



YOUR GOALS. OUR MISSION.

January 7, 2025

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

**SUBJECT: WATER GAP WELLNESS RECREATION CENTER
PRELIMINARY LAND DEVELOPMENT PLAN REVIEW NO. 2
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. SMTW-R0016**

Dear Planning Commission Members:

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

- Response letter prepared by Barry Isett & Associates, Inc., dated December 2, 2024.
- Waiver Request letter prepared by Barry Isett & Associates, Inc., dated November 13, 2024.
- Building Permit for existing maintenance building issued August 18, 2022.
- Zoning Permit for existing maintenance building issued August 29, 2022.
- Certificate of Occupancy for existing maintenance building issued July 7, 2023.
- Monroe County Planning Commission letter dated September 23, 2024.
- Letter of Notification for Land Development of Recreation Center prepared by Barry Isett & Associates, Inc., dated December 3, 2024.
- Title Insurance Policy.
- Application Completeness Notification Letter from the Monroe County Conservation District dated November 13, 2024.
- PA DCNR PNDI Project Receipt dated August 27, 2024.
- Email correspondence dated November 14, 2024 regarding sanitary sewage planning.
- Post Construction Stormwater Management Analysis prepared by Barry Isett & Associates, Inc., dated August 27, 2024, revised November 27, 2024.
- Wetland Delineation and Bog Turtle Habitat (Phase 1) Survey Report prepared by Barry Isett & Associates, Inc., dated September 3, 2024.
- Preliminary Major Land Development Plan for Water Gap Wellness Recreation Center (27 sheets) prepared by Barry Isett & Associates, Inc., dated August 26, 2024, revised November 25, 2024.

BACKGROUND INFORMATION

The Applicant, Water Gap Acquisitions Partners, LLC, is proposing a land development at their property located at 296 Mountain Road.



The existing property (Tax Map Parcel 16/9/1/26) is located in both Smithfield Township and Delaware Water Gap Borough. The proposed improvements are located entirely within Smithfield Township within its R-1, Low Density Residential Zoning District. The existing property has an area of 105.71 acres and is a portion of the previous Wolf Hollow Country Club. The existing property now operates as part of the Water Gap Wellness and consists of several buildings including the existing club house, living units, maintenance building, and garage. The property takes access via an existing driveway from Mountain Road.

The proposed land development will consist of one (1) 8,000 square foot recreation center with associated sidewalk and infiltration basin as part of the existing Water Gap Wellness Center. The limit of disturbance is 3.22 acres.

Based upon our review of the above information and our previous review letter dated October 9, 2024, we offer the following comments and/or recommendations for consideration.

ZONING ORDINANCE COMMENTS

1. The submitted application proposes an 8,000 square foot recreation center, however it appears the application also includes the construction of a maintenance building which we are not aware a land development plan being submitted for. The building permit for the construction of this maintenance building shall be provided. ***(Previous Comment 1) The building and zoning permits and the Certificate of Occupancy for the existing maintenance building have been provided with this submission.***
2. The recreation center is proposed as an accessory use. The plan shall indicate the existing use that the recreation center is accessory to. ***(Previous Comment 2) The plan now indicates the proposed building is for a private resort, conference center and inn. Refer to Zoning Ordinance Comments 3, 10, and 13 related to the need for a Conditional Use, required parking, and building setbacks specific to the resort use.***
3. In accordance with Section 309 and the Schedule of District Regulations, a resort is permitted by Conditional Use. Per Section 1002, a Resort is defined as “A business combining lodging accommodations for public guests, eating and recreation facilities for lodging guests and nonlodging guests as a single enterprise offered to the public at large or any segment thereof. Amenities may include conference centers, retail sales, spas, beauty salons, barber shops, restaurants, indoor and outdoor recreational facilities, health centers, day care centers, facilities for commercial special events, and employee living quarters.” ***(New Comment) The Zoning Officer shall determine whether the resort use will require a Conditional Use.***
- 4.-5. Previous Comments 3 and 4 satisfied.
6. In accordance with Section 401.3.D.(3), “no development, filling, draining, piping, diverting, or earth disturbance activities shall be permitted within a wetland. No more than 40% of the wetlands margin area shall be altered, regraded, or filled (noting that such limitation does not permit the alteration, regrading, filling of or building upon a wetland area, and noting further that the permitted encroachment into a wetlands margin area shall be measured independent of any other noncontiguous wetlands margin areas on a property). If this provision is found to be in conflict with any provisions of Chapter 26: Water, or any other local ordinance, or Pennsylvania or federal law, the provision which is more restrictive or which establishes the higher standard shall control.” Per Section 1002, the



Wetlands Margin is defined as “that area which extends 75 feet from the wetland boundary or to the limit of the hydric soils, whichever is greater”. ***(New Comment) The wetland margin shall be delineated on the plan. It is noted that disturbance of the wetland margin is not proposed as shown on the submitted plan.***

7.-9. Previous Comments 5 through 7 satisfied.

