

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING

July 25, 2016 – 7:00PM

- A. CALL TO ORDER (followed by Pledge of Allegiance)
- B. ROLL CALL
- C. NOTIFICATIONS OF COMMENTS
- D. CORRESPONDENCE
- E. MANAGER'S REPORT – TBD
- F. MINUTES: Minutes of the Pocono Township Planning Commission Regular Meeting- 7/11/16
- G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:
- H. FINAL PLANS UNDER CONSIDERATION:
 - 1. Kinsley Minor Subdivision – This Minor subdivision contains 4 lots, 2 of which are new. A long private access drive is proposed. The plans were administratively accepted at the April 25, 2016 P.C. meeting. **Tabled at the 7/11/16 meeting. The application period runs to September 26, 2016. Plans revised and re-submitted on June 17, 2016.**
 - 2. G.M. and Kailas Amin - 4 lot Minor Subdivision. The plans were administratively accepted at the May 9, 2016 P.C. meeting. **Tabled at the 7/11/16 meeting. The application period runs to August 7th.**
- I. PRELIMINARY PLANS UNDER CONSIDERATION:
 - 1. Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 08/13/13 P.C. meeting. The configuration of the minor subdivision is dependent on the Route 715 realignment. **Tabled at the 7/11/16 meeting. A resubmission has not occurred. Deadline for consideration extended to June 30, 2017.**
 - 2. Spa Castle Land Development – Plan was accepted at the 12/14/15 meeting. The Land Planning Module for this project was rejected by the Commissioners. **Tabled at the**

7/11/16 meeting. The developer/applicant has provided an extension of time to September 26, 2016. Plan under review.

3. Crossing Premium Outlets/Storage Building - Plan was accepted at the 6/13/16 PC Meeting. Tabled at the 7/11/16 meeting. The application period runs until 9/11/16. Revised plans were submitted on July 18, 2016.
4. Camelback Lot 13 and Hotel – Plan was accepted at the 6/13/16 PC Meeting. Tabled at the 7/11/16 meeting. The application period runs until 9/11/16.
5. Sanofi Pasteur Tier One Parking Deck – Plan was accepted at the 7/11/16 PC Meeting. The period runs until 10/9/16.

J. SKETCH PLANS

K. PERMITS

L. PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS – none

1. Summit Health Center Conditional Use Application was accepted at the 6/13/16 meeting. Tabled at the 7/11/16 meeting. Applicant has granted an extension to 8/31/16 within which time the Board of Commissioners must hold a public hearing.
2. Adams Outdoor/Cavello Billboard-Special Exception - At the July 11, 2016 Planning Commission meeting it was recommended to the Zoning Hearing Board that the Special Exception be denied.

M. UNFINISHED BUSINESS –

N. NEW BUSINESS: - none

O. COMMENTS BY AUDIENCE

P. ADJOURNMENT: The next P.C. meeting is scheduled to be held August 8th, at 7:00PM at the Pocono Township Municipal Building, Tannersville, Pennsylvania.

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 11th, 2016
7:00 P.M.

The Pocono Township Planning Commission Regular Meeting was held on July 11th, 2016, at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. by the Pledge of Allegiance.

ROLL CALL: Ron Swink, present, Scott Gilliland, present; Marie Guidry, absent; Robert Demarest, present; Robert DeYoung, present; Dennis Purcell, present; Jeremy Sawicki, absent.

Lisa Pereira, Planning Commission Solicitor, Jon Tressler, Township Engineer, and Pamela Finkbeiner, Interim Manager/Twp. Secretary, were present.

ACKNOWLEDGEMENT OF COMMENTS: None

CORRESPONDENCE:

MANAGER'S REPORT: None

MINUTES: S. Gilliland made a motion, seconded by D. Purcell, to approve the minutes of June 27th, 2016. All in favor. Motion carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

Sanofi Pasteur Tier One Parking Deck - Plan fees paid. Aaron Sisler, Borton-Lawson Engineering, Inc., represented the Plan and presented a brief overview of the plan. B. Demarest made a motion, seconded by B. DeYoung, to accept the Sanofi Pasteur Tier One Parking Deck for review. All in favor. Motion carried.

FINAL PLANS UNDER CONSIDERATION:

Kinsley Minor Subdivision - Plan fees paid. Plan accepted at the 04/25/2016 P.C. Meeting. Tabled at the 06/27/2016 mtg. Revised plans submitted 06/17/2016. Time extension received until 09/26/2016. B. DeYoung made a motion, seconded by D. Purcell, to table the Kinsley Minor Subdivision LDP. All in favor. Motion carried.

G. M. and Kailas Amin - 4 Lot Minor Subdivision - Plan fees paid. Plan accepted at the 05/09/2016 P.C. meeting. Tabled at the 06/27/2016 mtg. B. Demarest made a motion, seconded by D. Purcell, to table the G. M. and Kailas Amin Minor Subdivision plan. All in favor. Motion carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

Sheldon Kopelson - Commercial Development (Lot 3) - Plan accepted at the 08/13/2003 P.C. mtg. Tabled at the 06/27/2016 mtg. Deadline for consideration is 06/30/2017. S. Gilliland made a motion, seconded by B. Demarest to table the Sheldon Kopelson - Commercial Development (Lot 3) All in favor. Motion carried.

PRELIMINARY PLANS CONT:

Spa Castle Land Development - Plan accepted at the 12/14/2015 mtg. Plan fees paid. Planning modules rejected by the Commissioners. Tabled at the 06/27/2016 mtg. Deadline for consideration is 09/26/2016. D. Purcell made a motion, seconded by S. Gilliland, to table the Spa Castle Land Development Plan. All in favor. Motion carried.

Crossing Premium Outlet/Storage Building and Kiosks - Plan fees paid. Plan was accepted at the 06/13/2016 mtg. RFMs approved for SALDO Sec. 2.106 & 2.107 - Prelim/Final and SWM Ord. 138, Sec. 303.I.8 - 75; setback. R. DeYoung made a motion, seconded by B. DeYoung, to table the Crossings Premium Outlets/Storage Building and Kiosks LDP. All in favor. Motion carried.

Camelback Lot 13 and Hotel - Plan fees paid. Plan was accepted at the 06/13/2016 mtg. Tabled at the 06/27/2016 mtg. S. Gilliland made a motion, seconded by B. DeYoung, to table the Camelback Lot 13 and Hotel LDP. All in favor. Motion carried.

