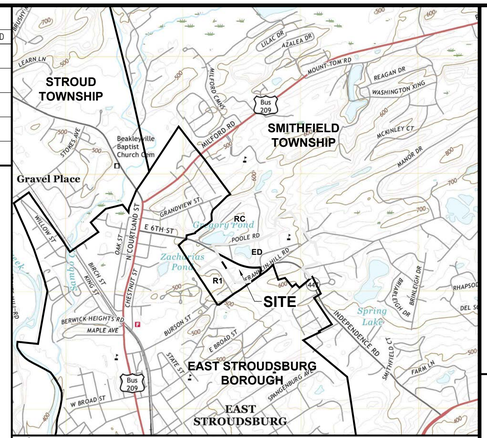
LAND DEVELOPMENT PLAN
FOR
WESTFIELD COMMONS
A HIGH DENSITY RESIDENTIAL DEVELOPMENT
SMITHFIELD TOWNSHIP MONROE COUNTY, PA

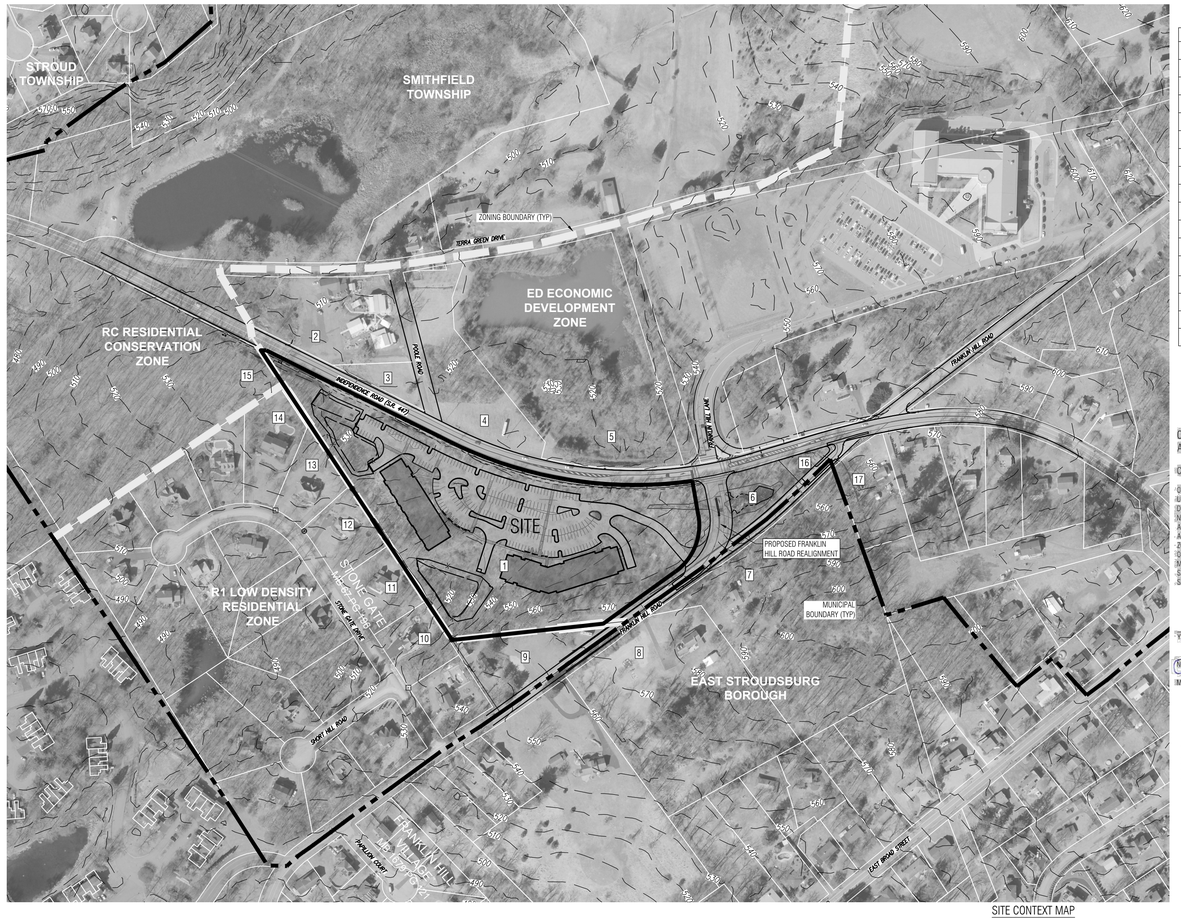
PLANS TO BE RECORDED	SUBMISSION SET	
	ESC	PCSM

REFERENCE PLAN LIST

SHEET NO.	DESCRIPTION	LAST REVISED
1-7	ADS WESTFIELD COMMONS - INFILTRATION BED 5	8/11/2026



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



SITE CONTEXT MAP
SCALE: 1"= 200'

NOTES:
1. PHOTO IS BASED ON 2025 AERIAL PHOTOGRAPHY FROM MONROE COUNTY GIS
2. TOPOGRAPHY SHOWN BASED ON AIRBORNE LIGHT DETECTION AND RANGING (LIDAR) SURVEYS FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE. LIDAR SURVEY BASED ON AERIAL PHOTOGRAPHY DATED 04-2008.