10. In accordance with Section 402.6 and Schedule II, a resort requires parking in the amount of the cumulative totals of more specific lodging, recreation, eating and drinking facilities, and other uses.

An inn requires four (4) parking spaces for every three (3) sleeping rooms and the proposed recreation building requires one (1) parking space for every three (3) persons of total capacity or one (1) parking space for every 200 square feet, whichever is greater.

(New Comment) A parking calculation shall be provided on the plan showing compliance with this Section. Additional parking may be required. Any new parking shall be located 100-feet or greater from the existing property lines per Section 511.1.D of the Zoning Ordinance.

11. In accordance with Section 502.6.B, “adequate lighting shall be provided after dark. Appropriate lighting fixtures shall be provided for walkways and to identify steps, ramps and signs. Such lighting shall be designed and located so as to direct light away from adjacent properties.” *Step 12 of the Construction Schedule on Sheet ESD-1 references the installation of site lighting. Lighting in support of the proposed building and sidewalk shall be addressed and a lighting plan shall be submitted for review. (Previous Comment 8) The footcandles shall be labeled on the Lighting Plan (LI-1).*

12. Previous Comment 9 satisfied.

13. In accordance with Section 511.1.B, Resorts, “no building, activity area or recreation facility shall be erected within 50 feet of a road line or within 100 feet of a lot line”. ***(New Comment) The proposed recreation building is located 58-feet ± from the existing property line and shall be relocated.***

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Waivers from the Subdivision and Land Development Ordinance are requested and are discussed in Comments 20, 23, 38, 39, 40 and 41.

14. In accordance with Section 602.1.F and 603.A.1.A.(12), all submissions to, correspondence with, and approvals/permits from the following agencies shall be provided.

- a. Smithfield Township Sewer Authority ***(Previous Comment 10.a) Correspondence from the Sewer Authority indicates sewage planning is not required.***
- b. Brodhead Creek Water Authority ***(Previous Comment 10.b) This shall still be addressed.***
- c. Fire Company ***(Previous Comment 10.c) This shall still be addressed.***
- d. Monroe County Planning Commission ***(Previous Comment 10.d) Monroe County Planning Commission comments dated September 23, 2024 are provided with this submission.***



- e. Monroe County Conservation District/Pennsylvania Department of Environmental Protection – *Erosion control and NPDES Permit. (Previous Comment 10.e) An Application Completeness Notification Letter dated November 13, 2024 from the Monroe County Conservation District is provided with this submission.*
15. In accordance with Section 602.1.G, “the applicant/developer shall notify all abutting property owners of the proposed development. This notification shall contain a statement as to the size and scope of the proposed project and the date of the first Planning Commission review of the project. Said notice shall be sent to the mailing address of the abutting property owners as shown on the tax rolls of the Township. A list indicating the names and addresses of the people notified as well as a copy of the letter center, a certification with “return receipt requested” indicating that the letters had been sent, shall be submitted to the Township.” *Notifications to abutting property owners are required. (Previous Comment 11) A list of recipients with a “return receipt requested” for each shall be submitted.*
16. Previous Comment 12 satisfied.
17. In accordance with Section 603.1.A.(11), “a recent title report shall be submitted verifying any restrictions in the deed affecting the subdivision or development of the property, including, but not limited to, any underground, overhead or surface utility easements or rights-of-way. Copies of easements shall be submitted for review.” *The title report shall be submitted as required. (Previous Comment 13) A copy of the title insurance is provided with this submission. A title report is still required.*
- 18.-19. Previous Comments 14 and 15 satisfied.
20. In accordance with Section 603.1.D.(1), “a complete outline survey of the property to be subdivided or developed shall be provided, showing all courses, distances, areas and tie-ins to all adjacent intersections. The survey shall not have an error of closure greater than one part in 10,000. Lot closure reports shall be submitted demonstrating the above stated closure requirements.” *The metes and bounds of the existing property shall be provided on Sheet ER-1. (Previous Comment 16) Notes on the plan indicate the boundary was obtained from Lidar and/or deeds of record. A waiver from Section 603.1.D.(1). A partial boundary survey shall be completed to identify the required location of the proposed recreation building as required by Zoning Ordinance Section 511.1.B. Refer to Zoning Ordinance Comment 13.*
21. In accordance with Section 603.1.D.(4), the plan shall include “the location, name and right-of-way and cartway widths of all streets bordering the land to be developed or subdivided, including State and local traffic route numbers”. *The right-of-way and cartway widths of Mountain Road and Vista Circle shall be provided on Sheet ER-1. (Previous Comment 17) The right-of-way and cartway widths of Mountain Road and Vista Circle shall still be provided on the plan regardless of the roads being private. In addition, the right-of-way and cartway widths along Shepard Avenue and Shepard Court shall also be provided on the plan.*
22. Previous Comment 18 satisfied.
23. In accordance with Section 603.1.D.(7), the plan shall include “the location of all existing monuments, iron pipes or pins and spikes relating to the property”. *Existing monumentation shall be shown and labeled on Sheet ER-1. (Previous Comment 19) Notes on the plan indicate the boundary was obtained*



