

# OTT CONSULTING INC.

CIVIL ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS

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LTSI 2301

June 28, 2024  
November 4, 2024 (Revised)

Smithfield Township  
1155 Red Fox Road  
East Stroudsburg, PA 18301  
Attn: Julia Heilakka  
Township Manager

**Re: 3 Point Garden Road (7 Lot Major Subdivision)  
Waiver & Deferral Request Letter**

Dear Members of the Planning Commission and Board of Supervisors:

The Applicant, LTS Homes LLC, is proposing a seven (7) lot major subdivision and the construction of seven (7), single-family residential homes and associated site improvements on the property located at T-315 3 Point Garden Road. On behalf of the Applicant, we have developed the following list of anticipated waivers and deferrals from the Subdivision and Land Development Ordinance which may be required for the project:

Waivers:

1. **§22-603.1.G.(14) – “Proposed Improvements”**. *A landscape plan showing all required street trees, buffers, tree protection areas, a plan for tree protection during construction designed to meet the requirements of § 22-1103 of this Chapter and other required plantings, as required by § 22-1101 of this Chapter and other Township ordinances. A Landscaping Plan is not proposed at this time, due to the rural nature of the subject property and limited site disturbance; therefore, a waiver is requested from this section.*
2. **§22-1014.1.A – “Curbs”**. *Curbs shall be installed along each side of every arterial, collector and local street, access driveway, and parking lots in a land development where pedestrian traffic will be traveling adjacent to the street, access driveway, or parking lot. The subdivision location is rural in nature and there is no existing/connecting curbing in the vicinity of the project; therefore, a waiver is requested from this section.*
3. **§22-1015.1 – “Sidewalks and Walkway Requirements”**. *Sidewalks shall be required on both sides of all streets in major subdivision plans and land developments. The subdivision location is rural in nature and there are no existing/connecting sidewalks in the vicinity of the project; therefore, a waiver is requested from this section.*

4. **§22-1022.2 – “Lot Requirements”**. *Residential lots shall front on a street, existing or proposed.* Lots 5 & 6 have been designed with shared driveways to minimize site impacts in accordance with §22-603.1.E.(1) ; therefore, a waiver is requested from this section.
5. **§22-1101 – “Landscape Plan Required”**. A Landscaping Plan is not proposed at this time, due to the rural nature of the subject property and limited site disturbance; therefore, a waiver is requested from this section.
6. **§22-1402.1.F – “Private Water Supply”**. *For all proposed residential subdivisions containing six or more lots/units including the existing lot/unit, and, all proposed nonresidential subdivisions and/or land developments which are estimated to produce between 500 gallons and 100,000 gallons of water per day over any thirty-day period, the applicant/developer shall complete a “Water Resource Impact Study” which shall in general satisfy the following.* The Developer would like to discuss this requirement in more detail with the Township and a Hydrogeologist; therefore, a waiver is requested from this section.

Deferral:

1. **§22-1008.3 – “Street Standards”**. *Where a subdivision abuts or contains an existing street, the applicant/developer shall be required to improve said street to Township standards, and, provide an additional ultimate right-of-way width to conform to the standards set by the Township.* While the project provides the necessary right-of-way, the required shoulder widening dimensions are a nominal increase over existing field conditions; therefore, a deferral is requested from this section.

This letter is not intended to present all of the facts and circumstances applicable to these requests. It is intended only to outline the relief which would be required based on the current plan. Thank you for your consideration in this matter. Please feel free to contact the undersigned with any questions or comments.

Sincerely,

**OTT CONSULTING INC.**

*J. Michael Preston for*

Jeffrey L. Ott, P.E., M.B.A., S.E.O., C.P.E.S.C.  
President

Cc: File