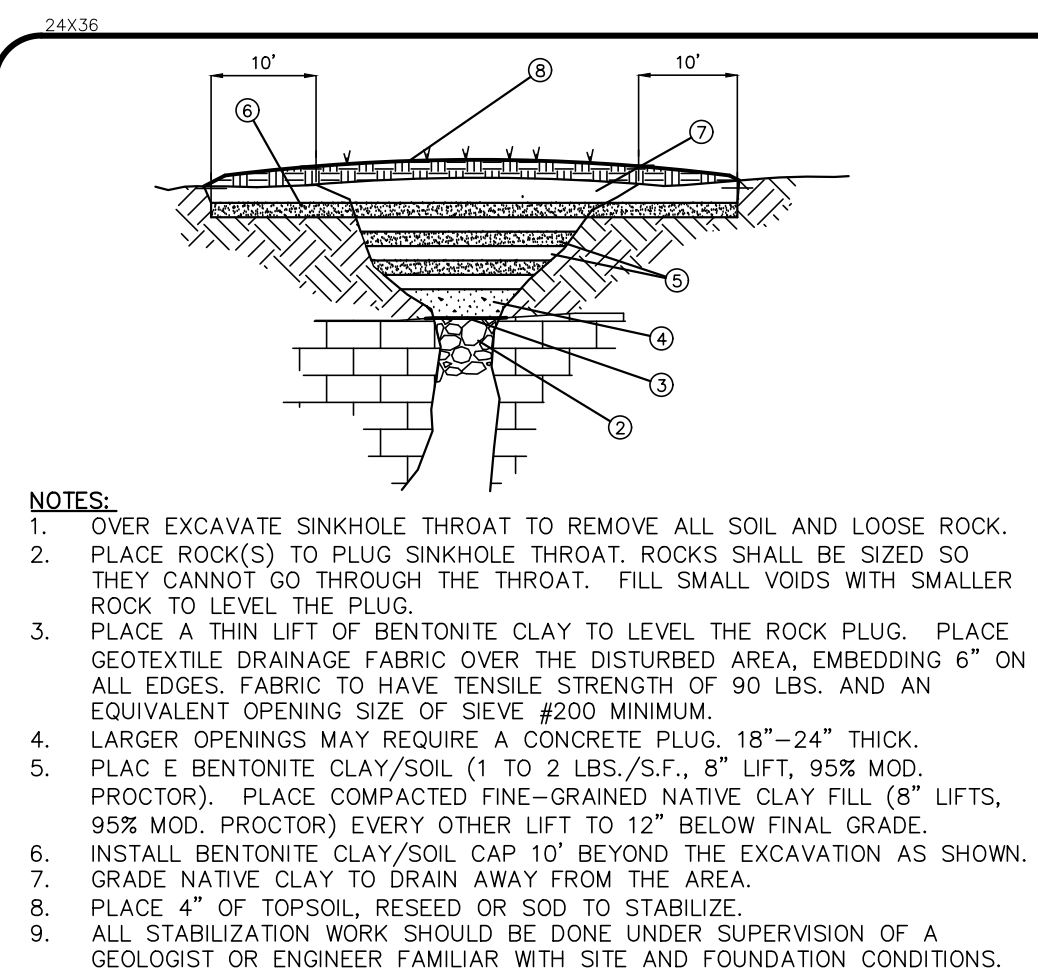
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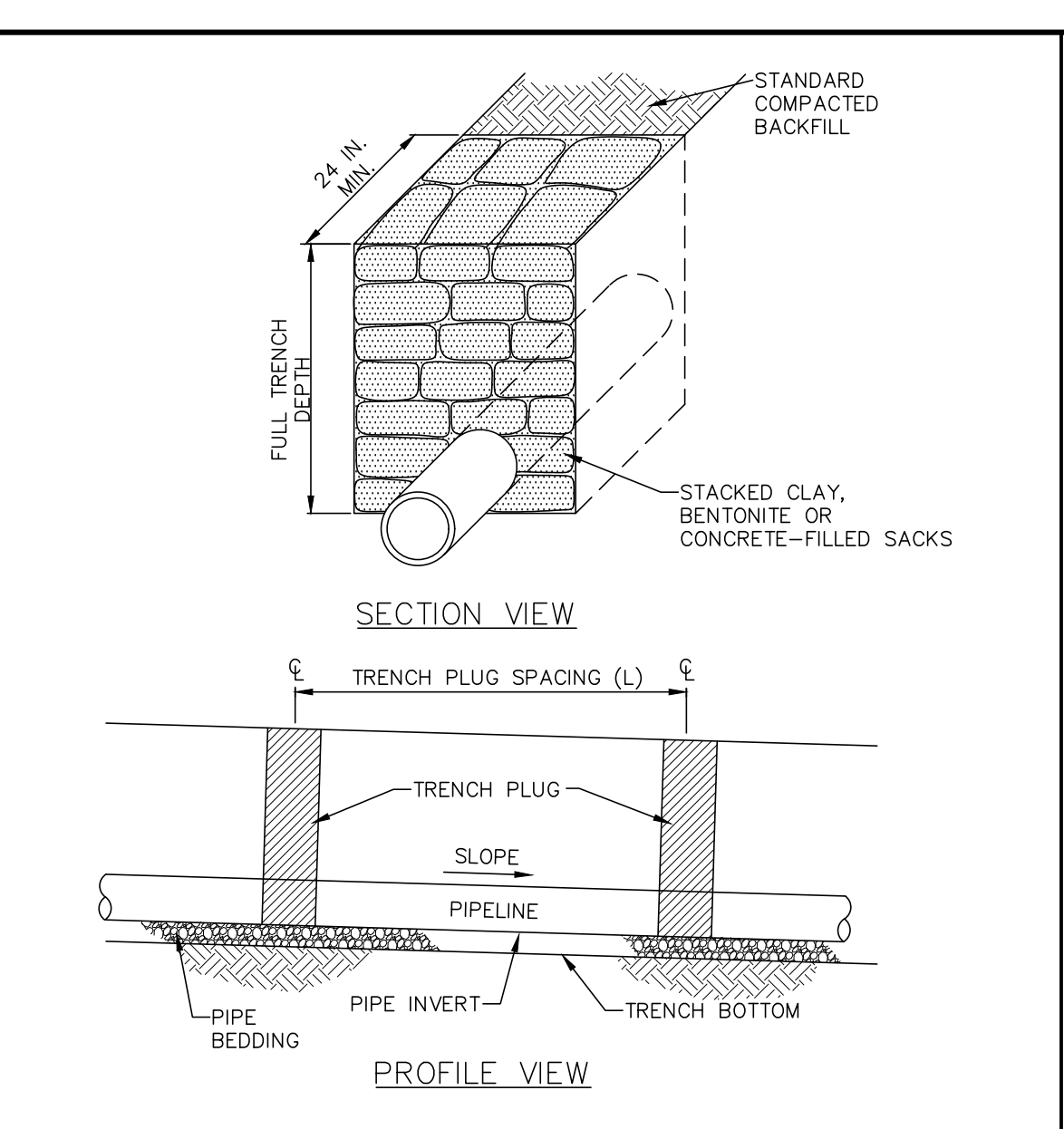
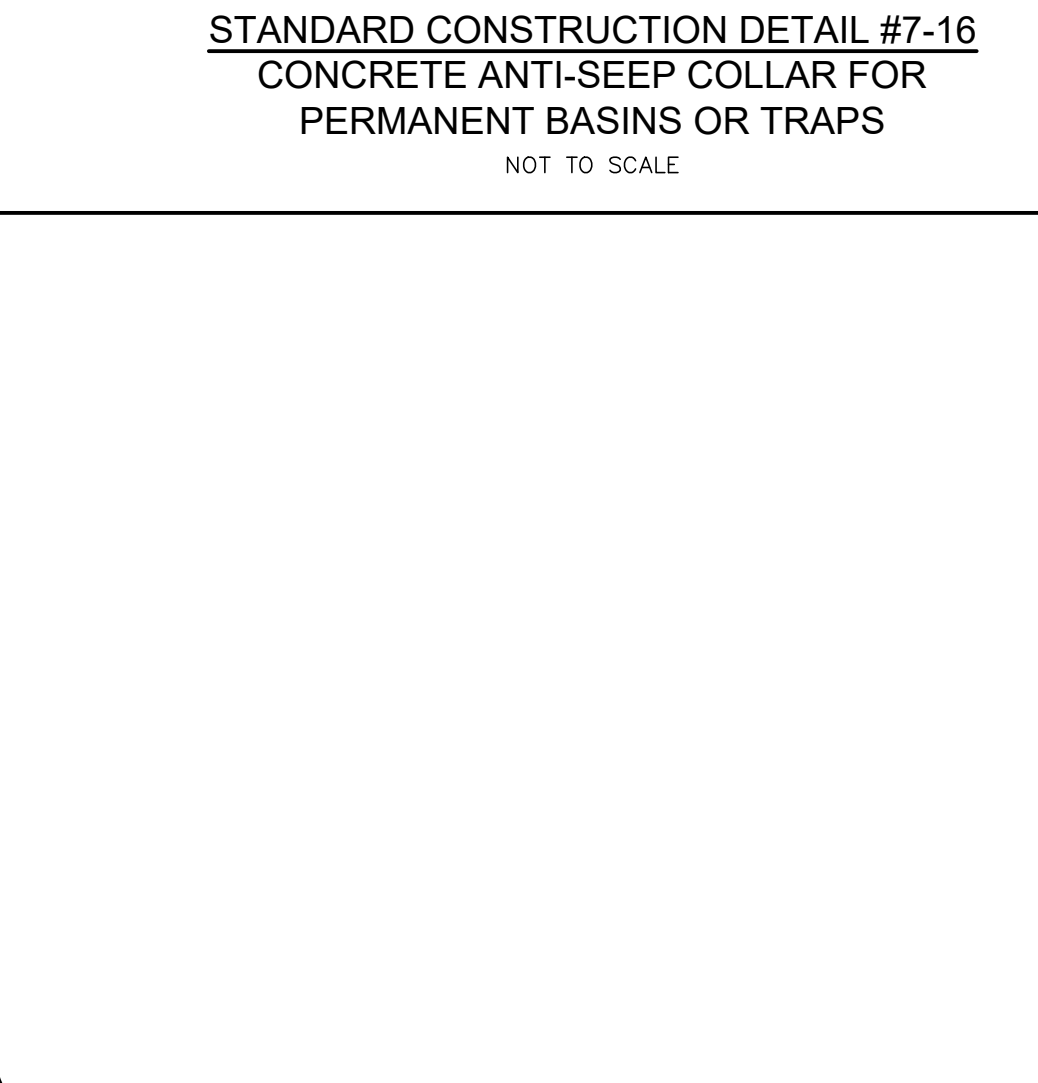
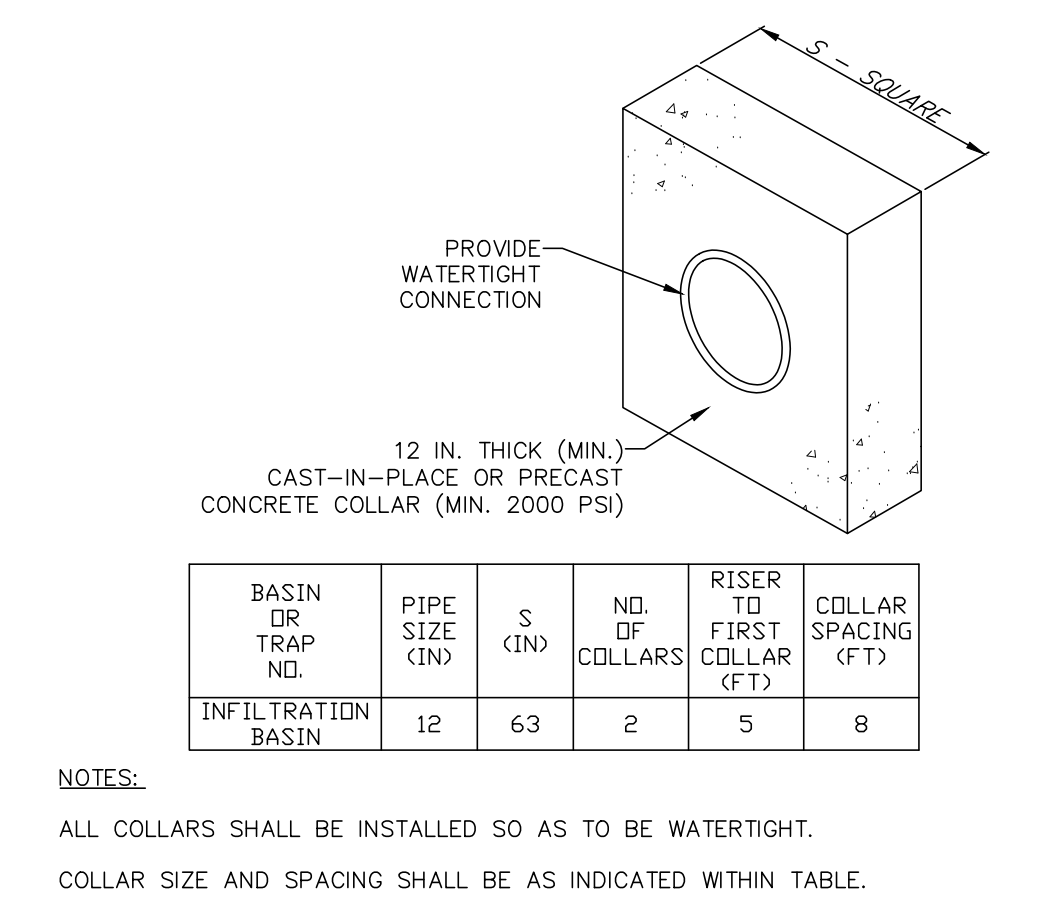
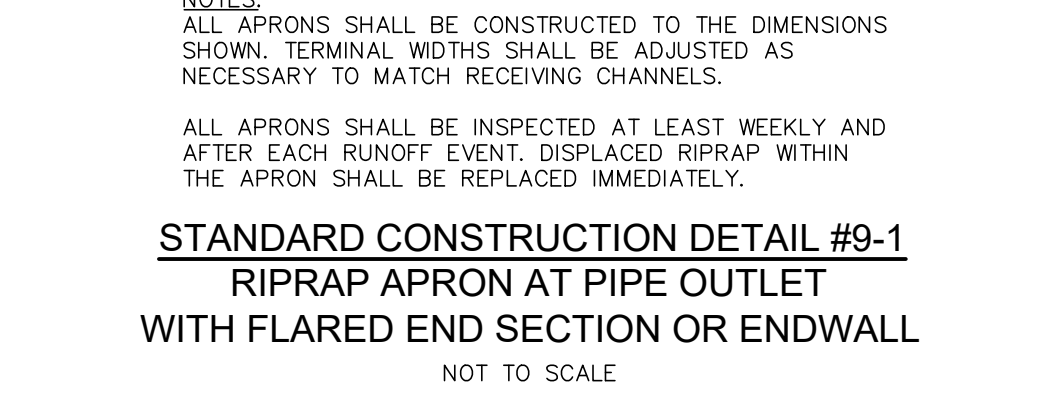
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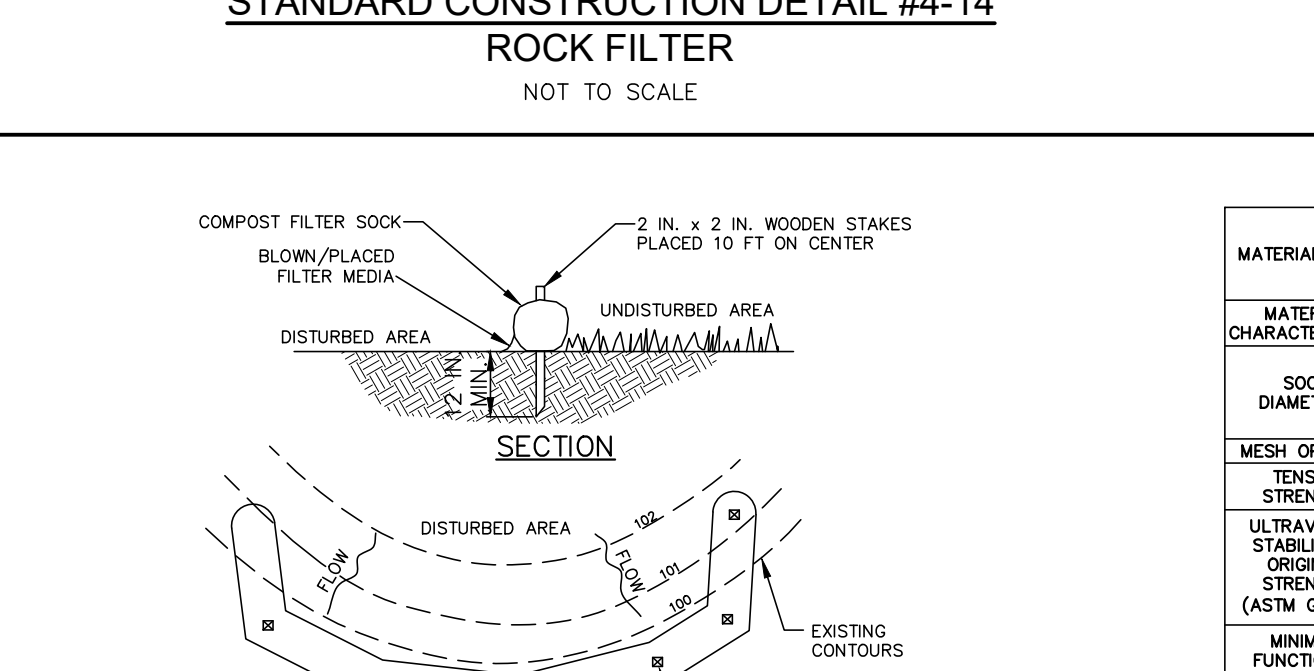
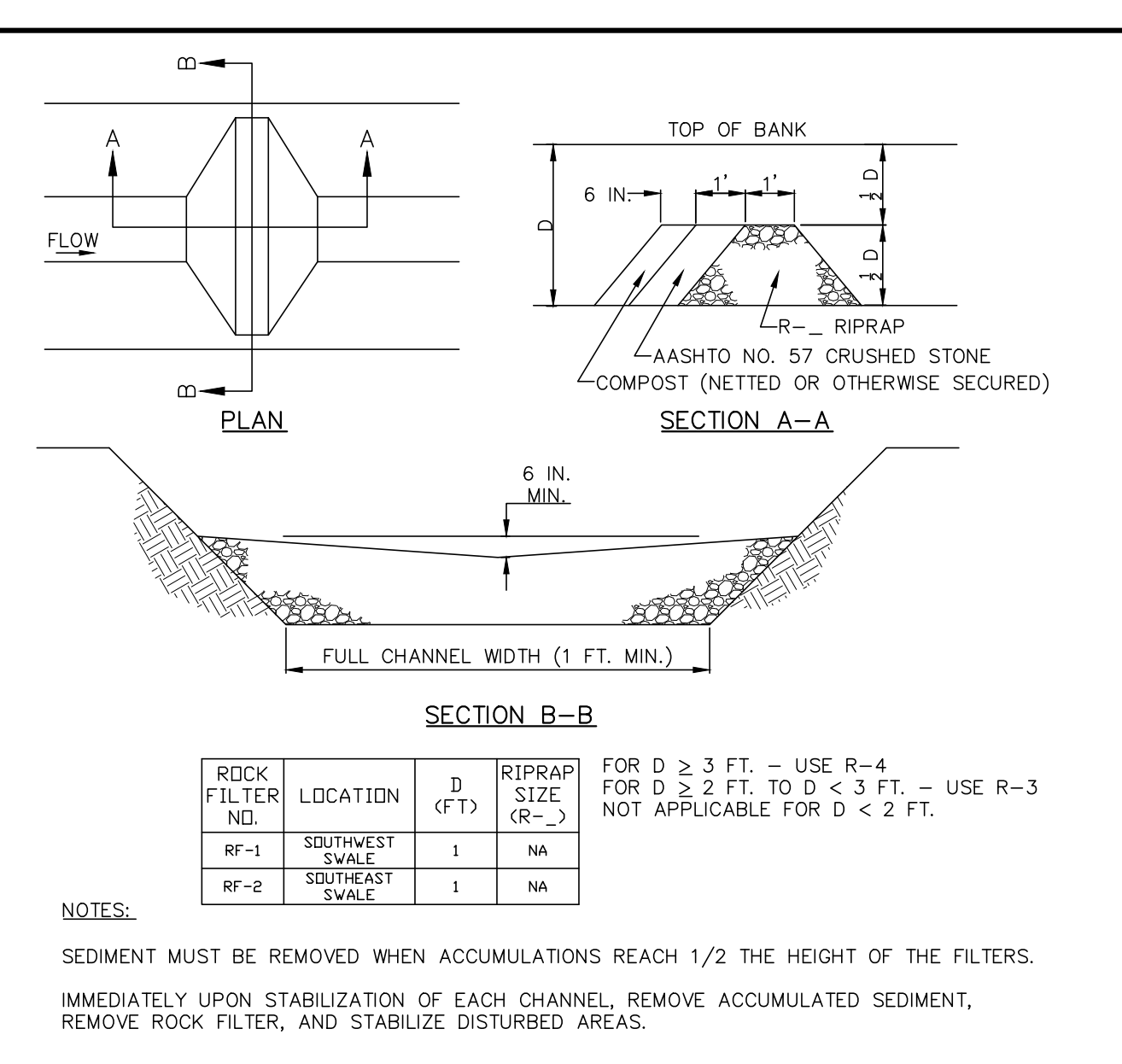
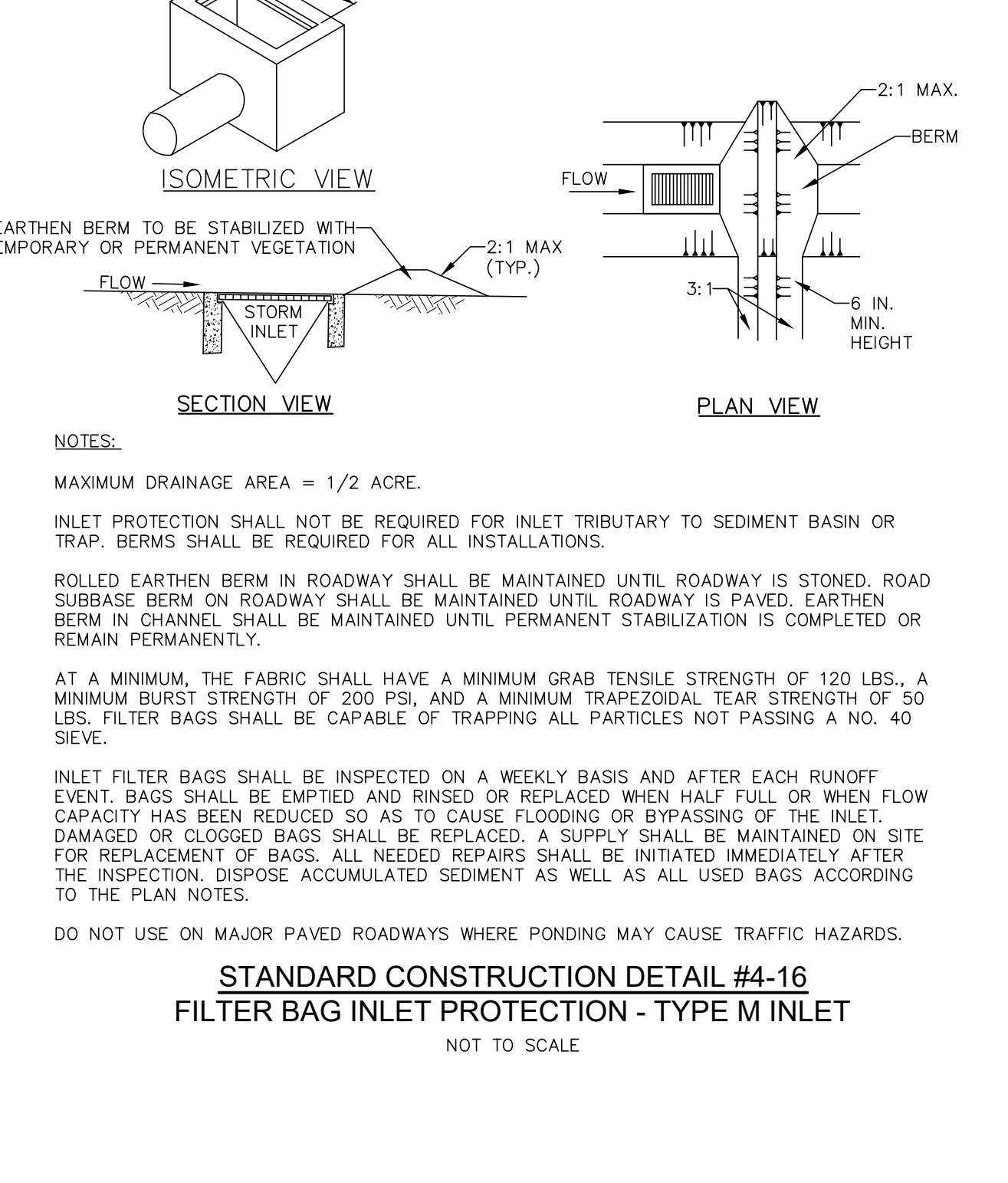
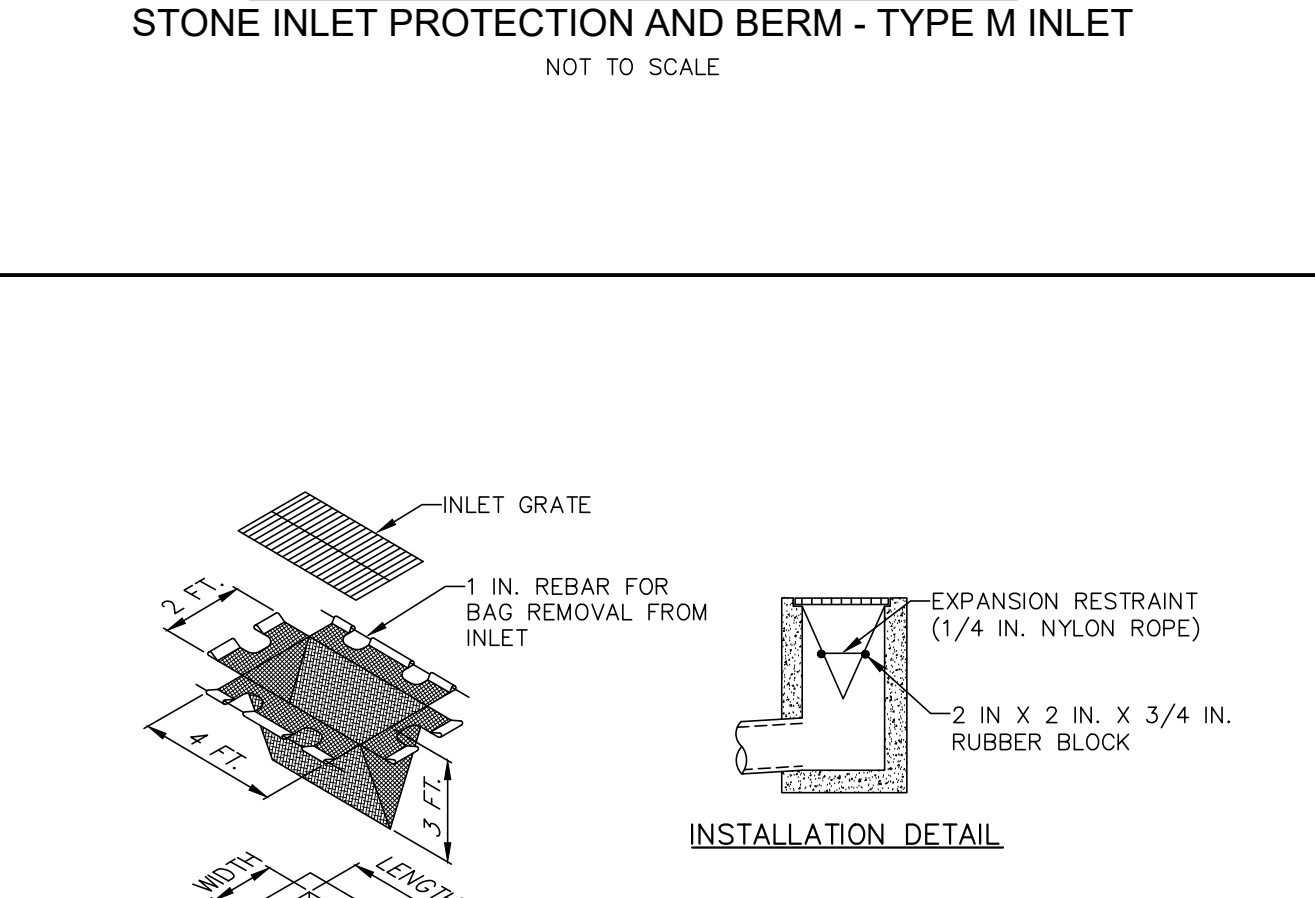
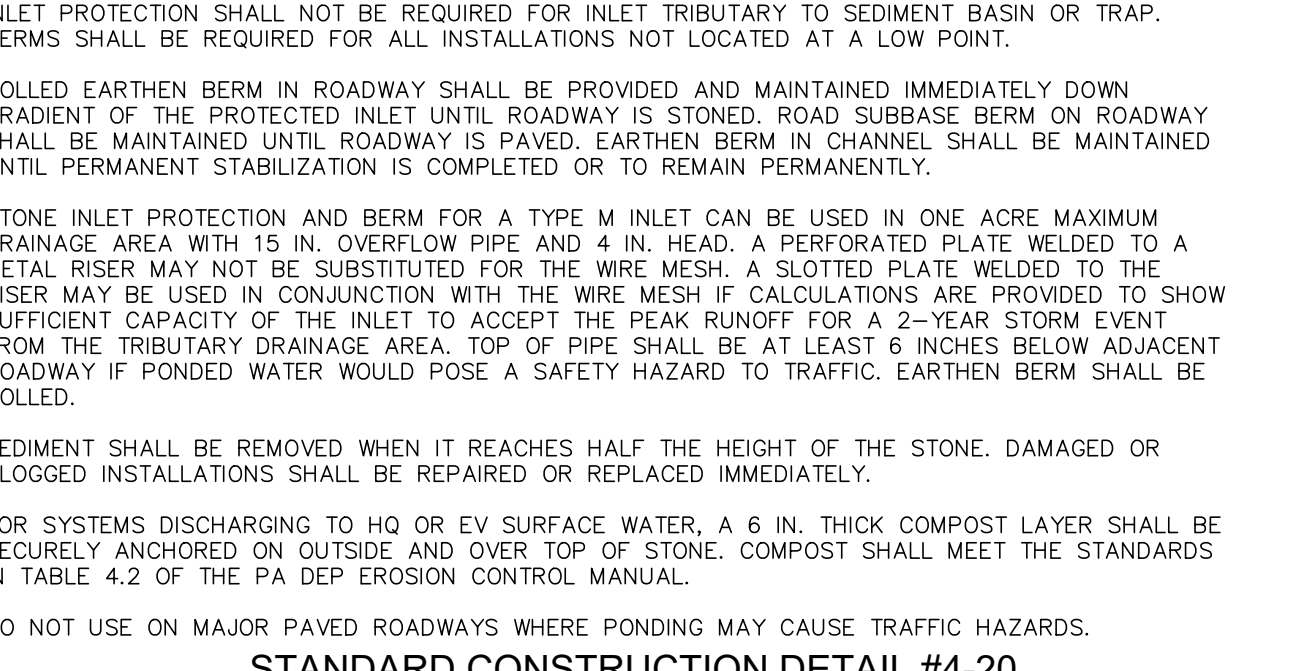
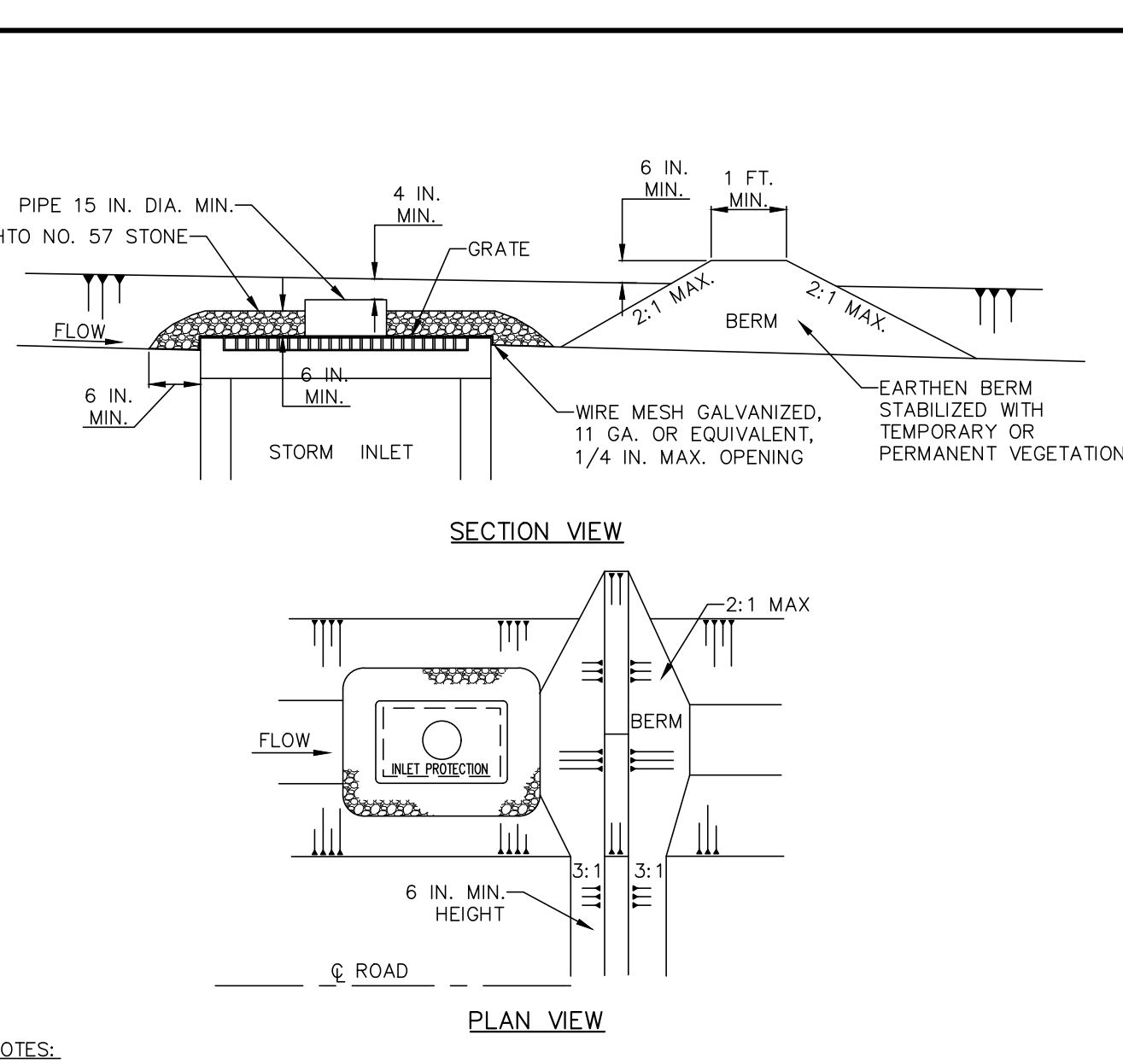
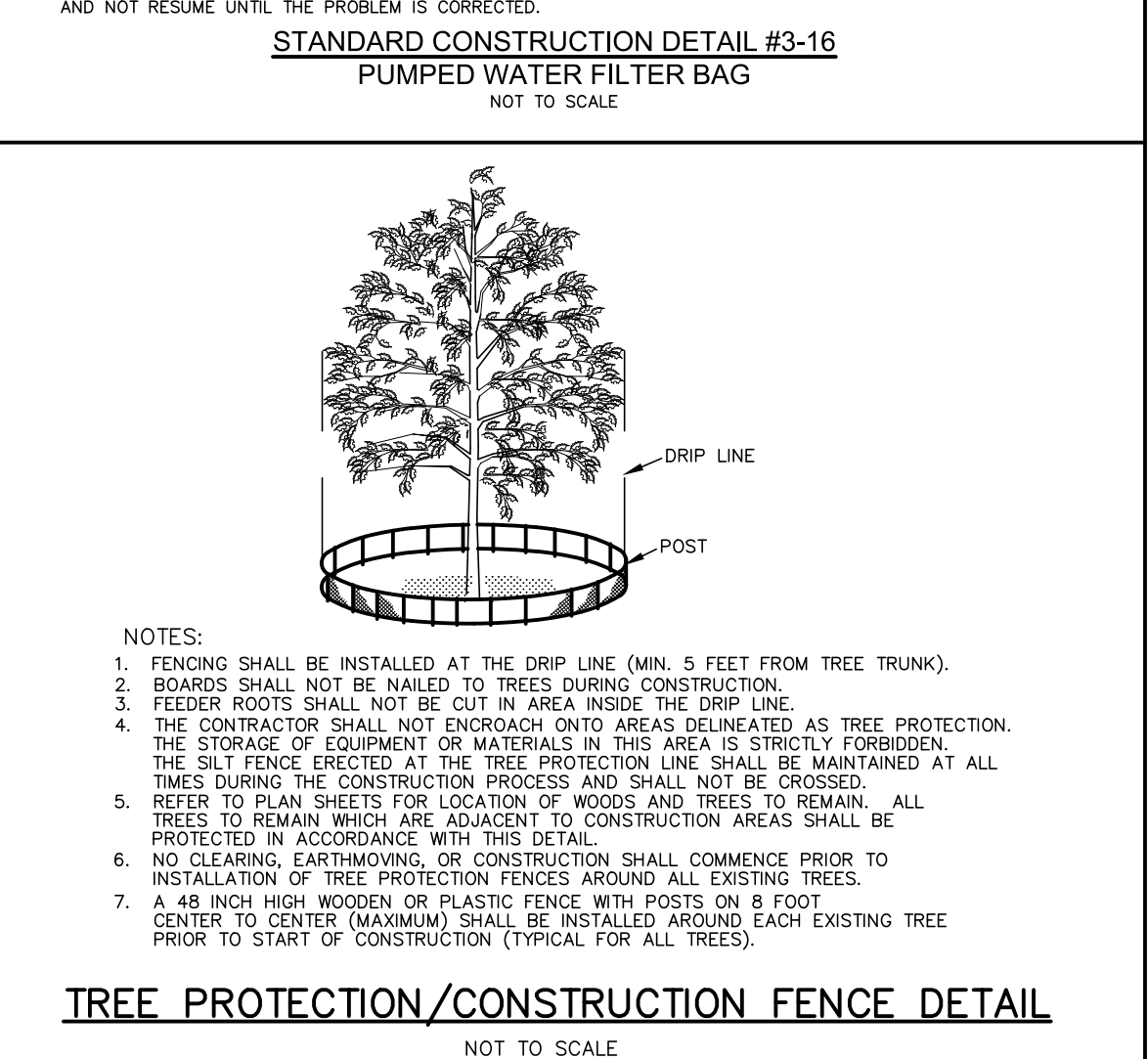
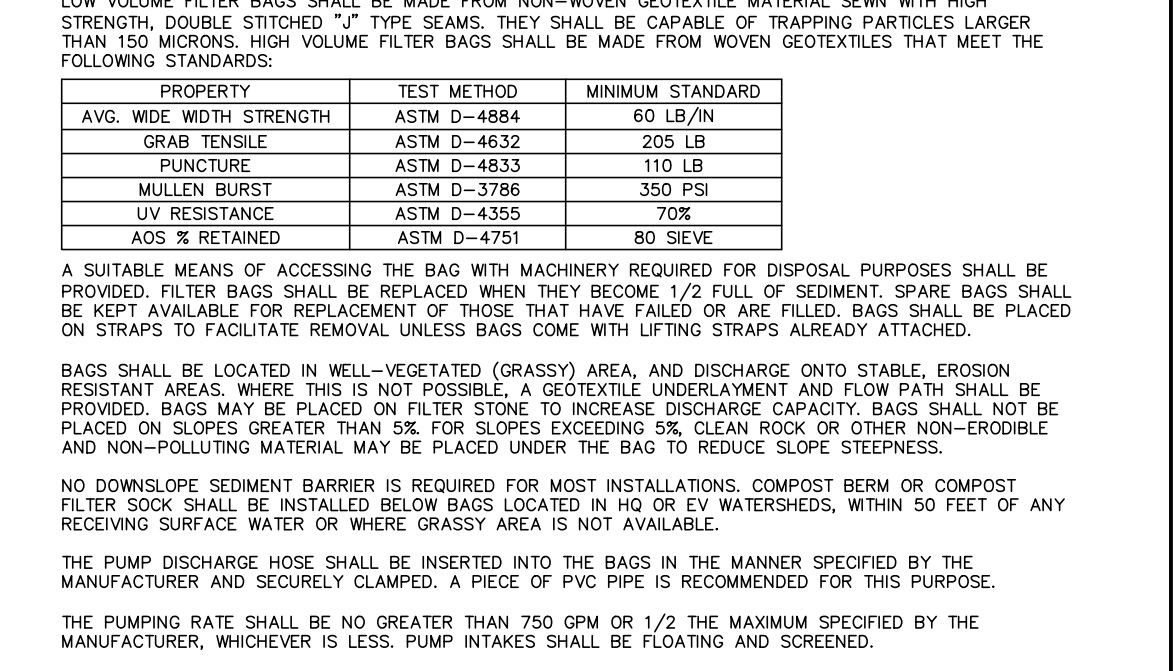
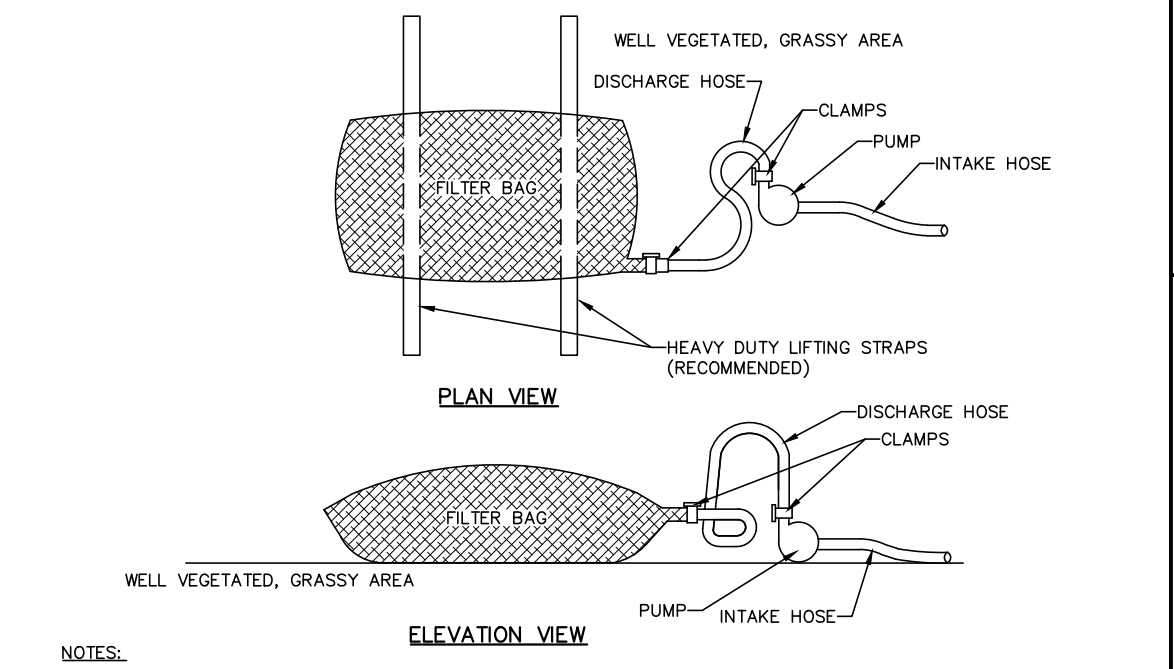
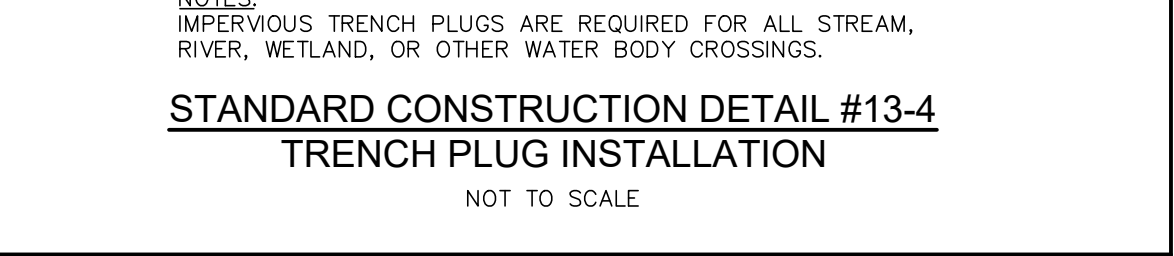
OUTLET NO.	PIPE DIA. (IN)	RIPRAP SIZE (IN)	THICK. (IN)	LENGT. (FT)	APRON WIDTH (FT)	TERMINAL WIDTH (FT)
DP-1	15	3	9	6	3.8	6.15
DP-2	24	7	45	27	6.0	33



