

PERSONAL CARE HOME

MIDDLE SMITHFIELD TOWNSHIP MONROE COUNTY, PENNSYLVANIA

PENNSYLVANIA ACT 287
OF 1974 AS AMENDED
UTILITY USERS LIST

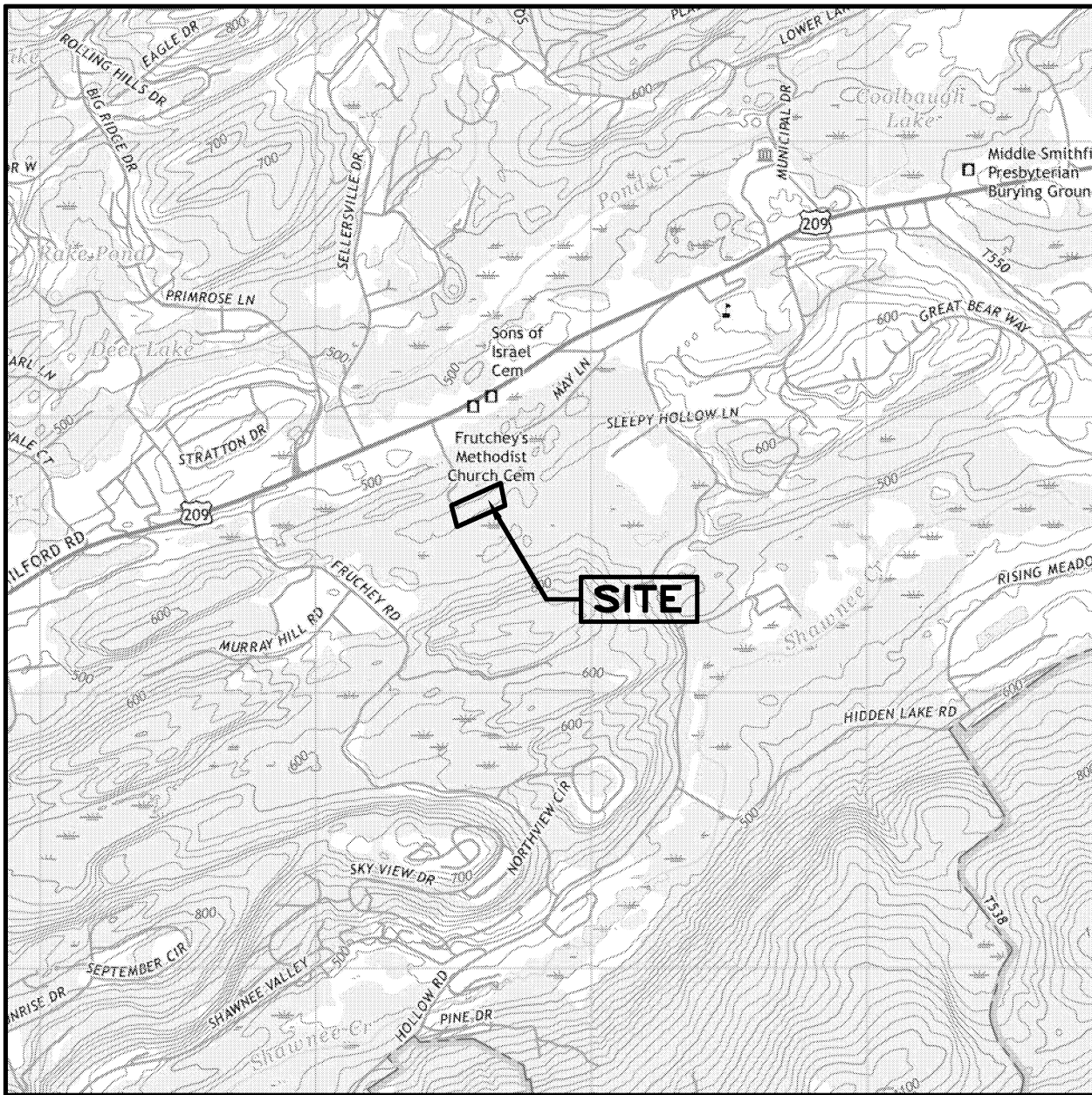
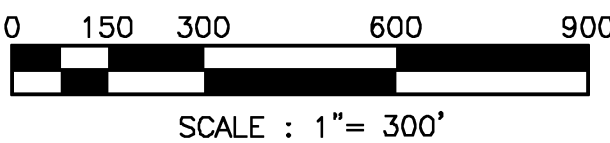
VERIZON WIRELESS
MET ED
MIDDLE SMITHFIELD TOWNSHIP
MIDDLE SMITHFIELD TOWNSHIP SEWER AUTHORITY
PENCOR SERVICES



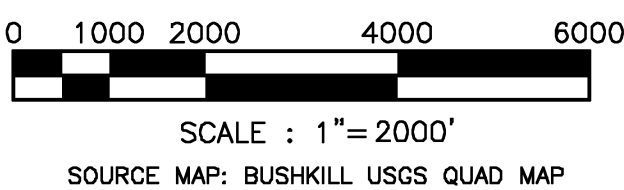
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAWS REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH
20230601050
THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF
ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.



OVERALL SITE



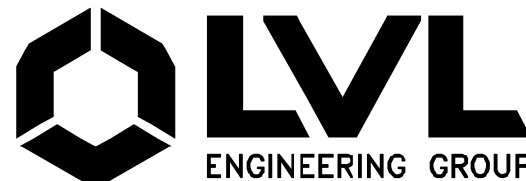
LOCATION MAP



DRAWING INDEX

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CIVIL ENGINEERS



559 MAIN STREET, SUITE 230
BETHLEHEM, PA 18018
(610) 419-9407
lvlengineers.com

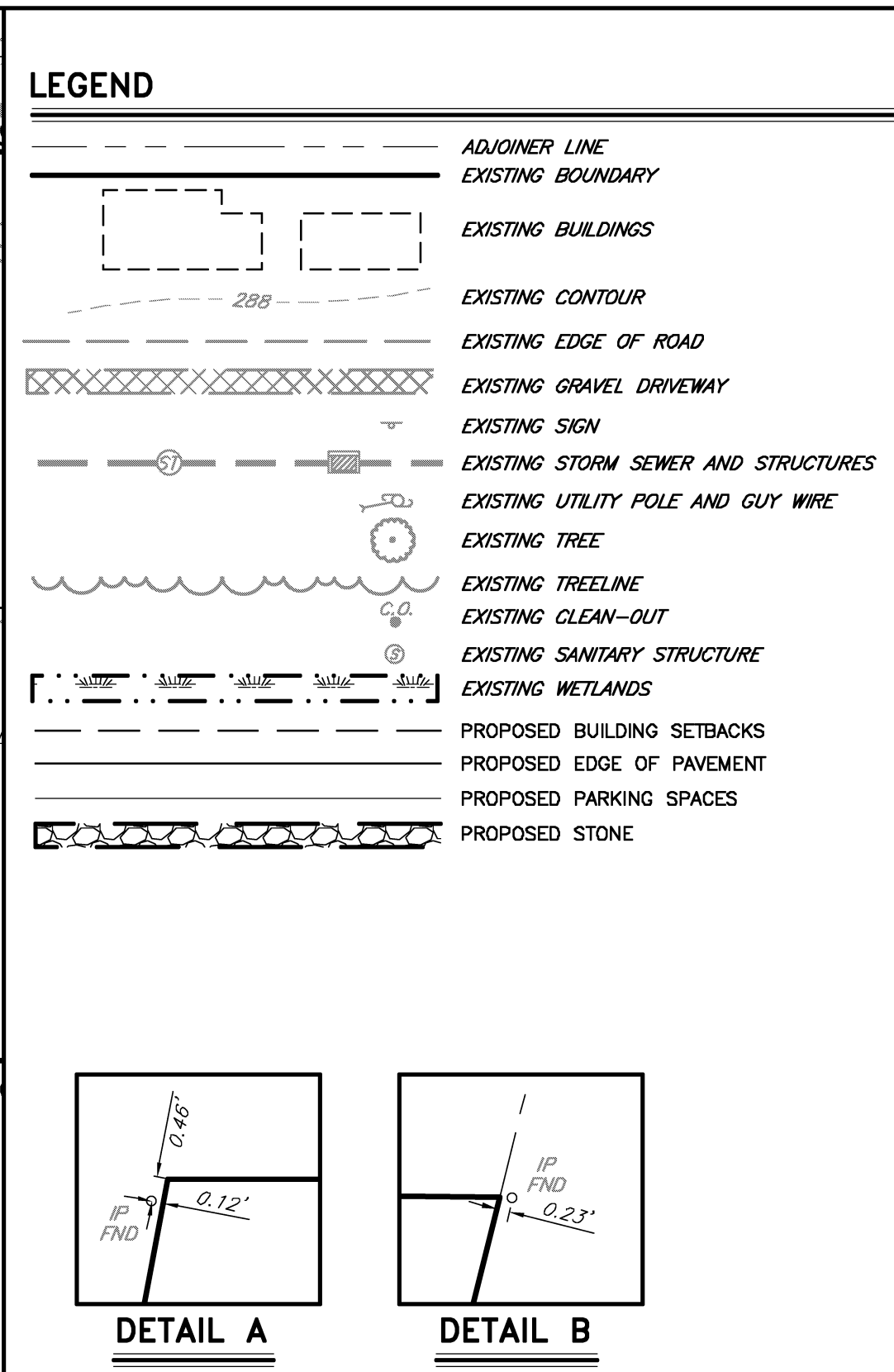
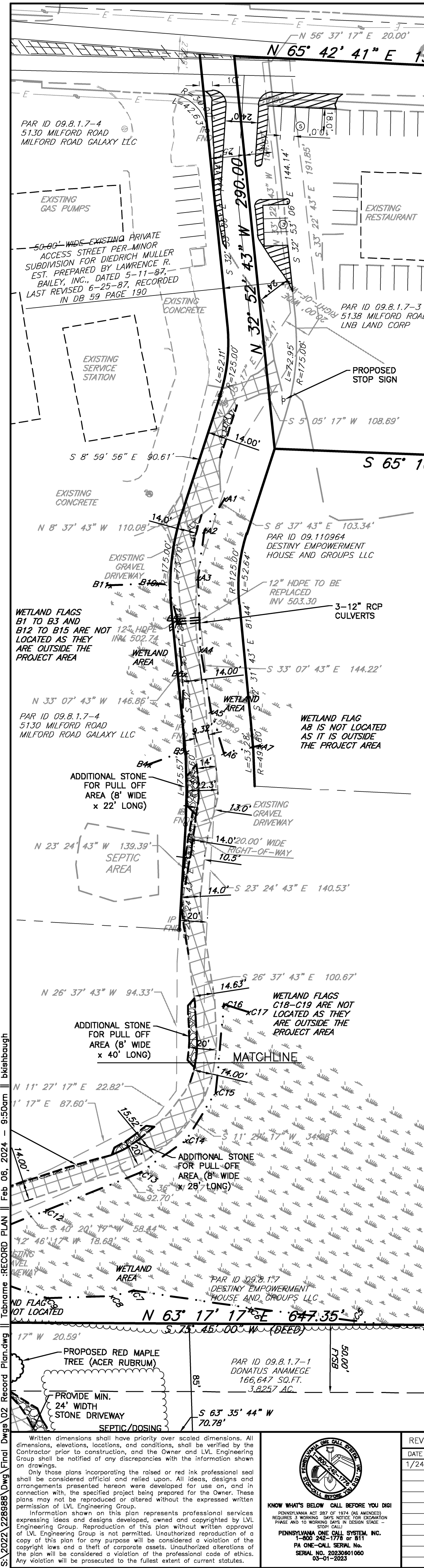
APPLICANT