PROPERTY OWNERS
(SEE EX. FEAT PLAN FOR TAX IS & DEED)

PLAN #	OWNER
1	WESTFIELD NORTH LLC
2	NICOLA GANGEMI
3	BOROUGH OF EAST STROUDSBURG
4	BOROUGH OF EAST STROUDSBURG
5	EAST STROUDSBURG AREA SCHOOL DISTRICT
6	SMITHFIELD TOWNSHIP
7	COLBAN RICHARD GERBER
8	JEAN-CLAUDE CHETRIT
9	THOMAS O'DONNELL
10	MARIANNE BRIDGES
11	FREDRERICK & JEAN FALTEISEK
12	SILVANIA VARGAS
13	CHRISTOPHER & SANDRA HESS
14	CHRISTOPHER & MARY BAHARA
15	BOROUGH OF EAST STROUDSBURG
16	SMITHFIELD SEWER AUTHORITY
17	ROBERTO MORO RAMIREZ

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF APPLICATION:

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Lehigh

ON THIS THE DAY OF Sept 24, 20 26 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARS YASIN N. KHAN, WHO BEING DULY SWORN, ACCORDING TO LAW, DESPOSES AND SAYS THAT WESTFIELD NORTH LLC IS THE OWNER OF THE PROPERTY DESCRIBED IN THIS APPLICATION, AND THAT THE APPLICATION WAS MADE TO THE BEST OF THEIR KNOWLEDGE AND/OR DIRECTION AND THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS AND IF THEY ARE NOT SO CONFORMING MODIFICATIONS HAVE BEEN REQUESTED AND DOES HEREBY AGREE WITH THE SAID APPLICATION AND TO THE SUBMISSION OF THE SAME AND DESIRES THE SAME TO BE RECORDED ACCORDING TO LAW.

YASIN N. KHAN, CEO, WESTFIELD NORTH LLC

NOTARY PUBLIC OR OFFICER

MY COMMISSION EXPIRES Mar 10, 2028

Commonwealth of Pennsylvania - Notary Seal
Beth Lloyd, Notary Public
Lehigh County
My commission expires March 16, 2028
Commission number 1268251
Member, Pennsylvania Association of Notaries

APPLICANT ACKNOWLEDGEMENT STATEMENT:

I YASIN N. KHAN, CEO OF WESTFIELD NORTH LLC, 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.

YASIN N. KHAN, CEO WESTFIELD NORTH LLC — DATE 9/24/2026

DESIGNER'S STORMWATER STATEMENT:

I, ANN WINGERT, ON THIS DATE 9-28-2026 DO HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BRODHEAD CREEK ACT 167 PLAN, SUBAREA 109 TO SAMBO CREEK AND SMITHFIELD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

ANN WINGERT, PE — 9-28-2026 DATE

REVIEWED BY THE SMITHFIELD TOWNSHIP ENGINEER

TOWNSHIP ENGINEER — DATE

AFFIDAVIT OF PLAN SUBMISSION

THIS LAND DEVELOPMENT PLAN WAS SUBMITTED TO THE MONROE COUNTY PLANNING COMMISSION FOR REVIEW ON 9-28-2026.

NATHAN OILER, PE

SMITHFIELD TOWNSHIP PLANNING COMMISSION CERTIFICATE OF REVIEW AND RECOMMENDATIONS:

A PUBLIC MEETING HELD ON _____ THE PLANNING COMMISSION OF SMITHFIELD TOWNSHIP REVIEWED AND BY A MOTION DULLY CARRIED, DOES HEREBY RECOMMEND APPROVAL OF THE SAID LAND DEVELOPMENT PLAN FOR WESTFIELD COMMONS, AS SHOWN.

DATE: _____

CHAIRMAN

SECRETARY

SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS CERTIFICATE OF REVIEW AND APPROVAL:

A PUBLIC MEETING HELD ON _____ THE BOARD OF SUPERVISORS OF SMITHFIELD TOWNSHIP REVIEWED AND BY A MOTION DULLY CARRIED, DOES HEREBY APPROVE THE SAID LAND DEVELOPMENT PLAN FOR WESTFIELD COMMONS, AS SHOWN.

DATE: _____

CHAIRMAN

SECRETARY

PLAN PREPARER'S STATEMENT:

I, NATHAN S. OILER, A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

NATHAN S. OILER, PE
PA PE# 043811E

9-28-2026 DATE

ENGINEER:

UTRS CEE
112 N. COURTLAND STREET
EAST STROUDSBURG, PA 18301
TEL. (570) 421-1550

OWNER/APPLICANT

WESTFIELD NORTH LLC
1146 S. CEDAR CREST BLDG.
ALLENTOWN, PA 18103

PLANS TO BE RECORDED	SUBMISSION SET		SHEET NO.	DRAWING TITLE	REVISION NO. / DATE LAST REVISED
	ESC	PCSM			
			C.C.01	COVER SHEET	
			C.C.02	NOTES & LEGEND	
			C.EX.01	EXISTING FEATURES & SITE ANALYSIS PLAN	
			C.S.01	LAND DEVELOPMENT PLAN	
			C.L.01	LANDSCAPE PLAN	
			C.L.02	LANDSCAPE PLAN	
			C.DS.01	SITE DETAILS	
			C.UT.01	UTILITY PLAN	
			C.UT.02	WATER PROFILE AND DETAILS	
			C.UT.03	SEWER PROFILE AND DETAILS	
			C.UT.04	SEWER DETAILS	
			C.ES.01	ESC PLAN - STAGE 1	
			C.ES.02	ESC PLAN - STAGE 2	
			C.ES.03	ESC PLAN - STAGE 2	
			C.DES.01	ESC DETAILS	
			C.DES.02	ESC DETAILS	
			C.DES.03	ESC DETAILS	
			C.PC.01	PCSM PLAN OVERALL	
			C.PC.02	PCSM PLAN	
			C.PC.03	PCSM PLAN	
			C.PST.01	STORMSEWER PROFILES	
			C.PST.02	STORMSEWER PROFILES	
			C.DPC.01	STORMSEWER PROFILES & PCSM DETAILS	
			C.DPC.02	ESC/PCSM DETAILS	
			C.PDC.03	PCSM DETAILS	
			C.DPC.04	PCSM DETAILS	
			C.DPC.05	UNDERGROUND INFILTRATION BED DETAILS	
			C.TM.01	TURNING MOVEMENT PLAN	
			C.WM.01	WETLAND MITIGATION PLAN	
			C.WM.02	WETLAND MITIGATION NOTES & DETAILS	

NPDES No.

UTRS®
Civil & Environmental Engineering
Civil Engineers ● Environmental Engineers ● Surveyors
112 North Courtland Street, East Stroudsburg, Pa. 18301
Telephone (570) 421-1550, Fax (570) 421-6720
Website: www.utrscee.com

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REGISTERED PROFESSIONAL ENGINEER NATHAN S. OILER NUMBER NO. PE043811E

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REVISIONS

AUTHORIZED USE:
PERMITTING

PROJECT MANAGER	DESIGNED BY	CHECKED BY	CHECKED DATE	PROJECT NO.
NSO	NLP	NLP	9-28-2026	10803.002

DATE: 9-28-2026
SCALE: AS SHOWN
PROJECT PATH AND NAME: W:_Layout_LD_Civ.dwg
DRAWING PATH AND NAME: W:_Layout_LD_Civ.dwg

SMITHFIELD TOWNSHIP MONROE COUNTY, PA

COVER SHEET
LAND DEVELOPMENT PLAN
WESTFIELD COMMONS
WESTFIELD NORTH LLC
1146 S. CEDAR CREST BLVD
ALLENTOWN, PA 18103

C.C.01

ALL DOCUMENTS PREPARED BY UTRS CEE ARE INSTRUMENTS OF SERVICE WITH RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY UTRS CEE FOR THE SPECIFIC PURPOSE INTENDED IS STRICTLY PROHIBITED AND WILL BE AT THE OWNER'S/USER'S SOLE RISK. UTRS CEE EXPRESSLY DISCLAIMS ALL LIABILITY FOR SUCH UNAUTHORIZED USE. OWNER/USER SHALL INDEMNIFY AND HOLD HARMLESS UTRS CEE FROM ALL CLAIMS, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. THESE PLANS ARE FOR APPROVAL PURPOSE ONLY AND MAY NOT BE SUITABLE FOR CONSTRUCTION UNLESS SO NOTED. IF CONSTRUCTION IS UNDERTAKEN FROM PLANS NOT AUTHORIZED FOR CONSTRUCTION, THE OWNER DOES SO AT THEIR OWN RISK AND MAY EXPERIENCE PROBLEMS AND ADDITIONAL COSTS FOR COMPLETION OF THE PROJECT.

Sep 25, 26 - 4:18pm
P:\PA\Monroe Co\Smithfield Twp\Westfield North\10803.002 LD Plans- Permit Appls\Engineering\Drawings\WF_Layout_LD_Civ.dwg

GENERAL NOTES

1. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPROVEMENTS MORE THAN FIVE (5) FEET FROM THE BUILDING FOUNDATION OR AS MORE SPECIFICALLY DETERMINED BY THE GENERAL CONTRACTOR.
2. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO UTRS CEE, PRIOR TO THE DATE ON WHICH UTRS CEE PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY UTRS CEE, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
3. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE CONSTRUCTION DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE (CONSTRUCTION DRAWINGS, PROJECT MANUAL AND REPORTS). IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION DRAWINGS, REPORTS AND THE PROJECT MANUAL ASSOCIATED WITH THE PROJECT WORK SCOPE. PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE PROJECT ENGINEER AND TOWNSHIP PRIOR TO ORDERING MATERIALS FOR THE PROJECT.
5. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH UTRS CEE THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
7. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, PROJECT MANUAL/ REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
8. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING, TECHNOLOGY AND FIRE SUPPRESSION PLANS,WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND UTRS CEE, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
9. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
10. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.