PRESENTAION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS: None

Summit Health Systems Conditional Use Application - Application was accepted at the 06/13/2016 Mtg. Extension granted until 08/31/2016. Nate Oiler, UTRS Engineers; Steve Cunningham, PMC; and Marc Wolfe, Newman, Williams, Mishkin, Corveleyn, Wolfe & Fareri, P.C., represent the Application. Rob Hoffman, Traffic Planning and Design, spoke concerning the Traffic Study and PennDOT improvements. Nate Oiler reviewed the Twp. Engineer's letter of 07/07/2016. Discussion followed. B. Demarest, questioned if Hilltop Drive could extend to Camelback. M. Wolfe noted the submission was for the 43 acres proposed Hospital site and not the DF Pocono and Farda holdings. R. Swink questioned the stub road to the Farda tract. B. DeYoung made a motion, seconded by J. Sawicki, to table the Summit Health Systems Conditional Use Application. All in favor. Motion carried.

Adams Outdoors/Covello Billboard - Special Exception - Zak Fowler, GrossMcGinley, LLP; Lois Arciszewski, Adams Outdoor Corporate director for Development, and Kolby Kaufman, regional manager Adams Outdoor, reviewed the application. L. Arciszewski explained the billboard was an existing non-conforming billboard and PennDOT is requiring it to be moved as part of the Rt. 611 improvements. Anthony Covello owns the property and sign and Adams Outdoor markets it. The sign was originally built in the 50s. Discussion followed on the status of a non-conforming sign what is removed and off-premise use of a sign/billboard on a lot with a residence. Mike Tripus, Zoning Officer, questioned the Rt. 611 improvements to the Sanofi entrance and the impact to the right-of-way. J. Tresslar explained Sanofi would need to obtain the right-of-way from the Covellos'. L. Pereira explained the rules of a Special Exception to the Board. Zak Fowler noted the Special Exception request is for the non-conforming use to be continued to be allowed. Discussion followed. R. Swink made a motion, seconded by B. Demarest, to recommend denial of the Special Exception for Adams Outdoor/Covello Billboard, due to the relocation of the sign fails to meet the requirements of a non-conforming sign. All in favor. Motion carried.

R. Swink noted the motion is a recommendation to the Zoning Hearing Board.

UNFINISHED BUSINESS:

Jon Tresslar, Engineer, explained he has been reviewing the changes made by T&M and estimates his review will be completed soon.

PUBLIC COMMENT:

Ramona Shupp, Twp. resident, spoke concerning the signage and traffic on Camelback Road.

S. Gilliland stated the Township is making every effort to move projects along and a current project is delayed due to the applicant's vacation schedule at no fault of the Township. Discussion followed on limiting questions to the project presented.

B. DeYoung questioned if interceptor would be paid by the Township for Summit Health Campus's emergency vehicles. J. Tresslar noted it will be the Hospital's responsibility.

ADJOURNMENT:

B. Demarest made a motion, seconded by D. Purcell, to adjourn the meeting at 8:35 p.m., until the next meeting on 07/25/2016 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.



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July 22, 2016

Pocono Township Planning Commission
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Tannersville, PA 18372

**SUBJECT: MARGARET & CHRISTOPHER KINSLEY REVIEW NO. 2
MINOR RESIDENTIAL SUBDIVISION PLAN
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1630003R**

Dear Planning Commission Members:

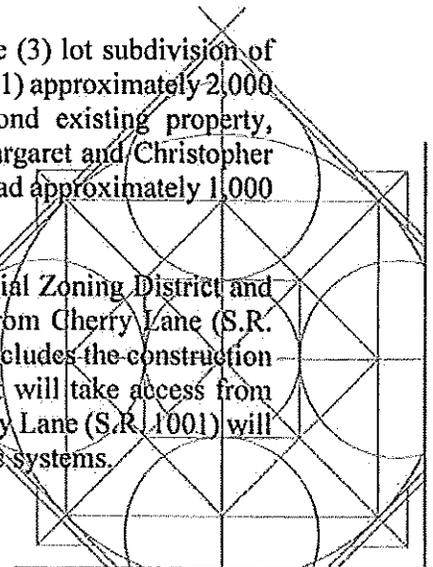
Pursuant to the Township's request, we have completed the second review of the Margaret & Christopher Kinsley Minor Residential Subdivision Plan. The submitted information was prepared by Borton Lawson and consists of the following items.

- Response letter dated June 17, 2016.
- Erosion and Sedimentation Control Plan Report, dated April 8, 2016, last revised June 17, 2016.
- Maximum During Construction Drainage Area Map (1 Sheet), dated April 8, 2016.
- Post Construction Stormwater Management Plan Report, dated April 8, 2016, last revised June 17, 2016.
- Drainage Area Maps (2 Sheets), dated April 8, 2016, last revised June 17, 2016.
- Minor Residential Subdivision Plan, dated April 8, 2016, last revised June 17, 2016.

BACKGROUND INFORMATION

The Applicants, Margaret and Christopher Kinsley, are proposing a three (3) lot subdivision of their existing property located on the western side of Cherry Lane (S.R. 1001) approximately 2,000 feet (0.4 miles) north of the intersection with Abeel Road. A second existing property, immediately adjacent to the proposed subdivision and also owned by Margaret and Christopher Kinsley will be developed. The second property is located along Abeel Road approximately 1,000 feet north of the intersection with Cherry Lane (S.R. 1001).

The existing properties are located within the R-1, Low Density Residential Zoning District and consists of one (1) single family residential dwelling that takes access from Cherry Lane (S.R. 1001), and woodland and steep slope areas. The proposed development includes the construction of three (3) residential dwellings with access via a private driveway that will take access from Abeel Road. The existing single family dwelling and its access from Cherry Lane (S.R. 1001) will remain. The properties will be serviced by proposed on-lot well and septic systems.



Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 202, Definitions, the lot area excludes space within all road rights-of-way and within all permanent drainage easements. *The Zoning Information table on Sheet C-101 indicates the gross lot area for each proposed lot and must be revised to reflect the proposed net lot area. In addition, the Zoning Information Table and lot areas provided on Sheets C-200 through C-202 must be consistent.*
2. In accordance with Section 402.C.1, the following dimensional requirements must be provided.
 - a. The lot width along the proposed cul-de-sac shall be no less than 125 feet. *The lot width provided in the Zoning Information table on Sheet C-101 does not appear correct and should be measured in accordance with Section 202, Definitions. In addition, it appears that the dimensions listed in the Zoning Information table on Sheet C-101 are inconsistent with the measurements on Sheets C-200 through C-202 and should be revised.*
 - b. The front yard depth must be 50 feet. *Section 202, Definitions, requires that the front yard be measured from the front lot line. The front lot line of the Existing Lot and proposed Lots 1, 2 and 3 is the Right-of-Way of Boxers Run. The front yard must be measured from the Right-of-Way. In addition, the Plan shall show dimensions in support of the distances provided in the Zoning Information table on Sheet C-101.*
 - c. Wells must have a 15 foot setback from property lines, and septic systems must have a 10 foot setback from property lines. *It appears that the distances provided in the Zoning Information table on Sheet C-101 are measured from the proposed dwellings and should be revised to show the distance between the well and septic systems, and property line.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. In accordance with Sections 2.303.B.29 and 3.208.K.1, minimum horizontal sight distances shall be as set forth in Table 3-5 measures. *Should no posted speed limit exist along Abeel Road the speed limit is considered 55 miles per hour. The Applicant has utilized what they believe is the operating speed (25 miles per hour) along Abeel Road to determine the required sight distance. This is permitted per Section 6.E.2.A of the Pocono Township Driveway Ordinance, however the operating speed must be confirmed through a speed study. Otherwise, the 55 mph speed limit must be utilized to determine the required sight distance.*
2. In accordance with Section 2.304.B.6, reference monuments and/or lot markers shall be shown on the Plan and shall be placed in accordance with Section 3.603. *Monuments must be placed along the Right-of-Way of Boxer Run, at the intersection of the proposed lot lines and Right-of-Way, and at the bend in the western property line of proposed Lot 3.*

3. In accordance with Section 2.304.B.13, a Minor Subdivision Planning Module and Plan shall be submitted. *A Component 1 Sewage Facilities Planning Module was submitted and reviewed by the Township SEO under cover letter dated April 17, 2016. The status of the required revisions must be addressed.*
4. In accordance with Section 2.304.C.3, a Development Agreement and Performance Guarantee shall be provided. *The required Agreement and Guarantee shall be prepared and provided in accordance with Sections 2.402.A and B.*
5. In accordance with Sections 3.204, 3.205 and 3.614, adequate water and sewer services shall be provided. *Private on-lot septic systems are proposed and a Component 1 Sewage Facilities Planning Module was submitted and reviewed by the Township SEO under cover letter dated April 17, 2016. The status of the required revisions must be addressed. In addition, the water availability at the proposed wells must be addressed.*
6. In accordance with Section 3.206.A, lots shall be laid out and graded to provide positive drainage away from the proposed building areas.
 - a. *The first floor elevation shown on Sheet C-302 for Lot 3 is lower than the proposed grading surrounding the dwelling and must be revised.*
 - b. *On Sheet C-302, a low point is created behind the proposed dwelling on Lot 3 (at contour 1064) that must be revised to ensure positive drainage.*
 - c. *On Sheet C-302, proposed spot elevations shall be shown on the western side of the dwelling on Lot 2 to confirm positive drainage away from the proposed dwelling.*
7. In accordance with Sections 3.206.C and 305.H.2, no stormwater runoff or natural drainage water shall be so diverted as to overload existing drainage systems, or create flooding or the need to additional drainage structures on other private properties or public lands, without complete approval of provisions being made by the Developer for properly handling such conditions. Culverts which must pass or convey flows from the tributary area must, at a minimum, be able to pass the increased 50-year return period runoff. *Stormwater runoff from the site is proposed to be directed toward the existing Abeel Road culvert and calculations must be provided to show existing and proposed flows through the culvert.*
8. In accordance with Section 3.208.H and Table 3-1, the pavement width along the proposed local access street shall be 24 feet with shoulders. *The Applicant has requested a waiver from Section 3.208.H to permit a cartway width of 15 feet and reduced shoulders in order to reduce stormwater improvements. At its meeting held on June 27, 2016, the Planning Commission recommended this waiver to the Board of Commissioners.*
9. In accordance with Sections 3.208.I and 3.604.B.2, slope easements shall be provided as indicated by the required cuts and fills. *Slope easements must be provided for the proposed 2:1 slopes along Boxer Run, at the basin on the Existing Lot, along Swale 2, and at any other location where 2:1 slopes are proposed.*
10. In accordance with Section 3.208.L.1 and Table 3-1, the maximum grade of a local access

street shall be 10 percent. *The proposed street has a maximum grade of 12 percent and must be revised.*

11. In accordance with Section 3.208.M, at intersections a triangle area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of 2 and 10 feet above the centerline grades of the intersection streets. *A sight triangle has been provided at the intersection of Boxer Run and Abeel Road. The Plan must show the existing trees to be removed in order to provide the required clear sight triangle.*
12. In accordance with Sections 3.208.P and 3.609, street name signs shall be supplied and installed by the Developer and their design (i.e. color and size) shall be approved by the Township Board of Commissioners. *A detail of the proposed street name sign must be provided on the Plan.*
13. In accordance with Section 3.209.B.5, the Final Plan shall be recorded with a steep slope easement comprised of at least 65 percent of the total existing steep slope areas. *The required easement must be provided on the Plan. In accordance with Sections 3.209.B.6 and 7, the required note must be placed on the Plan and deed restrictions provided in the property deeds.*
14. In accordance with Section 303.B, side lines of lots shall be at right angles to straight streets and on radial lines to curved streets. *Proposed Lot 2 has a triangular piece of land between Boxer Run and proposed Lot 1. It appears that the southern property line can be extended directly to Boxer Run to eliminate this triangular area.*
15. In accordance with Section 3.303.C, in the event that double frontage lots are platted, the lot shall be increased 20 feet in width to provide for a planting strip along the back of the lot. *Proposed Lot 1 is a double frontage lot and shall be provided with a buffer along Boxer Run as shown in Figure 3-10.*
16. In accordance with Sections 3.304.A and 6.252.E.1, cul-de-sac streets shall not exceed 800 feet in length nor be less than 250 feet in length, and shall furnish access to not more than 18 dwelling units. The length of a cul-de-sac shall be measured from the point of centerline intersection with an approved through street that has an alternate access to an existing public road, to the centerline point of radius of the cul-de-sac curve. *The Applicant has requested a waiver of this Section to permit a cul-de-sac length of 1,722 feet so that access to proposed Lot 3 can be provided. At its meeting held on June 27, 2016, the Planning Commission recommended this waiver to the Board of Commissioners.*

Upon further review of this requirement it appears that the total length of the cul-de-sac is approximately 1,830 feet and the length is required to access all proposed lots. The recommended waiver request must be modified.

17. In accordance with Section 3.304.B, cul-de-sac streets shall terminate in a circular right-of-way with a minimum diameter of 100 feet, and 80 feet diameter to the outer pavement edge or curb line. *The Applicant has requested a waiver of this Section in order to not construct the cul-de-sac bulb. The required 100 foot diameter right-of-way is provided. At its meeting held on June 27, 2016, the Planning Commission recommended this waiver*

to the Board of Commissioners.

