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December 2, 2024  
Project #1022419.004

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

Dear Planning Commission:

**RE: WATER GAP WELLNESS ACCESSORY BUILDINGS**  
Smithfield Township, Monroe County, Pennsylvania  
Preliminary Land Development Plan Review

The following responses are offered in response to the comments in the review letter from the Township Engineer, T & M Associates, dated 10/9/2024. The documents provided in response to the comments are identified on the Transmittal accompanying this submission.

**ZONING ORDINANCE COMMENTS:**

1. The building permit, zoning permit, and certificate of occupancy for the existing maintenance building have been provided with this submission.
2. The existing use of the site is a resort, conference center, and inn, and the proposed recreation center will be an accessory use for the residents of the resort and inn. The Zoning Data table on Sheet CS-1 has been revised to specify this use.
3. The Zoning Data table has been revised to show the appropriate depth requirements. A building setback line has been added to Sheet SP-2.
4. The Zoning Data table has been revised to list the maximum building and impervious coverage. The existing and proposed coverage and property area within Smithfield Township have been added.
5. The Property Slope Data table on sheet MER-1 has been revised to include the total and disturbed areas and percents for each slope category.
6. The Property Slope Data table on Sheet MER-1 has been revised to include the total and disturbed areas and percents for each slope category.
7. The Appalachian Trail centerline, along with a 1,000-foot offset boundary identifying the Trail Corridor, has been shown on Sheet SCM-1. The project site does not fall within the Trail Corridor.
8. A lighting schedule and lighting plan have been included with this submission.
9. A landscaping schedule and landscaping plan have been included with this submission.

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS:**

10. Correspondence with the relevant agencies will be provided.
11. Notifications have been sent to abutting property owners.
12. The Zoning Data table has been revised to show appropriate information.
13. A title report has been included with this submission.
14. The signature block has been revised.
15. The comments regarding the Site Context Map have been addressed as follows:
  - a. Topography has been provided.
  - b. Existing mapped wetlands have been shown and labeled on the plan.
  - c. A table including the names and information for all property owners within 1,000 feet of the project site has been provided on Sheet SCM-1.
16. A waiver has been requested from this requirement.
17. The appropriate right-of-way and cartway widths have been shown on the plans. It is our understanding that Mountain Road and Vista Circle are private roads and do not have requirements for right-of-way or cartway widths.
18. The existing on-lot sewage disposal system has been shown on the plans.
19. A waiver has been requested from this requirement.
20. The source and date of aerial photography has been provided on Sheet SCM-1.
21. A Resource Impact and Conservation Analysis chart has been included on Sheet MER-1.
22. A lighting schedule and lighting plan have been included with this submission.
23. A submission has been made to the Monroe County Conservation District, and correspondence has been included with this submission. The comments regarding the Erosion & Sediment Control Plan and Details have been addressed as follows:
  - a. A rock filter has been provided below Channel 2.
  - b. Orange construction fencing is proposed around the lower contour of the infiltration basin, shown on Sheet ES-2.
24. The statement has been revised to reflect the appropriate language.
25. The table on sheet MER-1 has been revised to include the total proposed disturbance in square feet and percent for each slope group.
26. A PNDI search has been completed and included with this submission.
27. The slope has been revised to provide more positive drainage.
28. The sidewalk detail has been revised to meet PennDOT standards.
29. An access easement has been proposed around the proposed stormwater management facilities and infiltration basin and is shown on the plans.
30. The gravel area is intended to be used as a staging area for maintenance activities, and not as a permanent automobile parking area.
31. A landscaping schedule and landscaping plan have been included with this submission.
32. In accordance with Section 1202.A and based on SALDO §22-1205.3. b, the fees to be paid in lieu of dedication of open space or recreation area were calculated as follows:  
$$\$1,500.00 + ([7,956 \text{ SF} - 2,500 \text{ SF}] \times \$0.25) = \$2,864.00.$$

33. StreamStats was utilized to estimate the flow rate for the 50-year storm and the minimum flow width was calculated to be approximately five feet. A twenty-foot-wide drainage easement was added to the plans along the unnamed tributary to Cherry Creek, to maintain the free flow of the watercourse.
34. An open pipe is proposed as the sole outlet structure from the proposed basin. A waiver has been requested from this requirement.
35. A waiver has been requested from this requirement.
36. Two to one slopes are proposed to the north and west of the proposed recreation building to prevent damage to or the need to relocate the existing trees within the same location. A slope stability analysis is included with this submission.
37. A determination of sewer planning has been included with this submission.