DR. GERALDINE ANAMEGE
DESTINY EMPOWERMENT HOUSE AND GROUPS, LLC
5013 PINE RIDGE ROAD
EAST STROUDSBURG, PA. 18302
(570) 730-6485

PERSONAL CARE HOME

PRELIMINARY/FINAL PLAN

JOB NO. 228988
APRIL 28, 2023
REVISED JANUARY 24, 2024
SHEET 1 OF 9



ZONING AND SITE DATA:

1. OWNER:

DONATUS ANAMEGE
5013 PINE RIDGE RD
EAST STROUDSBURG, PA. 18302
DBK 2592 PG 657

2. APPLICANT/EQUITABLE OWNER:

DR. GERALDINE ANAMEGE
DESTINY EMPOWERMENT HOUSE
AND GROUPS, LLC
18 N 7TH STREET, 2ND FLOOR
STROUDSBURG, PA. 18360

3. ZONING DATA:

TMP # 09.8.1.7-1
MIDDLE SMITHFIELD TOWNSHIP
COUNTY OF MONROE, PENNSYLVANIA

ZONE:

C-1 - COMMERCIAL DISTRICT

EXISTING USE:

SINGLE FAMILY DWELLING

SITE ADDRESS:

5128 MILFORD ROAD,
EAST STROUDSBURG, PA 18302

PROPOSED CONDITIONAL USE:

C9 - LIFE-CARE FACILITY

UTILITY CONNECTIONS:

ON-LOT SEWER
ON-LOT WATER

REQUIRED

EXISTING

PROPOSED

MIN. LOT AREA:

21,780 S.F.
(0.50 AC.)

166,647 S.F.
(3.8257 AC.)

166,647 S.F.
(3.8257 AC.)

MIN. LOT WIDTH:

150 FT.

647.35 FT

647.35 FT

MIN. YARD SETBACKS

FRONT (FYSB):

50 FT.

114.18 FT

114.18 FT

SIDE (SYSB):

30 FT.

38.62 FT

38.62 FT

REAR (RSYB):

50 FT.

98.51 FT

98.51 FT

MAX. BUILDING COVERAGE:

40 %

3,710 (2.23%)

3,710 (2.23%)

MAX. IMPERVIOUS COVERAGE:

60 %

16,603 (9.96%)

18,962 (11.38%)

ADDITIONAL IMPERVIOUS (OUTSIDE PROJECT PROPERTY):

1,186 S.F.

TOTAL IMPERVIOUS ADDED:

3,545 S.F.

PARKING REQUIREMENTS PER THE 4TH EDITION OF PARKING GENERATION
ITE - NURSING HOME USE

0.48 SPACES PER BED

- 8 BEDS
4 SPACES REQUIRED
5 SPACES REQUIRED BASED ON ITE 85TH
PERCENTILE
2 ADD SPACES PROVIDED
15 TOTAL SPACES PROVIDED

GENERAL NOTES:

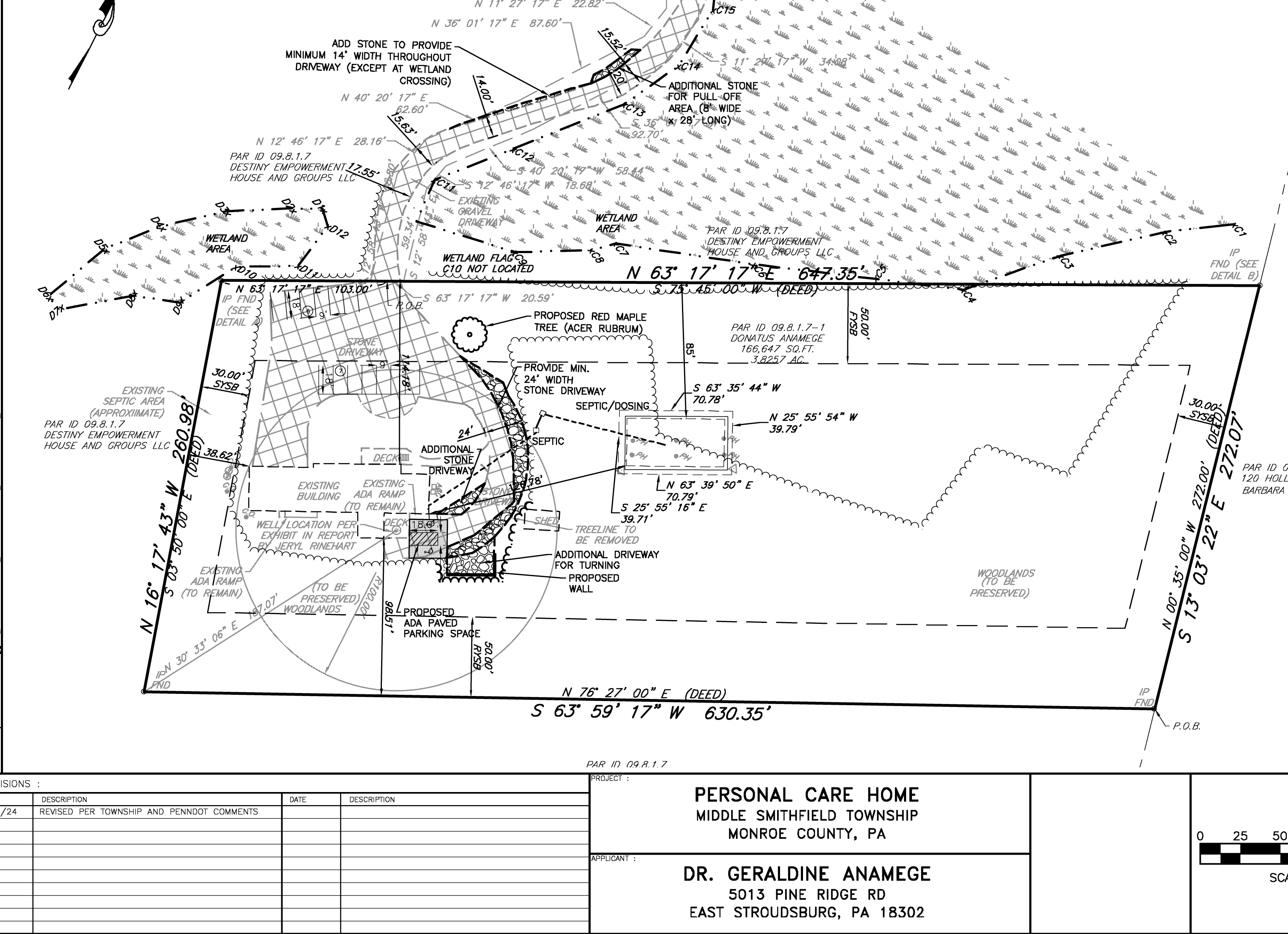
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- BOUNDARY AND EXISTING FEATURES ON SITE INFORMATION TAKEN FROM FIELD SURVEY PERFORMED BY LVL ENGINEERING GROUP DURING SEPTEMBER 2022, MARCH AND APRIL OF 2023 AND DEEDS OF RECORD.
- FLOOD PLAIN INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP, MONROE COUNTY, PA PANEL 312 OF 535, MAP NO'S 42089C0312E IN ZONE X. NO ONE HUNDRED YEAR FLOODPLAIN AREAS OR DELINEATION OF FLOODWAY WITHIN THE SITE.
- WETLANDS ARE LOCATED BY SPARNON WETLANDS SERVICES, INC. IN MARCH 2023 THE POND AND SOME OF THE WETLANDS SHOWN ON THE PLAN OUTSIDE OF THE PROJECT AREA IS FROM THE NATIONAL WETLAND INVENTORY WEBSITE.
- THE IMPROVEMENT AND MAINTENANCE OF THE PRIVATE ACCESS STREET(S) SHALL BE THE RESPONSIBILITY OF THOSE PERSONS BENEFITING THE USE THEREOF.
- IN THE EVENT THAT THE PLAN WILL REQUIRE ACCESS TO A HIGHWAY UNDER JURISDICTION OF THE PENNDOT, THE FOLLOWING: A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE 'STATE HIGHWAY LAW', BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- AN APPROVED AND COMPLETED HIGHWAY OCCUPANCY PERMIT SHALL BE REQUIRED PRIOR TO OCCUPANCY AND/OR USE.
- THE DRIVEWAY SHALL BE MAINTAINED TO PROVIDE 14 FEET VERTICAL AND HORIZONTAL CLEARANCE AT ALL TIMES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NORTH ZONE) AND WAS ESTABLISHED UTILIZING GPS OBSERVATIONS.
- NETES AND BOUNDS SHOWN ON THE INTERIOR OF THE PROPERTY BOUNDARY ARE DEED BEARINGS AND DISTANCES AND ARE SHOWN FOR REFERENCE ONLY.