PA DEP EROSION CONTROL MANUAL TABLE 13.1
MAXIMUM SPACING AND MATERIALS FOR TRENCH PLUGS

TRENCH SLOPE (%)	SPACING (FT)	PLUG MATERIAL
< 5	1000	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
5 - 15	500	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
15 - 25	300	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
25 - 35	200	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
35 - 100	100	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
> 100	50	CEMENT BAGS (WETTED) OR MORTARED STONE

* TOPSOIL MAY NOT BE USED TO FILL SACKS



BARRIER NO.	LOCATION	SLOPE %	SLOPE LENGTH ABOVE BARRIER (FT)	SIZE (IN)
CFS-1	SW OF RECREATION CENTER	6	165	12
CFS-2	NW OF RECREATION CENTER	12	205	18
CFS-3	N OF RECREATION CENTER	11	189	18
CFS-4	NE OF RECREATION CENTER	10	150	18
CFS-5	NW OF PROJECT SITE	7	189	12
CFS-6	NW OF SOIL STOCKPILE	9	103	12
CFS-7	N OF PROJECT SITE	7	89	12
CFS-8	NE OF MAIN PROJECT SITE	4	77	12
CFS-9	DOWNSLOPE OF SOIL STOCKPILE	30	20	12
CFS-10	N OF CHANNEL 4	20	31	12
CFS-11	NE OF BASIN	20	36	12
CFS-12	N OF BASIN	5	166	12
CFS-13	N OF BASIN SPILLWAY	5	147	12
CFS-14	N OF CHANNEL 3	6	116	12
CFS-15	W OF CHANNEL 3	8	80	12

