

**LOCATION MAP**  
SCALE: 1" = 1000'

**SITE DATA:**  
DEVELOPER: LTS HOMES LLC  
SITE ADDRESS: T 513 3 POINT GARDEN ROAD  
GROSS TRACT AREA: 10.48 ACRES  
EXISTING USE: UNDEVELOPED LAND  
PROPOSED USE: RESIDENTIAL SUBDIVISION

**RECORD OWNERS:**  
LTS HOMES LLC  
815 SEVEN BRIDGE ROAD,  
EAST STROUDSBURG, PA 18301  
PARCEL: 16.92443  
MAP NUMBER: 16731100393355

ZONING DISTRICT:	EXISTING	REQUIRED	PROPOSED
RI-LOW DENSITY RESIDENTIAL	458,490 SF (10.48AC)	40,000 SF (0.92 AC)	>40,000 SF
MINIMUM LOT SIZE:	700 FEET	125 FEET	>125 FEET
MINIMUM YARDS:			
FRONT:	N/A FEET	25 FEET	>25 FEET
REAR:	N/A FEET	25 FEET	>25 FEET
SIDE:	N/A FEET	35 FEET	<35 FEET
MAX. BUILDING HEIGHT:	N/A	20%	<20%
SEWER DISPOSAL (LOTS 1-6):	NONE	NONE	PUBLIC ON LOT
SEWER DISPOSAL (LOT 7):	NONE	NONE	ON LOT
WATER (LOTS 1-6):	NONE	NONE	ON LOT
WATER (LOT 7):	NONE	NONE	ON LOT

15-25% SLOPES  
25%+ SLOPES

**GENERAL NOTES:**  
1. THE INTENT OF THIS SKETCH PLAN IS TO SHOW A MAJOR SUBDIVISION DEPICTING 7 SINGLE-FAMILY LOTS AND ASSOCIATED SITE IMPROVEMENTS.  
2. PENNDOT AVAILABLE SIGHT DISTANCES ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.  
3. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND/OR ENGINEER. "CERTIFY" DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.  
4. ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED BY THE CONTRACTOR AND/OR OWNER MUST BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION.

**SURVEY NOTES:**  
1. TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PERFORMED BY OTT CONSULTING, INC., ON DECEMBER 05, 2023.  
2. HORIZONTAL DATUM IS BASED UPON PENNSYLVANIA STATE PLANE NORTH ZONE 3701, NAD83 (2011).  
3. VERTICAL DATUM IS BASED UPON NAVD83 GEOID12B.  
4. THIS SURVEY IS SUBJECT TO EASEMENTS OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MAY DISCLOSE.  
5. UTILITY LOCATIONS SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS AND MARK OUT OR PROVIDED PLANS AS ORDERED THROUGH THE "PA ONE CALL" SERIAL NO. 20233410874. THE TYPE AND LOCATION OF THE UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE USER OF THIS SURVEY IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE TYPE AND LOCATIONS OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY.  
6. IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.  
7. RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM DEEDS AND MAPS OF RECORD.

**MAP REFERENCE:**  
1. SUBDIVISION OF LANDS OF CHARLES P. EYER, DATED MARCH 25, 1985, PREPARED BY MARTIN AND ROBBINS, BEING RECORDED IN THE MONROE COUNTY COURTHOUSE MAP BOOK 57, PAGE 89.  
2. SUBDIVISION OF THE ESTATE OF MAC DECKER VAIL, DATED DECEMBER 02, 1997, PREPARED BY MARTIN AND ROBBINS, BEING RECORDED IN THE MONROE COUNTY COURTHOUSE MAP BOOK 69, PAGE 266, INSTRUMENT # 199736185.

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
SETBACK LINE	SETBACK LINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
BUILDING	BUILDING
CURB	CURB
TREE LINE	TREE LINE
INLET	INLET
SANITARY SEWER	SANITARY SEWER
SANITARY MANHOLE	SANITARY MANHOLE
SANITARY LATERAL	SANITARY LATERAL
WATER LINE	WATER LINE
WELL	WELL
WATER HYDRANT	WATER HYDRANT
GAS LINE	GAS LINE
TELEPHONE LINE	TELEPHONE LINE
OVERHEAD WIRE	OVERHEAD WIRE
UTILITY POLE	UTILITY POLE
BUFFER LINE	BUFFER LINE
SIDEWALK	SIDEWALK
FENCE LINE	FENCE LINE
SOIL BOUNDARY	SOIL BOUNDARY
SOIL TYPE	SOIL TYPE