RESTRICTIVE COVENANTS:

- ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATIONS AS ARE SET FORTH IN THIS SALDO AND ZONING ORDINANCE, AS BOTH ARE AMENDED.
- WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED IN COMPLETE ACCORDANCE WITH THE STANDARDS OF THE DEP (WHEN APPLICABLE)
- THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS HAVE NOT PASSED UPON THE FEASIBILITY OF ANY INDIVIDUAL LOT OR LOCATION WITHIN ANY LOT BEING ABLE TO SUSTAIN ANY TYPE OF WATER SUPPLY OR SEWAGE DISPOSAL SYSTEM (WHEN APPLICABLE)
- BY APPROVAL OF THIS PLAN, THE TOWNSHIP OF MIDDLE SMITHFIELD HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS, WHETHER OR NOT DELINEATED ON THE PLAN, AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE SUBDIVIDER AND/OR DEVELOPER, HIS/HER HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE DEP, AND THE ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.

NATURAL RESOURCE TABULATION

NATURAL RESOURCE AND DISTURBANCE CALCULATIONS	CURRENT			
FEATURE	AREA, SF	PROJECT DISTURBANCE AREA, SF	PROJECT DISTURBANCE AREA, %	PERMITTED DISTURBANCE
STEEP SLOPE 15-25%	39,598	1,296	3.3%	70%
STEEP SLOPE 25% +	6,553	321	4.9%	50%



CONDITIONAL USE NOTES:

AND NOW, THIS 22 DAY OF DECEMBER, A.D. 2022 AFTER DUE DELIBERATION AND DISCUSSION, THE MIDDLE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS GRANTED APPLICANT'S REQUEST FOR CONDITIONAL USE APPROVAL TO PROCEED WITH THE PROPOSED PERSONAL CARE HOME (WHICH IS CONSIDERED A LIFE-CARE FACILITY IN THE ZONING ORDINANCE) ON THE PROPERTY AS SET FORTH AND AS RESTRICTED HEREIN, SUBJECT TO THE FOLLOWING REASONABLE CONDITIONS AND RESTRICTIONS OF APPROVAL, EACH OF WHICH THE BOARD OF SUPERVISORS DEEMS A NECESSARY AND ESSENTIAL COMPONENT OF THIS APPROVAL.

- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS, ORDINANCES, AND RESOLUTIONS OF THE TOWNSHIP OF MIDDLE SMITHFIELD AND ALL APPLICABLE STATE AND FEDERAL LAWS, REGULATIONS, AND LICENSURE REQUIREMENTS GOVERNING THE PROPOSED USE.
- THE APPLICANT SHALL AGREE TO ALLOW TOWNSHIP REPRESENTATIVES ENTER THE PROPERTY AT REASONABLE TIMES, SUBJECT TO PRIOR NOTICE, IN ORDER TO INSPECT THE PROPERTY AND BUILDINGS ON THE PROPERTY TO ENSURE COMPLIANCE WITH THIS AND OTHER TOWNSHIP APPROVALS AND/OR REGULATIONS.
- THE APPLICANT SHALL COMPLY WITH THE MIDDLE SMITHFIELD TOWNSHIP ZONING ORDINANCE.
- ANY VIOLATION OF ANY CONDITION IMPOSED HEREIN SHALL BE A VIOLATION OF THE MIDDLE SMITHFIELD TOWNSHIP ZONING ORDINANCE AND SHALL BE ENFORCED AS PROVIDED IN THE ORDINANCE.
- THE APPLICANT SHALL SECURE REQUISITE LICENSE(S) AND/OR APPROVAL(S) FROM THE STATE AND/OR OTHER OUTSIDE AGENCY FOR THE PROPOSED USE AND PROVIDE COPIES OF THE SAME TO THE TOWNSHIP PRIOR TO PROCEEDING WITH THE PROPOSED USE.
- THE APPLICANT SHALL APPLY FOR AND SECURE LAND DEVELOPMENT APPROVAL FROM MIDDLE SMITHFIELD TOWNSHIP FOR THE PROPOSED IMPROVEMENTS PRIOR TO PROCEEDING WITH THE PROPOSED USE AND SHALL COMPLY WITH THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS ASSOCIATED THEREWITH.
- THE APPLICANT SHALL ACKNOWLEDGE AND PROVIDE CONFIRMATION DEEMED ACCEPTABLE TO THE TOWNSHIP THAT ITS PROPERTY IS SUBJECT TO AN EASEMENT ALLOWING THE OWNERS OF THE ADJACENT PROPERTY, FORMERLY TITLED IN THE NAME OF MULLER'S INC., AND DESCRIBED IN DEED BOOK VOLUME 385, PAGE 578 (I.E. THE EASEMENT PROPERTY), TO MAINTAIN AND REPAIR A SEWER DISPOSAL SYSTEM AND DRAINAGE FIELD AT THE LOCATION IT CURRENTLY EXISTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MAINTENANCE AND REPAIR. THE APPLICANT MUST PROVIDE ADEQUATE MEASURES TO ENSURE NO IMPACT AND/OR DAMAGE IS CAUSED TO THE NEIGHBOR'S SEWAGE DISPOSAL SYSTEM OR DRAINAGE FIELD.
- THE APPLICANT SHALL DEMONSTRATE TO THE SATISFACTION OF LOCAL EMERGENCY OFFICIALS THAT EMERGENCY VEHICLES WILL HAVE ADEQUATE INGRESS AND EGRESS TO AND FROM THE PROPERTY.
- THE APPLICANT SHALL SUBMIT A SCOPING APPLICATION TO PENNDOT FOR THE ACCESS FROM ROUTE 209 SHALL COMPLY WITH ANY RECOMMENDATIONS FROM PENNDOT THAT RESULT FROM THE SCOPING APPLICATION.
- THE APPLICANT SHALL CORRECT ALIGNMENT OF THE ACCESS ROAD ACROSS THE EASEMENT PROPERTY TO ENSURE THE ACCESS ROAD FALLS WITHIN THE EASEMENT PROPERTY AS DELINEATED, AND NOT OVER THE NON-EASEMENT PROPERTY, IN A MANNER AND FORM DEEMED ACCEPTABLE BY THE TOWNSHIP. ADDITIONALLY, THE APPLICANT SHALL RESTORE TO A TOWNSHIP APPROVED PERVIOUS CONDITION THOSE AREAS THAT CURRENTLY FALL OUTSIDE THE EASEMENT.
- THE APPLICANT SHALL PROVIDE A WETLAND DELINEATION REPORT PREPARED BY A LICENSED WETLAND SCIENTIST TO DOCUMENT THE LOCATION AND QUALITY OF WETLANDS ON THE PROPERTY AND ALONG THE ACCESS ROAD TO THE PROPERTY AT THE TIME OF LAND DEVELOPMENT.
- THE APPLICANT SHALL ACQUIRE A CHAPTER 105 OR JOINT PERMIT FROM PADEP AND/OR THE ARMY CORPS OF ENGINEERS FOR THE EXISTING ACCESS ROAD CROSSING OF THE UNNAMED TRIBUTARY TO MARSHALLS CREEK.
- THE APPLICANT SHALL IMPROVE THE PARKING AREA AND DRIVEWAYS TO BE SURFACED WITH ASPHALT, CONCRETE, PAVING BLOCK, OR OTHER LOW-DUST MATERIALS PREAPPROVED BY THE TOWNSHIP, IN A MANNER AND FORM ACCEPTABLE TO THE TOWNSHIP AT THE TIME OF LAND DEVELOPMENT AND PRIOR TO PROCEEDING WITH THE PROPOSED USE.
- THE APPLICANT SHALL DEMONSTRATE TO THE SATISFACTION OF THE TOWNSHIP THAT ADEQUATE SEWER DISPOSAL AND WATER SUPPLY IS AVAILABLE TO SERVE THE PROPERTY AT THE TIME OF LAND DEVELOPMENT AND PRIOR TO PROCEEDING WITH THE PROPOSED USE ON THE PROPERTY.
- THE APPLICANT SHALL PROVIDE LIGHTING ALONG THE ACCESS DRIVEWAY AND WITHIN THE PARKING AREAS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) STANDARDS, IN A MANNER AND FORM ACCEPTABLE TO THE TOWNSHIP AT THE TIME OF LAND DEVELOPMENT AND PRIOR TO PROCEEDING WITH THE PROPOSED USE.
- ALL LAND DEVELOPMENT AND/OR IMPROVEMENTS PROPOSED IN ASSOCIATION WITH THE PROPOSED LIFE-CARE FACILITY SHALL BE SUBJECT TO LAND DEVELOPMENT REVIEW AND APPROVAL BY THE MIDDLE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS. THE APPLICANT SHALL BE REQUIRED TO PROCEED WITH AND SECURE SUBDIVISION AND LAND DEVELOPMENT APPROVAL FOR THE PROPOSED IMPROVEMENTS ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO THOSE DEPICTED ON EXHIBIT A-13.
- ANY LAND DEVELOPMENT AND/OR IMPROVEMENTS PROPOSED IN ASSOCIATION WITH THE PROPOSED LIFE-CARE FACILITY SHALL BE SUBJECT TO THE APPLICABLE BUILDING CODE REVIEW AND PERMITTING PROCESS.
- THE APPLICANT SHALL NOT EXTEND, EXPAND AND/OR CHANGE THE PROPOSED LIFE-CARE FACILITY, AS DEPICTED ON EXHIBIT A-13 AND/OR AS TESTIFIED TO UNDER THIS APPLICATION, AT ANY TIME IN THE FUTURE WITHOUT SECURING CONDITIONAL USE APPROVAL FROM THE TOWNSHIP.
- THE APPLICANT SHALL APPLY FOR AND SECURE THE REQUISITE APPROVAL FROM PENNDOT FOR ITS ACCESS ONTO ROUTE 209 IN A MANNER AND FORM ACCEPTABLE TO THE TOWNSHIP AT THE TIME OF LAND DEVELOPMENT AND PRIOR TO PROCEEDING WITH THE PROPOSED LIFE-CARE FACILITY, UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.
- THE APPLICANT SHALL PROVIDE ADEQUATE PLANS DEPICTING THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THE PROPOSED LIFE-CARE FACILITY AT THE TIME OF LAND DEVELOPMENT AND PRIOR TO PROCEEDING WITH THE PROPOSED LIFE-CARE FACILITY USE ON THE PROPERTY.
- THE APPLICANT SHALL ADDRESS AND RESOLVE THE TOWNSHIP'S CONCERNS RELATING TO THE ACCESS TO THE PROPERTY, ON-LOT SEPTIC, PRIVATE WATER, AND THE CROSSING OF THE TRIBUTARY AND/OR WETLANDS, IN A MANNER AND FORM ACCEPTABLE TO THE TOWNSHIP AT THE TIME OF LAND DEVELOPMENT AND PRIOR TO PROCEEDING WITH THE PROPOSED LIFE-CARE FACILITY USE ON THE PROPERTY.
- THE APPLICANT SHALL PROVIDE FOR IMPROVEMENTS TO THE EXISTING DRIVEWAY AT THE PROPERTY IN A MANNER AND FORM DEEMED ACCEPTABLE TO THE TOWNSHIP, INCLUDING BUT NOT LIMITED TO WIDENING, LIGHTING AND ADDITIONAL GRAVEL/PAVING, AT THE TIME OF LAND DEVELOPMENT AND PRIOR TO PROCEEDING WITH THE PROPOSED LIFE-CARE FACILITY USE ON THE PROPERTY.
- THE APPLICANT SHALL PROCEED WITH USING THE EASEMENT PROPERTY WHEN ACCESSING THE PROPERTY AND SHALL SECURE ANY AND ALL REQUISITE APPROVALS AND/OR PERMISSION FROM THE OWNER OF THE EASEMENT PROPERTY BEFORE DOING SO.

