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March 31, 2025
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.(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.

A concrete box outlet structure and grate are now proposed with the top-of-grate elevation set at 452.00. We are requesting a waiver from this section to allow the top of grate to be set at 452.00, an elevation 0.35' above the 100-year water surface elevation of 451.65. If the top-of-grate is set at 451.65', and the height of the grate is 3" (0.25') there would only be 0.15' of concrete between the top of the orifice and the top of the inlet box. The top of grate is proposed one foot below the top of berm (453.00) at the height of the required freeboard.

2. **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.

3. **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, and are not proposed in the public right-of-way, nor are they proposed for dedication to the Township.

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

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

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

5. **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” shall be shown.

We are requesting a waiver from this section to waive the requirement of showing all existing monumentation, given the small area 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