    AN AUTOCAD FILE OF THE SITE PLAN WILL BE PROVIDED TO THE CONTRACTOR WITH CONTROL POINTS SET IN THE FIELD. AUTOCAD FILES ARE PROVIDED FOR REFERENCE BY THE CONTRACTOR, HOWEVER THE PRINTED (OR PDF) COPY OF THE PLANS ARE CONSIDERED THE OFFICIAL PLAN SET. ANY DISCREPANCY BETWEEN THE PLAN SET AND THE AUTOCAD DRAWING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE CONTRACTOR FOR CLARIFICATION.
11. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
13. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT OR STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
14. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR AT THE COST OF THE CONTRACTOR.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
16. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
17. UTRS CEE IS NOT RESPONSIBLE FOR AND HAS NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. UTRS CEE HAS NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF UTRS CEE SERVICES AS RELATED TO THE PROJECT. UTRS CEE IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
18. THE CONTRACTOR MUST IMMEDIATELY NOTIFY IN WRITING, TO UTRS CEE, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS UTRS CEE FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
19. UTRS CEE IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD UTRS CEE HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT UTRS CEE SUFFER AND PAY AND ALL COSTS THAT UTRS CEE INCUR AS RELATED TO SAME.
20. UTRS CEE IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
22. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
23. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. UTRS CEE HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
24. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY UTRS CEE, THE USE OF THE WORDS 'CERTIFY OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF UTRS CEE' KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE SUBMITTALS PREPARED FOR ANY CONSTRUCTION DETAILED ITEMS AND TO COORDINATE THE SUBMITTALS WITH THE RESPECTIVE GOVERNING AGENCIES OR SERVICE PROVIDERS, WHO SHALL HAVE THE FINAL AUTHORITY IN APPROVING THE SUBMITTALS.

PLAN REFERENCE MATERIAL

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
    - STORMWATER INFILTRATION REPORT WESTFIELD COMMONS PREPARED BY GEO-TECHNOLOGY ASSOCIATES INC., DATED 2-8-2024, AS AMENDED.
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SITE LAYOUT NOTES

1. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
2. ALL BIDIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARD AND THE LIKE.
3. THE LOCATIONS OF PROPOSED UTILITY POLES, LIGHT POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.

GRADING NOTES

1. SITE GRADING AND EARTHWORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.

    GEOTECHNICAL REPORTS:
    - STORMWATER INFILTRATION REPORT WESTFIELD COMMONS PREPARED BY GEO-TECHNOLOGY ASSOCIATES INC., DATED 2-8-2024, AS AMENDED.
2. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO UTRS CEE AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
3. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY UTRS CEE, IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
5. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE PCSM PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY UTRS CEE, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
6. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.
7. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE IS PROVIDED IN BOTH PAVED AND LAWN AREAS AFTER CONSTRUCTION. ANY LOCALIZED DEPRESSIONS MUST BE ELIMINATED.
9. THE CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES. WHERE THE GRADING ALONG AND ADJACENT TO A BUILDING ARE SCHEMATIC, THE GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE THE MINIMUM REVEAL AS REQUIRED BY THE ARCHITECT AND TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ALL GRADING AND MINIMUM SLOPES AND SEPARATIONS MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODES, UCC AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES, AND CODES.
10. WHERE SUBGRADE BUILDING AREAS ARE PROVIDED, THE CONTRACTOR MUST DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED SUBGRADE BUILDING AREA. WHERE GROUNDWATER IS ENCOUNTERED AT THE ELEVATION OF THE SUBGRADE BUILDING AREA, APPROPRIATE CONSTRUCTION METHODS SHALL BE EMPLOYED TO PREVENT GROUNDWATER FROM ENTERING THE STRUCTURE(S). IF AND WHERE SUMP PUMPS ARE PROVIDED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER OR OTHERWISE PROTECTED FROM CAUSING SURFACE RUNOFF EROSION.
11. THE CONTRACTOR SHALL IMPLEMENT RECOMMENDED STABILIZATION MEASURES FOR ANY CUT/FILL SLOPES IN EXCESS OF 2:1 CONSISTENT WITH THE GEOTECHNICAL REPORT AND RECOMMENDATION OF GEOTECHNICAL ENGINEER.

ACCESSIBILITY DESIGN GUIDELINES

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF:-
    A. THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND
    B. ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
    A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
    B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
    C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
    D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
    E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
    F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY UTRS CEE, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
    G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE UTRS CEE, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.
4. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
5. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.

PAVEMENT STRIPING AND MARKING NOTES

1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
4. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, CROSSWALK, FIRE LANE MARKINGS AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS IN CONFORMANCE WITH PENNDOT PUB 46 AND BULLETIN 15.