RECORD PLAN

228988

PERSONAL CARE HOME

APRIL 28, 2023

CERTIFICATION OF OWNERHISP
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONROE SS. _____

ON THIS DAY _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DONATUS ANAMEGE, WHO BEING DULY SWORN, ACCORDING TO LAW, BOTH DEPOSE AND SAY THAT HE IS THE OWNER, OF THE PROPERTY SHOWN AND DEPICTED ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE BY HIS OWN ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED ACCORDING TO LAW.

(PRINT NAME AND TITLE) (SIGNATURE)

PERMIT CERTIFICATION
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONROE SS. _____

ON THIS DAY _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DONATUS ANAMEGE, WHO BEING DULY SWORN, ACCORDING TO LAW, BOTH DEPOSE AND SAY THAT DONATUS ANAMEGE, THE OWNER, OF THE PROPERTY SHOWN AND DEPICTED ON THIS PLAN, HEREBY CERTIFY THAT DONATUS ANAMEGE HEIRS OR ASSIGNS WILL IMPLEMENT ALL REQUIREMENTS AND OBTAIN ALL PERMITS AS REQUIRED BY ANY AND ALL LOCAL, STATE OR FEDERAL AGENCIES AND DO ALSO AGREE AND REALIZE THAT IF THE SAID PERMITS ARE NOT OBTAINED AS REQUIRED ANY AND ALL APPROVALS GIVEN BY MIDDLE SMITHFIELD TOWNSHIP WILL BECOME NULLIFIED AND BE VIOLATED WITH NO FURTHER ACTION ON THE PART OF THE TOWNSHIP.

(PRINT NAME AND TITLE) (SIGNATURE)

CERTIFICATE OF ACCURACY AND COMPLIANCE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL RELATED DRAWINGS AND DOCUMENTS SUBMITTED HEREWIT ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY AND ARE IN COMPLETE COMPLIANCE WITH THE MIDDLE SMITHFIELD TOWNSHIP AND LAND DEVELOPMENT REGULATIONS AND/OR THE MIDDLE SMITHFIELD TOWNSHIP ZONING ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOR WHICH I ACCEPT FULL AND COMPLETE RESPONSIBILITY.

DATE _____
PRINT NAME _____

MIDDLE SMITHFIELD TOWNSHIP PLANNING COMMISSION
CERTIFICATE OF REVIEW

AT AN ADVERTISED PUBLIC MEETING HELD ON _____, 20____, THE PLANNING COMMISSION OF MIDDLE SMITHFIELD TOWNSHIP REVIEWED AND BY A MOTION, DULY CARRIED, DOES HEREBY CERTIFY THAT IT REVIEWED AND PROVIDED A RECOMMENDATION CONCERNING THE SAID FINAL PLAN FOR THE PROPERTY OF DONATUS ANAMEGE AS SHOWN HEREON.

CHAIRPERSON _____
SECRETARY _____

MIDDLE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS CERTIFICATE OF REVIEW AND APPROVAL

AT AN ADVERTISED MEETING HELD ON _____, 20____, THE BOARD OF SUPERVISORS OF MIDDLE SMITHFIELD TOWNSHIP REVIEWED AND BY A MOTION, DULY CARRIED, DOES HEREBY APPROVE AND SEAL THE SAID FINAL PLAN FOR THE PROPERTY OF DONATUS ANAMEGE AS SHOWN HEREON.

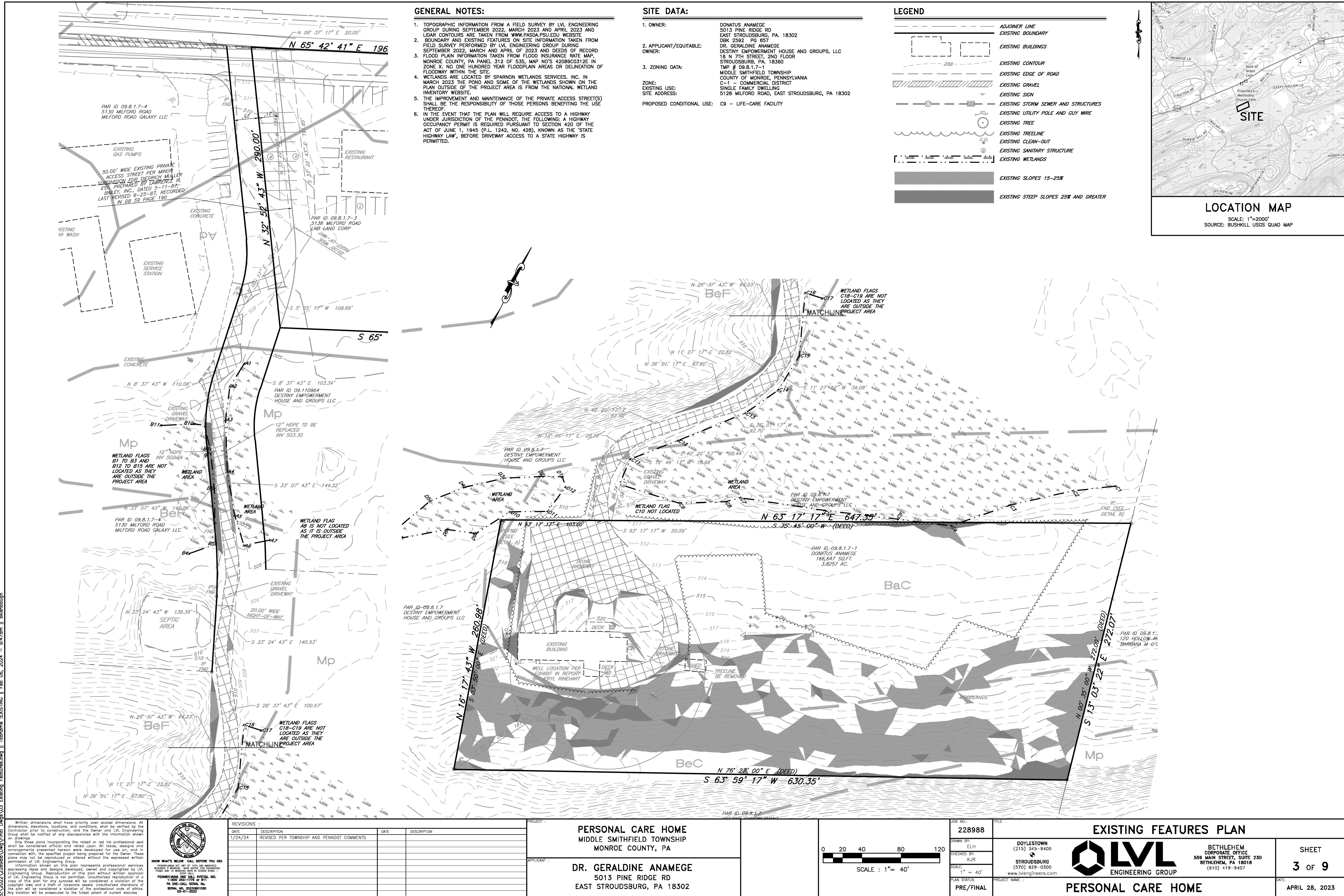
CHAIRPERSON _____
SECRETARY _____

AFFIDAVIT OF PLAN SUBMISSION

THIS LAND DEVELOPMENT PLAN WAS SUBMITTED TO THE MONROE COUNTY PLANNING COMMISSION FOR REVIEW ON _____, 20____, AND THE COUNTY'S REVIEW FEE WAS PAID.