from Lidar and/or deeds of record. A waiver from Section 603.1.D.(7) is requested to not require showing existing monumentation on the plan.

24. In accordance with Section 603.1.D.(10), “if aerial photography is used in the preparation of a plan the name of the company producing the aerial information and date the aerial photography was flow shall be provided on the plan. If significant man-made features or natural activities, as identified by the Township Engineer, has changed the land since the date of the aerial additional/revised aerial photography will be required.” *The source and date of the aerial photograph utilized with the Site Context Map on Sheet SCM-1 shall be provided on the plan. (Previous Comment 20) The aerial photograph is no longer shown on the Site Context Map (Sheet SCM-1). Per Section 603.1.D.(2), the Existing Resources and Site Analysis Plan shall be prepared as an overlay on top of aerial photography of the site. An aerial photograph shall be provided as part of the plan set, and the source and date of the photography shall be provided on the plan.*
25. Previous Comment 21 satisfied.
26. In accordance with Sections 603.1.G.(15) and 1020, the Preliminary Plan shall include a lighting plan in accordance with the requirements of this Chapter and the Smithfield Township Zoning Ordinance [Chapter 27] shall be submitted. *Step 12 of the Construction Schedule on Sheet ESD-1 references the installation of site lighting. Lighting in support of the proposed building and sidewalk shall be addressed and the required lighting plan shall be submitted for review. Also refer to ZO Comment 11. (Previous Comment 22) The footcandles shall be labeled on the Lighting Plan (LI-1).*
27. In accordance with Section 603.1.G.(17), the Preliminary Plan shall include “a soil erosion and sediment control plan and design basis of surface and subsurface drainage for protection against soil erosion during and after the construction period”. *(From Previous Comment 23) All previous comments have been addressed. An Application Completeness Notification Letter dated November 13, 2024 from the Monroe County Conservation District is provided with this submission. The most recent submission shall be provided for record and all subsequent submissions to, correspondence with, and approvals from the County Conservation District/PADEP shall also be provided.*
- 28-29. Previous Comments 24 and 25 satisfied.
30. In accordance with Section 1002.7.F, “natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicant/developers shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the applicant/developer’s Existing Resources and Site Analysis Plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *A PNDI Search shall be completed and submitted. (Previous Comment 26) A PNDI Receipt is provided with this submission and identifies further review is required by the U.S. Fish and Wildlife Service. Clearance from the U.S. Fish and Wildlife Service shall be submitted upon receipt.*
- 31.-32. Previous Comments 27 and 28 satisfied.
33. In accordance with Section 1023.5, “where stormwater or surface water will be gathered within the subdivision or land development an discharged or drained in volume over lands within or beyond the boundaries of the subdivision or land development, the applicant/developer shall reserve or obtain