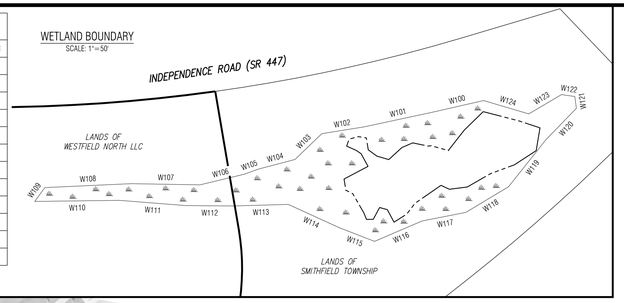
AS BUILT PLAN

1. CONTRACTOR SHALL BE RESPONSIBLE TO DOCUMENT AND PROVIDE AS-BUILT PLANS AND AUTOCAD DRAWING FILE INCLUDING CURRENT NPDES NOTICE OF TERMINATION (N.O.T.) APPENDIX B (RECORD DRAWING CHECKLIST) REQUIREMENTS AND ADDITIONAL INFORMATION MAY BE REQUIRED ON A CASE-BY-CASE BASIS. ONE LEGIBLE PAPER PRINT OF THE AS-BUILT PLANS SEALED BY A LICENSED SURVEYOR AND ONE COMPACT DISK WITH THE PLANS IN PDF FORMAT SHALL BE SUBMITTED TO THE TOWNSHIP AND ONE OF EACH TO THE TOWNSHIP ENGINEER SIMULTANEOUSLY. AN AUTOCAD DRAWING FILE CONTAINING THE AS BUILT INFORMATION WILL BE PROVIDED TO THE OWNER AND UTRS CEE.
2. THE DATUMS SHALL BE NORTH AMERICAN DATUM OF 1983 (NAD 83) US SURVEY FOOT AND NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING THE AS BUILT CONDITIONS VIA SURVEY LO

WETLAND LINE TABLE		
LINE No.	DIRECTION	LENGTH
W100	S77° 11' 36"W	35.93'
W101	S77° 51' 43"W	49.22'
W102	S80° 52' 16"W	30.27'
W103	S46° 01' 49"W	25.95'
W104	S75° 09' 20"W	26.17'
W105	S70° 12' 56"W	10.86'
W106	S76° 32' 30"W	31.72'
W107	N89° 02' 50"W	47.93'
W108	S87° 26' 59"W	60.59'
W109	S36° 03' 29"W	11.97'
W110	N89° 17' 48"E	59.24'
W111	S85° 27' 30"E	46.75'
W112	S89° 38' 52"E	32.87'

WETLAND LINE TABLE		
LINE No.	DIRECTION	LENGTH
W113	N88° 23' 57"E	38.48'
W114	S65° 25' 24"E	39.54'
W115	S68° 56' 33"E	26.05'
W116	N66° 49' 40"E	36.08'
W117	N78° 47' 49"E	31.15'
W118	N59° 01' 27"E	34.80'
W119	N38° 30' 28"E	41.99'
W120	N44° 07' 35"E	30.61'
W121	N7° 55' 24"W	8.31'
W122	N81° 45' 23"W	9.43'
W123	S59° 20' 08"W	26.54'
W124	N73° 32' 01"W	32.93'

WETLAND BOUNDARY
SCALE: 1"=50'



PA STATE PLANE NORTH (NAD83)

GENERAL NOTES:

1. PROPERTY BOUNDARIES ARE SHOWN PER R.B. 2393 PG. 370 AND A FIELD SURVEY BY UTRS CEE IN MAY 2025, AND ARE BASED PARTLY ON THE FOLLOWING INFORMATION:

   A.) EXISTING PROPERTY CORNERS FOUND AND LOCATED
   B.) EXISTING ROAD RIGHT OF WAYS.
   C.) ADJACENT DEEDS AND SURVEY MAPS.

2. PROPOSED LOT LINES BASED ON PLAN TITLED "MINOR SUBDIVISION PLAN FOR LANDS OF WESTFIELD NORTH LLC AND LANDS OF SMITHFIELD SEWER AUTHORITY" PREPARED BY UTRS, DATED 6-26-2026, LAST REVISED 7-5-2026 AND RECORDED IN MAP BOOK _____ PAGE _____.

3. EXISTING FEATURES AND TOPOGRAPHY ARE SHOWN TO THE LIMIT OF SURVEY LINE BASED ON A FIELD SURVEY BY UTRS DEE IN MAY 2025. HORIZONTAL DATUM: PA STATE PLANE-NORTH ZONE (NAD83), VERTICAL DATUM: NAVD88.

   TOPOGRAPHY WITHIN THE LIMITS OF THE INDEPENDENCE ROAD (SR 0447) RIGHT OF WAY ARE SHOWN BASED ON A FIELD SURVEY BY BENCHMARK CIVIL ENGINEERING SERVICES, INC

   TOPOGRAPHY OUSTIDE THE LIMIT OF SURVEY AND THE RIGHT OF WAY OF INDEPENDENCE ROAD (SR 0447) IS SHOWN BASED ON AIRBORNE LIGHT DETECTION AND RANGING (LIDAR) SURVEYS FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE. LIDAR SURVEY BASED ON AERIAL PHOTOGRAPHY DATED 04-2008.