(PRINT NAME)

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GENERAL NOTES:

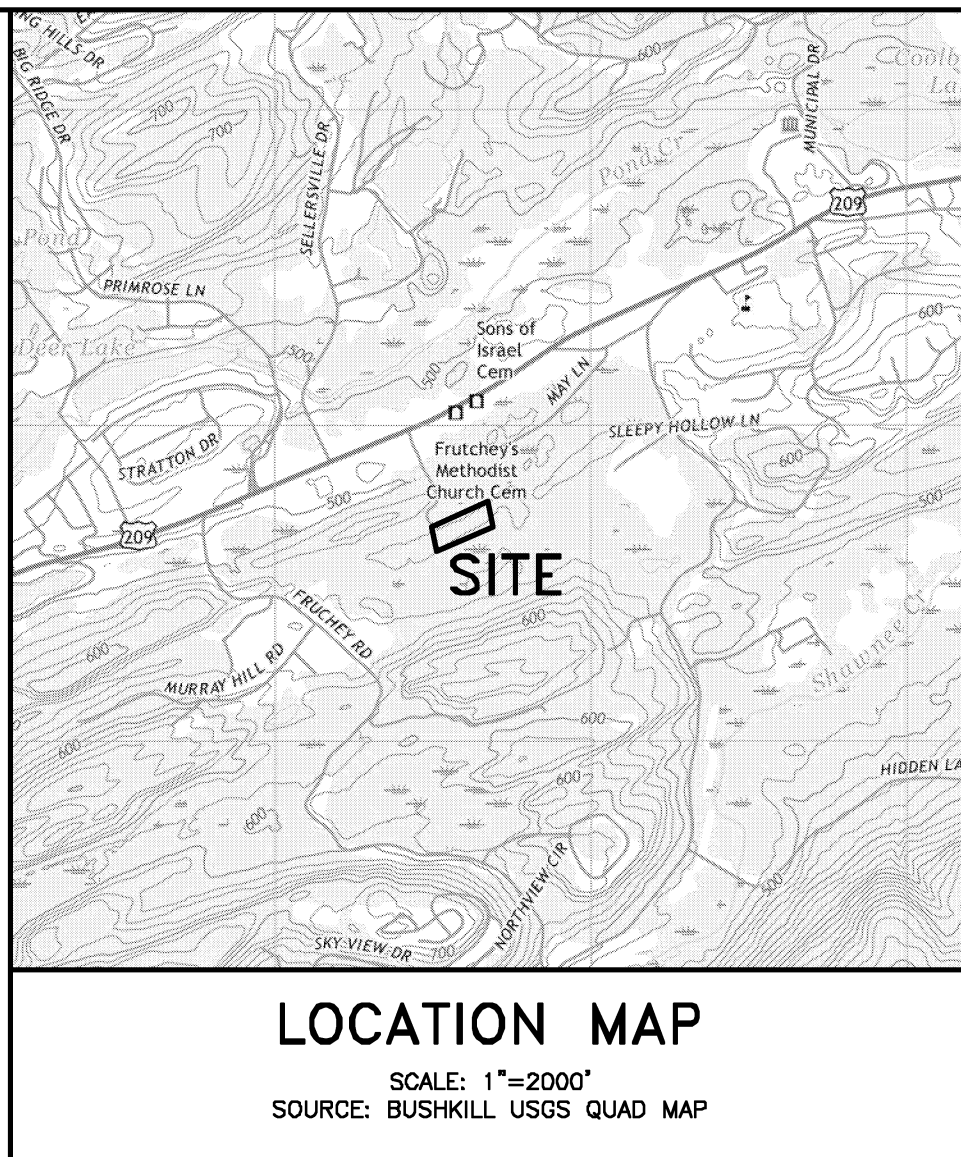
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SITE DATA:

1. OWNER: DONATUS ANAMEGE
5013 PINE RIDGE RD
EAST STROUDSBURG, PA. 18302
DBK 2592, PG 857
2. APPLICANT/EQUITABLE: DR. GERALDINE ANAMEGE
OWNER: DESTINY EMPOWERMENT HOUSE AND GROUPS, LLC
18 N 7TH STREET, 2ND FLOOR
STROUDSBURG, PA. 18360
TWP # 09.8.1.7-1
MIDDLE SMITHFIELD TOWNSHIP
COUNTY OF MONROE, PENNSYLVANIA
C-1 - COMMERCIAL DISTRICT
SINGLE FAMILY DWELLING
5128 MILFORD ROAD, EAST STROUDSBURG, PA 18302
3. ZONING DATA: C9 - LIFE-CARE FACILITY
- ZONE:
EXISTING USE:
SITE ADDRESS:
PROPOSED CONDITIONAL USE: C9 - LIFE-CARE FACILITY

LEGEND

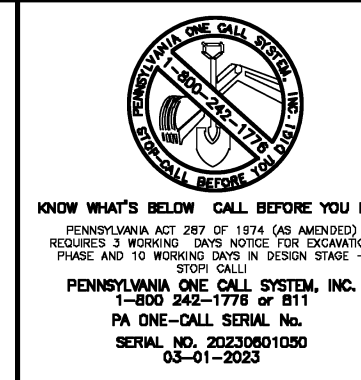
- ADJOINER LINE
EXISTING BOUNDARY
EXISTING BUILDINGS
EXISTING CONTOUR
EXISTING EDGE OF ROAD
EXISTING GRAVEL
EXISTING SIGN
EXISTING STORM SEWER AND STRUCTURES
EXISTING UTILITY POLE AND GUY WIRE
EXISTING TREE
EXISTING TREELINE
EXISTING CLEAN-OUT
EXISTING SANITARY STRUCTURE
EXISTING WETLANDS
EXISTING SLOPES 15-25%
EXISTING STEEP SLOPES 25% AND GREATER



Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions, shall be verified by the Contractor prior to construction, and the Owner and LVL Engineering Group shall be notified of any discrepancies with the information shown on drawings.

Only those plans incorporating the raised or red ink professional seal shall be considered official and relied upon. All ideas, designs and arrangements presented herein were developed for use on, and in connection with, the specified project being prepared for the Owner. These plans may not be reproduced or altered without the expressed written permission of LVL Engineering Group.

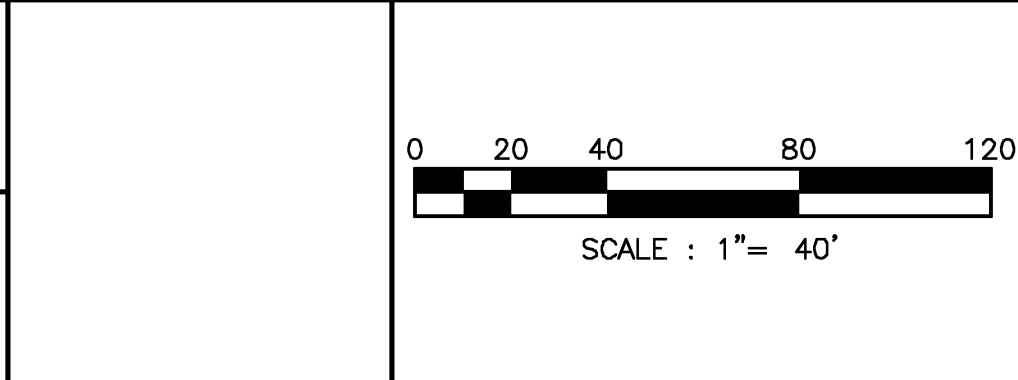
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REVISIONS :			
DATE	DESCRIPTION	DATE	DESCRIPTION
1/24/24	REVISED PER TOWNSHIP AND PENNDOT COMMENTS		

PROJECT : PERSONAL CARE HOME
MIDDLE SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

APPLICANT : DR. GERALDINE ANAMEGE
5013 PINE RIDGE RD
EAST STROUDSBURG, PA 18302



JOB NO.: 228988
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: 1" = 40'
PLAN STATUS: PRE/FINAL