As discussed at the Planning Commission meeting, a turning template for a fire truck must be provided in order to ensure that sufficient turn around space is provided for fire trucks needing to access proposed Lot 3.

18. In accordance with Section 3.304.C, the circular right-of-way of the cul-de-sac shall be connected to the approach right-of-way by an easement arc having a radius of not less than 30 feet. *The dimensions of the proposed right-of-way must be provided on the Plan.*
19. In accordance with Section 3.304.D, the circular paving of the cul-de-sac shall be connected to the approach paving by an easement arc having a radius of not less than 40 feet. *The Applicant has requested a waiver of this Section as the proposed cul-de-sac bulb is not proposed to be constructed at this time. The required 100 foot diameter right-of-way is provided. At its meeting held on June 27, 2016, the Planning Commission recommended this waiver to the Board of Commissioners.*
20. In accordance with Table 3-1, the minimum centerline radii of a local access street shall be 325 feet. *The Applicant has requested a waiver of this Section to permit a minimum centerline radii of 200 feet. At its meeting held on June 27, 2016, the Planning Commission recommended this waiver to the Board of Commissioners.*
21. In accordance with Tables 3-3 and 3-4, local access streets shall be constructed with 6 inches of 2A stone, 3 inches bituminous base course, and 1.5 inches bituminous surface. *The Applicant has requested a waiver of this Section to permit the construction to include 6 inches of 2A stone. The proposed access is a private access driveway and the right-of-way width is provided for a future local access street. At its meeting held on June 27, 2016, the Planning Commission recommended this waiver to the Board of Commissioners.*

BRODHEAD AND MCMICHAELS CREEK STORMWATER MANAGEMENT ORDINANCE COMMENTS

22. In accordance with Section 304.A.2.b, an infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the Applicant's design professional shall be provided. *Testing has been completed and the infiltration rate provided, however the depth of test TP-4 at the proposed infiltration basin on the Existing Lot must be provided in the Post Construction Stormwater Management Report to confirm that the testing was completed at the bottom elevation of the proposed basin.*
23. In accordance with Section 307.A, any stormwater management facility designed to store runoff and requiring a berm or earthen embankment required or regulated by this Ordinance shall be designed to provide an emergency spillway to handle up to and including the 100-year proposed conditions. The height of the embankment must provide a minimum 1 foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year proposed conditions flow. *Spillway calculations must be provided for proposed rain gardens on Lots 2 and 3.*
24. In accordance with Section 403.A.4, an Erosion and Sediment Control Plan, including all

reviews and letters of adequacy obtained by the Conservation District shall be provided. *Upon receipt, all reviews and the letter of adequacy from the County Conservation District must be provided to the Township.*

ADDITIONAL STORMWATER MANAGEMENT COMMENTS

25. It appears that the area indicated as being tributary to Butz Run is actually tributary to Cranberry Creek and should be revised.
26. It appears that Drainage Areas SR.1 and SR.2 are tributary to the proposed rain garden on Lot 2. Although the land use results in a lower peak flow, these areas shall be included in the appropriate drainage area to ensure that the proposed stormwater management facilities can handle the stormwater runoff. Additionally, it appears that a large upstream area, outside of the limit of disturbance is also tributary to the proposed stormwater management facilities. These areas shall be diverted or included in the basin calculations.
27. The boundaries for Drainage Areas 2.1 and 2.5 are not clearly shown on Sheet DA-2 and must be revised.
28. The total length of the time of concentration shown on the Plan for Ex POI 2 appears incorrect and should be revised. In addition, the lengths and slopes provided in the time of concentration calculations for Drainage Areas 1.2 and 2.4 appear incorrect and should be revised.
29. The time of concentration paths for Drainage Areas 1.1 and 2.5 must be shown on the Plan.
30. Drainage Area SR.2 is proposed to be restored to meadow. This restoration must be indicated on Sheet C-300.
31. It appears that the impervious area utilized in the peak flow calculations for Drainage Area 1.2 is less than what is provided on the Plan and should be revised.
32. Hydrographs for the 50-year and 100-year storm events for post development POI 1 must be provided in the Post Construction Stormwater Management Report.
33. The area of amended soil was utilized in the peak flow calculations for Lot 2, but not Lot 3. This must be addressed.
34. A safety factor must be applied to the infiltration rates utilized in the peak flow calculations for the proposed infiltration basin and rain gardens.
35. The drawdown calculation for the Existing Lot is utilizing the same infiltration rate as Lots 2 and 3, however the details do not specify the use of an amended soil at the Infiltration Basin on the Existing Lot. This must be addressed.
36. The top of grate elevation of the Outlet Structure on the Existing Lot provided in the Post Construction Stormwater Management Report and shown on Sheet C-301 is inconsistent with that shown on Sheet C-905 and must be revised.

37. The spillway elevation for Lot 3 shown on Sheet C-302 is inconsistent with Sheet C-905 and the Post Construction Stormwater Management Report, and must be revised.
38. The slope of the 15 inch pipe crossing the proposed driveway on the Existing Lot is inconsistent between Sheet C-301 and the Post Construction Stormwater Management Report and must be revised.

MISCELLANEOUS COMMENTS

39. Per the Planning Commission meeting on June 27, 2016, a note must be placed on the Plan and reviewed by the Solicitor indicating that should any lot within the proposed subdivision be sold Boxer Run must be constructed to the standards of a local access street.
40. The existing dirt road provides access to the Munoz and Kinsley properties from Abeel Road. This access will no longer be utilized once the proposed driveway is installed. This will remove available access to the Munoz property. In addition, does the Munoz property have rights to the existing dirt road? Access to the Munoz property must be addressed.
41. There are various inconsistencies between the amount of existing slopes and the amount of disturbed slopes in Note 6 on Sheet CS-1 and on Sheets C-101, C-301, and C-302 that must be revised.
42. Various notes on Sheet CS-1 reference a private access street. These notes must be revised to either reference a private access driveway or local access street.
43. Note 10 on Sheet CS-1 indicates a 20-foot wide right-of-way and shall be revised to indicate the required 50-foot wide right-of-way.
44. Note 21 on Sheet CS-1 indicates that a fee in-lieu-of land dedication will be provided. This note must be expanded to include the required Ordinance section and any fee shall be negotiated with the Township.
45. A SALDO Modification for Section 3.208.E is provided on Sheet CS-1. This modification is no longer requested and shall be removed from the Plan. In addition, the request for modification from Tables 3-3 and 3-4 must be provided under the SALDO Modifications on Sheet CS-1.
46. The distance between the well and proposed stormwater management facilities on the proposed lots appears inconsistent between the Zoning Information table on Sheet C-101 and the actual distance provided on Sheet C-200, and should be revised.
47. On Sheet C-102, a 13.5-foot future right-of-way is shown along Cherry Lane which is a state road. This must be addressed.
48. On Sheet C-200 it appears that the rear yard setback on Lot 1 should be approximately 170 feet. The Zoning Information table on Sheet C-101 indicates a rear yard setback of 384 feet and should be revised.
49. The Abeel Road Right-of-Way must be shown on Sheet C-200.