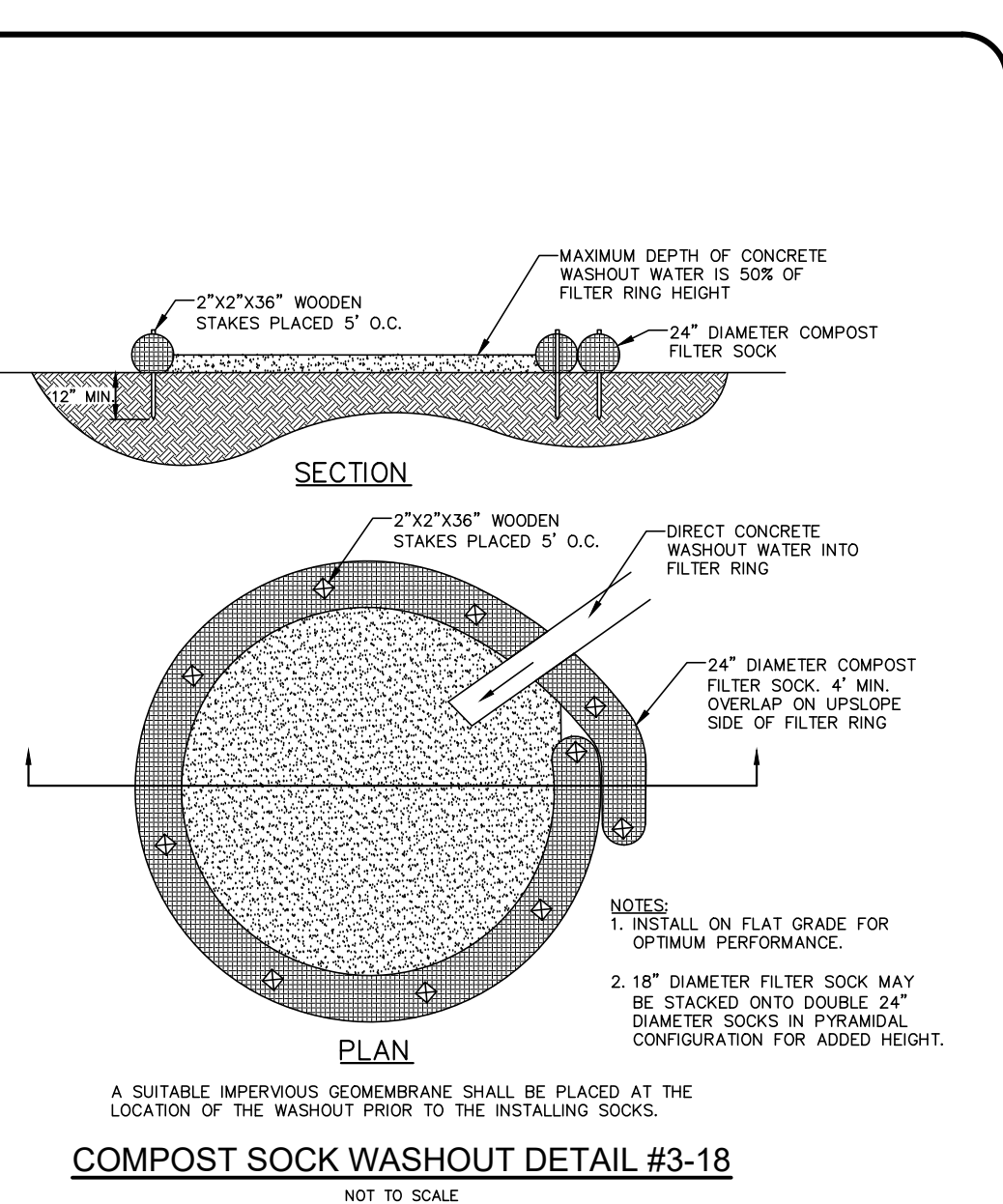
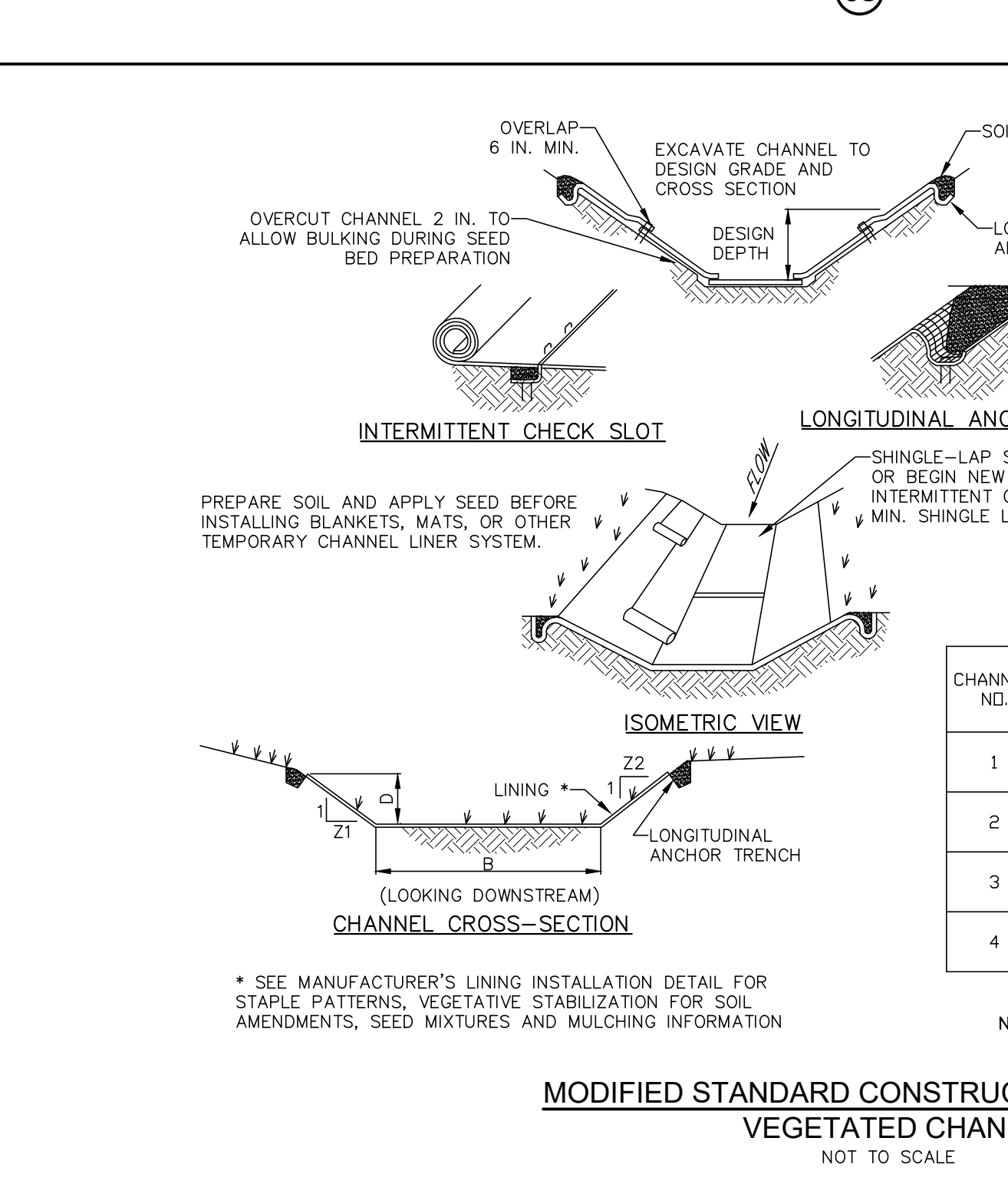


TABLE 4.1
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	9 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPF)	HEAVY DUTY MULTIFILAMENT POLYPROPYLENE (HMFP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12", 18"	18", 24"	24", 32"	12", 18", 24", 32"	12", 18", 24", 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH	26 PSI	26 PSI	44 PSI	202 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.	100% AT 1000 HR.	100% AT 1000 HR.	100% AT 1000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS

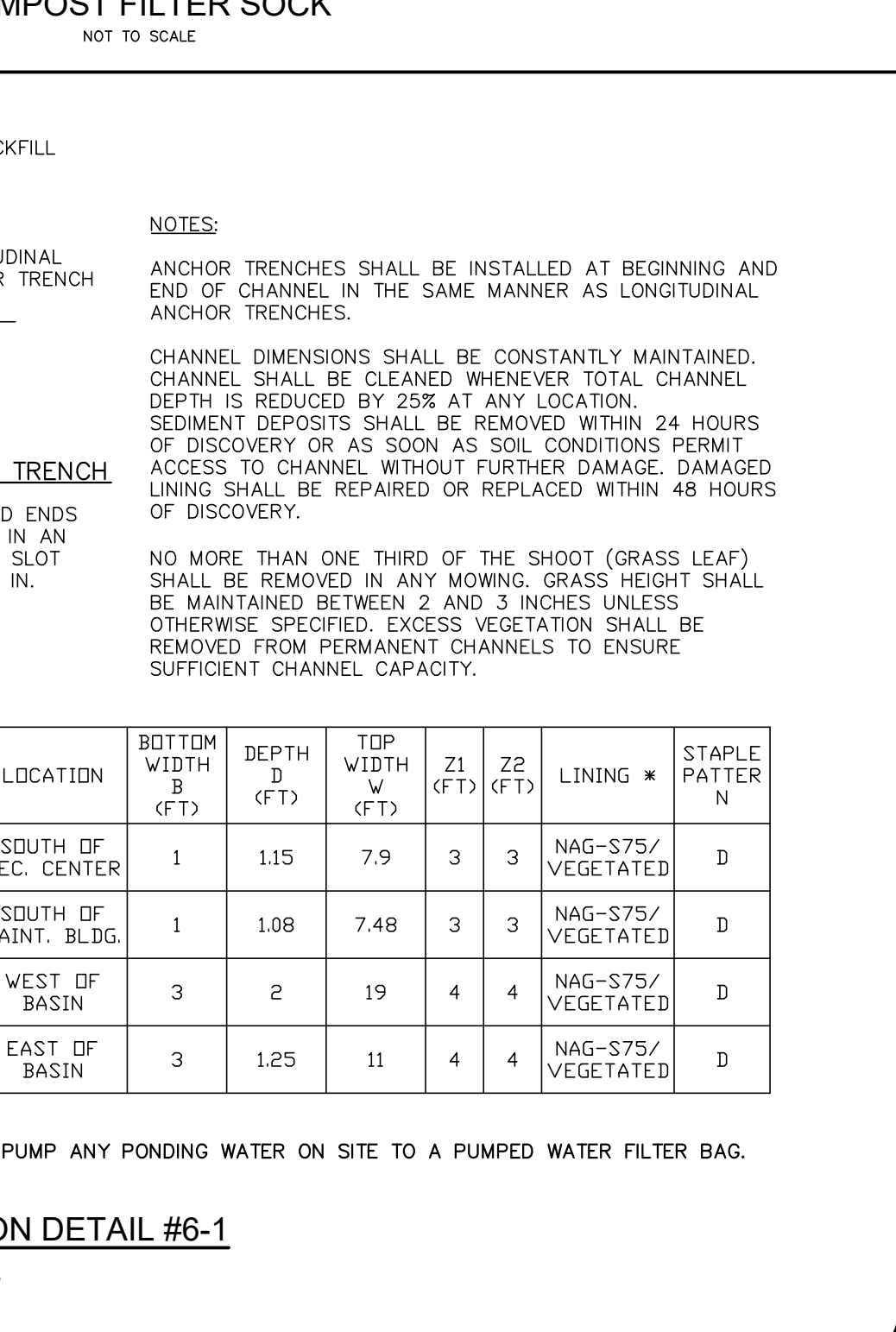
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.

TABLE 4.2
COMPOST STANDARDS

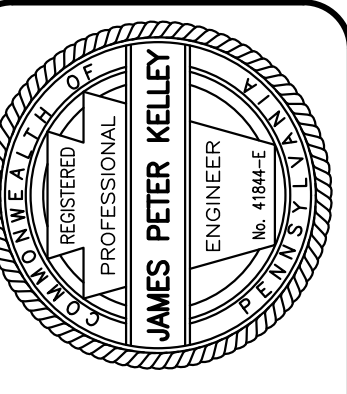
ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

NOTES:

- SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1, AS INDICATED. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2. THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- COMPOST FILTER SOCKS SHALL BE REPLACED AFTER THE MINIMUM FUNCTIONAL LONGEVITY, AS INDICATED IN TABLE 4.1, HAS PASSED. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAPLES SHALL BE REMOVED. THE MESH SHALL BE CUT OPEN AND REMOVED. THE MESH CAN BE SPREAD AS A SOIL SUPPLEMENT IN VEGETATED AREAS.



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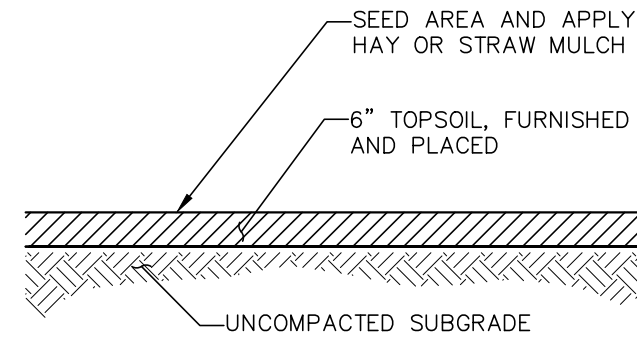
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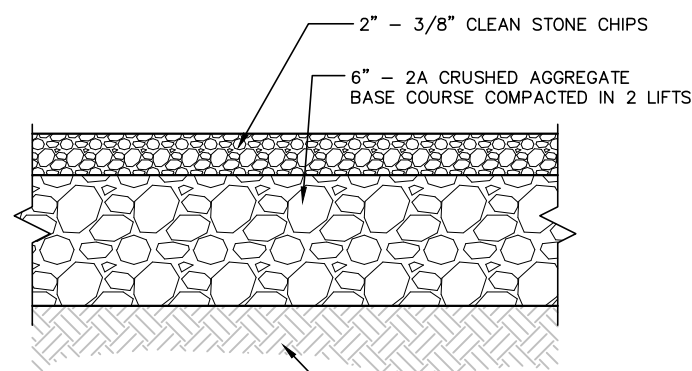
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WATER GAP WELLNESS RECREATION CENTER
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MONROE COUNTY, PA

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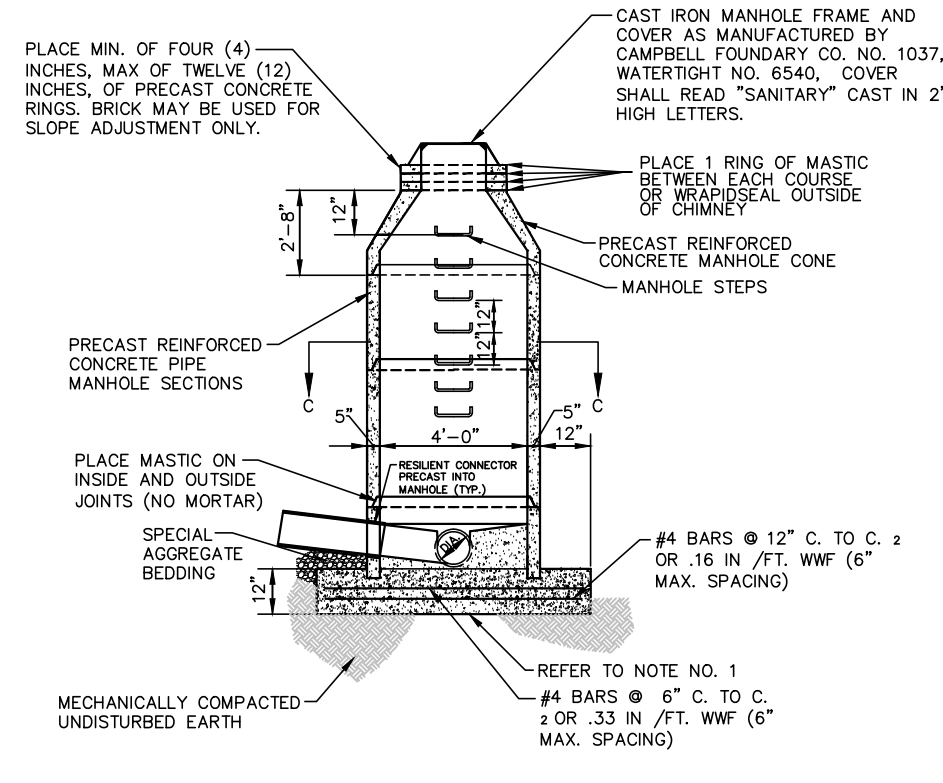
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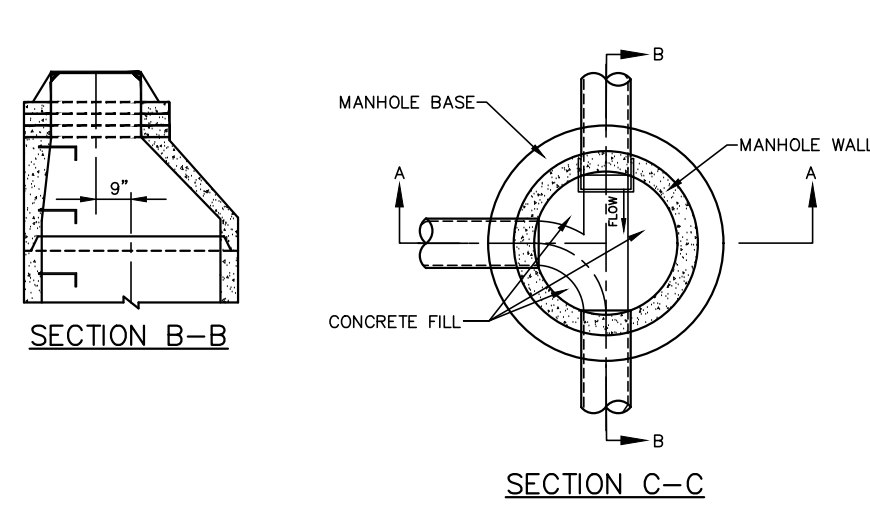
LAWN RESTORATION NTS
REFER TO SEEDING SCHEDULE



GRAVEL AREA N.T.S.



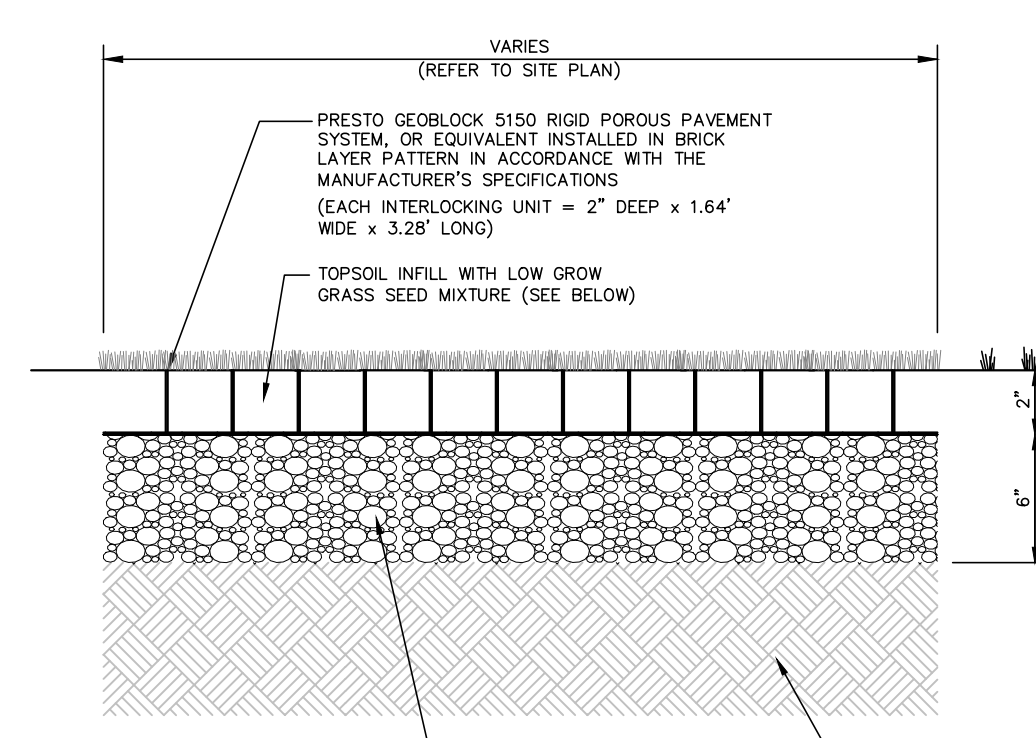
SECTION A-A



SECTION B-B
SECTION C-C

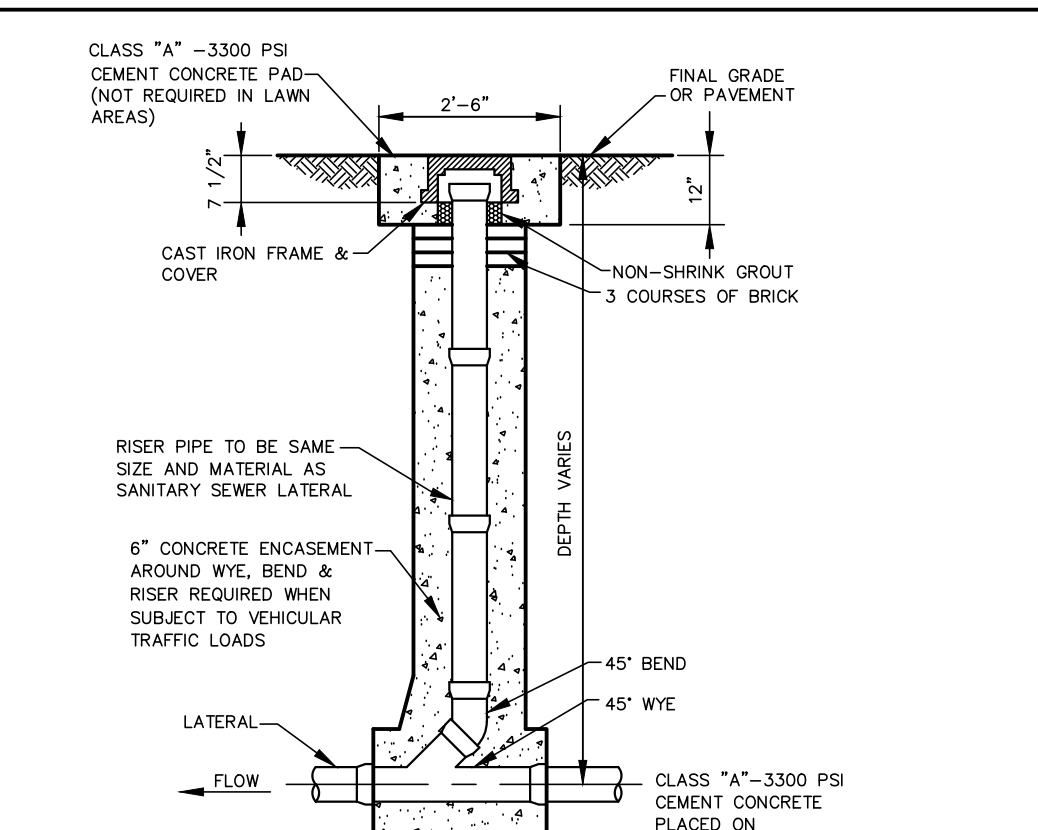
SANITARY SEWER STANDARD PRECAST CONCRETE PIPE MANHOLE N.T.S.

- NOTES:**
1. PRECAST BASE MAY BE USED IF PLACED ON A 9 INCH FOUNDATION OF PENNDOT NO. 2A SUBGRADE.
 2. PROVIDE FLEXIBLE GASKET IN MACHINED GROOVE IN I.D.
 3. PAINT ENTIRE OUTER SURFACE OF MANHOLE WITH ONE (1) COAT OF AN APPROVED BITUMASTIC MATERIAL.
 4. STEPS TO BE INSTALLED IN PLASTIC STEP INSERT COMPATIBLE WITH THE STEP.
 5. STEP AND STEP INSTALLATION SHALL MEET ALL REQUIREMENTS OF ASTM C-478 AND C497 FOR DIMENSIONS, LOAD RATING, AND PULLOUT RESISTANCE.
 6. STEP DIMENSIONS AND CONFIGURATION SHALL BE IN ACCORDANCE WITH PENNDOT STANDARDS, (RC-39).

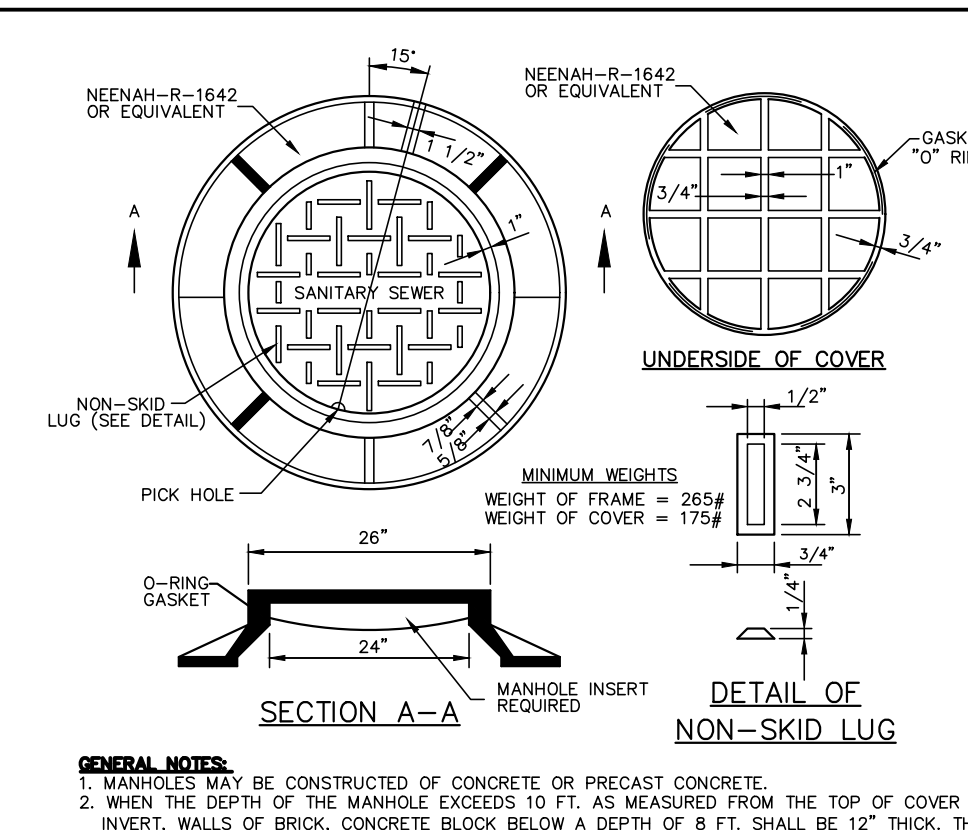


STABILIZED PERVIOUS EMERGENCY ACCESS DETAIL N.T.S.