JOB NO.: 228988

TITLE : EXISTING FEATURES PLAN

DOYLESTOWN (215) 345-9400
STROUDSBURG (570) 629-0300
www.lvlengineers.com

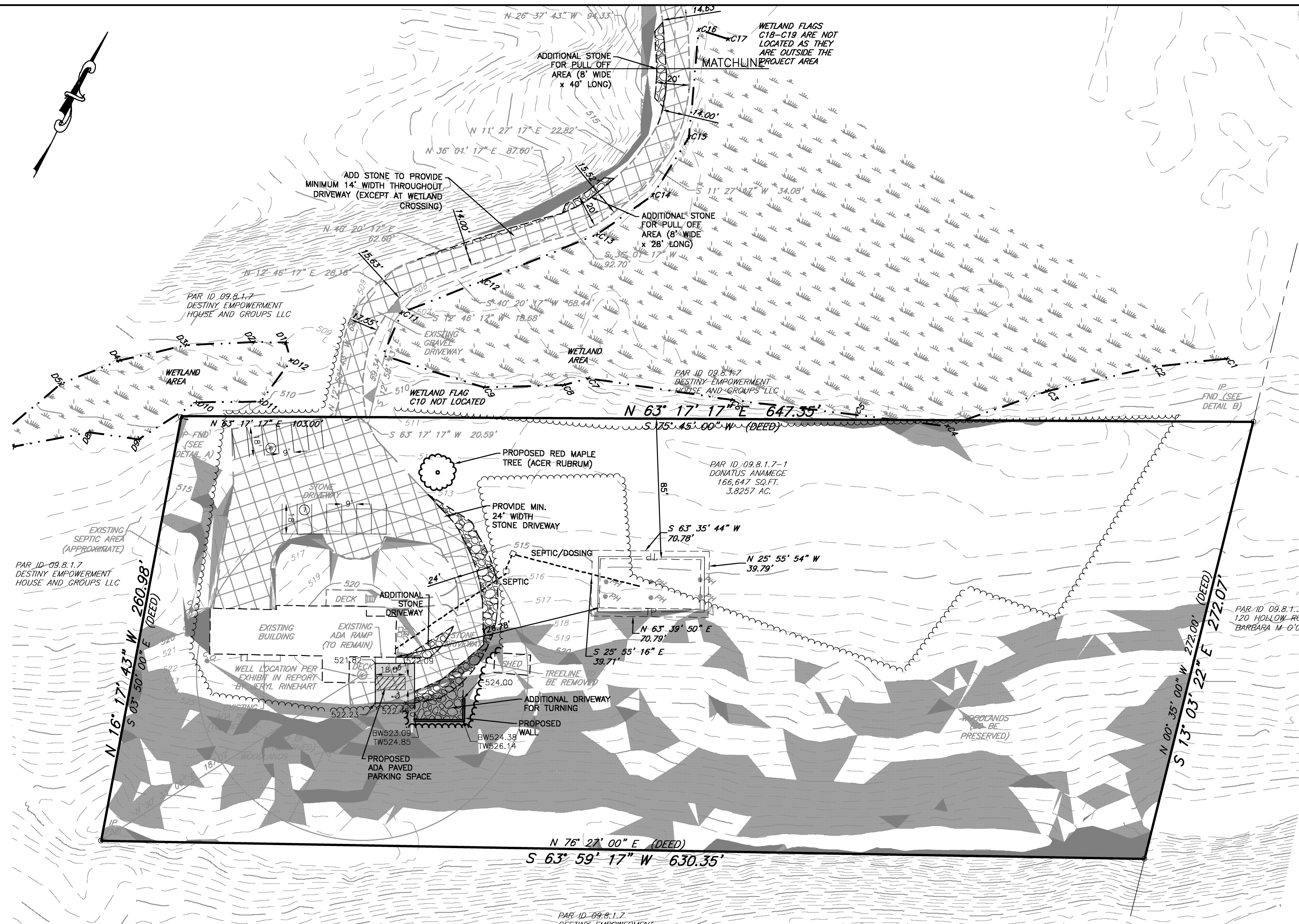
LVL ENGINEERING GROUP

BETHLEHEM CORPORATE OFFICE
559 MAIN STREET, SUITE 230
BETHLEHEM, PA 18018
(610) 419-9407

SHEET 3 OF 9

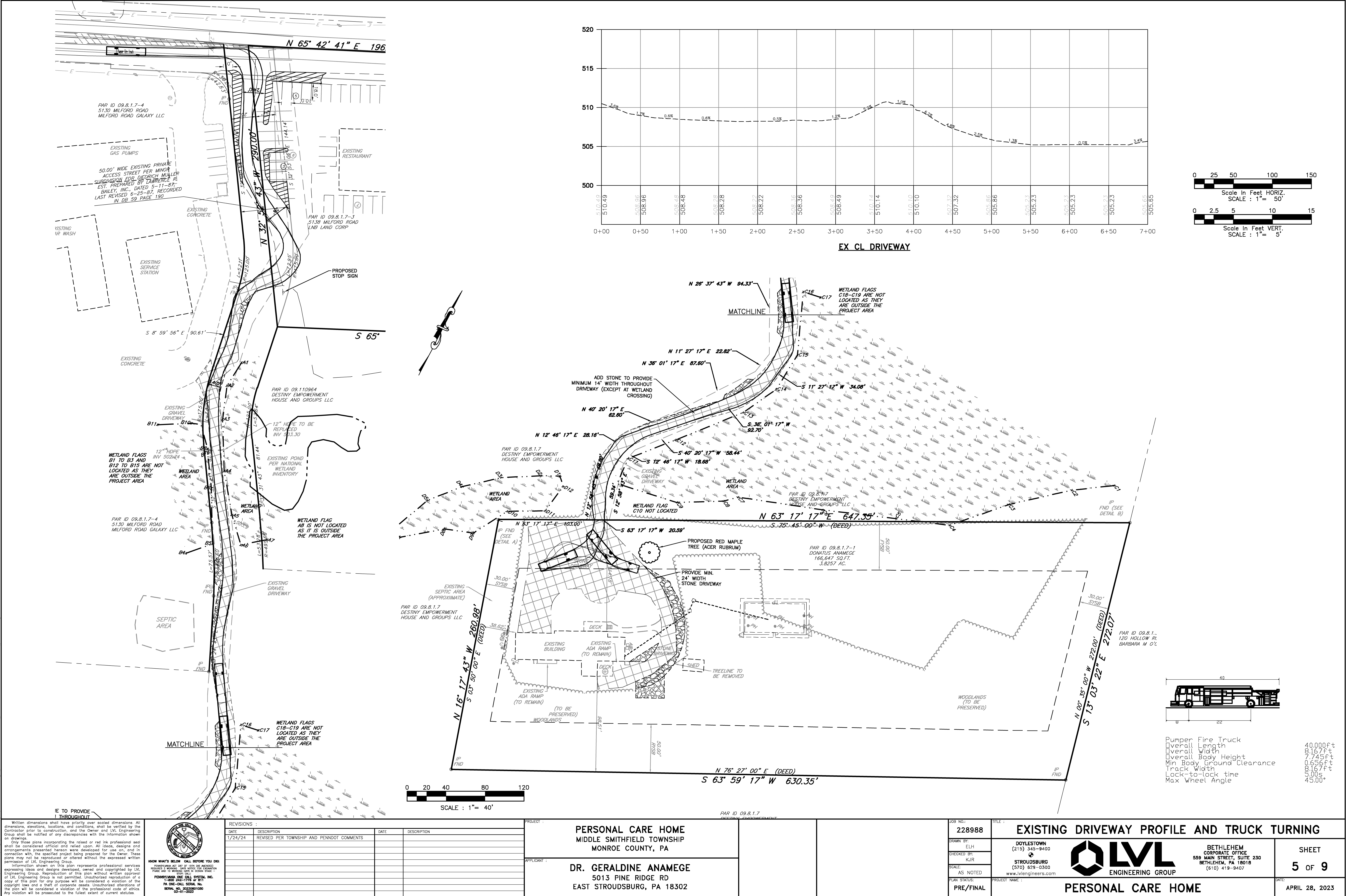
DATE: APRIL 28, 2023

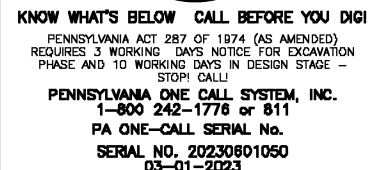
PERSONAL CARE HOME



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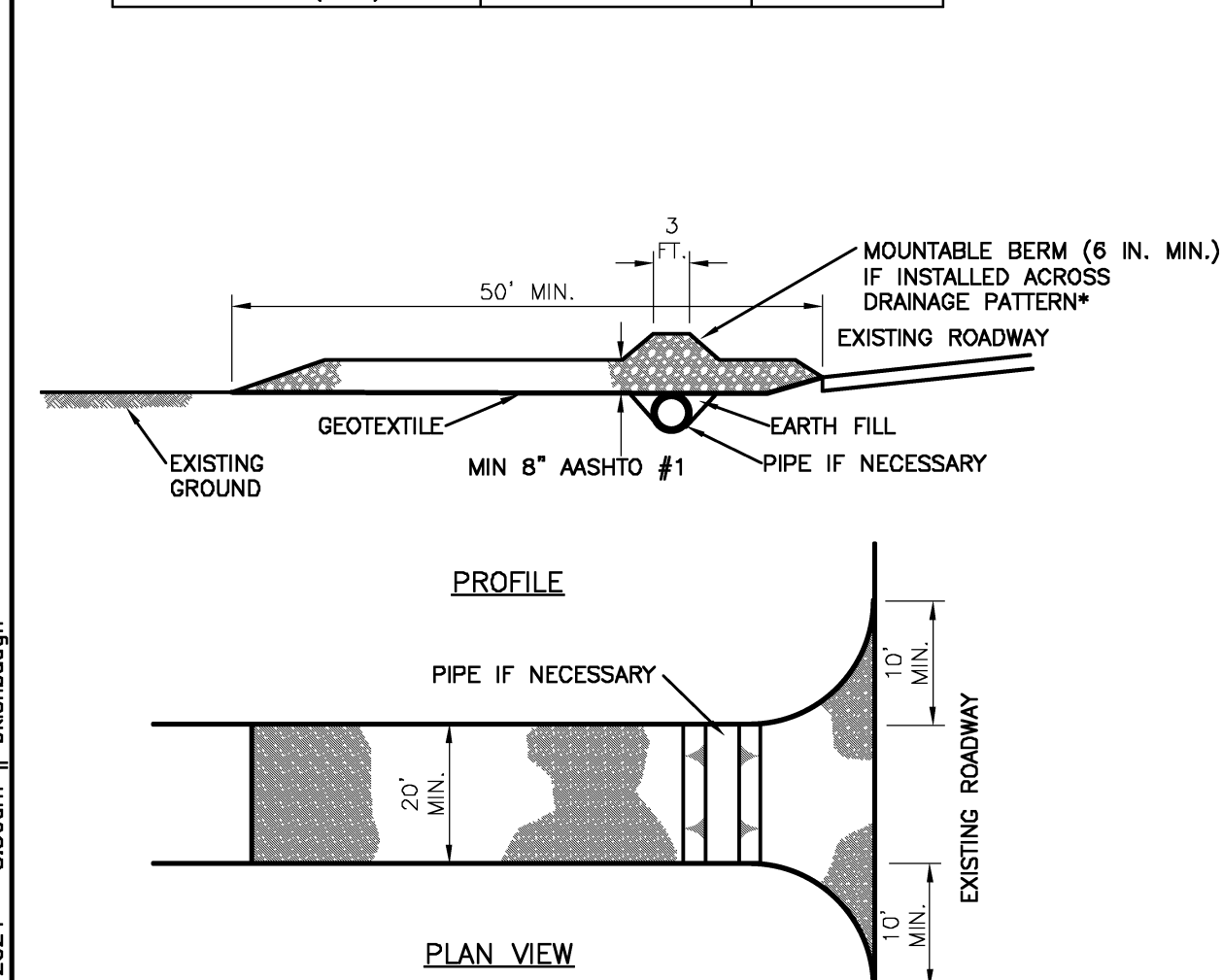
PROJECT :	PERSONAL CARE HOME MIDDLE SMITHFIELD TOWNSHIP MONROE COUNTY, PA
APPLICANT :	DR. GERALDINE ANAMEGE 5013 PINE RIDGE RD EAST STROUDSBURG, PA 18302