50. The driveway slope shown on Sheet C-302 for Lot 2 is 7.0 percent, however it appears that the slope is greater than 8.0 percent. The slope must be confirmed and the plan revised as necessary.
51. A profile of the proposed driveway pipe shall be provided on the Plan.
52. The following approvals from outside agencies are required.
 - a. Pennsylvania Department of Environmental Protection & Monroe County Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities
 - b. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module

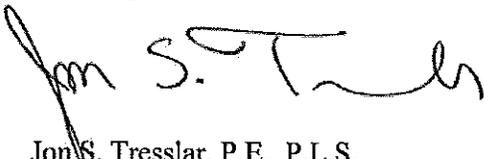
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the nature of comments in this review, the receipt of new information may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer should provide a letter, addressing item by item, their action in response to each of our comments.

We recommend the above comments be addressed to the satisfaction of Pocono Township prior to the approval of the Land Development Plan.

If you should have any questions regarding the above comments, please call me.

Sincerely,



Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/mep/cg

cc: Pam Finkbeiner, Interim Township Manager
Michael Tripus, Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Deanna L. Schmoyer, P.E., Borton Lawson – Applicant's Engineer
Margaret & Christopher Kinsley – Owner/Applicant
Melissa E. Prugar, P.E. – Boucher & James, Inc.



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July 22, 2016

Ronald Swink, Chairman
Pocono Township Planning Commission
P.O. Box 197
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**SUBJECT: G.M. & KAILAS AMIN MINOR SUBDIVISION-REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NUMBER 1630002**

Dear Mr. Swink:

This review is a follow-up to the initial review provided by T&M Associates dated May 19, 2016. Comments in this letter are limited to a determination of whether those comments have been adequately satisfied as discussed below. No new comments have been generated by this review.

The submitted information consists of the following items

- Final Minor Subdivision Plan, Tax Map Parcel 6364-0080-1330, of Property Situate in Pocono Township, Monroe County Pennsylvania, prepared for G.M. & Kailas Amin prepared by Brian D. Courtright, P.L.S. last revised 6/6/16.
- Correspondence prepared by Brian D. Courtright, P.L.S. dated June 29, 2016.

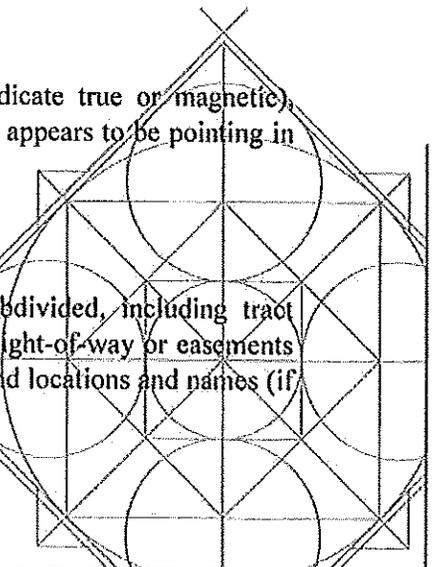
The project consists of the division of an existing tract of land consisting of 25.67 Acres into 4 lots all with proposed frontage on Back Mountain Road. The proposed lots range in size from 2.19 Acres to 16.48 Acres. The property is located in the R-1 Residential District with the AD Recreation District to the east and the west of the property. We offer the following comments:

SALDO

1. Section 2.304.B.2 states the plan shall show a "North arrow (indicate true or magnetic), graphic scale, date." The plan has a north arrow shown on it, but it appears to be pointing in the wrong direction. Please correct the plan.

Comment Satisfied.

2. Section 2.304.B.3 states "A plat of the area proposed to be subdivided, including tract boundaries, and if appropriate, Street lines and names, Lot Lines, Right-of-way or easements (existing or proposed, if any), watercourses, lakes, swamp and wetland locations and names (if



any), rock out crops and stone fields, location and description of any certified historic site or structure or certified natural feature." The plan submitted shows the existing right-of-way, but does not provide geometry of the existing right-of-way. The plan should also show additional future right-of-way (25 feet from the centerline of road), with geometry, and show the building restriction line from that future right-of-way line.

Comment Satisfied.

3. Section 2.304.8.4 states the plan shall show "Sufficient data, acceptable to the Engineer to determine readily the location, bearing and length of every boundary, Street and Lot Lines (based upon an accurate field survey, closed with an error not to exceed one in five thousand and balanced). All dimensions shall be shown in feet and hundredths of a foot with all bearings shown to the nearest one second of arc. The area of each Lot or parcel." The plans contain several distances missing. There plans do not contain enough information to check the lot closure. This information must be provided.

Information is still missing from the plans. Distances alongside yards that intersect the road legal right-of-way and ultimate right-of-way are dimensioned variously to the legal right-of-way or the ultimate right-of-way somewhat indiscriminately. Distances need to be provided along the side line to both the ultimate right-of-way and legal right-of-way so lot closures for the lots, as well as the area reserved as the ultimate right-of-way, can be checked for closure. This also applies to distances along the legal rights-of-way and ultimate rights of way. Information is insufficient to check lot closures.

4. Section 3.206 states "The Applicant shall furnish six (6) copies of a Storm Water Drainage Plan and associated calculations to the Commission for review and analysis. Said plan shall comply with the Pocono Township Stormwater Management and Earth Disturbance Ordinance and shall also meet the Commonwealth of Pennsylvania Title 25, Chapter 102, Department of Environmental Protection requirements for an Erosion and Sedimentation Control Plan." No Storm Water Drainage Plan has been submitted. The Applicant has requested a Modification from the Stormwater Management Ordinance. See additional discussion below.
5. Section 3.207.A states "Drainage easements shall be provided adjacent to street rights-of-way as indicated and required by the drainage plans." Since no Drainage plan has been submitted it cannot be determined if any easements are required.