**STORMWATER MANAGEMENT ORDINANCE COMMENTS:**

38. The plans have been revised so that the roof drains do not discharge directly into the proposed storm sewer. A water quality sump has been proposed to treat stormwater prior to discharge into the infiltration basin.
39. A water quality sump has been proposed in MH-10 to treat stormwater prior to discharge into the infiltration basin.
40. The plans have been revised to comply with the section.
41. The plans have been revised to show the required stream buffers.
42. The plans have been revised to show the boundaries for the inner stream buffers.
43. The plans have been revised to show the boundaries for the outer stream buffers.
44. The plans have been revised to show the boundaries for the inner and outer stream buffers. A tabulation of the total and disturbed areas is included on Sheet SP-2.
45. A calculation for the required recharge volume has been included in Section E of the PCSM Report.
46. The pre-development time of concentration calculation has been revised.
47. The emergency spillway has been revised to provide for one foot of freeboard within the spillway when functioning for the 100-year inflow conditions. Stability calculations have been included in Section D of the PCSM Report.
48. A submission has been made to the Monroe County Conservation District, and correspondence has been included with this submission.
49. The drainage plans have been revised to label contour elevations.
50. The drainage plans have been revised to label soil types and hydrologic soil groups.
51. The scales have been revised.
52. The comments regarding the drainage plans have been addressed as follows:
  - a. The plan has been revised to show that all areas are part of the same POI.
  - b. A detail blowup has been added to Sheet D-4 showing the boundaries for Channel 1 and Channel 2.
  - c. The plan has been revised.
53. A twenty-foot-wide stormwater easement for access was added around the proposed stormwater management facilities.
54. The plans have been revised to include the drainage plan statement on Sheet PC-1.

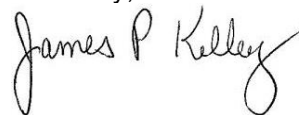
**STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS:**

55. Proposed storm sewer has been revised to avoid disturbance to the proposed basin berm to the largest extent possible.
56. Calculations have been added to Section G of the PCSM Report.
57. The plan has been revised to correct the table shown with Modified Construction Detail #6-1 and add the remaining two channels.
58. The plans have been revised to include the labels for OP-1 and OP-2 on Sheet PC-2.
59. No Type 4 inlet boxes are proposed. The plans have been revised to remove the detail.
60. The proposed utilities and storm sewer have been revised to provide a minimum of 18 inches of vertical separation between crossing lines.
61. The proposed utilities and storm sewer have been revised to provide a minimum of 18 inches of vertical separation between crossing lines.
62. Plan Sheet PCD-1 has been revised to include notes for an above-ground infiltration basin.
63. Pre-development analysis for stormwater management design was assumed to be before the construction of the maintenance building and gravel areas currently existing on site, as shown on Sheet EF-1. A note has been added to the drainage plans clarifying this inconsistency.
64. The PCSM Report has been revised to correct the inconsistency.
65. The pre-development stormwater management analysis was performed using the conditions of the site prior to the construction of the maintenance building and associated improvements currently existing on site. A note has been added to the drainage plans clarifying this inconsistency.
66. The channel analysis performed shows that the flows directed by proposed Channel 2 to the sand trap are approximately 0.14 cfs. Ponding currently does not occur and is not expected to occur in the existing sand trap from this runoff.

**MISCELLANEOUS COMMENTS:**

67. The Site Data table on sheet CS-1 has been revised to specify the total lot area is 68.35 acres.
68. The plans have been revised to specify 6 inches of topsoil where applicable.
69. The plans have been revised to remove the Township Engineer's Stormwater Certification from Sheet PC-1.

Sincerely,



Jim Kelley, PE  
Professional Engineer, Civil