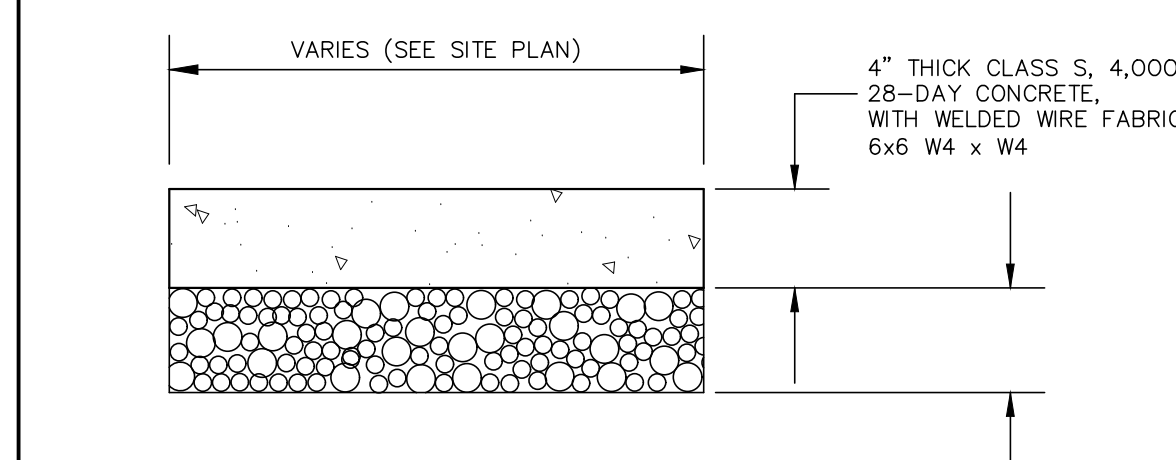
Botanical Name	Root	Notes
Uniform Cover (mechanical broadcast)		
andropogon virginicus	seed	28/1000 SF
andropogon ellipticus	seed	18/1000 SF
panicum virginum	seed	0.25/1000 SF
dichanthium scoparium	seed	0.25/1000 SF
corea tribuloides	seed	0.25/1000 SF
tolium multiflorum	seed	0.58/1000 SF
festuca rubra commutata	seed	28/1000 SF
festuca ovina glauca	seed	28/1000 SF



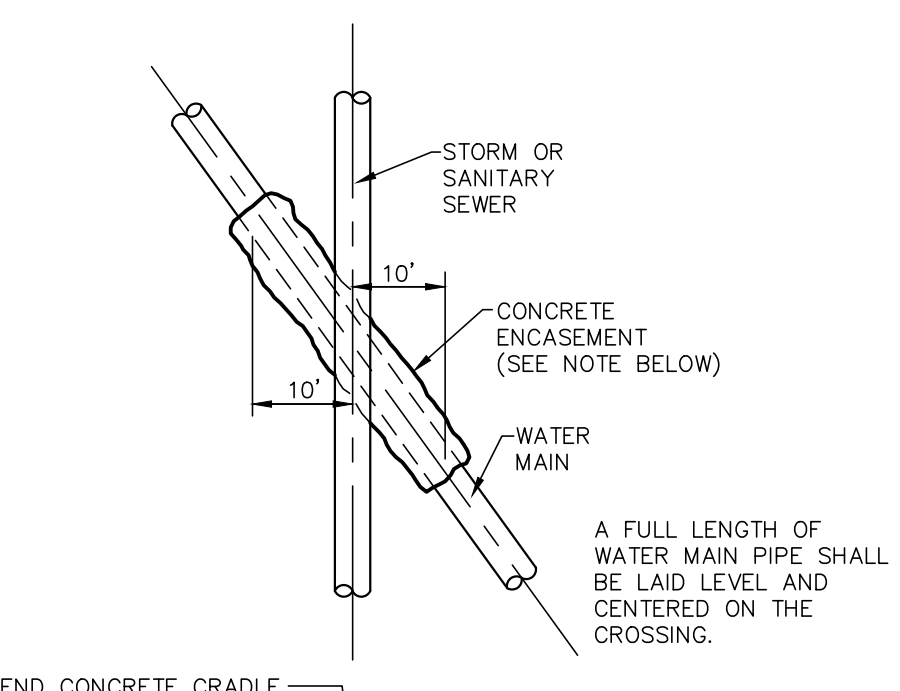
SANITARY SEWER CLEAN-OUT DETAIL N.T.S.



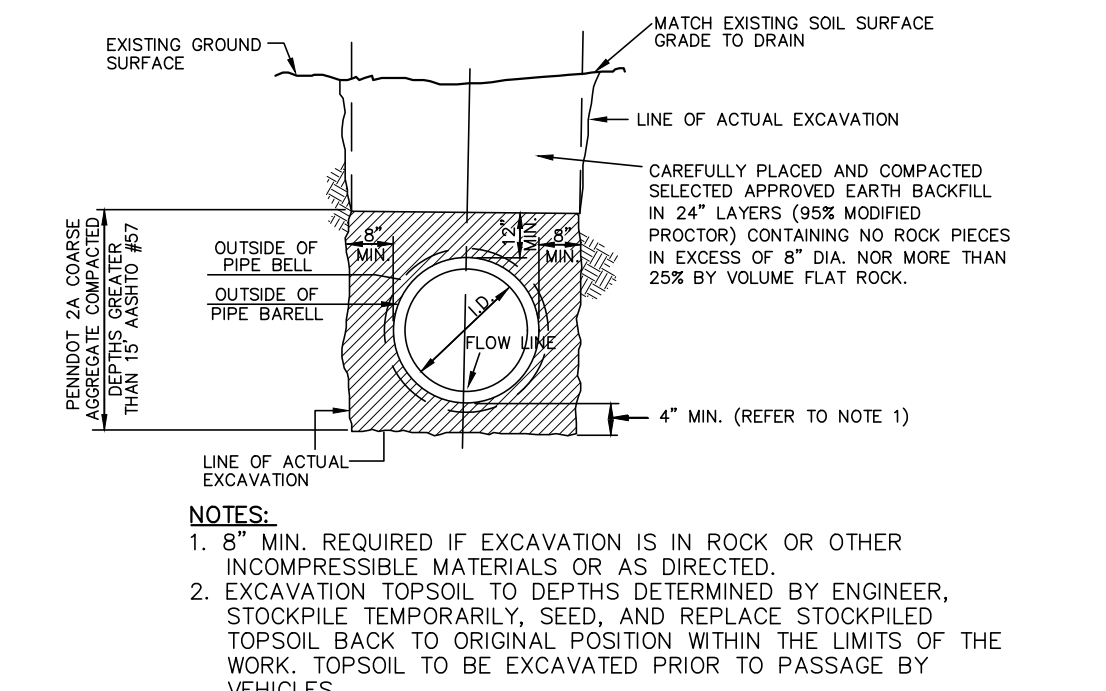
STANDARD MANHOLE FRAME AND COVER N.T.S.



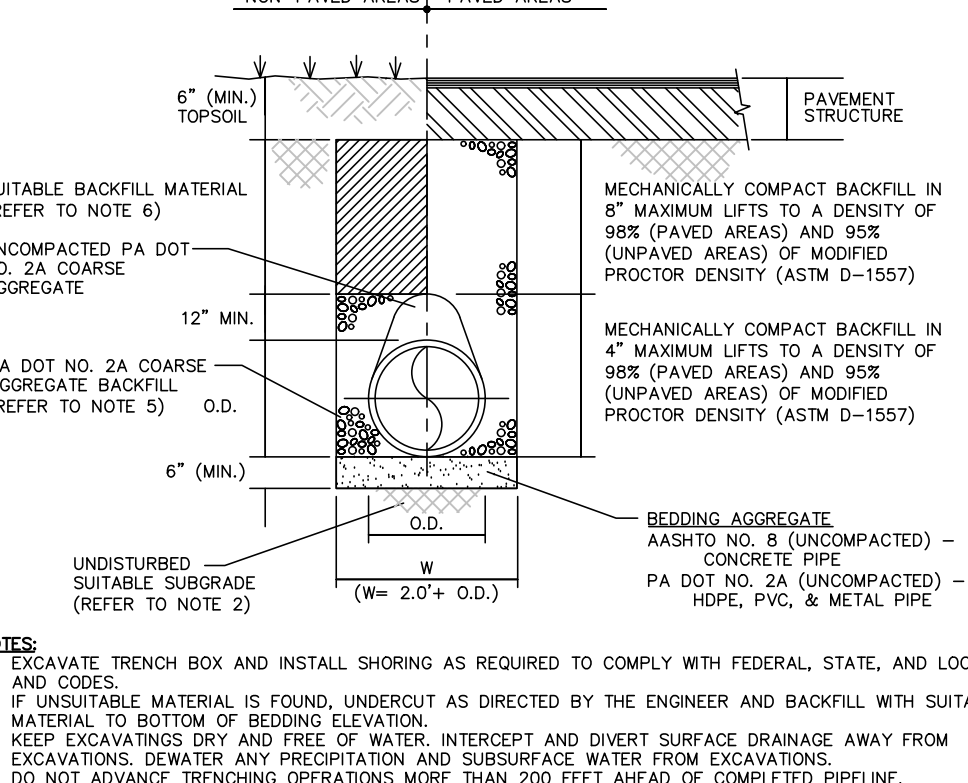
TYPICAL SIDEWALK N.T.S.
REFER TO PENNDOT PUB 408, LATEST EDITION



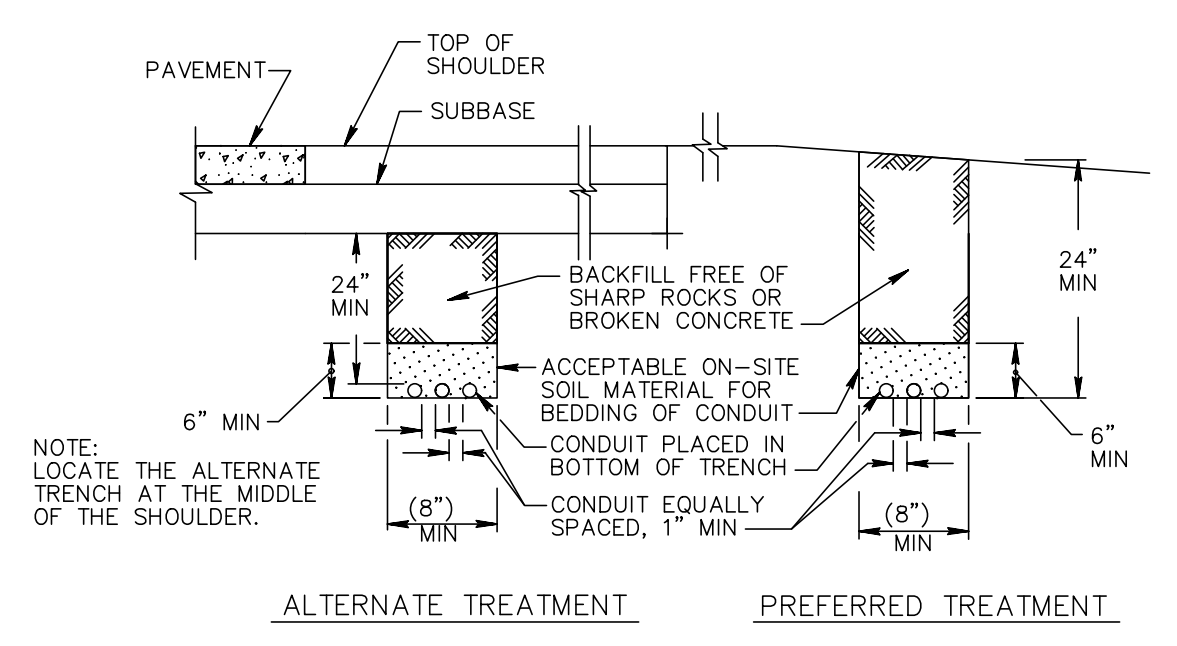
WATER MAIN CROSSING UNDER STORM OR SANITARY SEWER N.T.S.



EXCAVATION FOR SANITARY LINES AND TRENCH BACKFILL WITHIN EXISTING EARTHEN/VEGETATED AREAS N.T.S.



TYPICAL WATER MAIN TRENCH & BACKFILL N.T.S.



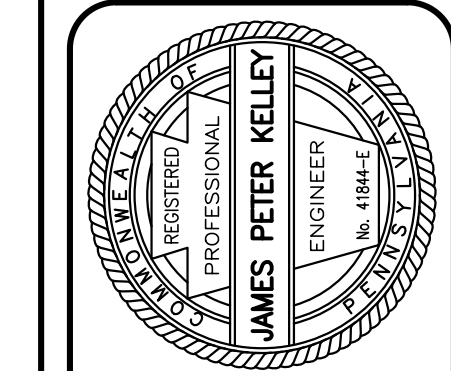
TYPICAL ELECTRIC TRENCH DETAIL N.T.S.

- NOTES FOR UNDERGROUND CABLE AND CONDUIT**
- TRENCH ALONG THE GENERAL LINE SHOWN ON THE PLANS.
 - DO NOT TRENCH IN GUIDE RAIL LINE.
 - LOCATE UNDERGROUND CABLE AND CONDUIT WITH TEMPORARY PLASTIC MARKERS OR OTHER APPROVED METHODS WHERE THERE IS A POSSIBILITY OF DISTURBANCE BY GUIDE RAIL ERECTION OR SIMILAR CONSTRUCTION. VERIFY GUIDE RAIL LOCATIONS SHOWN ON THE LIGHTING PLANS.
 - HAVE ALTERNATE TRENCH LINE, OTHER THAN AS SHOWN ON THE PLANS, APPROVED BY THE ENGINEER. IN NO CASE APPROVE AN ALTERNATE TRENCH LINE WHICH RESULTS IN INCREASING THE CIRCUIT LENGTH MORE THAN 5%.
 - INSTALL CONDUIT TO PERMIT DRAINAGE TOWARDS NEAREST EARTH JUNCTION BOX AS APPLICABLE.
 - PROVIDE PERMANENT MARKING TAPE IN THE LAST LIFT FOR THE ENTIRE TRENCH LENGTH.

- NOTES:**
1. CONCRETE SHALL BE CLASS S, 4,000 PSI 28-DAY WITH A 5" SLUMP (MAX).
 2. TRANSVERSE CONTRACTION JOINTS SHALL BE 1/8" WIDE AND 1/4 THE CONCRETE THICKNESS AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN FIELD.
 3. EXPANSION JOINTS WITH 3/4" PRE-MOLDED MATERIAL SHALL BE PLACED A MAXIMUM OF 20 FEET ON-CENTER TO FULL DEPTH.
 4. ALL EDGES TO BE ROUNDED WITH A 1/4" TOOL.
 5. WEATHER PROTECTION AND CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH PENNDOT SPECIFICATION PUB. 408 CURRENT EDITION.
 6. CURING COMPOUND SHALL BE AASHTO M 148, TYPE 2.
 7. ACCESSIBLE ROUTES SHALL HAVE WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20. THE GROSS SLOPE OF ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 1:48 IN ACCORDANCE WITH ANSI 403.3.

SEPARATION NOTE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A 10' HORIZONTAL OR A 18" VERTICAL SEPARATION WITH SANITARY AND STORM SEWER LINES. IF SEPARATION CAN'T BE MAINTAINED SANITARY AND STORM SEWER LINES SHALL BE CONCRETE ENCASED FOR A DISTANCE OF 10' ON EACH SIDE OF THE WATERLINE. IF THE SEWER CROSSES ABOVE A WATER LINE, THE SEWER MUST BE CONCRETE ENCASED REGARDLESS OF THE AMOUNT OF VERTICAL SEPARATION, AND A FULL LENGTH OF WATER PIPE MUST BE CENTERED ON THE SEWER PIPE AT ANY SEWER CROSSING, AND PVC LINER

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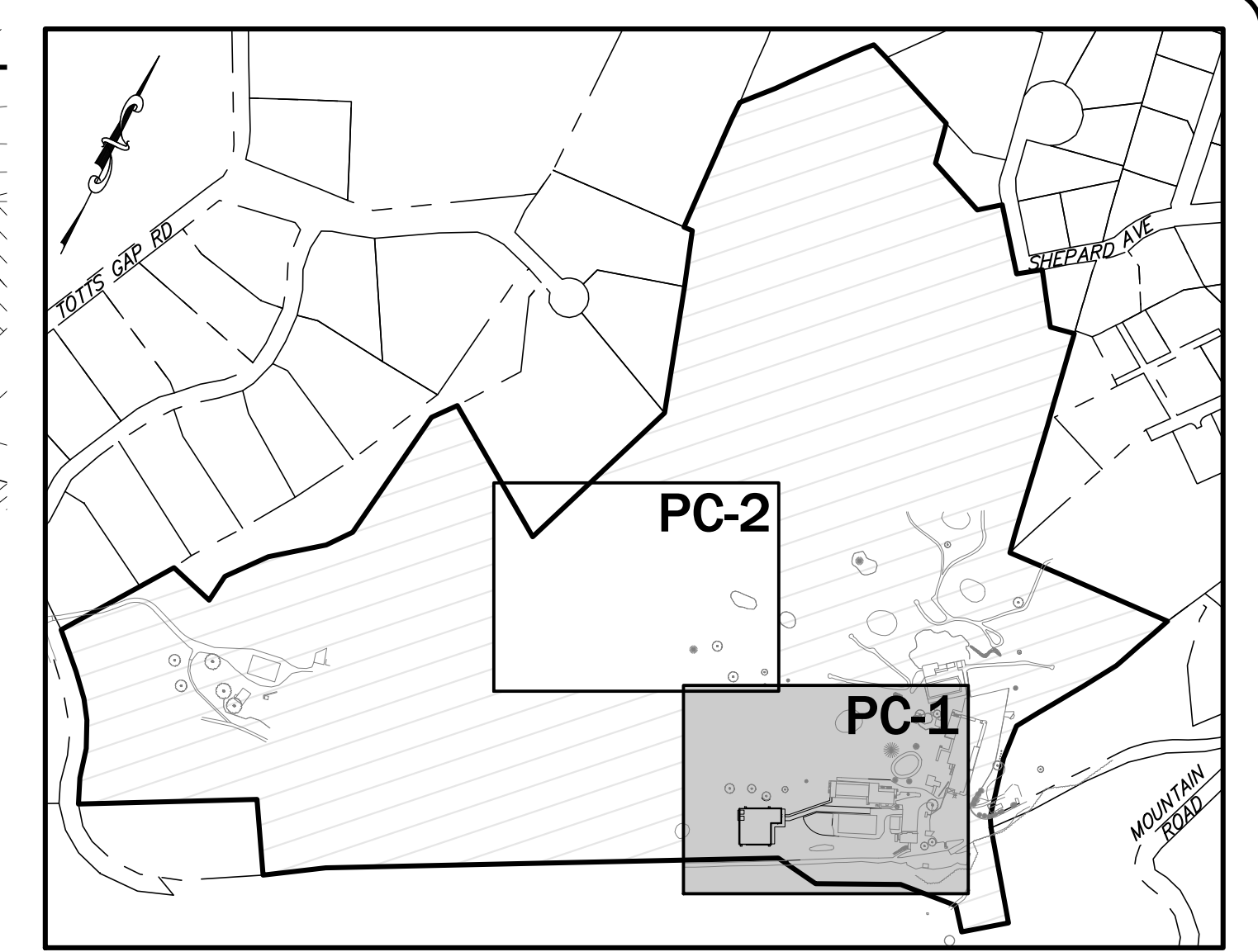
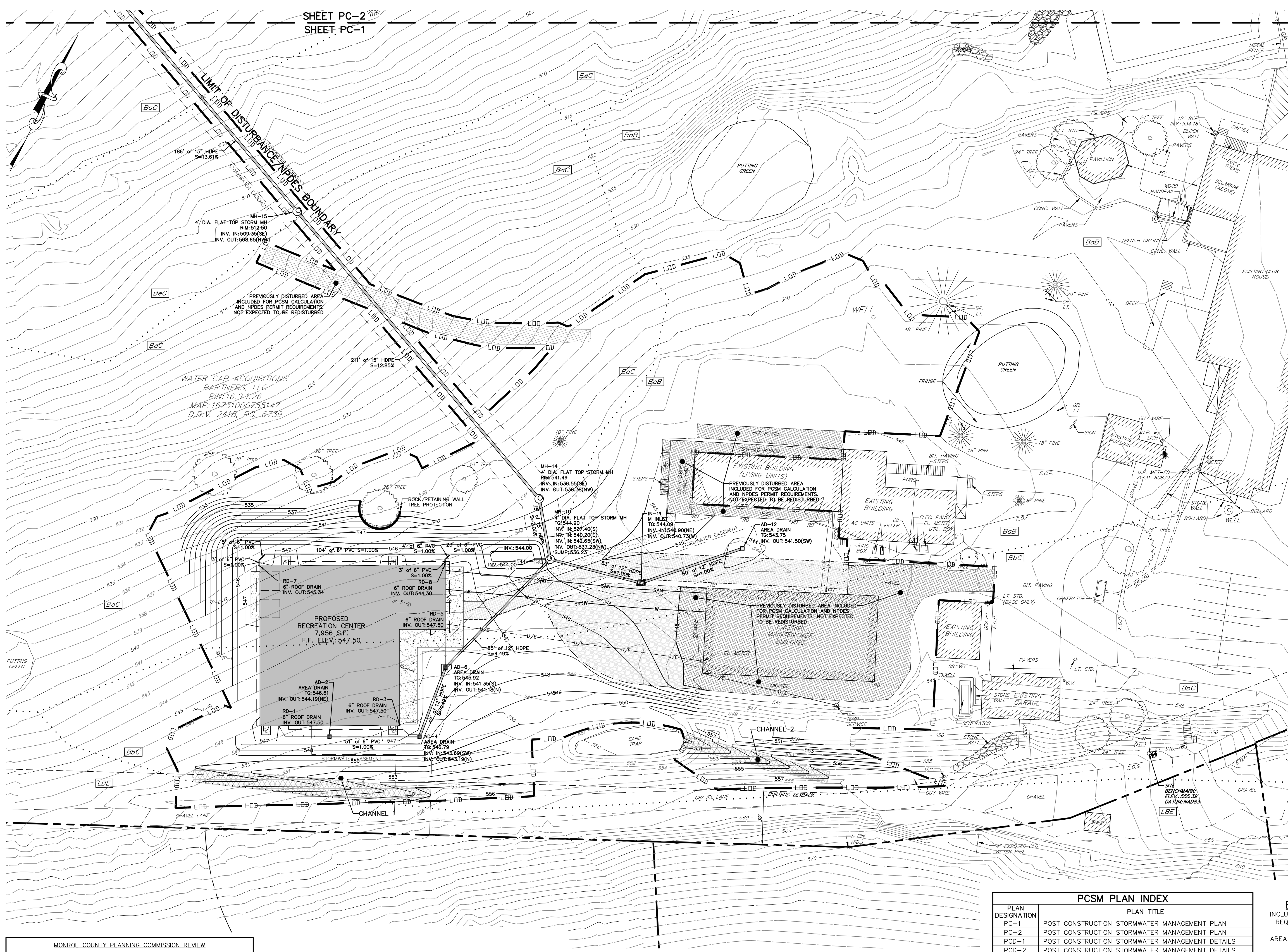
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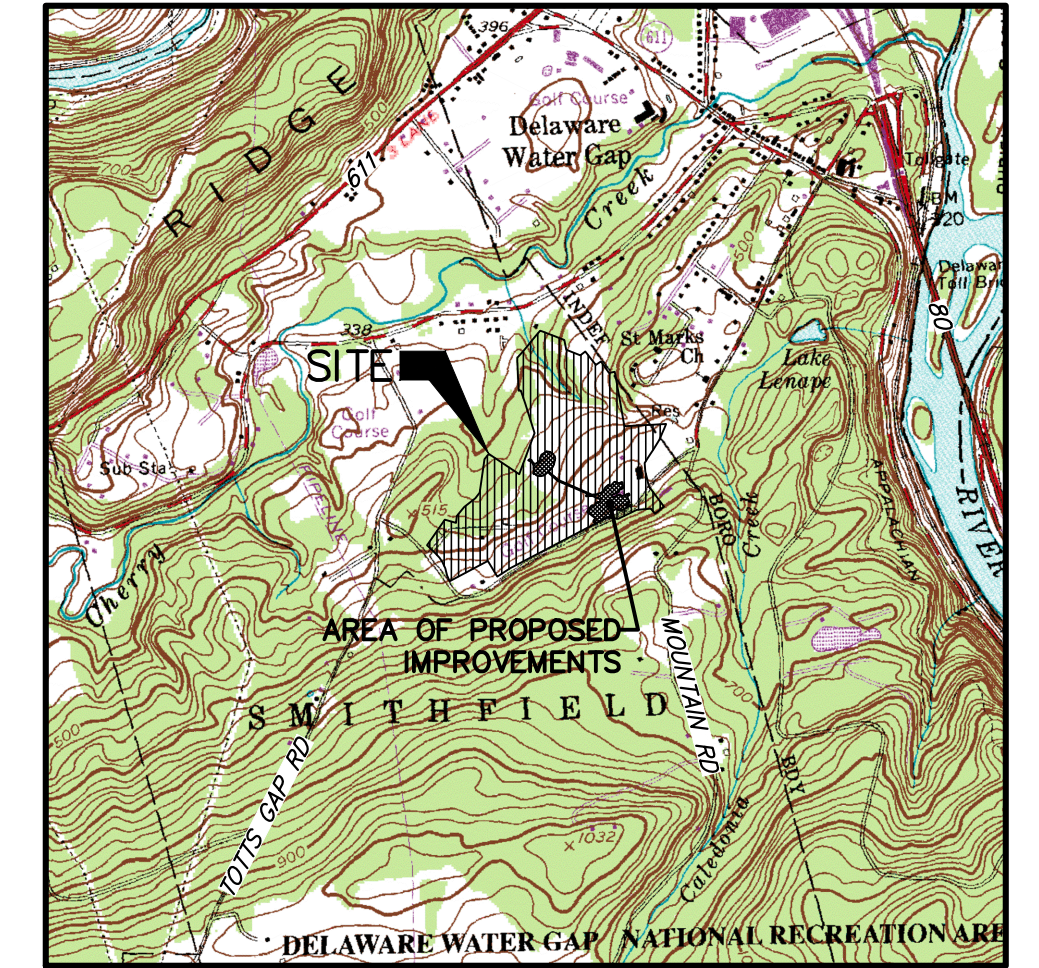
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KEY MAP
SCALE: 1"=400'