4. PHOTO IS BASED ON 2025 AERIAL PHOTOGRAPHY FROM MONROE COUNTY GIS

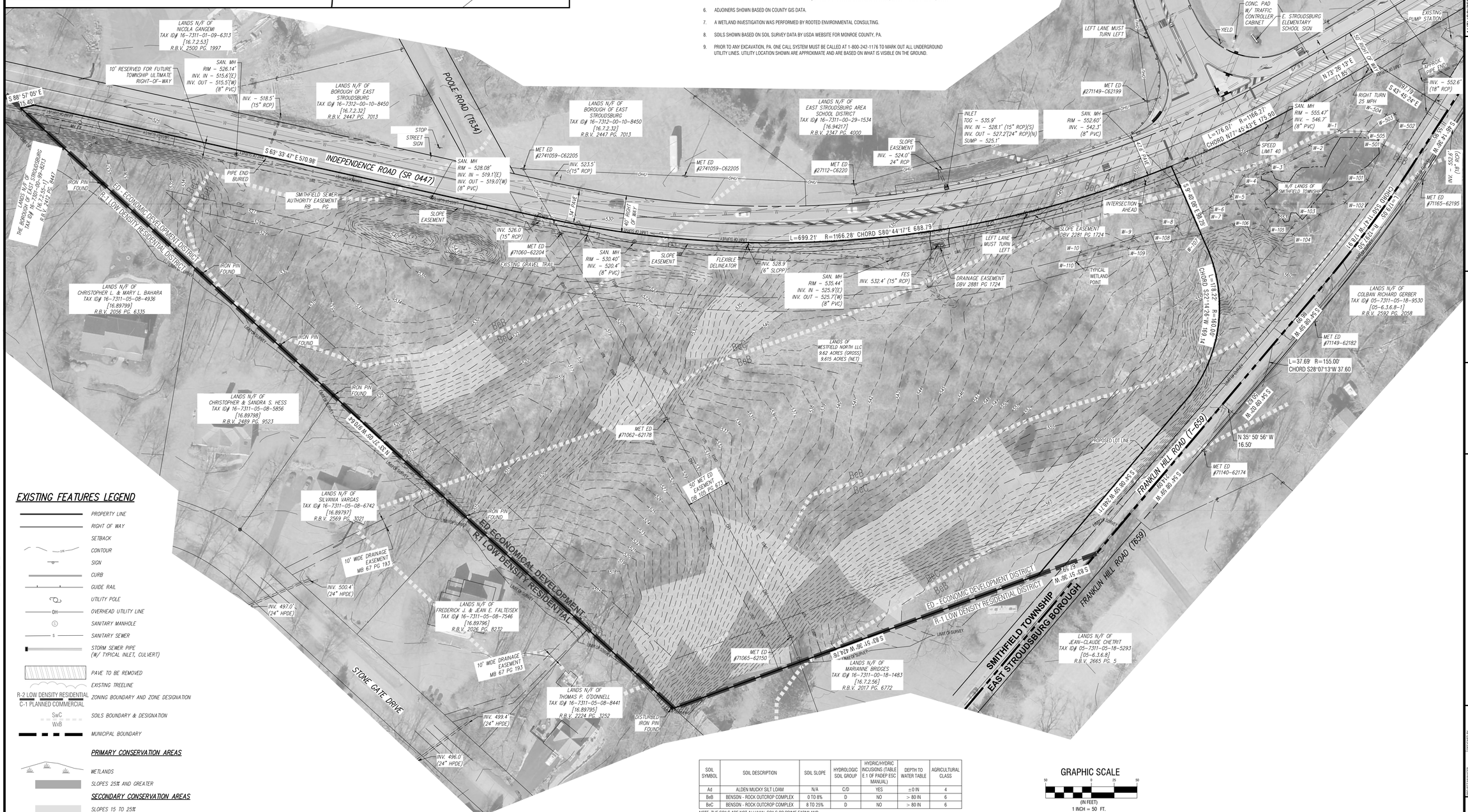
5. BASED ON THE GRAPHIC REPRESENTATION OF THE FEMA FIRM MAPPING, THIS PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASED ON FEMA FIRM NO. 42089C0293E, EFFECTIVE DATE: MAY 2, 2013.