There is a stream in the northeast corner of Lot 1 which is adjacent to and outside of the ultimate right-of-way. This should be protected by a drainage easement. There are two culverts west of Lot 3 located in front of remaining lands. Their flow paths should be clearly delineated to be within the legal right-of-way or otherwise a drainage easement of suitable width to protect the conveyance channel should be provided.

6. Section 3.207.8 states "Drainage easements a minimum of ten (10) feet in width shall be provided along Side and Rear Lot Line. Such easements shall immediately adjoin such Lot Lines." These required easements have not been shown on the plan.

Note 20 has been added to the plans. However, the words "Construction and maintenance are the responsibility of Pocono Township." should be removed.

Stormwater Management Ordinance

This project is located in Subarea 5, Management District A of the Broadhead-McMichaels Watershed -Act 167 Stormwater Management Plan (SWMO). In District A, post development flows must be reduced to match predevelopment flows as follows: 2-year to 1-year, 5-year to 5-year, 10-year to 10-year, 25-year to 25-year, 50-year to 50-year, 100-year to 100-year. We offer the following comments:

1. According to Section 104.8 Subdivisions are "Regulated Activities" of Stormwater Management Ordinance, Ordinance No. 138. Section 202 defines a Subdivision as "The division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, weather immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership, or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempt." The plan submitted meets the requirements of "Regulated Activities" and as such must submit a Stormwater Management Plan and supporting calculations. The Applicant has requested a Modification from the Stormwater Management Ordinance. See additional discussion below.

Modification Request

1. The applicant has submitted a Request for Modification from Section 104.8 of the Stormwater Management Ordinance, Ordinance No. 138. The applicant states in the "Request for Modification" the Justification for Relief is "The impervious surface on Lot 3 shouldn't exceed 5,000 Sq. Ft., Lots 2 & 3 are already improved and designing for a 16 acre parcel would be a waste of time. The house could be placed anywhere and would dramatically vary from any design." Section 901.A states "In order to permit the reasonable utilization of property, the Board of Supervisors (Commissioners) may grant a modification of the requirements of one or more provisions of this Ordinance if literal compliance will result in undue hardship or be unreasonable as it is applied to a particular property, or if the Applicant establishes to the satisfaction of the Board of Supervisors that an alternative proposal will allow for equal or better results, provided that such modification will not be contrary to the public interest and fulfills the purpose and intent of this Ordinance." Section 901.B of the Ordinance states "In granting any requested modification, the Board of Supervisors (Commissioners) may impose such conditions as will, in its judgement, secure substantially the objectives of the standards and requirements of this Ordinance." Section 901.C.2 states "All requests for modification shall be made in writing, shall be signed by the Applicant, shall accompany the submission of the Stormwater Management Site Plan, and shall include: The specific modification desired and the proposed alternative." The Modification Request does state the specific modification desired, but does not propose an alternative way to substantially meet the objectives of the standards. The required information should be submitted or the applicant provide an alternative proposal for meeting the intent of the Ordinance. One possible option would be to place a note on the plan stating that any construction that will take place on each lot will take into consideration development of all lots within the subdivision.

Note No. 19 has been added to the Plan. The Township should determine if this note is satisfactory to waive the need for a drainage study.

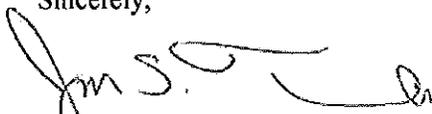
General

1. The existing driveway on the proposed Lot 3 should be shown on the plan.
The existing driveway still is not shown.
2. Note 9 on the plan list the Flood Plain Panel as 42089C266E. This should be revised to be 42089C253E.
This comment has not been satisfied.
3. Based on the contours shown on the plan it appears a drainage channel may cross the Remaining Lands and Lot 3. A drainage easement should be provided for this channel.
The requested drainage easement is not shown. The Applicant states that based on a field inspection "no water course is apparent."
4. All references in the noted on the plan to Board of Supervisors must be changed to Board of Commissioners.
Note 17 "he Supervisors" should be changed to "the Commissioners."

We recommend the above comments be addressed to the satisfaction of Pocono Township prior to the approval of the Minor Subdivision Plan.

If you should have any questions regarding the above comments, please contact me.

Sincerely,



Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/cg

cc: Pamela Finkbeiner – Pocono Township Interim Manager/Secretary
Leo Devito, Esquire – Township Solicitor
Lisa Pereira, Esquire
Brian Courtright, P.L.S..
G.M & Kailas Amin, Applicant



Boucher & James, Inc.
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AN EMPLOYEE OWNED COMPANY

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July 22, 2016

Pocono Township Planning Commission
112 Township Drive
P.O. Box 197
Tannersville, PA 18372

**SUBJECT: THE CROSSINGS PREMIUM OUTLETS STORAGE BUILDING
LAND DEVELOPMENT REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 16-30-007R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Land Development Plan for the above referenced project. The submitted information consists of the following items:

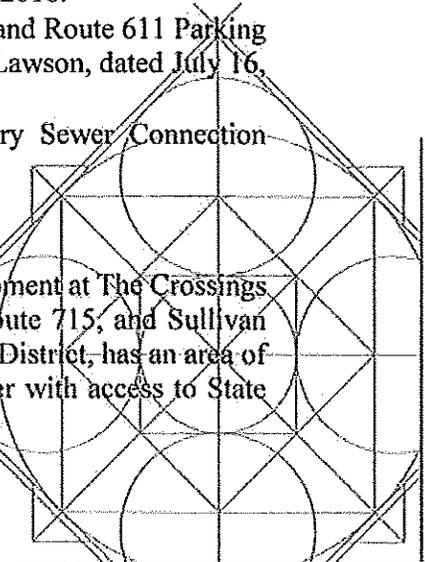
- Preliminary/Final Land Development Plan for The Crossings Premium Outlets Storage Building prepared by Borton-Lawson, dated June 3, 2016, last revised July 18, 2016.
- Erosion and Sediment Control & Post-Construction Stormwater Management Plan Report prepared by Borton-Lawson, dated June 3, 2016, last revised July 18, 2016.

Additionally, the following information was submitted under separate cover:

- Engineer's Response Letter prepared by Borton-Lawson, dated July 6, 2016.
- Engineer's Letter to the Zoning Officer Referencing Parking Requirements prepared by Borton-Lawson, dated July 7, 2016.
- Engineer's Letter to the Broadhead Creek Regional Authority Referencing Proof of Capacity for Sanitary Service prepared by Borton-Lawson, dated July 6, 2016.
- Engineer's Letter to the Broadhead Creek Regional Authority Referencing Proof of Capacity for Domestic Water Service prepared by Borton-Lawson, dated July 6, 2016.
- Final As-Built Land Development Plans for the Building 'F' Addition and Route 611 Parking Lot Expansion of the Crossings Premium Outlets prepared by Borton-Lawson, dated July 16, 2004.
- Construction Drawings for The Crossings Premium Outlets Sanitary Sewer Connection prepared by Borton-Lawson, dated November 15, 2013.