easements over all lands affected thereby, which easements shall be adequate for such discharge of drainage and the carrying off of such water and for the maintenance, repair and reconstruction of the same by vehicles, machinery and other equipment for such purposes, and which shall be of sufficient width for such passage and work. The applicant/developer shall convey, free of charge or cost, such easements to the Township upon demand.” *An access easement shall be provided to permit, but not obligate the Township to access and observe, repair, replace, and/or maintain the proposed stormwater management facilities should the property owner fail to do so, at no cost to the Township. Also refer to Stormwater Management Ordinance Comment 59. (Previous Comment 29) A 20-foot wide stormwater easement is proposed, however its location cannot be identified without a boundary survey. Refer to SALDO Comment 20. If a boundary survey is not completed and the easement cannot be identified with metes and bounds, then we suggest a blanket easement be provided. Regardless of type of easement a note shall be added to the plan to permit, but not obligate the Township to access and observe, repair, replace, and/or maintain the proposed stormwater management facilities should the property owner fail to do so, at no cost to the Township.*

34. Previous Comment 30 satisfied.

35. In accordance with Section 1101.1.F.(2)(e)(1), “there shall be a minimum of one shade tree and three shrubs proposed for every 30 linear feet of stormwater management facility perimeter”. *The required landscaping shall be placed along the proposed infiltration basin. (Previous Comment 31) A total of 17 shade trees and 50 shrubs are required for the 500-feet of basin perimeter. Fifteen (15) shade trees and 31 shrubs are proposed, therefore two (2) shade trees and 19 shrubs are still required. In addition, the number of 17 TO shrubs is incorrect and shall be revised to propose the number shown in plan view (16).*

In addition, and in accordance with Section 1101.1.F.(2)(e)(3), “no shrub or tree plantings shall be placed on the top of the berm or within the spillway or the path of the spillway”. A proposed tree is located downslope of the proposed spillway and shall be relocated.

36. In accordance with Section 1202.A, “in conformance with the Pennsylvania Municipalities Planning Code, this Section requires the public dedication of land suitable for park land, noncommercial recreational uses, preserved open space, and the construction of recreational facilities. Upon agreement of the Board of Supervisors, any of the following alternatives may be approved by the Board of Supervisors in lieu of public dedication of land, as specified in this Section:

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

Open space and recreation facilities and/or a fee in-lieu-of shall be provided. (Previous Comment 32) The response letter suggests a fee in-lieu-of will be provided. The fee shall be calculated utilizing the current fee schedule at the time of plan approval.

37. In accordance with Section 1301.5.D, “the Board of Supervisors may require the applicant/developer to provide a permanent drainage easement along any watercourse located within or along the boundary of any property being subdivided or developed. The required width of any such easement shall be



determined by determining the extent of the width of flow from a fifty-year twenty-four-hour design storm or as determined by one of the following; United States Army Corps of Engineers, Pennsylvania Department of Environmental Protection or other public agency having jurisdiction. The purpose of the easement is to maintain the free flow of the watercourse. The applicant/developer will retain the easement until such time as one of the following is accomplished:

- (1) The easement is offered for dedication by the applicant/developer and accepted by the Township.
- (2) If an easement required by the Township is established, but not to be dedicated, the maintenance shall then be the responsibility of the individual lot owners through whose property the easement passes. For land developments, the maintenance shall then be the responsibility of the applicant/developer.
- (3) A homeowners' association or their legal entity approved by the Township assumes responsibility for the maintenance of the development, including the easements.

The Applicant shall discuss with the Township a permanent easement along the unnamed tributary to Cherry Creek that traverses the property. (Previous Comment 33) A 20-foot wide drainage easement is proposed along the unnamed tributary to Cherry Creek and is shown on the Site Development Plan (SP-2). The easement shall be shown in its entirety and shall be located by metes and bounds. The easement shall also provide access to the Township from a public right-of-way. The Applicant shall discuss dedication of the easement with the Township.