MINIMUM LOT SIZE WITH ON LOT WATER AND SEWER = 50,000 SF  
MINIMUM LOT SIZE WITH PUBLIC WATER ONLY = 40,000 SF  
MINIMUM LOT SIZE WITH PUBLIC SEWER ONLY = 40,000 SF  
MINIMUM LOT SIZE WITH PUBLIC WATER AND PUBLIC SEWER = 20,000 SF

FIGURE V-5 - MANAGEMENT DISTRICTS (DISTRICT A)  
DESIGN STORM PROPOSED CONDITIONS  
2-YEAR  
5-YEAR  
10-YEAR  
25-YEAR  
50-YEAR  
100-YEAR

DESIGNED STORM EXISTING CONDITIONS  
1-YEAR  
5-YEAR  
10-YEAR  
25-YEAR  
50-YEAR  
100-YEAR

**NOTES:**  
1. (SECTION 27-401.2.A); ZONING REQUIREMENTS FOR STEEP SLOPE DISTURBANCE ARE 60% FOR 15%-25% SLOPES AND 10% FOR 25%+ SLOPES. ALL STEEP SLOPE AREAS UNDER 3,000 SQUARE FEET ARE EXEMPT.  
2. ALL LOTS TO HAVE THEIR OWN STORM WATER MANAGEMENT FACILITIES.  
3. (SECTION 22-1022.5); LOTS EXCESSIVELY DEEP IN RELATION TO WIDTH OR LOTS EXCESSIVELY IRREGULAR IN SHAPE ARE TO BE AVOIDED. A PROPORTION OF 2 1/2 IN DEPTH TO ONE IN WIDTH IS GENERALLY ACCEPTED AS A PROPER RATIO MAXIMUM. LOTS HAVING A GREATER STREET FRONTAGE DIMENSION THAN THEIR DEPTH SHALL BE AVOIDED.

**DEFINITIONS (SECTION 22-302):**  
1. LOT WIDTH: THE HORIZONTAL DISTANCE BETWEEN THE SIDE LINES OF THE LOT MEASURED AT THE FRONT BUILDING SETBACK LINE PARALLEL TO THE FRONT LINE.  
2. LOT DEPTH: THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE FRONT AND REAR LOT LINES.

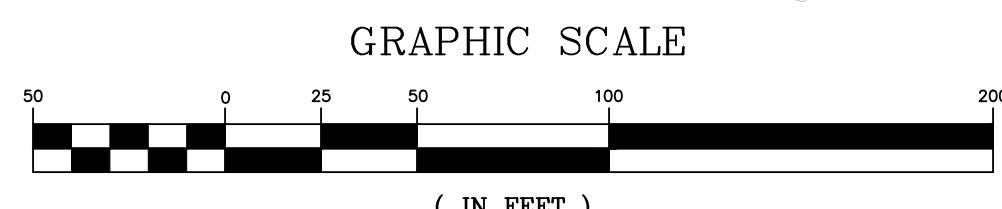
**GENERAL NOTES:**  
1. ALL LOTS WILL HAVE ON LOT STORM SEWER.  
2. SITE IS LOCATED IN THE BRODHEAD CREEK WATERSHED AND ACT 167 STORMWATER MANAGEMENT DISTRICT A, ID 110.

**LOT AREA CALCULATIONS (BUILDABLE AREA):**  
EXISTING LOT AREA: 428,026 SF  
FUTURE R.O.W.: 0 SF  
15%-25% SLOPES: 59,429 SF (10% DEDUCTION = 5,943)  
25%+ SLOPES: 6,799 SF (75% DEDUCTION = 5,099)  
FLOODPLAIN/WETLANDS: 0 SF  
TOTAL BUILDABLE AREA: 416,984 SF  
ALLOWABLE AMOUNT OF LOTS: 416,984 SF / 40,000 SF MIN. PER LOT = 10.42 = 10 LOTS MAX.

NO.	DATE	REVISION	BY

**Ott CONSULTING INC.**  
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LANDSCAPE ARCHITECTS  
GIS SERVICES

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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE. STOP CALL CENTER AT 1-800-242-1776

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

DRAWN BY DJF	DATE 04-29-24	PROJECT NO. LTSI 2301	DRAWING NO. SK-5.2
APPROVED BY JLO	SCALE 1" = 50'	SHEET NO. 1 OF 1	

SKETCH PLAN

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