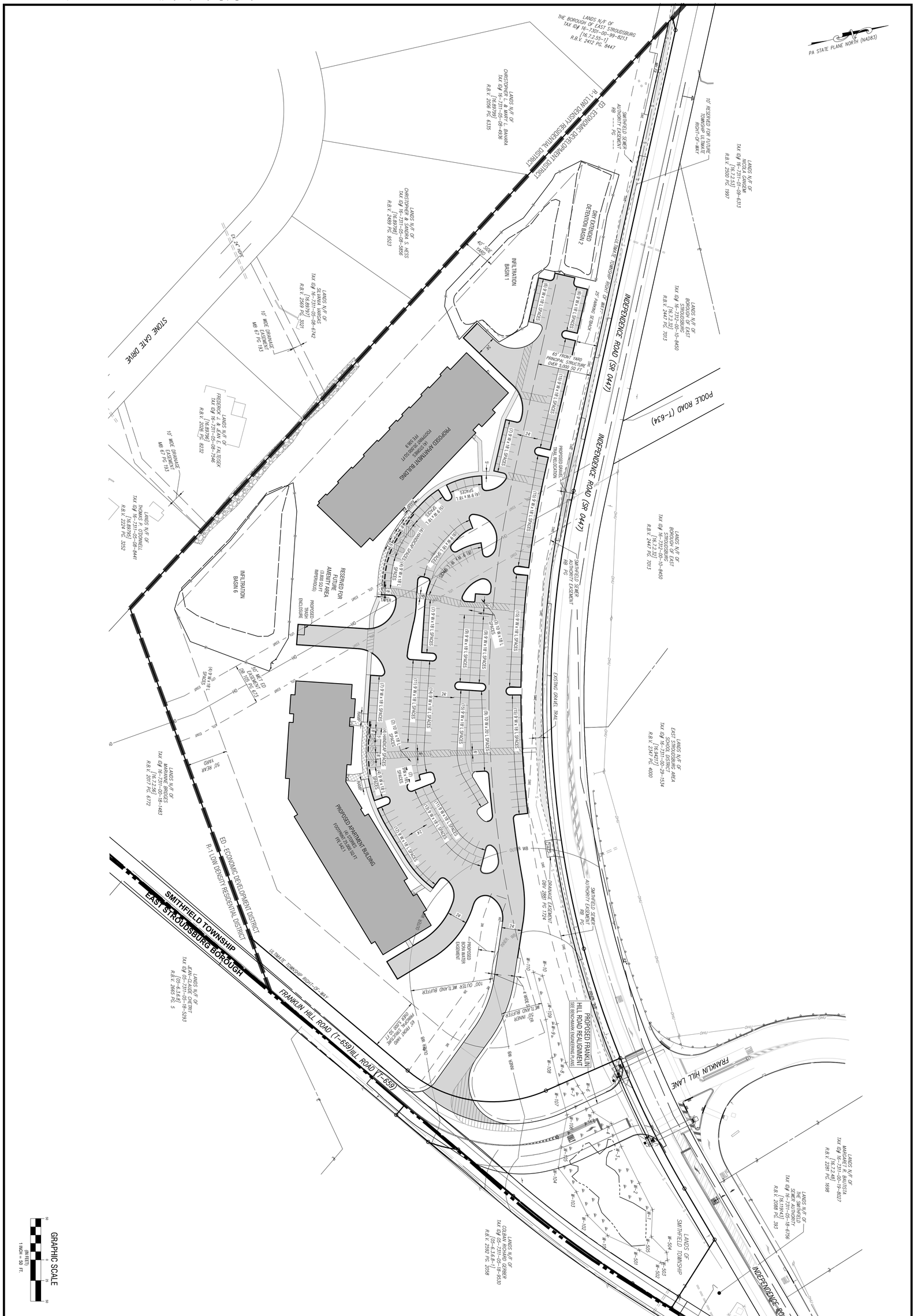
6. ADJOINERS SHOWN BASED ON COUNTY GIS DATA.

7. A WETLAND INVESTIGATION WAS PERFORMED BY ROOTED ENVIRONMENTAL CONSULTING.

8. SOILS SHOWN BASED ON SOIL SURVEY DATA BY USDA WEBSITE FOR MONROE COUNTY, PA.

9. PRIOR TO ANY EXCAVATION, PA. ONE CALL SYSTEM MUST BE CALLED AT 1-800-242-1776 TO MARK OUT ALL UNDERGROUND UTILITY LINES. UTILITY LOCATION SHOWN ARE APPROXIMATE AND ARE BASED ON WHAT IS VISIBLE ON THE GROUND.