38. In accordance with Section 1301.6.B.(4), "all outlet structures shall be constructed of a concrete box structure". *(New Comment) An outlet structure is not proposed. A waiver from Section 1301.6.B.(4) is requested to not require a concrete box structure. A concrete box structure should be considered as it reduces the occurrence of clogged pipes and reduces the need for maintenance.*
39. In accordance with Section 1301.6.B.(5), "the top of the outlet box shall be set at the 100-year water surface elevation and shall have an open grate". *A detail for the proposed outlet structure shall be provided on the plan to determine compliance with this Section. (Previous Comment 34) A waiver from Section 1301.6.B.(5) is requested. An outlet box is not proposed, therefore this comment no longer applies, and the waiver is not required at this time. However, the Design Engineer shall refer to Comment 38 regarding the requirement for a concrete box structure.*
40. In accordance with Section 1301.7.L.(1), "all outlet pipes through the basin embankment shall be reinforced concrete pipe with watertight joints". *(New Comment) A waiver from Section 1301.7.L.(1) is requested to permit the use of HDPE pipe.*
41. In accordance with Section 1301.7.Q.(2), "the minimum diameter of all storm drainage pipe shall be 18 inches or an equivalent thereto. Where headroom is restricted, equivalent pipe arches may be used in lieu of circular pipe". *The proposed storm sewer has diameters of 12- and 15-inches and shall be revised for compliance with this Section. (Previous Comment 35) A waiver from Section 1301.7.Q.(2) is requested to permit the proposed 12- and 15-inch diameter storm sewer.*
- 42.-43. Previous Comments 36 and 37 satisfied.



STORMWATER MANAGEMENT ORDINANCE COMMENTS

44. In accordance with Sections 221.11 and 228.2, roof drains and sump pumps shall discharge to infiltration or vegetative BMPs wherever feasible. Roof drains shall not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater where advantageous to do so. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment. *The roof drains discharge to the proposed storm sewer and the plans shall be revised. (Previous Comment 38) The roof drains now discharge over vegetated areas, however the roof drain along the northerly side of the proposed recreation center discharges to a low spot. The low spot shall be analyzed to ensure ponding does not occur, or the Applicant should consider changing MH-10 to an inlet and providing a positive slope from the roof drain to that inlet.*
- 45.-53. Previous Comment 39 through 47 satisfied.
54. In accordance with Section 229.1, “any earth disturbance must be conducted in conformance with Chapter 102”. *(From Previous Comment 48) An Application Completeness Notification Letter dated November 13, 2024 from the Monroe County Conservation District is provided with this submission. The most recent submission shall be provided for record and all subsequent submissions to, correspondence with, and approvals from the County Conservation District/PADEP shall also be provided.*
- 55.-57. Previous Comments 49 through 51 satisfied.
58. In accordance with Section 233.2.B.(20), the plan shall include “overland drainage patterns and swales with time of concentration paths”.
- a. Previous Comment 52.a satisfied.
 - b. *The drainage area to proposed Channel 1 shown on the Post Development Channel Drainage Plan does not appear correct. The drainage area extends across the existing gravel lane and south. (Previous Comment 52.b) The proposed grading directs upslope stormwater runoff into Channels 1 and 2. The drainage areas to these channels shall be revised to include all upslope areas (including across the existing gravel lane and extending south into and through Parcel No. 16.9.1.27).*
 - c. Previous Comment 52.c satisfied.
59. In accordance with Section 233.2.B.(21), the plan shall include “a twenty-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way as necessary to implement the operations and maintenance (O&M) plan. Alternatively, a blanket easement may be provided by a note on the plan”. *An access easement shall be provided to permit, but not obligate the Township to access and observe, repair, replace, and/or maintain the proposed stormwater management facilities should the property owner fail to do so, at no cost to the Township. (Previous Comment 53) A 20-foot wide stormwater easement is proposed, however its location cannot be identified without a boundary survey. Refer to SALDO Comment 20. If a boundary survey is not completed and the easement cannot be identified with metes and bounds, then we suggest a blanket easement be provided. Regardless of type of easement a note shall be added to the plan to permit, but not obligate the Township to access and observe, repair, replace,*



and/or maintain the proposed stormwater management facilities should the property owner fail to do so, at no cost to the Township.