BACKGROUND INFORMATION

The Applicant, Chelsea Pocono Finance, LLC., is proposing a land development at The Crossings Premium Outlets located at the intersection of State Route 611, State Route 715, and Sullivan Trail. The existing property is located within the 'C' Commercial Zoning District, has an area of approximately 48 acres, and consists of an existing outlet shopping center with access to State



Route 611 and Sullivan Trail. The shopping center consists of eight (8) retail buildings and associated parking as well as several small outbuildings. The remainder of the property consists of open space and a section of the Pocono Creek that traverses the site along the eastern property line.

The proposed development includes construction of an 1,800 square foot storage/maintenance building. The proposed storage/maintenance building will be located within the footprint of an existing sewage treatment building. **The prior submission included the construction of five (5) retail kiosks. These have now been removed from the plan.**

Based on our review of the above information and our previous letter, dated June 24, 2016, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 405.B.3.a, a shopping center is permitted by conditional use within the 'C' Commercial Zoning District. *The Applicant must provide the approved Conditional Use for the existing shopping center use. If the use was developed prior to the establishment of the current Township Zoning Ordinance, or a Conditional Use was not obtained, the existing shopping center is considered an existing non-conformity. In accordance with Section 510.C.1, any non-conforming use may be continued indefinitely provided that any such use shall not be enlarged or altered without a Special Exception from the Zoning Hearing Board. The existing use is being altered and expanded by the construction of the storage building and, if the current use considered an existing non-conforming use, a Special Exception may be required (Previous Comment 1). As the use was developed prior to the establishment of the current Township Zoning Ordinance, the existing shopping center is considered an existing non-conformity. The proposed Storage Building development will not alter the existing non-conformity.*
2. In accordance with Section 560.I, the minimum building setback from any property line for a shopping center is 30 feet. Where there exists a more stringent requirement, such requirement shall apply. In addition, off-street parking shall not be permitted within side and rear yard setbacks. *The Applicant shall update the Zoning Information Table on Sheet CS-1 indicating the required, existing and proposed minimum building distances from property lines. This requirement is more restrictive than the side and rear yards required in Section 405.C.2 and the Plan must be revised (Previous Comment 7). The Applicant is proposing to construct the new Storage Building within the required 30-foot side yard setback. However, the Storage Building will be located within the footprint of the razed wastewater treatment building, which was an existing non-conformity. Furthermore, the Storage Building will be set back further from the property line within the side yard, and will therefore lessen the existing non-conformity. In addition, the Overall Plan shows existing parking located within the 30-foot yard setbacks along the Southern and Western property boundaries. The parking shown on the plans is an existing non-conformity and will not be altered by the proposed development.*

SUBDIVISION AND LAND DEVELOPMENT COMMENTS

3. In accordance with Sections 2.106 & 2.107, Final Plans shall be submitted after approval of the Preliminary Plan. The Applicant has submitted a Request for Modification to allow the submission to satisfy both Preliminary and Final plan requirements. *The Applicant has*

submitted a Request for Modification to Sections 2.106 & 2.107, requesting that this submission satisfy both Preliminary and Final Plan requirements. As a result of the small scope of work the Plans have been reviewed for the Preliminary and Final Plan requirements. The Planning Commission should act on this modification (Previous Comment 8). The Planning Commission recommended approval of this request to the Board of Commissioners at its meeting held on June 27, 2016.

4. In accordance with Sections 2.302.B.21 and 2.303.B.28, if water is to be provided by means other than private wells, the Applicant shall present evidence to the Township that the Land Development is to be supplied by a certified public utility. *The proposed storage building is shown to connect to the existing public water. Proof of availability to serve the storage building must be provided to the Township (Previous Comment 9). The Applicant has requested written confirmation of service from the Broadhead Creek Regional Authority and has indicated that this confirmation will be provided to the Township upon receipt.*
5. In accordance with Sections 2.303.E.4, 3.204, and 3.614, all land developments shall be served with adequate water supply and sewage system. *Public water and sewer are shown for the proposed storage building. No services are shown for the proposed kiosks. The Applicant shall provide evidence of approval for the water connection and Sewage Facilities Planning Module (Previous Comment 11). The Applicant has requested written confirmation of domestic water capacity from the Broadhead Creek Regional Authority and a Sewage Facilities Planning Module exemption was submitted. It is indicated that these items will be submitted to the Township upon receipt. As dictated in Note 12 on Sheet CSI, the Sewer Facilities Planning Module Exemption is required to be secured before Final Plan approval.*

BROADHEAD AND MCMICHAEL CREEKS STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development is located within the McMichael Creek Watershed and is tributary to the Pocono Creek which is designated as a High Quality/Cold Water Fishery receiving water.

6. In accordance with Section 303.I.8, a 75-foot stream buffer shall be provided along the Pocono Creek. Improvement within the buffer is permitted only if a Modification is first granted by the Board of Supervisors. *The Applicant has submitted a Request for Modification to allow the proposed land development within the 75-foot stream buffer. The proposed Storage Shed will be located within the footprint of the sanitary sewer treatment building (Previous Comment 13). The Planning Commission recommended approval of this request to the Board of Commissioners at its meeting held on June 27, 2016.*

MISCELLANEOUS COMMENTS

7. The Property Setbacks shown on Sheets C201, C301, and C401 must be updated to reflect the required 30-foot setbacks dictated by the Shopping Center Use (**New Comment**).
8. The Planting Tabulation on Sheet C401 shall be updated to reflect the removal of the previously proposed kiosks and should show only the landscaping associated with the Storage Building development (**New Comment**).
9. The revised Erosion and Sediment Control & Post Construction Stormwater Management Report lists the total limit of earth disturbance as 0.53 acres (Section II), while the Plans show

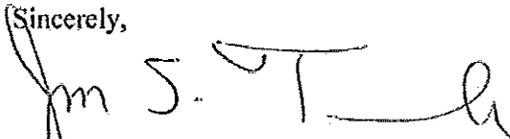
the limit of disturbance as 8,000 square feet. The Report shall be revised to reflect the reduction in the proposed development area of disturbance (**New Comment**).

10. Sections V and XI of the Report reference the installation and Operations & Maintenance procedures for permeable pavers. These references shall be removed from the report or the location of the permeable pavers shown on the plan (**New Comment**).