LOCATION MAP
USGS STRAUSSBURG QUADRANGLE
SCALE: 1"=2000'

SOIL CLASSIFICATIONS

- BbB BATH CHANNERY SILT LOAM - HSG C 3 TO 8 PERCENT SLOPES
- BbC BATH CHANNERY SILT LOAM - HSG C 8 TO 15 PERCENT SLOPES
- BbD BATH CHANNERY SILT LOAM - HSG C 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
- BbE BATH CHANNERY SILT LOAM - HSG C 8 TO 25 PERCENT SLOPES, EXTREMELY STONY
- BbF BENSON-ROCK OUTCROP COMPLEX - HSG D 8 TO 25 PERCENT SLOPES
- CbB CHIPPEWA AND NORWICH SOIL - HSG D 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
- LbE LACKAWANNA AND BATH SOILS - HSG D STEEP, RUBBLY
- MbB MARION VERY STONY SILT LOAM - HSG D 0 TO 8 PERCENT SLOPES

- LIMIT OF DISTURBANCE: 3.22 ACRES
- NPDES BOUNDARY: 3.22 ACRES
- RECEIVING WATERS UNIT TO CHERRY CREEK - CWF, MF IMPAIRED FOR PATHOGENS
- REFER TO SHEET PCD-1 & PCD-2 FOR POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS

PCSM LEGEND

- LIMIT OF DISTURBANCE & NPDES BOUNDARY: LOD
- SUBSURFACE TESTING LOCATION: TP-16
- DISCHARGE POINT: DP001
- CHANNEL LINING: [Pattern]
- SPILLWAY MATTING: [Pattern]
- AMENDED SOILS: [Pattern]

PCSM PLAN INDEX

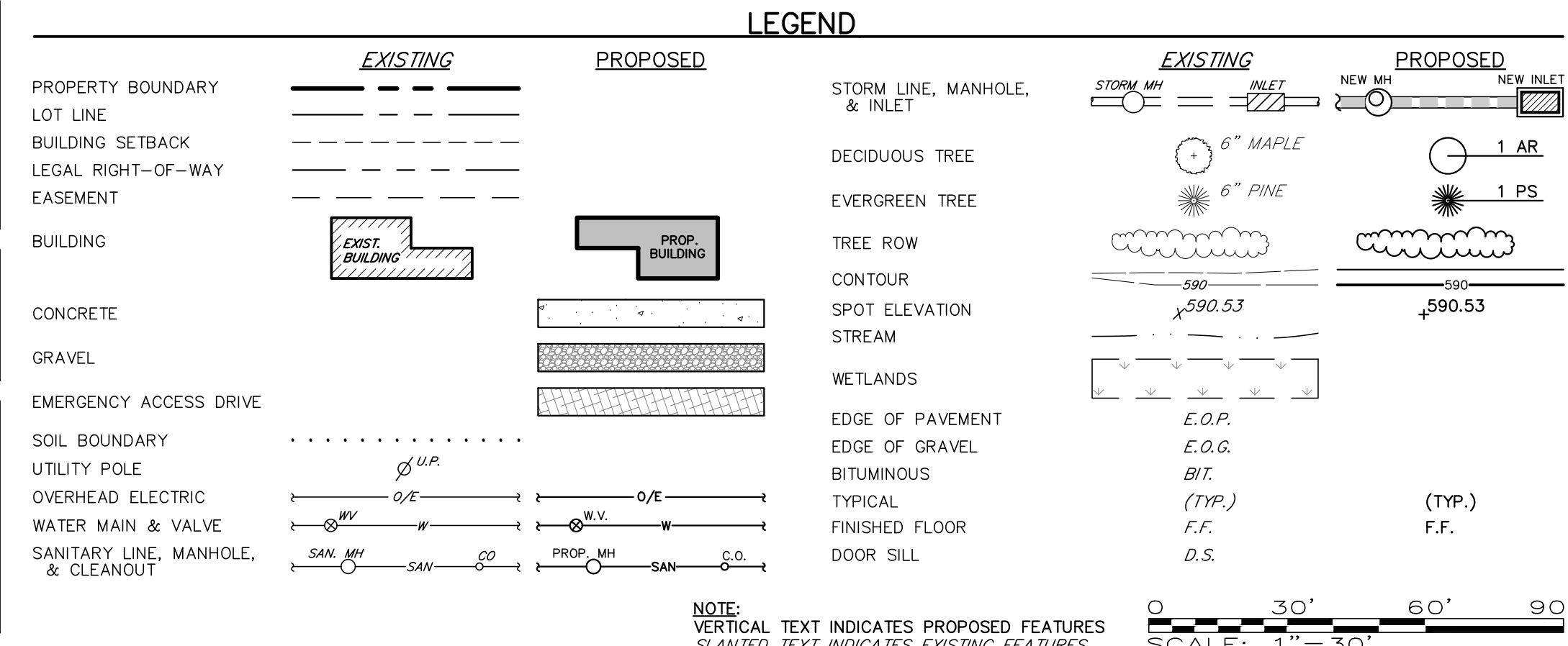
PLAN DESIGNATION	PLAN TITLE
PC-1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
PC-2	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
PCD-1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
PCD-2	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

*ALL PLANS TO BE RECORDED

PREVIOUSLY DISTURBED AREAS

INCLUDED FOR PCSM CALCULATION AND NPDES PERMIT REQUIREMENTS, NOT EXPECTED TO BE REDISTURBED

- AREA ADDED: [Pattern]
- AREA REMOVED: [Pattern]



MONROE COUNTY PLANNING COMMISSION REVIEW

SMITHFIELD TOWNSHIP PLANNING COMMISSION
CERTIFICATE OF REVIEW AND RECOMMENDATION

AT A PUBLIC MEETING HELD ON _____, 2024, THE PLANNING COMMISSION OF SMITHFIELD TOWNSHIP REVIEWED AND BY A MOTION, DULY CARRIED, DOES HEREBY RECOMMEND APPROVAL OF THIS LAND DEVELOPMENT PLAN FOR THE PROPERTY AS SHOWN HEREON.

CHAIRMAN _____
SECRETARY _____

SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS
CERTIFICATE OF REVIEW AND APPROVAL

AT A PUBLIC MEETING HELD ON _____, 2024, THE BOARD OF SUPERVISORS OF SMITHFIELD TOWNSHIP REVIEWED AND BY A MOTION, DULY CARRIED, DOES HEREBY APPROVE THIS LAND DEVELOPMENT PLAN FOR THE PROPERTY AS SHOWN HEREON.

CHAIRMAN _____
SUPERVISOR _____
SUPERVISOR _____

THE SMITHFIELD TOWNSHIP ENGINEER

SIGNATURE: _____
DATE: _____, 20____

STORMWATER STATEMENT

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____ OF PENNSYLVANIA WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF _____ AND THAT HE/SHE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, DEPOSES AND SAYS THAT THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THE APPROVED PLANS IS A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER PRIOR APPROVAL OF A REVISED PLAN BY SMITHFIELD TOWNSHIP.

SIGNATURE OF OFFICER: _____ TITLE _____
THE UNDERSIGNED HEREBY CERTIFIED THAT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF THE INFORMATION AND STATEMENTS GIVEN ABOVE ARE TRUE AND CORRECT.

SIGNATURE OF OFFICER: _____
SIGNATURE OF NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____, 20____

DRAINAGE PLAN STATEMENT

I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE TOWNSHIP AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

SIGNATURE OF APPLICANT _____
PRINT NAME _____ DATE: _____

STORMWATER CERTIFICATION - DESIGN ENGINEER

I, JAMES P. KELLEY, P.E., ON THIS DATE _____, 20____, HAVE PREPARED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF SMITHFIELD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

INDIVIDUAL RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S.

LANCE PULSE FACILITY DIRECTOR
ADDRESS: P.O. BOX 244 DELAWARE WATERGAP, PA 18327
EMAIL: LPULSE@WATERGAPWELLNESS.COM 570-269-8977

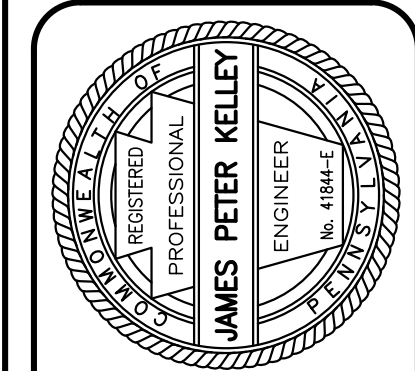
811
Know what's below.
Call before you dig.
SITE SERIAL #20240651009

PCSM BMP LIST

- 1 BMP#1 - INFILTRATION BASIN
- 2 BMP#2 - VEGETATED SWALE
- 3 BMP#3 - VEGETATED SWALE

REVISIONS

DATE	TOWNSHIP COMMENTS
11/26/24	TAL

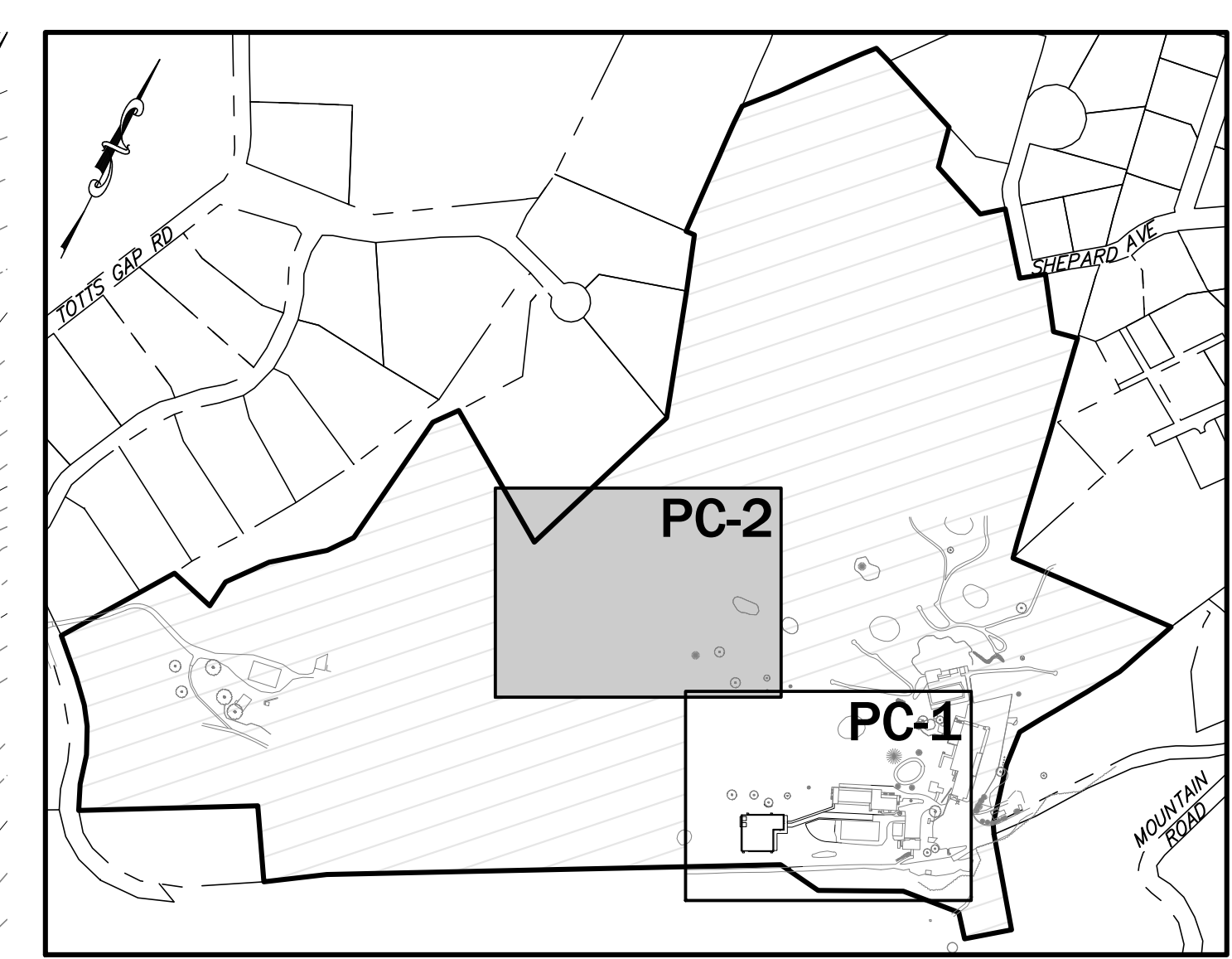
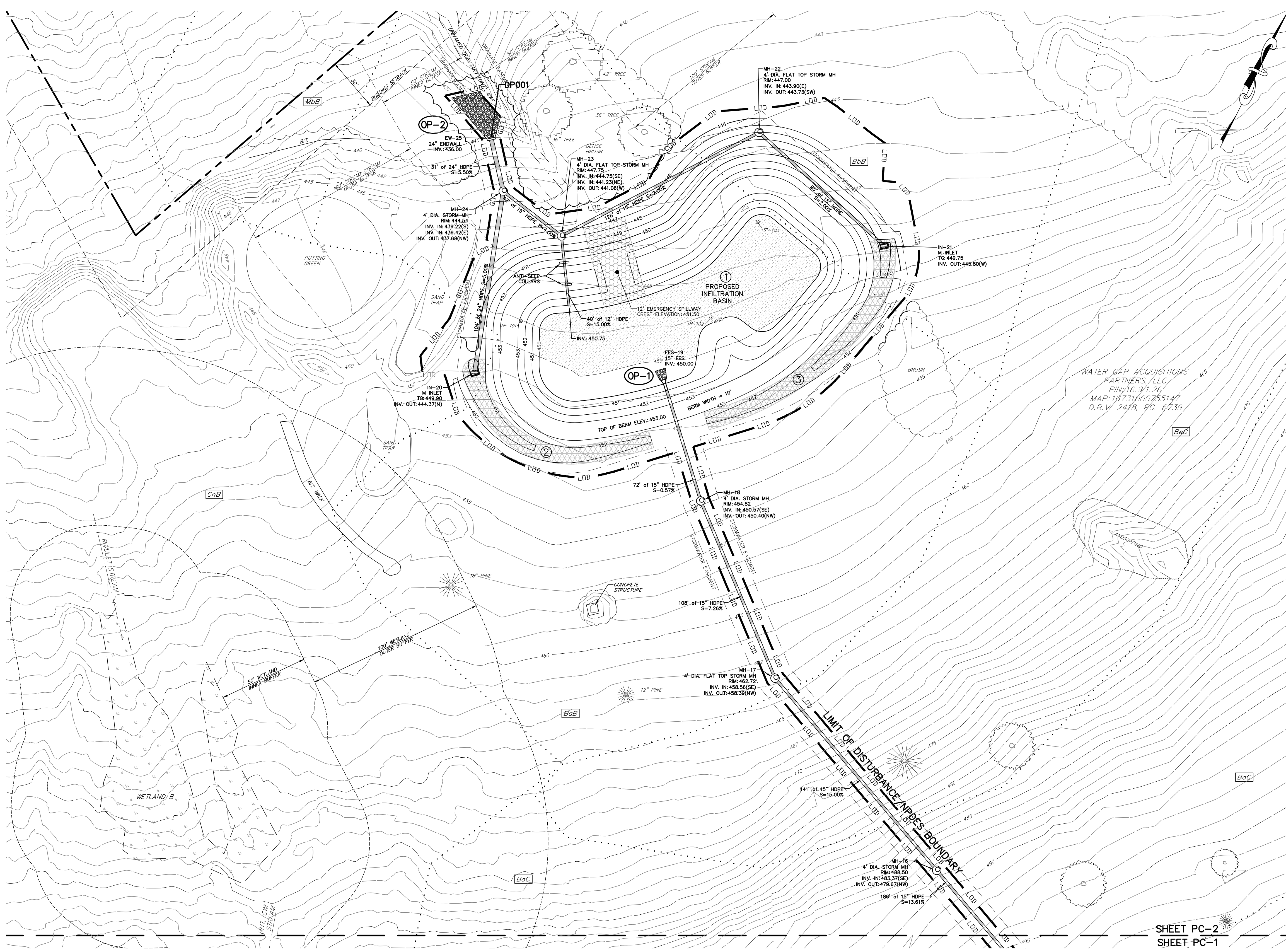


272.200.2050
barrissett.com
525 Main Street, Suite 200
Stroudsburg, PA 18360

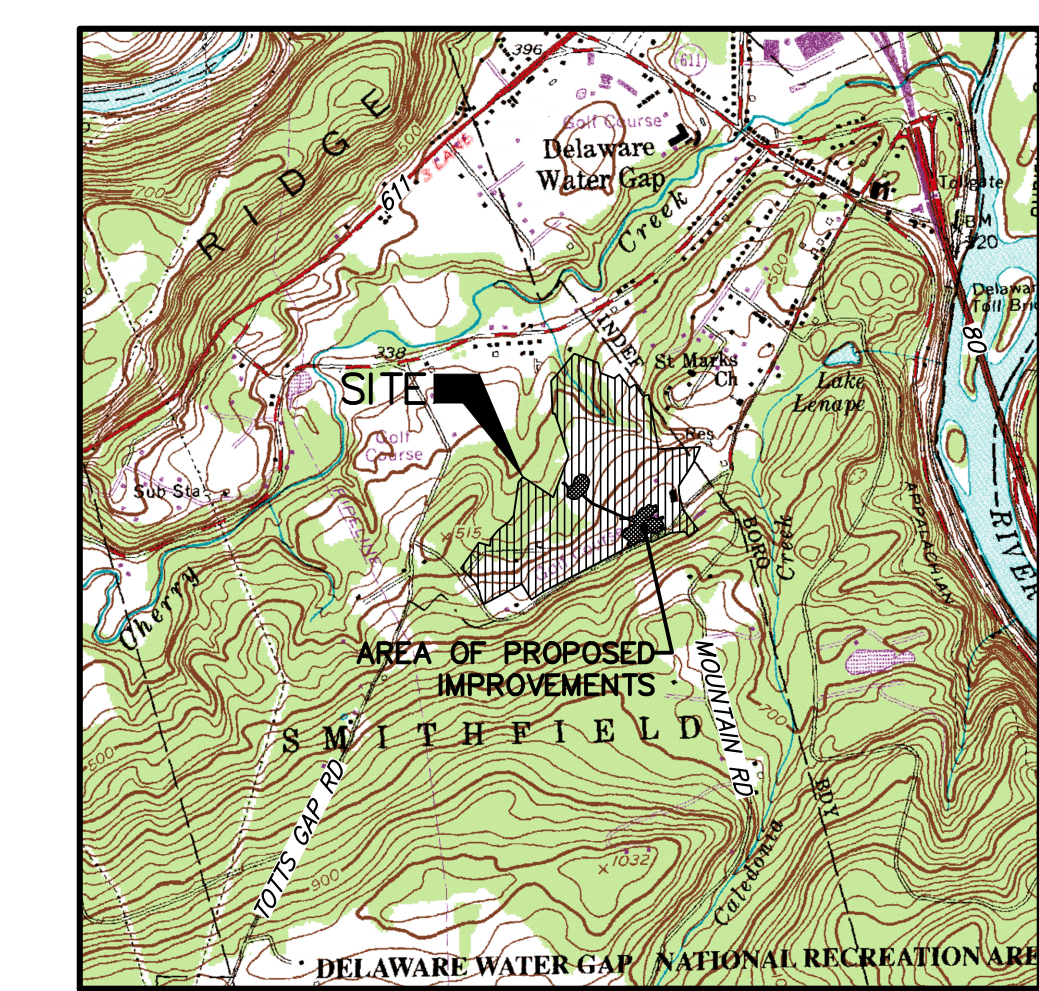
BARRY B. BARRISSETT & ASSOCIATES
MULTIDISCIPLINARY ENGINEERS AND CONSULTANTS

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
WATER GAP WELLNESS RECREATION CENTER
WATER GAP ACQUISITIONS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

DATE: 8/26/2024 DSGN: TAL/DFG
SCALE: 1"=30' CHK: CRS
DRAWN: TAL APPRD: JPK
JOB: 1022419.004 P MGR: JPK
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SHEET: 24 OF 27



KEY MAP
SCALE: 1"=400'



LOCATION MAP
USGS: STRoudsburg QUADRANGLE
SCALE: 1"=2000'

LIMIT OF DISTURBANCE: 3.22 ACRES
NPDES BOUNDARY: 3.22 ACRES
RECEIVING WATERS UNT TO CHERRY CREEK - CWF, MF IMPAIRED FOR PATHOGENS
REFER TO SHEET PCD-1 & PCD-2 FOR POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS

PCSM LEGEND

LIMIT OF DISTURBANCE & NPDES BOUNDARY	--- LOD --- LOD ---
SUBSURFACE TESTING LOCATION	⊕ TP-16
DISCHARGE POINT	DP001
CHANNEL LINING	[Pattern]
SPILLWAY MATTING	[Pattern]
AMENDED SOILS	[Pattern]

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
LOT LINE	---	---
BUILDING SETBACK	---	---
LEGAL RIGHT-OF-WAY EASEMENT	---	---
BUILDING	[Pattern]	[Pattern]
CONCRETE	[Pattern]	[Pattern]
GRAVEL	[Pattern]	[Pattern]
EMERGENCY ACCESS DRIVE	[Pattern]	[Pattern]
SOIL BOUNDARY	[Pattern]	[Pattern]
UTILITY POLE	[Symbol]	[Symbol]
OVERHEAD ELECTRIC	[Symbol]	[Symbol]
WATER MAIN & VALVE	[Symbol]	[Symbol]
SANITARY LINE, MANHOLE, & CLEANOUT	[Symbol]	[Symbol]
STORM LINE, MANHOLE, & INLET	[Symbol]	[Symbol]
DECIDUOUS TREE	[Symbol]	[Symbol]
EVERGREEN TREE	[Symbol]	[Symbol]
TREE ROW	[Symbol]	[Symbol]
CONTOUR	[Symbol]	[Symbol]
SPOT ELEVATION	[Symbol]	[Symbol]
STREAM	[Symbol]	[Symbol]
WETLANDS	[Symbol]	[Symbol]
EDGE OF PAVEMENT	[Symbol]	[Symbol]
EDGE OF GRAVEL	[Symbol]	[Symbol]
BITUMINOUS	[Symbol]	[Symbol]
TYPICAL	[Symbol]	[Symbol]
FINISHED FLOOR	[Symbol]	[Symbol]
DOOR SILL	[Symbol]	[Symbol]

NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES
SCALE: 1"=30'

PCSM BMP LIST

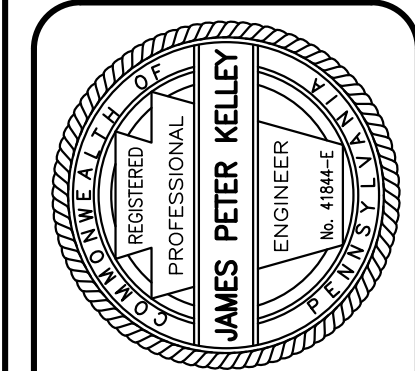
- ① BMP #1 - INFILTRATION BASIN
- ② BMP #2 - VEGETATED SWALE
- ③ BMP #3 - VEGETATED SWALE

SOIL CLASSIFICATIONS

- [BaB] BATH CHANNERY SILT LOAM - HSG C
3 TO 8 PERCENT SLOPES
- [BaC] BATH CHANNERY SILT LOAM - HSG C
8 TO 15 PERCENT SLOPES
- [BbB] BATH CHANNERY SILT LOAM - HSG C
0 TO 8 PERCENT SLOPES, EXTREMELY STONY
- [BbC] BATH CHANNERY SILT LOAM - HSG C
8 TO 25 PERCENT SLOPES, EXTREMELY STONY
- [BeC] BENSON-ROCK OUTCROP COMPLEX - HSG D
8 TO 25 PERCENT SLOPES
- [CbB] CHIPPEWA AND NORWICH SOIL - HSG D
0 TO 8 PERCENT SLOPES, EXTREMELY STONY
- [CbC] LACKAWANNA AND BATH SOILS - HSG D
STEEP, RUBBLY
- [LbB] MARDIN VERY STONY SILT LOAM - HSG D
0 TO 8 PERCENT SLOPES