60. Previous Comment 54 satisfied.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

61. Previous Comment 55 satisfied.

62. Anti-seep collars are shown at the infiltration basin's outlet pipe in the Proposed Storm Sewer Profile for Infiltration Basin to EW-25 on Sheet PP-4. Calculations in support of the anti-seep collars shall be provided in the Post Construction Stormwater Management Analysis. ***(Previous Comment 56) The submitted calculations utilize a 15-inch diameter pipe while the profile and basin pond report utilize a 12-inch diameter pipe. The calculations shall be revised. In addition, Standard Construction Detail #7-16 for the proposed anti-seep collars on Sheet ESD-2 shall be revised for consistency with the pipe diameter, the distance to first collar, and the collar spacing provided in the associated calculations and the Proposed Storm Sewer Profile for Infiltration Basin to EW-25 on Sheet PP-4.***

63. The side slopes and bottom width of proposed Channels 1 and 2 listed in the Modified Standard Construction Detail #6-1 for Vegetated Channels on Sheet ESD-2 are inconsistent with the calculations provided in the Post Construction Stormwater Management Analysis. The plan shall be revised. In addition, the Detail shall also include the data for proposed Channels 3 and 4. ***(Previous Comment 57) The depths and top widths for Channels 1 and 2 and the top width for Channel 4 listed in Standard Construction Detail #6-1 on Sheet ESD-2 are inconsistent with the calculations and shall be revised.***

64. Standard Construction Detail #9-1 for Riprap Apron at Pipe Outlet on Sheet ESD-2 reference OP-1 and OP-2. The plan view references FES-19 and EW-25. The Detail and plan view shall provide consistent references. ***(Previous Comment 58) All sheets labeling the outlets shall be revised to reference OP-1 and OP-2.***

65.-71. Previous Comments 59 through 65 satisfied.

72. Proposed Channel 2 directs stormwater to an existing sand trap. We question whether ponding will occur. This shall be addressed. ***(Previous Comment 66) The response letter indicates ponding is not expected to occur at the existing sand trap and notes that the peak flow rate is 0.14 cfs. However, as discussed in SWMO Comment 58.b, the drainage area to Channel 2 crosses the existing gravel lane and extends south into and through Parcel No. 16.9.1.27. This shall still be addressed.***

73. Stormwater discharges through the emergency spillway during the 100-year storm event. The basin shall be revised to retain stormwater during all storm events. ***(New Comment)***

74. Riprap is proposed along the stream edge of the unnamed tributary to Cherry Creek as shown in plan view. The stream edge shall be clearly identified in plan view (i.e., top of bank). The Applicant shall address whether permitting from the Pennsylvania Department of Environmental Protection will be required. ***(New Comment)***

75. The top of grate elevation at AD-6 and the rim elevation at MH-24 are inconsistent between the storm sewer calculations and the plan views on Sheets UP-1 and UP-2, respectively. In addition, the pipe diameter of the roof drain entering MH-10 is inconsistent between the storm sewer calculations and the plan view on Sheet UP-1. The calculations and/or plan view shall be revised. ***(New Comment)***



MISCELLANEOUS COMMENTS

76.-78. Previous Comments 67 through 69 satisfied.

PLAN REVISION COMMENTS

79. Signature blocks are provided on Sheets CS-1, SP-1, and PC-1. Only one (1) set of signature blocks shall be provided and the plan set shall be revised accordingly. In addition, signature blocks for the professional engineer and professional surveyor who prepared the plan shall also be included on the plan. *(New Comment)*
80. The sump elevation at MH-10 shall be listed in the Proposed Storm Sewer Profile for AD-12 to MH-10 on Sheet PP-1. *(New Comment)*
81. Staple Pattern E is specified in the Emergency Spillway Detail on Sheet PCD-2 and shall be revised to Staple Pattern D for consistency with the stability calculations. *(New Comment)*
82. The erosion control matting on the basin side slopes shall be specified in the Detention Basin Section on Sheet PCD-2. *(New Comment)*
83. A wire mesh shield with a reference to Sheet PCD-1 is noted in the Proposed Storm Sewer Profile for RD-7 to MH-10. It does not appear Sheet PCD-1 provides any information regarding the wire mesh shield. This shall be addressed. *(New Comment)*

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

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

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

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

Sincerely,

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

JST/meh

cc: Julia Heilakka, Manager – Smithfield Township
Ronold J. Karasek, Esquire – Smithfield Township Solicitor
Ken Wolf – Smithfield Township Zoning Officer
James P. Kelley, P.E., Barry Isett & Associates, Inc. – Applicant's Engineer
Collin Stout, E.I.T., Barry Isett & Associates, Inc. – Applicant's Engineer



Lance Pulse, Water Gap Acquisitions Partners, LLC – Applicant/Property Owner
Allisen Trotter, Manager – Delaware Water Gap Borough
Kristina Heaney, District Manager – Monroe County Conservation District
Melissa E. Hutchison, P.E. – T&M Associates