JOB NO. : 22B988		TITLE : STANDARD CONSTRUCTION DETAILS	
DRAWN BY : ELH CHECKED BY : KJR SCALES : N.T.S.		<div>  <div> <p>DOYLESTOWN (215) 345-9400</p> <p>BETHLEHEM CORPORATE OFFICE 559 MAIN STREET, SUITE 230 BETHLEHEM, PA 18018 (610) 419-9407</p> </div> </div>	
PLAN STATUS : PRE/FINAL		SHEET 6 OF 9 DATE: APRIL 28, 2023	
PROJECT NAME : PERSONAL CARE HOME			

Permanent Stabilization Seed Mixtures		
Mixture Number	Species	Seeding Rate Pure Live Seed ¹
1 ²	Spring oats (spring), or	64
	Annual ryegrass (spring or fall), or	10
	Winter wheat (fall), or	90
2 ³	Winter rye (fall)	56
	Tall fescue, or	60
	Fine fescue, or	35
	Kentucky bluegrass	25
	Redtop, or	3
	Perennial ryegrass	15
1. PLS is the product of the percentage of pure seed times percentage germination divided by 100. For example, to secure the actual planting rate for switchgrass, divide 12 pounds PLS shown on the seed tag. Thus, if the PLS content of a given seed lot is 35%, divide 12 PLS by 0.35 to obtain 34.3 pounds of seed required to plant one acre. All mixtures in this table are shown in terms of PLS.		
2. If high-quality seed is used, for most sites seed spring oats at a rate of 2 bushels per acre, winter wheat at 11.5 bushels per acre, and winter rye at 1 bushel per acre. If germination is below 90%, increase these suggested seeding rates by 0.5 bushel per acre.		
3. This mixture is suitable for frequent mowing. Do not cut shorter than 4 inches.		
4. All disturbed areas shall be stabilized with stone, erosion control matting and/or seed and mulch during winter months to prevent soil erosion until spring to allow for final seeding		

Mulch Application Rates					
Mulch Type	Application Rate (Min.)			Notes	
	Per Acre	Per 1,000 sq. ft.	Per 1,000 sq. yd.		
Straw	3 tons	140 lb.	1,240 lb.	Either wheat or oat straw, free of weeds, not chopped or finely broken	
Hay	3 tons	140 lb.	1,240 lb.	Timothy, mixed clover and timothy or other native forage grasses	
Wood Chips	4 – 6 tons	185 – 275 lb.	1,650 – 2,500 lb.	May prevent germination of grasses and legumes	
Hydromulch	1 ton	47 lb.	415.00	See limitations above	

TEMPORARY SEEDINGS FOR CRITICAL AREAS AND AREAS NOT SUBJECT TO ONGOING CONSTRUCTION		
TYPE OF COVER & SPECIES OF MIXTURES	APPLICATION RATES IN LBS./1000 sf	LBS. PER ACRE
1. RYEGRASS	1	20
2. SPRING OATS (SPRING)	2.5	109
3. WINTER RYE (FALL)	3.5	152



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY. EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH BACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS ON ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

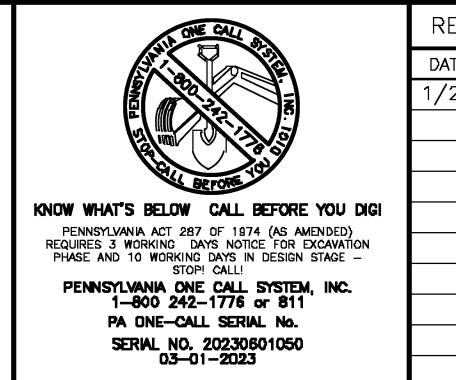
STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions shall be verified by the Contractor prior to construction, and the Owner and LVI Engineering Group shall be notified of any discrepancies with the information shown on drawings.

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REVISIONS :			
DATE	DESCRIPTION	DATE	DESCRIPTION
1/24/24	REVISED PER TOWNSHIP AND PENNDOT COMMENTS		

PROJECT :

PERSONAL CARE HOME
MIDDLE SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

APPLICANT :

DR. GERALDINE ANAMEGE
5013 PINE RIDGE RD
EAST STROUDSBURG, PA 18302

PROJECT :

PERSONAL CARE HOME
MIDDLE SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

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EAST STROUDSBURG, PA 18302

JOB NO.:
228988

DRAWN BY:
ELH

CHECKED BY:
KJR

SCALE:
N.T.S.

PLAN STATUS:
PRE/FINAL

TITLE :
EROSION AND SEDIMENTATION CONTROL DETAILS

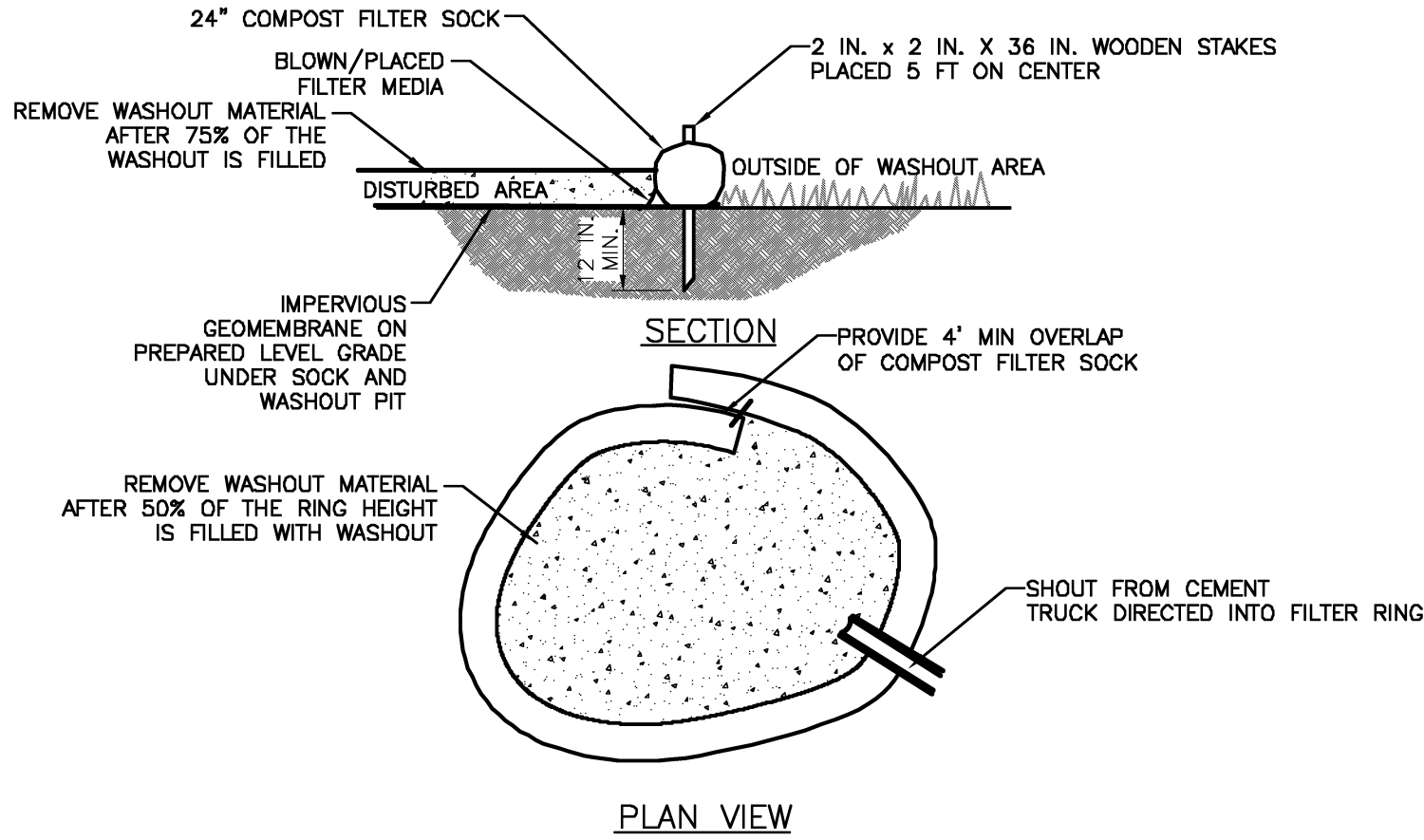
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LVI
ENGINEERING GROUP