LANDS N/F OF NICOLA GANGEMI TAX ID# 16-7311-01-09-6313 [16.7.2.53] R.B.V. 2500 PG. 1997
10' RESERVED FOR FUTURE TOWNSHIP ULTIMATE RIGHT-OF-WAY
SAN. MH RIM - 526.14' INV. IN - 515.6'(E) INV. OUT - 515.5'(W) (8" PVC)
INV. - 518.5' (15" RCP)
LANDS N/F OF BOROUGH OF EAST STROUDSBURG TAX ID# 16-7312-00-10-8450 [16.7.2.32] R.B.V. 2447 PG. 7013
POOLE ROAD (T634)
STOP STREET SIGN
LANDS N/F OF BOROUGH OF EAST STROUDSBURG TAX ID# 16-7312-00-10-8450 [16.7.2.32] R.B.V. 2447 PG. 7013
LANDS N/F OF EAST STROUDSBURG AREA SCHOOL DISTRICT TAX ID# 16-7311-00-29-1534 [16.94217] R.B.V. 2347 PG. 4000
INLET TOG - 535.9' INV. IN - 528.1' (15" RCP)(S) INV. OUT - 527.2'(24" RCP)(N) SUMP - 525.1'
SAN. MH RIM - 552.60' INV. - 542.3' (8" PVC)
LANDS N/F OF MARGARET R. BAUTISTA TAX ID# 16-7311-00-19-8027 [16.7.2.48] R.B.V. 2281 PG. 1698
LANDS N/F OF THE SMITHFIELD SEWER AUTHORITY TAX ID# 16-7311-05-18-6756 [16.11914.1] R.B.V. 2088 PG. 393
CONC. PAD W/ TRAFFIC CONTROLLER CABINET
E. STROUDSBURG ELEMENTARY SCHOOL SIGN
EXISTING PUMP STATION
LEFT LANE MUST TURN LEFT
YIELD
MET ED #271149-C62199
APPROX. PIPE END
INV. - 552.6' (18" RCP)
RIGHT TURN 25 MPH
SAN. MH RIM - 555.47' INV. - 546.7' (8" PVC)
L=176.01' R=1166.27' CHORD N77°45'43"E 175.90'
SPEED LIMIT 40
N/F LANDS OF SMITHFIELD TOWNSHIP
INV. - 552.6' (18" RCP)
MET ED #71165-62195
S 88° 57' 05" E 15.40'
S 63° 33' 47" E 570.98'
INDEPENDENCE ROAD (SR 0447)
LANDS N/F OF THE BOROUGH OF EAST STROUDSBURG TAX ID# 16-7311-05-08-8213 [16.89797] R.B.V. 2412 PG. 8447
IRON PIN FOUND
PIPE END BURIED
SMITHFIELD SEWER AUTHORITY EASEMENT RB PG
SAN. MH RIM - 528.08' INV. IN - 519.1'(E) INV. OUT - 519.0'(W) (8" PVC)
MET ED #2741059-C62205
INV. 523.5' (15" RCP)
MET ED #2741059-C62205
MET ED #2711?-C6220
SLOPE EASEMENT INV. - 524.0' 24" RCP
SLOPE EASEMENT
INV. 526.0' (15" RCP)
MET ED #71060-62204
EXISTING GRAVEL TRAIL
SAN. MH RIM - 530.40' INV. - 520.4' (8" PVC)
SLOPE EASEMENT
FLEXIBLE DELINEATOR
INV. 528.9' (6" SLOPP)
SAN. MH RIM - 535.44' INV. IN - 525.9'(E) INV. OUT - 525.7'(W) (8" PVC)
INV. 532.4' (15" RCP)
FES
DRAINAGE EASEMENT DBV 2881 PG 1724
L=699.21' R=1166.28' CHORD S80°44'17"E 688.79'
LEFT LANE MUST TURN LEFT
SLOPE EASEMENT DBV 2281 PG 1724
INTERSECTION AHEAD
TYPICAL WETLAND POINT
S 9° 40' 08" E 88.26'
L=178.22' R=160.00' CHORD S22°14'26"W 169.14'
LANDS N/F OF COLBAN RICHARD GERBER TAX ID# 05-7311-05-18-9530 [05-6.3.6.8-1] R.B.V. 2592 PG. 2058
MET ED #71149-62182
L=37.69' R=155.00' CHORD S28°07'13"W 37.60'
N 35° 50' 56" W 16.50'
MET ED #71140-62174
PROPOSED LOT LINE
FRANKLIN HILL ROAD (T-659)
FRANKLIN HILL ROAD (16:59)
SMITHFIELD TOWNSHIP
EAST STROUDSBURG BOROUGH
ED - ECONOMIC DEVELOPMENT DISTRICT
R-1 LOW DENSITY RESIDENTIAL
LANDS N/F OF CHRISTOPHER L. & MARY L. BAHARA TAX ID# 16-7311-05-08-4936 [16.89799] R.B.V. 2056 PG. 6335
LANDS N/F OF CHRISTOPHER & SANDRA S. HESS TAX ID# 16-7311-05-08-5856 [16.89798] R.B.V. 2489 PG. 9523
LANDS N/F OF SILVANIA VARGAS TAX ID# 16-7311-05-08-6742 [16.89797] R.B.V. 2569 PG. 3021
10' WIDE DRAINAGE EASEMENT MB 67 PG 193
INV. 500.4' (24" HPDE)
INV. 497.0' (24" HPDE)
LANDS N/F OF FREDERICK J. & JEAN E. FALTEISEK TAX ID# 16-7311-05-08-7546 [16.89796] R.B.V. 2026 PG. 8232
10' WIDE DRAINAGE EASEMENT MB 67 PG 193
STONE GATE DRIVE
INV. 499.4' (24" HPDE)
INV. 496.0' (24" HPDE)
LANDS N/F OF THOMAS P. O'DONNELL TAX ID# 16-7311-05-08-8441 [16.89795] R.B.V. 2224 PG. 3252
DISTURBED IRON PIN FOUND
MET ED #71062-62178
50' MET ED EASEMENT DB 165 PG 513
MET ED #71065-62150
LANDS N/F OF MARIANNE BRIDGES TAX ID# 16-7311-00-18-1483 [16.7.2.56] R.B.V. 2017 PG. 6772
S 65° 19' 15" W 98.15'
S 65° 19' 15" W 68.69'
LANDS N/F OF JEAN-CLAUDE CHETRIT TAX ID# 05-7311-05-18-5293 [05-6.1.6.8] R.B.V. 2665 PG. 5
LANDS OF WESTFIELD NORTH LLC 9.62 ACRES (GROSS) 9.615 ACRES (NET)
N 65° 19' 15" W 68.69'
N 65° 19' 15" W 68.69'
N 65° 19' 15" W 68.69'



PROJECT MANAGER: NSO	DESIGNED BY: NLP		
DRAWN BY:	CHECKED BY:		
DATE: 9-28-2026	CHECKED DATE:		
SCALE: AS SHOWN	PROJECT NO: 10803.002		
PROJECT PATH AND NAME:			
DRAWING PATH AND NAME: WF_Layout_LD.dwg			

C.S.01

LAND DEVELOPMENT PLAN

LAND DEVELOPMENT PLAN
WESTFIELD COMMONS

WESTFIELD NORTH LLC
1146 CEDAR CREST BLVD
ALLENTOWN, PA 18103

SMITHFIELD TOWNSHIP — MONROE COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — NATHAN S OILER — ENGINEER — ME. PE013811

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