811
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SITE SERIAL #20240651009

REVISIONS	T. TOWNSHIP COMMENTS
DATE	11/26/24
BY	TAL



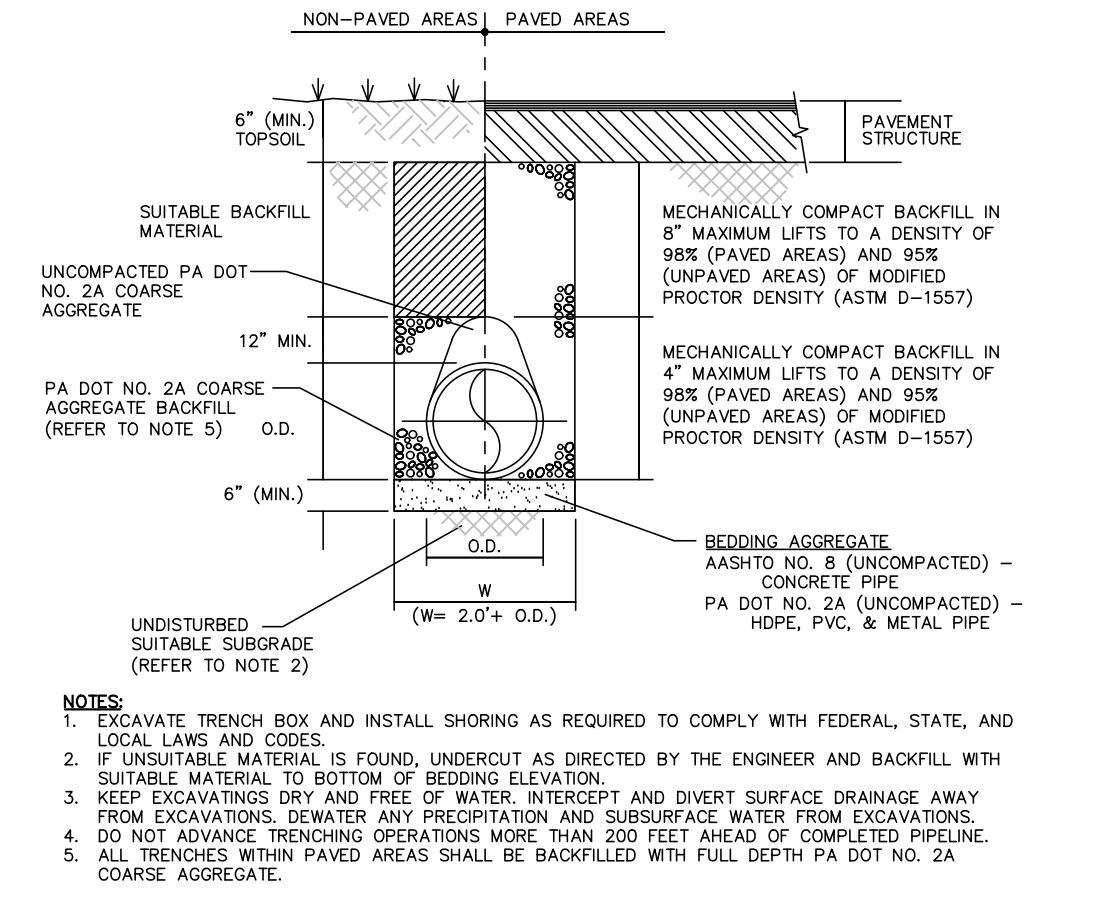
272.200.2050
barrissett.com
525 Main Street, Suite 200
Stroudsburg, PA 18360

BARRY B. BARRISSETT & ASSOCIATES
MULTIDISCIPLINARY ENGINEERS AND CONSULTANTS

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
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SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

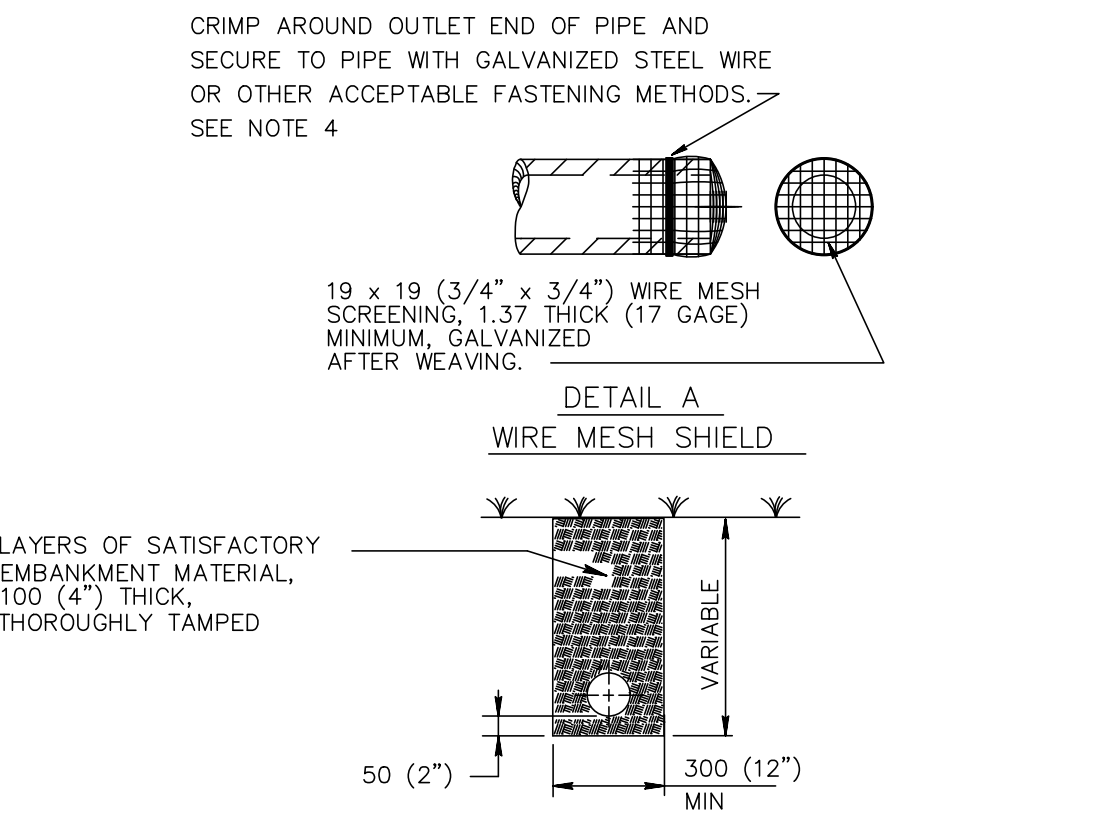
DATE:	8/26/2024	DSGN:	TAL/DFG
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JOB:	1022419.004	P MGR:	JPK

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SHEET: 25 OF 27
PC-2



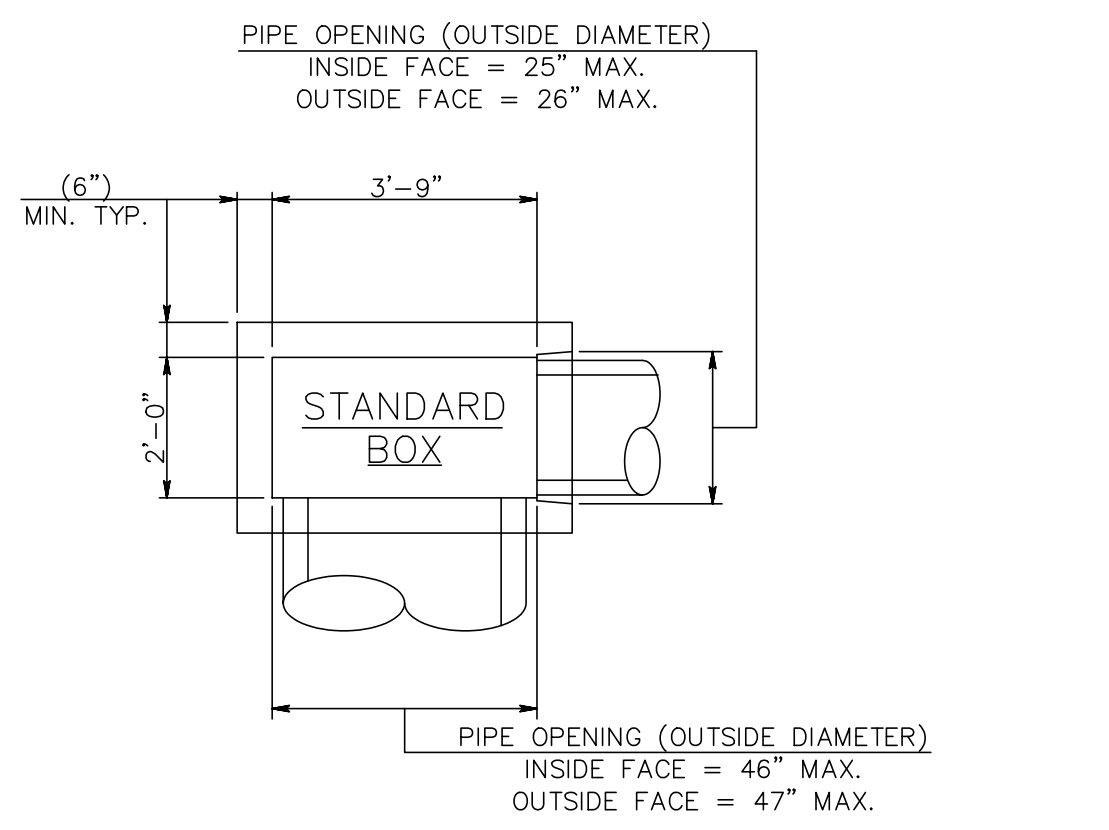
- NOTES:**
- EXCAVATE TRENCH BOX AND INSTALL SHORING AS REQUIRED TO COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS AND CODES.
 - IF UNSUITABLE MATERIAL IS FOUND, UNDERCUT AS DIRECTED BY THE ENGINEER AND BACKFILL WITH SUITABLE MATERIAL TO BOTTOM OF BEDDING ELEVATION.
 - KEEP EXCAVATIONS DRY AND FREE OF WATER. INTERCEPT AND DIVERT SURFACE DRAINAGE AWAY FROM EXCAVATIONS. DRAINAGE WATER FROM EXCAVATIONS SHALL BE COLLECTED AND DISPOSED OF IN AN APPROPRIATE MANNER. DO NOT ADVANCE TRENCHING OPERATIONS MORE THAN 200 FEET AHEAD OF COMPLETED PIPELINE.
 - ALL TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED WITH FULL DEPTH PA DOT NO. 2A COARSE AGGREGATE.

TYPICAL STORM PIPE TRENCH & BACKFILL
N.T.S.

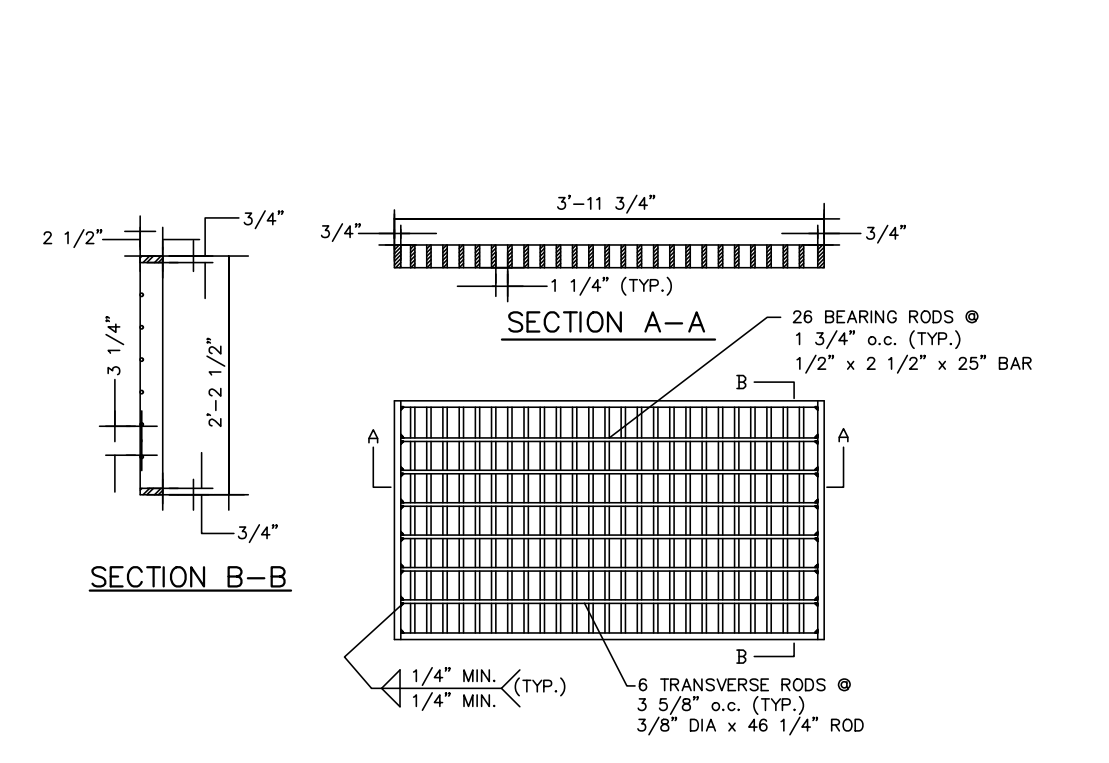


WIRE MESH SHIELD
N.T.S.

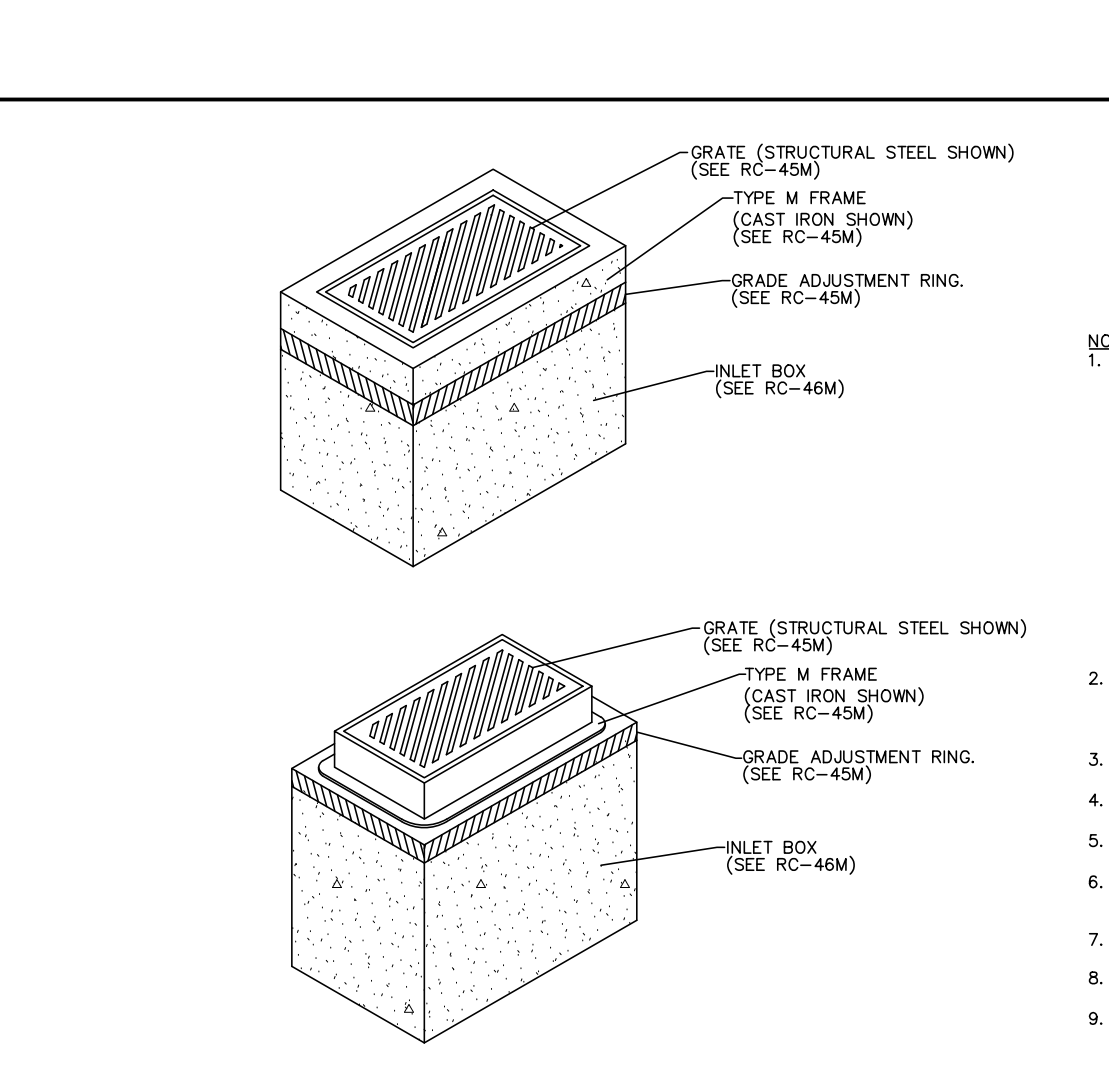
SUBSURFACE DRAIN OUTLETS
N.T.S.
REFER TO PENNDOT RC-30M, LATEST EDITION



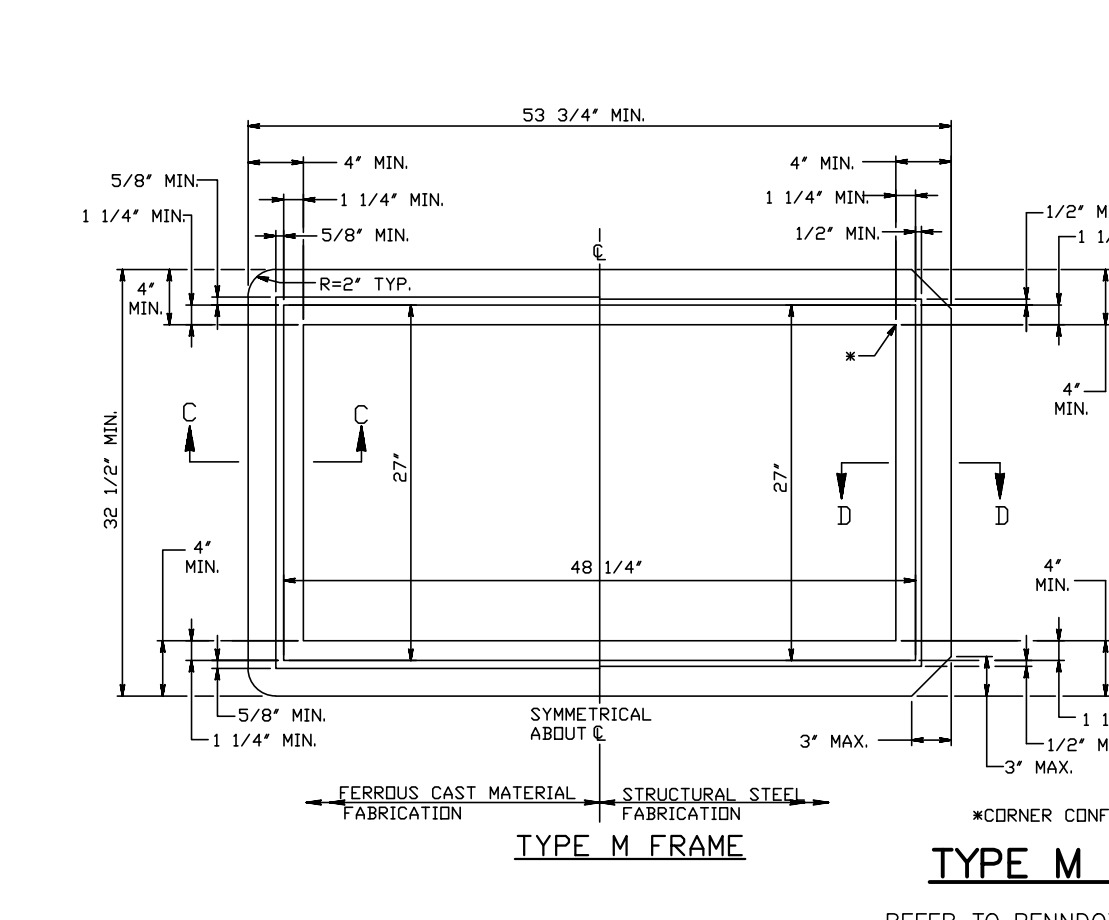
STANDARD INLET BOX
N.T.S.
REFER TO PENNDOT RC-46M, LATEST EDITION FOR ADDITIONAL NOTES & REQUIREMENTS



STRUCTURAL STEEL GRATE BICYCLE SAFE
N.T.S.
REFER TO PENNDOT RC-45M & RC-46M, LATEST EDITION



TYPE "M" INLET
REFER TO PENNDOT RC-45M & RC-46M, LATEST EDITION
N.T.S.



TYPE M FRAME
N.T.S.
REFER TO PENNDOT RC-45M, LATEST EDITION

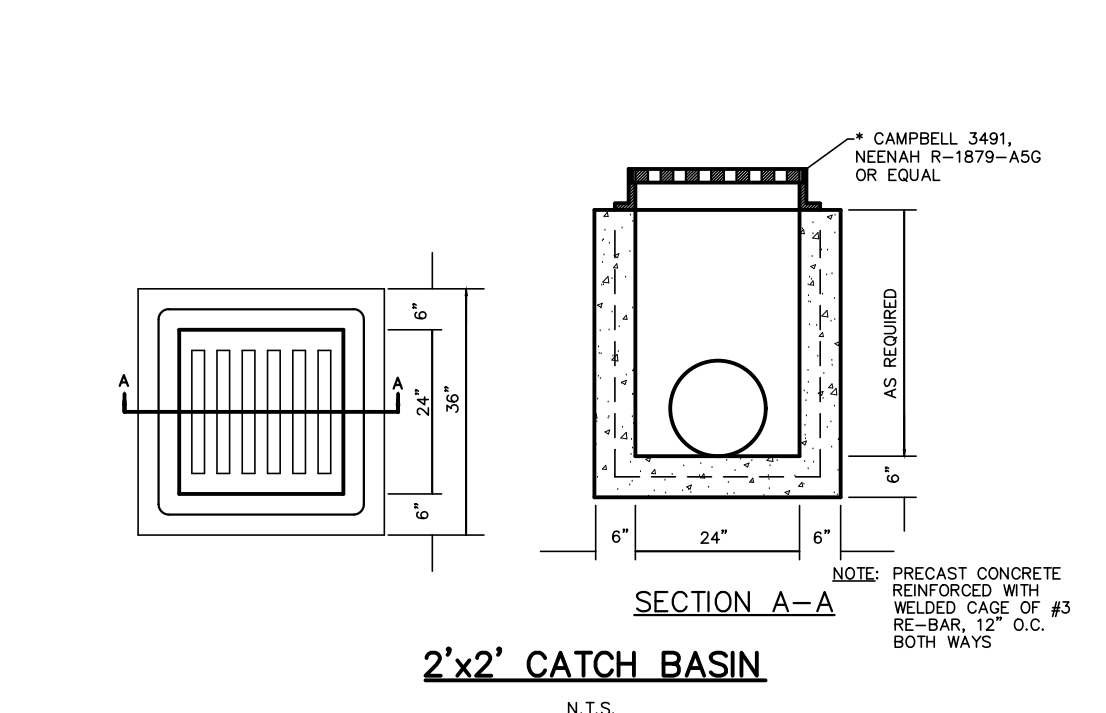
POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) STANDARD NOTES

PERMIT TERMINATION
UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BMPs IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH §§ 102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS; AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT.
THE NOTICE OF TERMINATION MUST INCLUDE:
(1) THE FACILITY NAME, ADDRESS AND LOCATION.
(2) THE OPERATOR NAME AND ADDRESS.
(3) THE PERMIT NUMBER.
(4) THE REASON FOR PERMIT TERMINATION.
(5) IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs IN ACCORDANCE WITH § 102.8(M) AND PROOF OF COMPLIANCE WITH § 102.8(W)(2).