SHEET
9 OF 9
APRIL 28, 2023

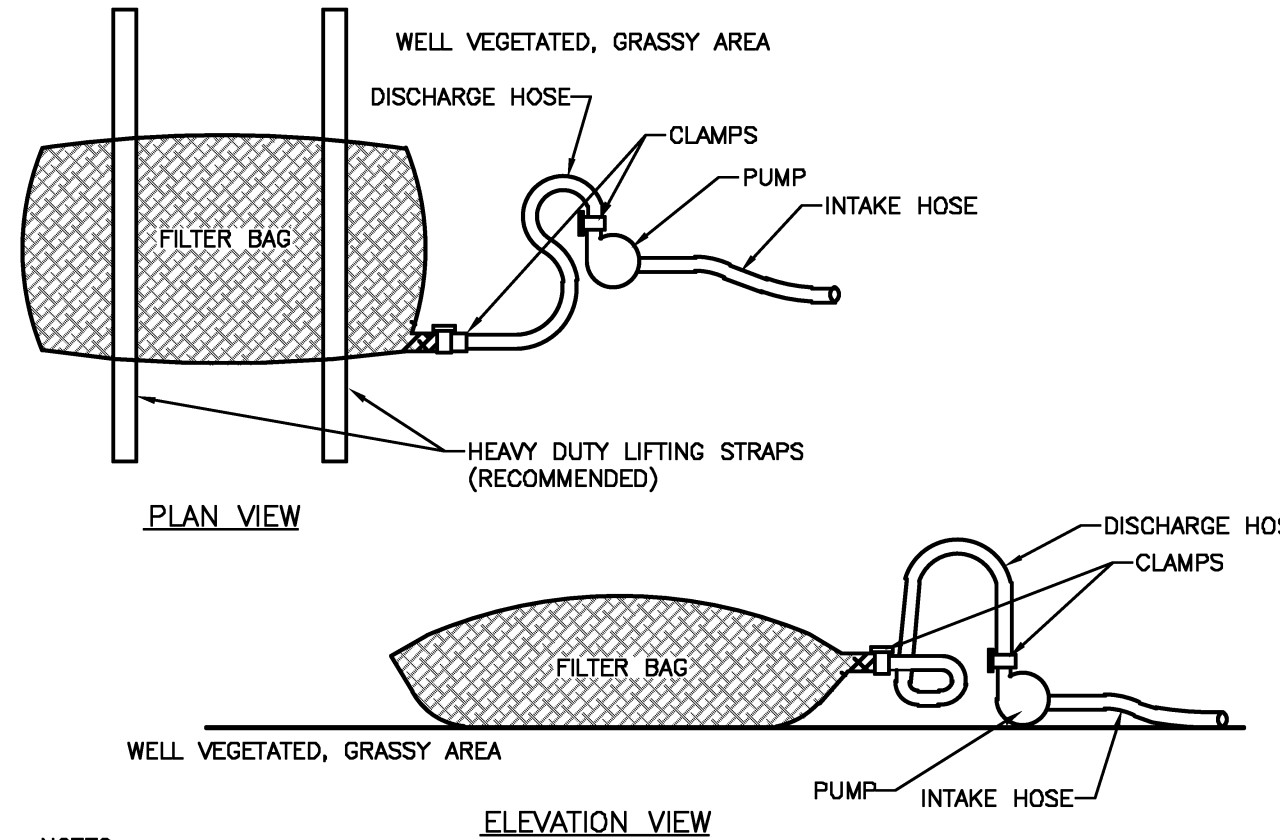


NOTES:

- SOCK MATERIALS AND INSTALLATION SHALL BE CONSISTENT WITH STANDARD DETAIL 4-1 COMPOST FILTER SOCK.
- ADDITIONAL HEIGHT MAY BE ADDED BY ADDING AN ADDITIONAL ROW OF 24" SOCK AND AN ADDITIONAL 18" SOCK ON TOP OF DOUBLE COMPOST FILTER SOCK. WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS-SECTION TO INCREASE STORAGE DEPTH PER MANUFACTURERS RECOMMENDATIONS.
- ALL CONCRETE WASHOUT MUST BE DIRECTED TO A WASHOUT FACILITY. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
- SIGNAGE SHALL BE PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
- ADDITIONAL WASHOUT FACILITIES MAY BE ADDED TO THE SITE AT THE DIRECTION/NEED OF THE CONTRACTOR. HOWEVER WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS.
- THE WASHOUT FACILITIES SHALL NOT BE INSTALLED ON ANY SLOPE IN EXCESS OF 2 %.
- ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY AND PRIOR TO USE. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
- ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
- PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
- THE USES OF PREMANUFACTURED WASHOUT CONTAINERS IS ACCEPTABLE WITH PRIOR AUTHORIZATION FROM THE CONSERVATION DISTRICT.

COMPOST FILTER SOCK CONCRETE WASHOUT DETAIL

NOT TO SCALE



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOB % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

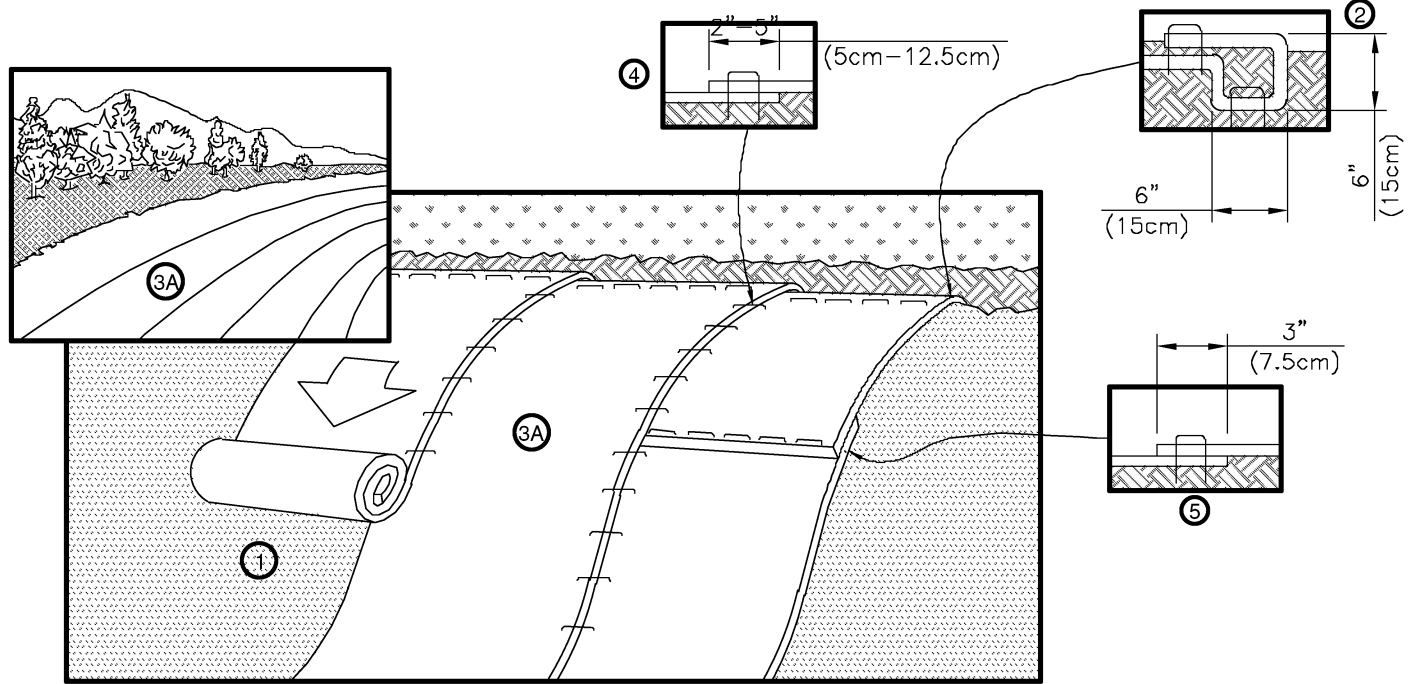
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

NOT TO SCALE



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:

*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nagreen.com

CONTRACTOR MUST DEMONSTRATE
PERFORMANCE OF SUBSTITUTE
PRODUCTS PRIOR TO SUBSTITUTION

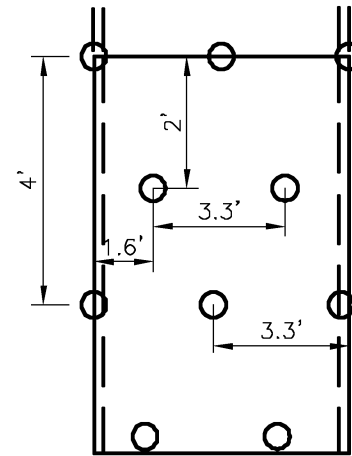
S75 STEEP SLOPE MATTING INSTALLATION AND STAPLE PATTERN

NOT TO SCALE



STAPLE PATTERN NOTES:

- FOR BLANKETS WITH THE NORTH AMERICAN GREEN DOT SYSTEM PLACE STAPLES/STAKES THROUGH EACH OF THE PAINTED DOTS.
- THE STAPLE PATTERN SHOWN ASSUMES THE NORTH AMERICAN GREEN 6.67' STANDARD ROLLS ON ALL SITE SLOPES (NON-STANDARD ROLL SIZES AND/OR OTHER USE CONFIGURATIONS WILL REQUIRE ALTERNATE STAPLE PATTERNS).



STAPLE PATTERN G (FOR SLOPE APPLICATIONS)

Table 4.1 Compost Sock Fabric Minimum Specifications					
Material Type	3 mil	5 mil	5 mil	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock	12'	12'	12'	12'	12'
Diameters	18"	18"	18"	18"	18"
		24"	24"	24"	24"
			32"	32"	32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet	23% at	23% at		100% at	100% at
Stability %	1000 hr.	1000 hr.		1000 hr.	1000 hr.
Original Strength					
(ASTM G-155)					
Minimum Functional					
Longevity	6 months	9 months	6 months	1 year	2 years

Two-ply systems	
	HDPE biaxial net
	Continuously wound
	Fusion-welded junctures
Inner Containment Netting	3/4" X 3/4" Max. aperture size
	Composite Polypropylene Fabric
	(Woven layer and non-woven fleeces
	mechanically fused via needle punch)
Outer Filtration Mesh	3/16" Max. aperture size
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" screen
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

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