



5420 Crackersport Road, Allentown, PA 18104

610.398.0904 610.481.9098

barryisett.com

November 13, 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
Waiver Requests

On behalf of the applicant, Barry Isett & Associates, Inc. (Isett) is hereby formally requesting a recommendation to waive or defer the following Smithfield Township Subdivision and Land Development Ordinance (SALDO) or Water Ordinance sections for the approval of the above-referenced Land Development Plans.

1. **Chapter 22 – SALDO, Section 22-1301.6.B.(4)**

This section states that all outlet structures shall be constructed of a concrete box structure.

We are requesting a waiver from this section to allow a basin outlet pipe instead of a concrete box structure. The proposed design does not require an orifice smaller than the proposed discharge pipe, nor a spillway other than the emergency spillway, and a concrete box structure would be both an unnecessary expense as well as aesthetically unpleasant and a potential obstruction for the golf course on which the basin is proposed.

2. **Chapter 22 – SALDO, Section 22-1301.6.B.(5)**

This section states that the top of the outlet box shall be set at the 100-year water surface elevation and shall have an open grate.

We are requesting a waiver from this section to allow the use of a basin outlet pipe instead of a concrete box structure, and that said pipe does not need to be located at the 100-year water surface elevation. As previously stated, a concrete box outlet structure is not needed for the proposed design and would be an unnecessary expense and visual impairment. The proposed discharge pipe can discharge the calculated 100-year flow, and an emergency spillway is proposed to safely convey the 100-year inflow rate.

3. **Chapter 22 – SALDO, Section 22-1301.7.L.(1)**

This section states that all outlet pipes through a basin embankment shall be reinforced concrete pipe.

We are requesting a waiver from this section to allow a basin outlet pipe made of HDPE, instead of reinforced concrete. Given the short pipe section and the minimal flow rate from the basin, a single reinforced concrete pipe would be an unnecessary expense. In addition, this pipe will not be subject to traffic loads and HDPE pipe is listed as a qualified product in PennDOT's Bulletin 15 and therefore may be used as an alternative to reinforced concrete pipe.

4. **Chapter 22 – SALDO, Section 22-1301.7.Q.(2)**

This section states that the minimum diameter of all storm drainage pipes shall be 18 inches.

We are requesting a waiver from this section to allow storm drainage pipes smaller than 18 inches in diameter, due to the small size of the tributary area and the minimal flow rates generated by the proposed improvements. The proposed storm pipes do not tie into a public system, will not be located in the public right-of-way, nor are they proposed for dedication to the Township.

5. **Chapter 22 – SALDO, Section 22-603.1.D.(1)**

This section states that a complete outline survey of the property shall be provided.

We are requesting a waiver from this section to waive the requirement of an outline survey of the entire property, due to the small portion of development proposed compared to the large overall area of the property. Portions of the property line within proximity to the proposed improvements have been surveyed and are shown accurately on the plans.

6. **Chapter 22 – SALDO, Section 22-603.1.D.(7)**

This section states that the location of all existing monuments, iron pins, or pins and spikes relating to the property be shown.

We are requesting a waiver from this section to waive the requirement of showing all existing monumentation, given the small portion of development proposed compared to the large overall area of the property. All known existing monuments and pins have been shown.

Sincerely,



James P. Kelley, P.E.
Professional Engineer, Civil