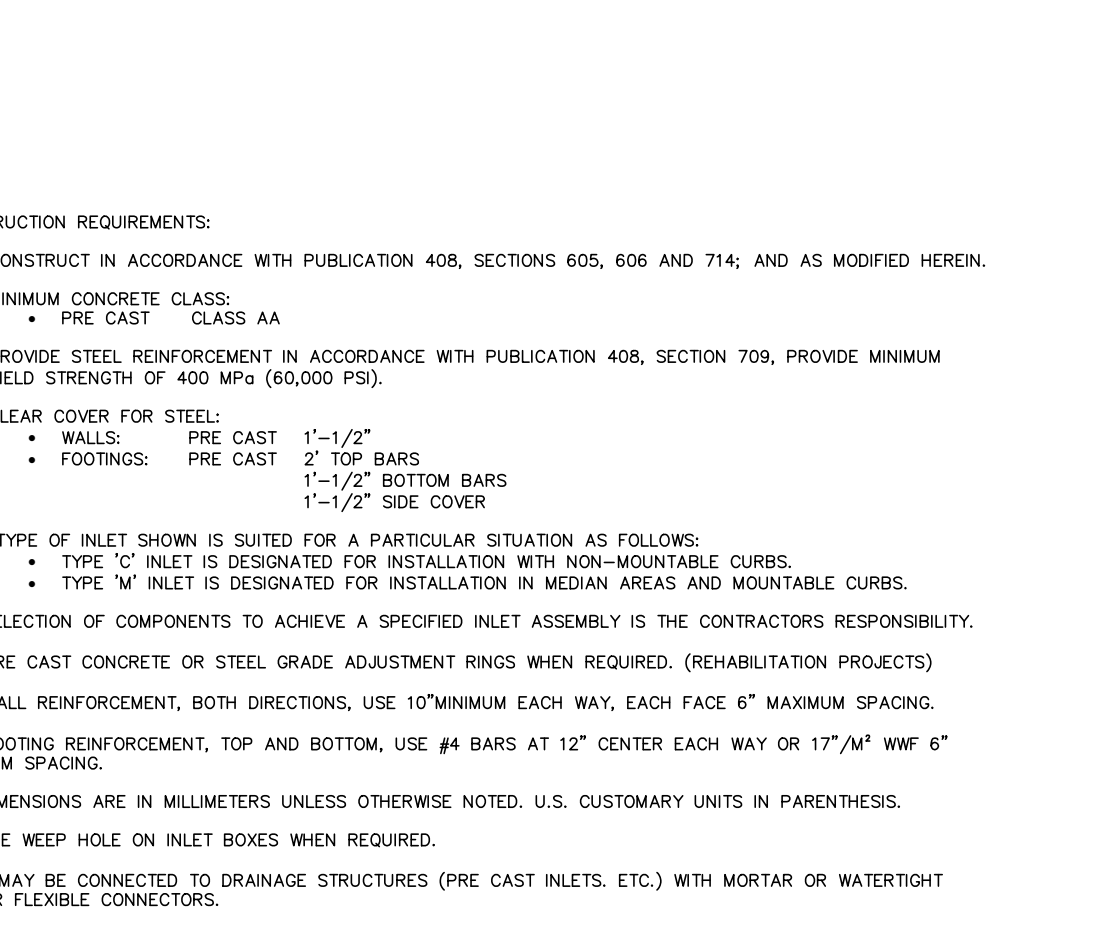
PCSM REQUIREMENTS
PCSM REPORTING AND RECORDKEEPING: THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.
LICENSED PROFESSIONAL OVERSIGHT OF CRITICAL STAGES.
A LICENSED PROFESSIONAL OR A DESIGNER SHALL BE PRESENT ON-SITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE CRITICAL STAGES MAY INCLUDE THE INSTALLATION OF UNDERGROUND TREATMENT OR STORAGE BMPs, STRUCTURALLY ENGINEERED BMPs, OR OTHER BMPs AS DEEMED APPROPRIATE BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

FINAL CERTIFICATION.
THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:
"I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 P.A.C.S.A. § 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."
(1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
(2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs.

- THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
- THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs.



2'x2' CATCH BASIN
N.T.S.



AMENDED SOILS DETAIL
NOT TO SCALE

POST-CONSTRUCTION STORMWATER MANAGEMENT WATER QUALITY CONTROL SEED MIXTURE

Botanical Name	Root	Notes
Uniform Cover (mechanical broadcast)	seed	28/1000 SF
andropogon virginicus	seed	18/1000 SF
andropogon virginicus	seed	0.58/1000 SF
dichanthium scoparium	seed	0.25/1000 SF
carex tribuloides	seed	0.58/1000 SF
lotium multiflorum	seed	0.58/1000 SF
Swath/Group Cover (hand spread)	seed	18/1000 SF
calder rose-angle	seed	0.25/1000 SF
eupatorium purpureo	seed	0.25/1000 SF
andropogon virginicus	seed	0.25/1000 SF
lotium multiflorum	seed	0.25/1000 SF

MAINTENANCE PERFORMANCE

TASK	FREQUENCY
1. Inspect for sediment accumulation	Annually
2. Remove accumulated sediment	Every 5-10 years
3. Inspect for debris (dead vegetation and trash)	Early spring, fall and after major storms
4. Inspect for bank erosion	Early spring, fall and after major storms
5. Clear debris/repair erosion areas	As needed
6. Rake out dead vegetation	Annually, early spring
7. Inspect and remove invasive plants	Annually - July
8. Mow to a height of 6"	Annually, late fall
9. Inspect during wet weather and compare to as-built plans (by prof. engineer)	Annually
10. Adjust/correct as determined by wet weather inspection	As needed
11. Monitor records on all activities	Annually
12. Conduct emergency inspections by prof. engineer	As needed

MAINTENANCE: THE OWNER WILL MOW THE SWALES AND BASIN AREAS TO WITHIN 6 INCHES HIGH, ONCE A YEAR, IN THE FALL, WHEN CONDITIONS PERMIT. THE OWNER SHALL MAINTAIN AND PERIODICALLY CHECK THE BASIN AND SWALES TO OBSERVE ANY EROSION PROBLEMS THAT MAY BE DEVELOPING. ANY DAMAGED AREAS SHALL BE REPAIRED IMMEDIATELY. ANY TRASH/DEBRIS SHALL BE REMOVED FROM PLANTINGS. ANNUALLY CHECK FOR INVASIVE PLANT SPECIES AND REMOVE TO ENCOURAGE A NATIVE PLANT SPECIES HABITAT.

INFILTRATION BASIN

- TYPICAL INFILTRATION BASIN CONSTRUCTION SEQUENCE:**
NOTE: ENGINEER SHALL BE NOTIFIED AND ON-SITE FOR STEPS 4, 5, AND 6.
- PROTECT INFILTRATION BASIN AREA FROM COMPACTION PRIOR TO INSTALLATION. CONSTRUCTION VEHICLES SHALL NOT DRIVE OVER INFILTRATION BASIN AREA BEFORE, DURING, OR AFTER CONSTRUCTION, EXCEPT AS NEEDED FOR POLLUTANT REMEDIATION.
 - INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION BASIN DURING CONSTRUCTION. PIPES AND INLETS SHALL BE VACUUMED, RATHER THAN FLUSHED INTO THE BASIN.
 - INSTALL BASIN OUTFLOW PIPES AND STRUCTURES.
 - EXCAVATE INFILTRATION BASIN BOTTOM TO AN UNCOMPACTED SUBGRADE FREE FROM DEBRIS AND STONES LARGER THAN 2 INCHES IN ANY DIRECTION. DO NOT COMPACT SUBGRADE. CONSTRUCTION VEHICLES SHALL NOT DRIVE WITHIN THE LIMITS OF THE BASIN BOTTOM (WITHIN 2 VERTICAL FEET OF SUBGRADE ELEVATION), AND EXCAVATION SHALL BE COMPLETED FROM THE SIDES OF THE BASIN. CONSTRUCT BERM IN COMPACTED LIFTS.
 - HALT EXCAVATION AND NOTIFY ENGINEER IMMEDIATELY IF EVIDENCE OF SINKHOLE ACTIVITY OR PINNACLES OF CARBONATE BEDROCK ARE ENCOUNTERED IN THE BIO-RETENTION AREA.
 - SCARIFY SUBGRADE TO LOOSEN TOP 4-6 INCHES. SPREAD MINIMUM 6 INCHES OF IMPORTED TOPSOIL AND SEED AND STABILIZE. ADD BASIN PLANTINGS PER PLANS. STABILIZE BASIN SLOPES WITH EROSION CONTROL MATTING.
 - PROTECT BIO-RETENTION AREAS FROM SEDIMENT AT ALL TIMES DURING CONSTRUCTION. DO NOT REMOVE MULCH OR MATTING OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.
 - WATER SEEDING/GRASS ONCE EVERY TWO DAYS IN THE EARLY MORNING OR EVENING, PROVIDING ONE INCH OF WATER PER WEEK UNTIL 70% UNIFORM GRASS COVER IS ESTABLISHED.

- TYPICAL INFILTRATION BASIN MAINTENANCE:**
- CATCH BASINS AND INLETS (UPGRADING OF INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS.
 - THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS RE-VEGETATED AS SOON AS POSSIBLE.
 - VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION BASIN, AND CARE SHALL BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
 - INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITOES SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
 - ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
 - MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.
 - REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS-SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

SOIL RESTORATION NOTES

- BEFORE THE TIME THE COMPOST IS PLACED AND PREFERABLY WHEN EXCAVATION IS COMPLETE, THE SUBSOIL SHALL BE IN A LOOSE, FRABLE CONDITION TO A DEPTH OF 20 INCHES BELOW FINAL TOPSOIL GRADE AND THERE SHALL BE NO EROSION RILLS OR WASHOUTS IN THE SUBSOIL SURFACE EXCEEDING 3 INCHES IN DEPTH.
- TO ACHIEVE THIS CONDITION, SUB-SOILING, RIPPING, OR SCARIFICATION OF THE SUBSOIL WILL BE REQUIRED. HOWEVER, THE SUBSOIL HAS BEEN COMPACTED BY EQUIPMENT OPERATION OR HAS BECOME DRIED OUT AND CRUSTED, AND WHERE NECESSARY TO OBLITERATE EROSION RILLS. SUB-SOILING SHALL BE REQUIRED TO REDUCE SOIL COMPACTION IN ALL AREAS WHERE SOIL RESTORATION IS PLANNED. SUB-SOILING SHALL BE PERFORMED BY THE PRIME OR EXCAVATING CONTRACTOR AND SHALL OCCUR BEFORE COMPOST PLACEMENT.
- SPREAD 2-3 INCHES OF APPROVED COMPOST ON EXISTING SOIL. TILL ADDED SOIL INTO EXISTING SOIL WITH ROTARY TILLER THAT IS SET TO A DEPTH OF 6 INCHES. ADD AN ADDITIONAL 4 INCHES OF APPROVED COMPOST TO BRING THE AREA UP TO GRADE.
- AFTER PERMANENT PLANTING/SEEDING, 2-3 INCHES OF COMPOST BLANKET WILL BE APPLIED TO ALL AREAS NOT PROTECTED BY GRASS OR OTHER PLANTS.

STORMWATER BMP CONSTRUCTION NOTES

- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
- TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED MUNICIPAL DISPOSAL AREA.
- ALL CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST 2 TIMES PER YEAR.

CRITICAL STAGES OF PCSM IMPLEMENTATION

CRITICAL STAGES OF POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM) IMPLEMENTATION SHOULD BE OBSERVED AND/OR INSPECTED BY A LICENSED PROFESSIONAL OR DESIGNER. THESE CRITICAL STAGES INCLUDE THE CONSTRUCTION OF CRITICAL BMPs AND ANY OTHER ACTIVITIES AS MAY BE REQUIRED BY THE DEP OR CONSERVATION DISTRICT. THESE CRITICAL BMPs INCLUDE:
• CONSTRUCTION OF INFILTRATION BASIN
• INSTALLATION OF AMENDED SOILS
• VERIFY TRIBUTARY AREAS
A LICENSED PROFESSIONAL QUALIFIED TO OBSERVE AND INSPECT THE ABOVE SHOULD BE CONTACTED AT LEAST THREE (3) DAYS PRIOR TO EXECUTION OF ANY CRITICAL STAGES.

CONSTRUCTION, OWNERSHIP, OPERATIONS, & MAINTENANCE PROCEDURES

POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) AS PROPOSED HEREON, SHALL BE OWNED, OPERATED, AND MAINTAINED AS FOLLOWS:
LANCE PULSE, FACILITY DIRECTOR
P.O. BOX 2444
DELAWARE WATERGAP, PA. 18327
LPULSE@WATERGAPWELLNESS.COM
570-269-8977
OPERATIONS AND MAINTENANCE RESPONSIBILITIES SHALL BE TRANSFERRED TO ANY SUBSEQUENT OWNER(S). UPON TRANSFERENCE, PARTY CURRENTLY RESPONSIBLE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS PART OF THIS APPROVED PCSM PLAN TO THE NEW OWNER.
BMPs, AS PROPOSED, SHALL BE OPERATED & MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS

UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR CORRECTING VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.
THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs.

FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPs AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION UNDER § 102.7(B)(5) (RELATING TO PERMIT TERMINATION).

THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE. AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT.
A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs TO ANOTHER PERSON OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs LOCATED ON THE PROPERTY.

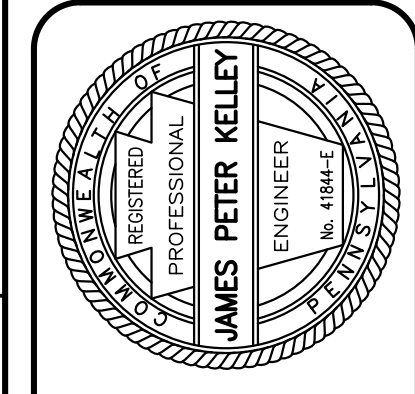
CLEAN FILL NOTES

- IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH (CONTRACTOR).
- CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. CLEAN FILL DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
- CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
- ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, HISTORY OF PROPERTY USE, HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECT TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PADOCDE.PA.GOV.

RECYCLING OR DISPOSAL OF MATERIALS

RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THIS PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH PA DEP RULES AND REGULATIONS.
SEDIMENT REMOVED FROM BMPs AND STORMWATER FACILITIES SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOCKPILES.
ON-GOING PROJECT WASTES INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:
• SEDIMENT
• TRASH/DEBRIS
• VEGETATION CLIPPINGS AS MAY RESULT FROM MAINTENANCE

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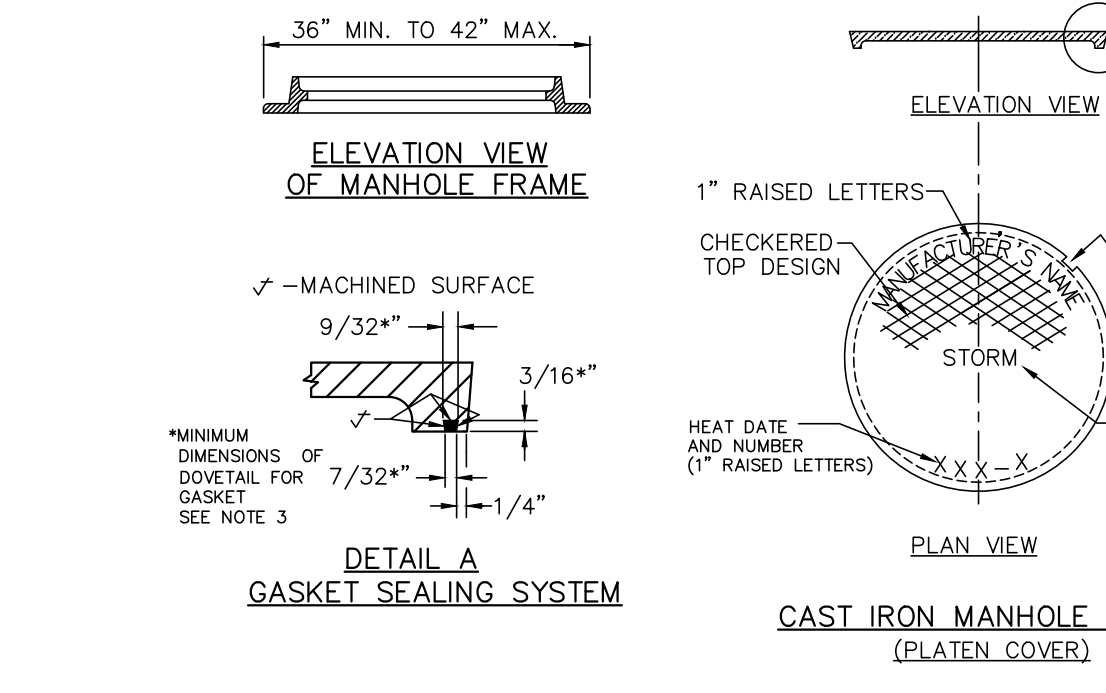
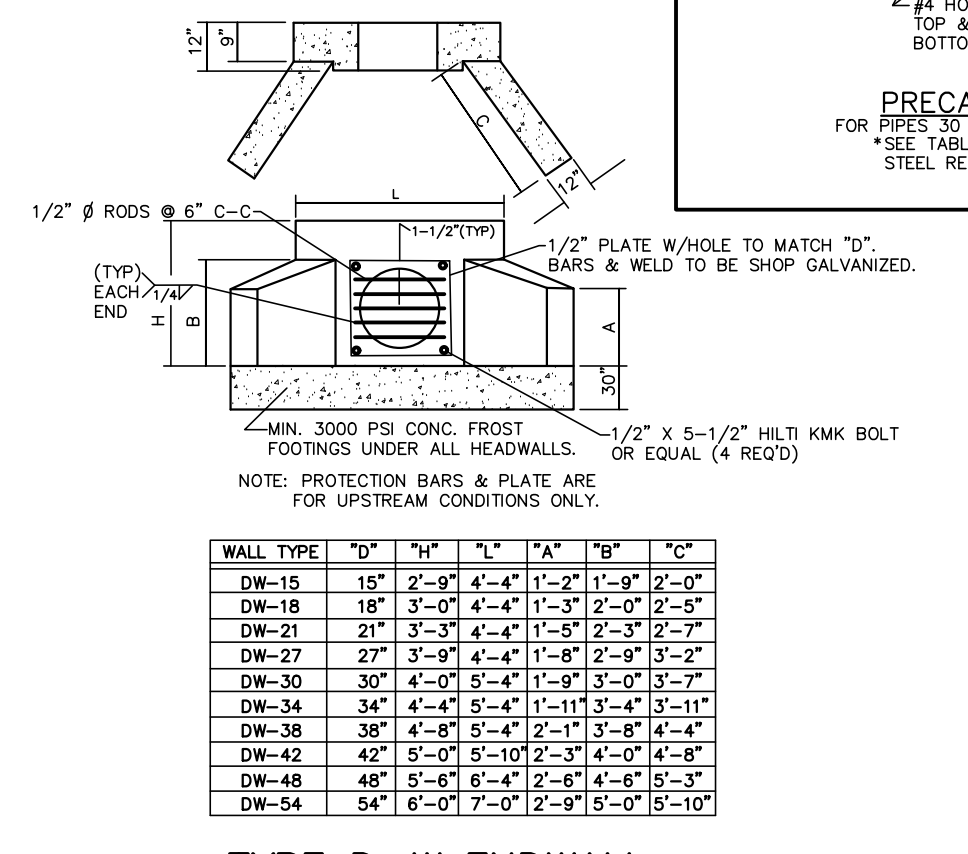
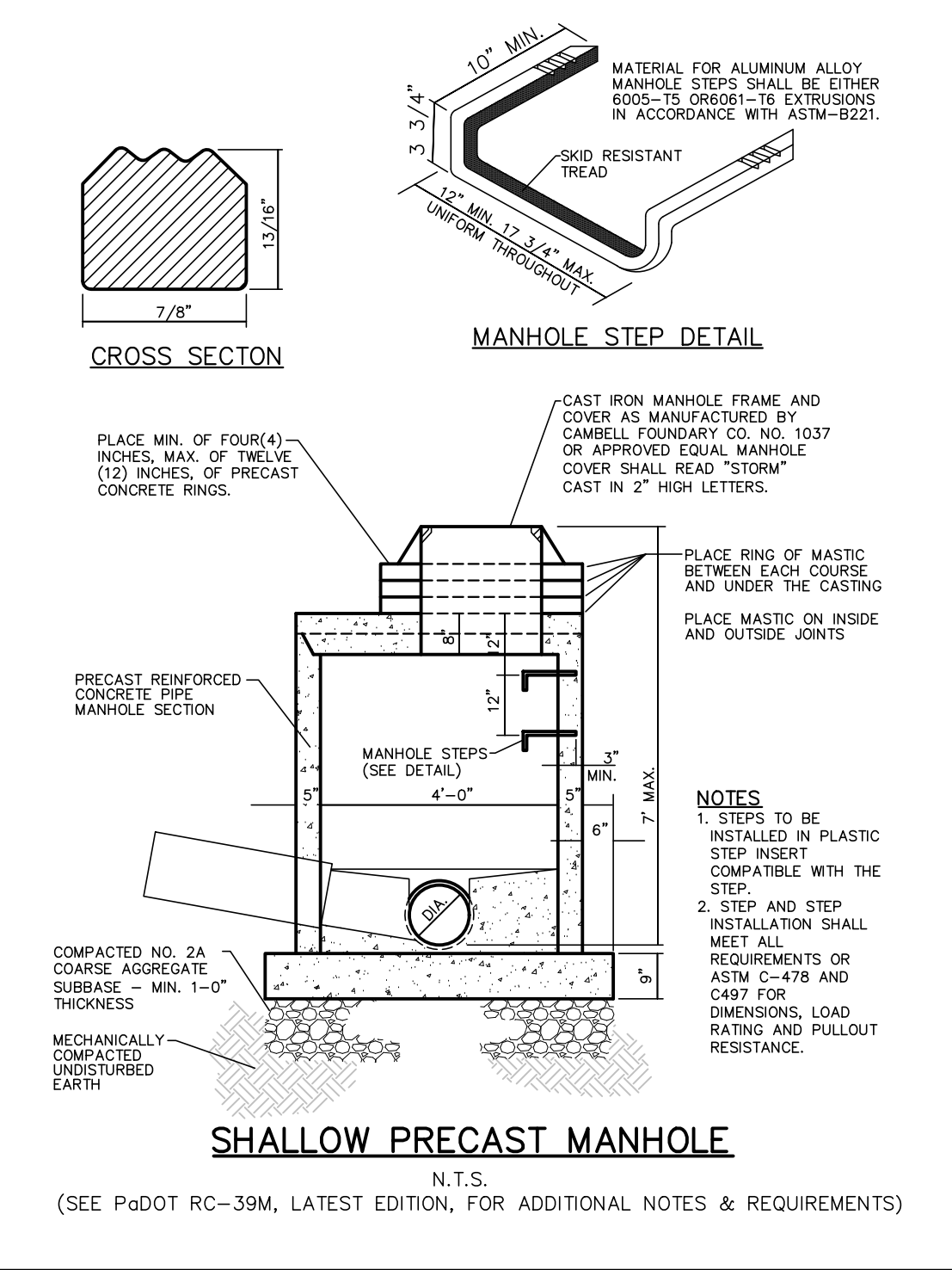
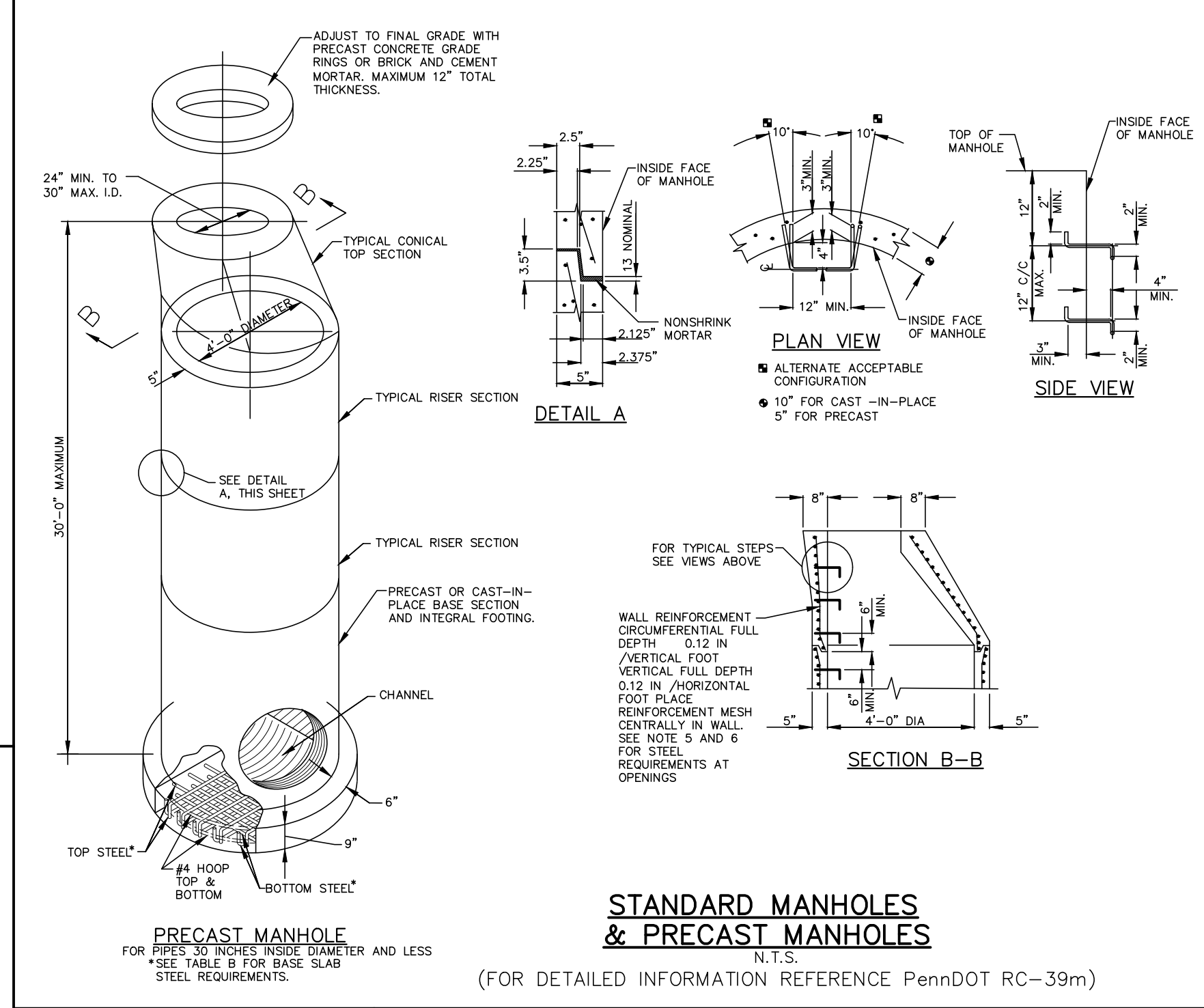


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barrissett.com
525 Main Street, Suite 200
Stroudsburg, PA 18360

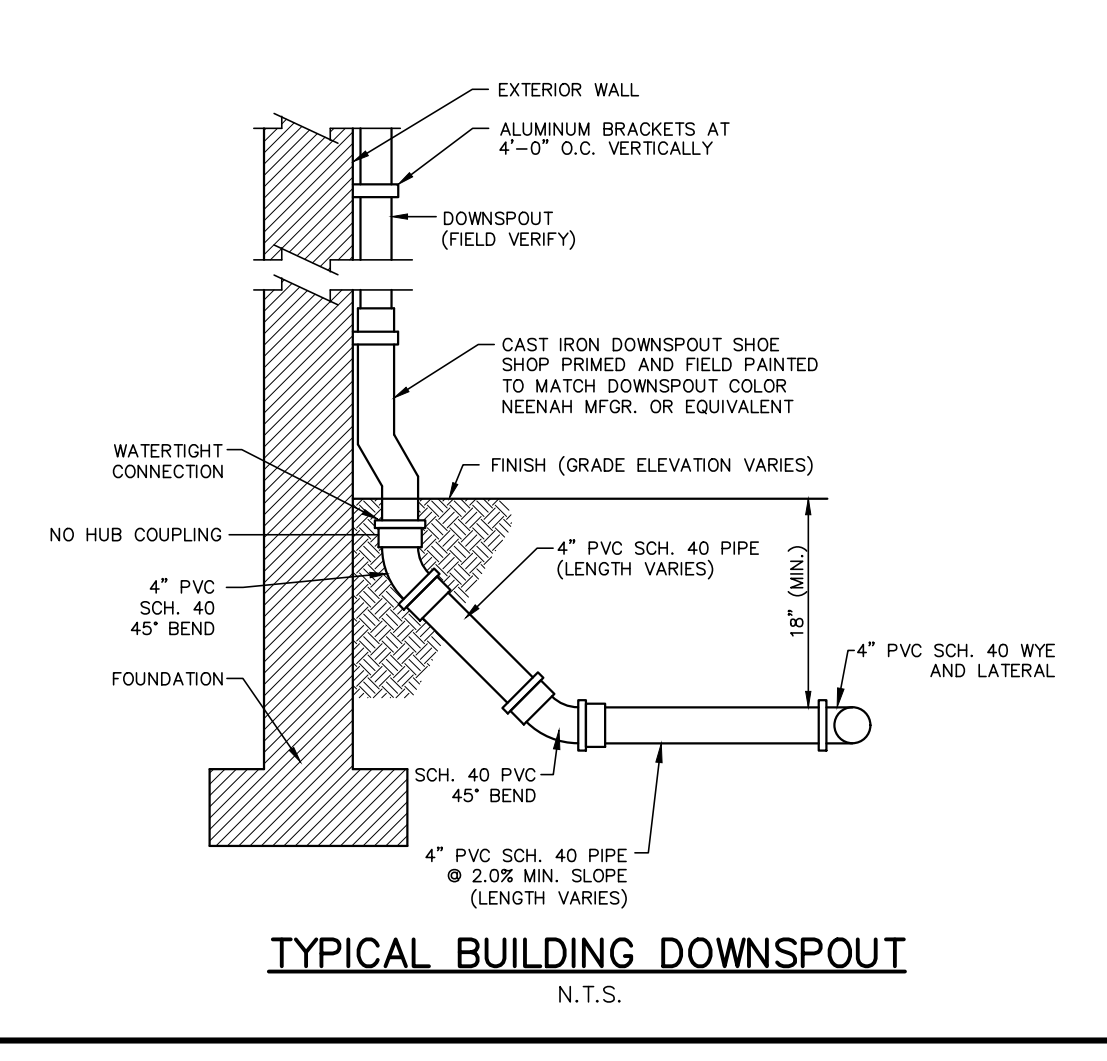
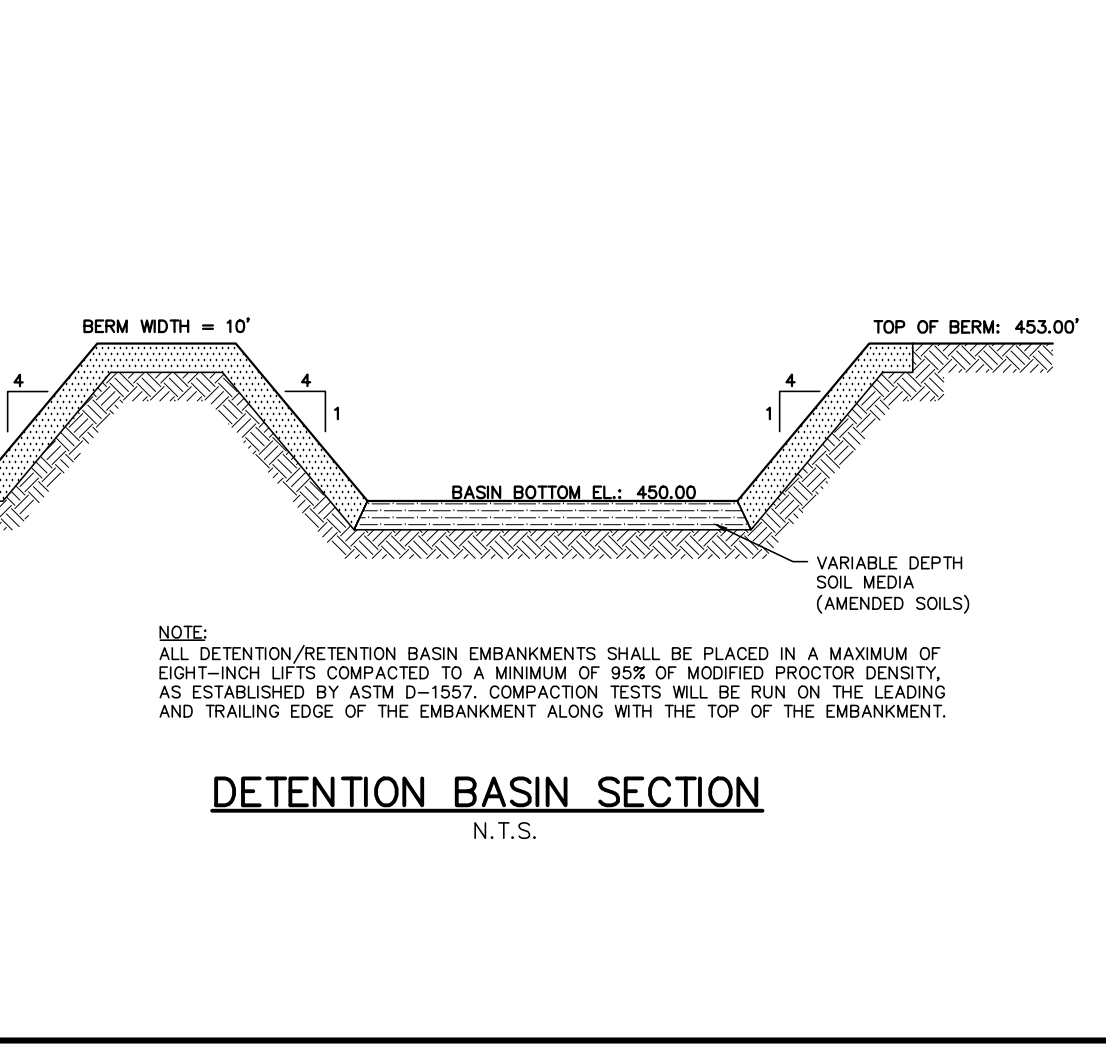
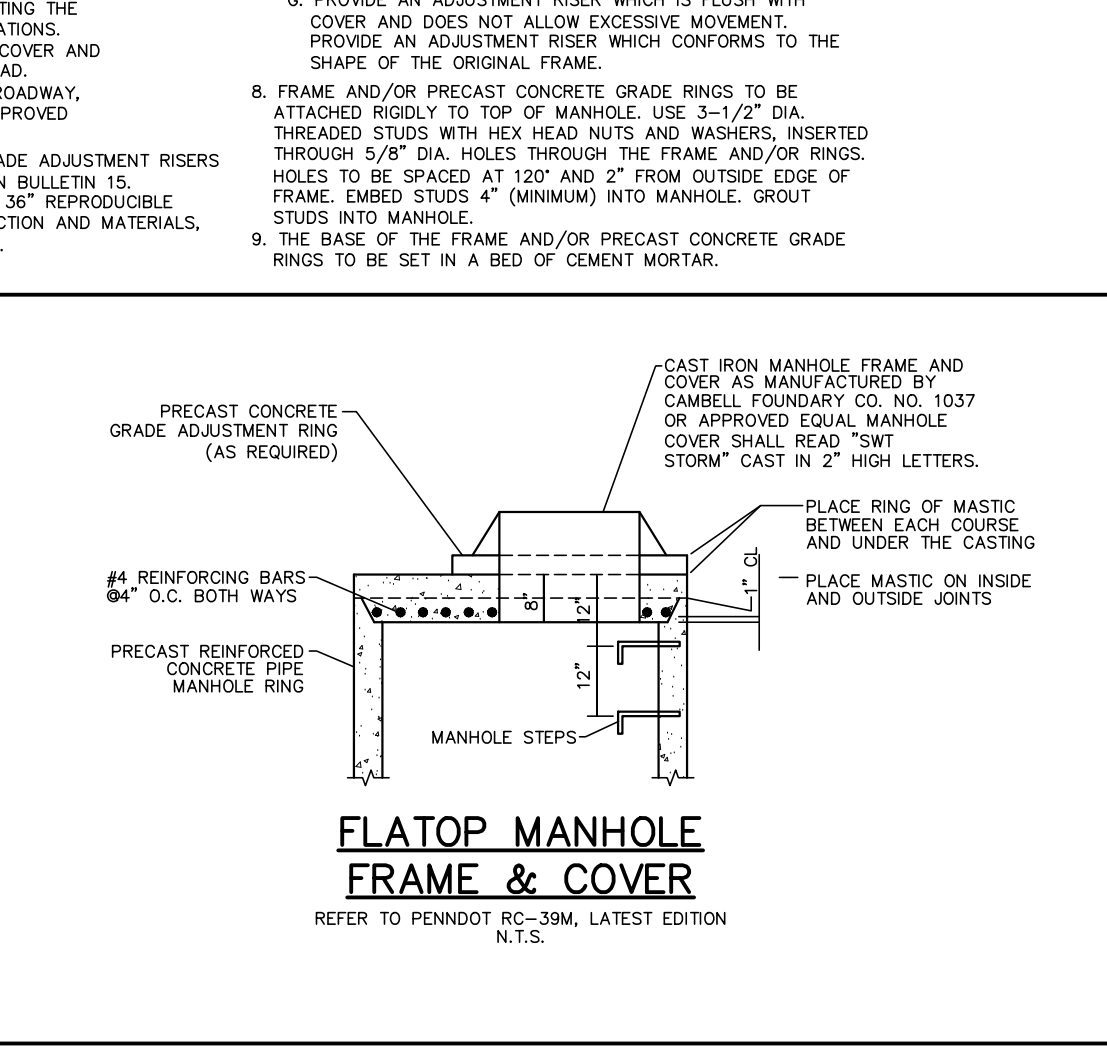
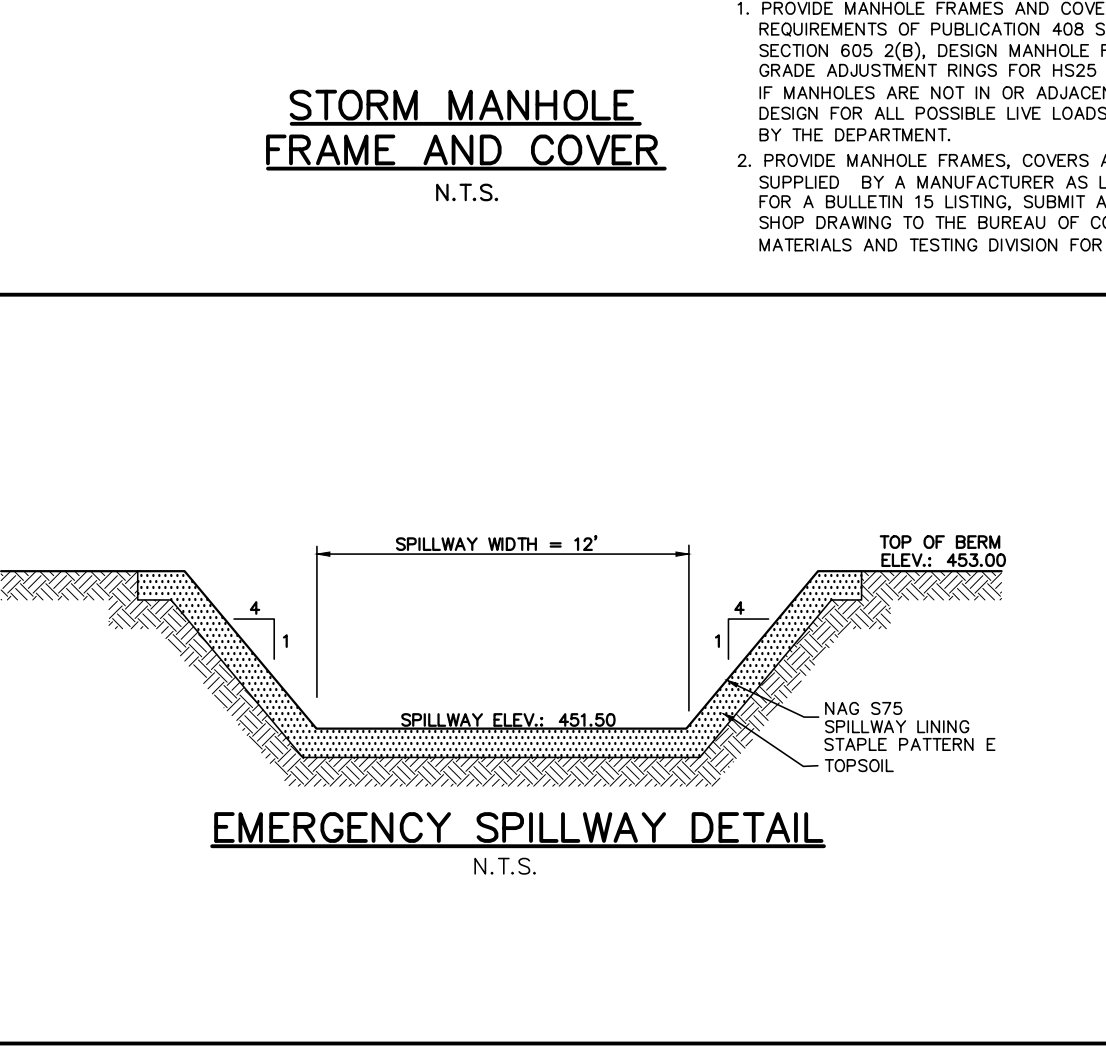
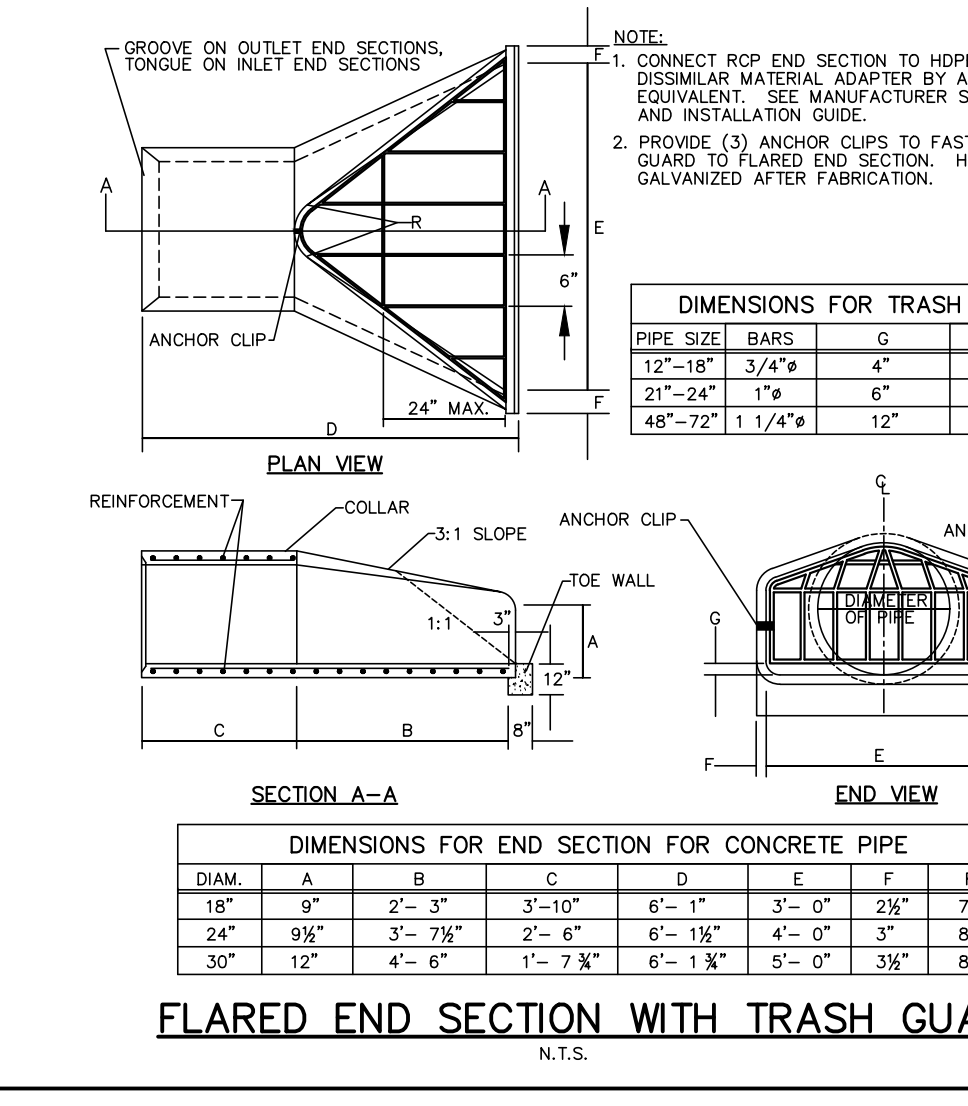


POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
WATER GAP WELLNESS RECREATION CENTER
WATER GAP ACQUISITIONS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

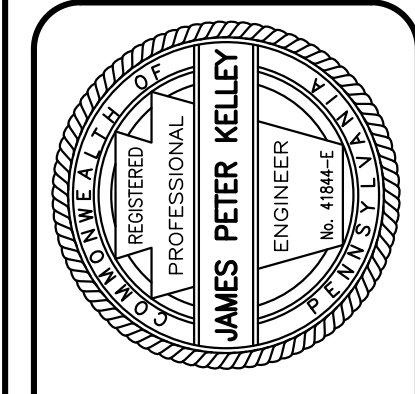
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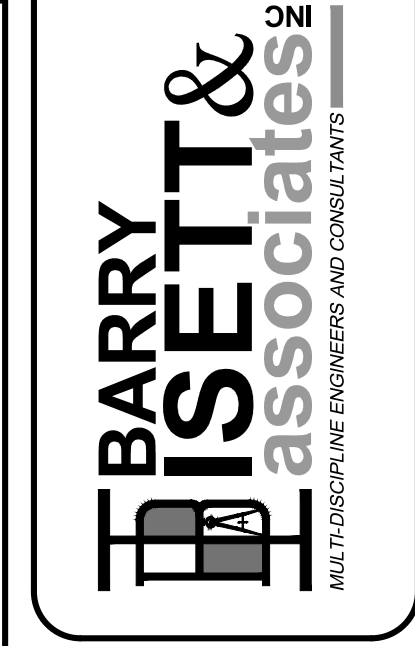
- PROVIDE A GASKET SEALING SYSTEM (DOVETAIL GROOVE AND CONTINUOUS GASKET), AS INDICATED IN DETAIL A, TO PREVENT INFLUX THROUGH THE BEARING SURFACES, OF SURFACE RUNOFF WATER IN THE MANHOLE SYSTEM. WHEN SPECIFIED, PROVIDE 1/4" DIA. ONE PIECE SELF SEAL POLYISOPRENE RING GASKET, 40 DIAMETER GLEED IN PLACE. PROVIDE TWO (2) LIFT HOLES AT 180° TO FACILITATE COVER REMOVAL FOR SELF-SEALING MANHOLE COVER.
- PROVIDE ONE LIFT HOLE TO FACILITATE COVER REMOVAL FOR NON-SEALING MANHOLE COVER.
- PROVIDE GRADE ADJUSTMENT RISERS MEETING THE REQUIREMENTS OF PUBLICATION 408 SPECIFICATIONS, SECTION 606, AND AS MODIFIED HEREIN:
 - A. EACH ADJUSTMENT RISER TO BE CUSTOM FABRICATED FROM MEASUREMENTS PROVIDED WITH EACH ORDER.
 - B. BAR STOCK AND RETAINER CLIP TO BE MANUFACTURED FROM U.S. WIDE CARBON STEEL MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF A.S.T.M. A-36.
 - C. FULL CIRCUMFERENTIAL WELDS ARE REQUIRED ON BOTH TOP AND BOTTOM RINGS. THE INNER WELD TO BE BEVEL GROOVE WELD (FLUSH FINISH) FOR PROPER SEATING OF MANHOLE LID AND THE OUTER WELD TO BE FILED WELD.
 - D. MINIMUM WIDTH OF BOTTOM AND TOP BAR STOCK TO BE 1" AND 3/4", RESPECTIVELY.
 - E. BOTTOM BAR STOCK FOR MULTI-PIECE ADJUSTMENT RISER TO BE TAPPED FOR 1/2" DIAMETER ADJUSTMENT BOLT.
 - F. ADJUSTMENT RISER TO BE ADEQUATELY REINFORCED TO PREVENT BENDING.
- PROVIDE AN ADJUSTMENT RISER WHICH IS FLUSH WITH COVER AND DOES NOT ALLOW EXCESSIVE MOVEMENT. PROVIDE AN ADJUSTMENT RISER WHICH CONFORMS TO THE SHAPE OF THE ORIGINAL FRAME.
- FRAME AND/OR PRECAST CONCRETE GRADE RINGS TO BE ATTACHED RIGIDLY TO TOP OF MANHOLE. USE 3/16" DIA. THREADED STUDS WITH HEX HEAD NUTS AND WASHERS, INSERTED THROUGH 5/8" DIA. HOLES THROUGH THE FRAME AND/OR RINGS. HOLES TO BE SPACED AT 120° AND 2" FROM OUTSIDE EDGE OF FRAME. EMBED STUDS 4" (MINIMUM) INTO MANHOLE. GROUT STUDS INTO MANHOLE.
- THE BASE OF THE FRAME AND/OR PRECAST CONCRETE GRADE RINGS TO BE SET IN A BED OF CEMENT MORTAR.



DATE	BY
11/28/24	TAL
REVISIONS	COMMENTS
1	TOWNSHIP COMMENTS



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



POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
WATER GAP WELLNESS RECREATION CENTER
WATER GAP ACQUISITIONS PARTNERS, LLC
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

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