We recommend the above comments be addressed to the satisfaction of Pocono Township prior to the approval of the Land Development Plan.

If you should have any questions regarding the above comments, please contact me.

Sincerely,



Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/jad/cg

cc: Pamela Finkbeiner – Pocono Township Interim Manager/Secretary
Leo Devito, Esquire – Township Solicitor
Lisa Pereira, Esquire
Deanna L. Schmoyer, P.E. – Borton Lawson, Applicant's Engineer
Chelsea Pocono Finance, LLC – Owner/Applicant
Melissa E. Prugar, P.E. – Boucher & James, Inc.



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July 21, 2016
POCO R 0590

Mr. Ronald Swink, Chairman
Pocono Township Planning Commission
Pocono Township Municipal Building
P.O. Box 197
Tannersville, Pa. 18372

Re: **Camelback Lot 13 and Hotel
Preliminary Plan Review
T&M File# POCOR0590**

Dear Mr. Swink:

T&M is in receipt of an application filed for the Camelback Lot 13 and Hotel Preliminary Plan. This submission consisted of:

1. Letter of Transmittal, date June 29, 2016
2. CB H2O L.P., Lot 13 & Hotel (25 Sheets), Dated March 28, 2016, last revised June 28, 2016.
3. Water and Sanitary Sewer Services, Camelback Hotel, No date..

Also, previously submitted:

1. Pocono Township Land Development Application, not signed or dated.
2. Pocono Township Plan Check List, dated April 14, 2016.
3. Request for Modification, SWMO, Section 305.A.
4. Request for Modification, SWMO, Section 303.1.6.b.
5. Post Construction Stormwater Management Report, dated March 28, 2016

The following comments are offered for your review and consideration:

Project Description

The Applicant's proposal is to construct a new hotel 96 room hotel and new 207 parking spaces. The project proposes to connect to the regional Camelback sewage treatment plant and central water supply system which currently services the existing hotel and water park. The project is located in both the C-Commercial and RD-Recreational Districts. The proposed Hotel is a Use Permitted by Right in both Zoning Districts.



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July 21, 2016
POCO R 0590

Zoning

1. **Section 404.C.3.a and Section 405.C.3.a** of the Zoning Ordinance states *"Building Height, Principal Building – Fifty (50) feet."* The plan submitted contains a note on Sheet 2 of 25 (Note No. 14) stating *"The following Modification are being requested for this project: 14.1 – Zoning Section 404.C.3 and 405.C.3 requiring a maximum principal building height of fifty (50) feet."* The plans show the proposed building to be 4 Stories in height. There is nothing on the plans stating the total height of the proposed building. This information must be added to the plan and if the total height of the proposed building exceeds the fifty (50) foot maximum height, a Variance must be obtained from the Zoning Hearing Board.
2. **Section 512.D.1** states *"Off-street truck loading. Required loading spaces. Every building or structure, lot or land hereafter put a commercial or industrial use or an existing building or structure enlarged shall provide one off-street truck loading and unloading space for the first 5,000 square feet or less of gross floor area plus a minimum of one additional off-street truck loading area for each additional 10,000 square feet of gross floor area."* The plan, as submitted, contains Parking Notes #4 (Sheet 2 of 25) stating *"The proposed building is 28,600 square feet per floor, with four stories, or 114,400 SF proposed. One loading space for first 5,000 SF is required plus one additional space for each 10,000 square feet or 12 required loading spaces. 3 loading spaces proposed. Variance required."* Also shown on the plan is Note 14 (on Sheet 2 of 25) *"The following Modification are being requested for this project: 14.2 – Zoning Section 512.D.1 Requiring one off-street truck loading and unloading space for the first 5,000 SF plus a minimum of one add'l space for each 10,000 SF of gross floor space. 12 spaces required, 3 provided."* As stated in Parking Notes #4 (Sheet 2 of 25) a variance is required from the Zoning Hearing Board.
3. **Section 512.D.2** states *"Off-street truck loading. Size of truck loading spaces. An off-street truck loading space shall be a minimum of 12 feet in width and a minimum of 35 feet in length."* Although the plans state 3 spaces have been provided the plans do not show any dimensions on the loading area to confirm the minimum size of the loading has been provided.

The Zoning Officer shall be consulted for the official determination of any provision of the Zoning Ordinance as amended.

Subdivision and Land Development Ordinance (SALDO)

1. **Section 2.302.B.9** states the Plans shall show the *"Tract boundaries with bearings in degrees, minutes, and seconds and distances in feet and hundredths. These boundaries shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced."* The plan submitted does not contain property line information along the northerly property line. Therefore, there is insufficient information to determine if the error of closure for the property meets the requirements. The plan should be revised or a request for modification submitted.



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July 21, 2016
POCO R 0590

2. **Section 2.302.C.4** states *"The following items shall be on all Preliminary Plans in the form of protective covenants and/or notes: 4. Well and sewage disposal systems shall be constructed in accordance with recommended standards of the Pennsylvania Department of Environmental Protection."* This note must be placed on the plan.
3. **Section 2.302.D.4** states *"Certification of central water supply: a. Public – When the Subdivision or Land Development is to be served with water by an existing water company or authority, the Developer shall submit two (2) copies of a letter from the water company or authority which states that the company or authority can adequately serve the subdivision."* The applicant's engineer has submitted information on the existing system, but has not submitted any letter from the water company stating that it can serve the proposed development. A letter must be submitted from the system owner stating the existing water system has the capacity for the proposed development.
4. **Section 2.302.D.5.a.ii** states *"Certification of central sewage disposal system: Submit two (2) copies of a letter from the company or authority that states that the company or authority can adequately serve the subdivision or Land Development, including any conditions and/or costs imposed by the sewer company or authority."* The applicant's engineer has submitted information on the existing system, but has not submitted any letter from the sewer company owner stating that it can serve the proposed development. Since the Company that owns the Water and Sewer systems is different than the applicant a letter must be submitted from the system owner stating the existing plant has capacity in wet and dry weather.
5. **Section 2.302.D.15** states *"A community impact analysis including the following information shall be required for rural residential development of subdivisions containing fifteen (15) or more dwelling units or residential lots in the aggregate; all non-residential developments (with the exception of agricultural developments) with buildings containing in excess of twenty (20,000) thousand square feet of floor space in the aggregate; or development of any kind impacting thirty (30) acres of land or more in the aggregate:"* This section explains all information required in the a Community Impact Analysis. The Applicant's engineer sent the following information to T&M:
 - a. A Traffic Impact Study, prepared by Lagan Engineering, dated July 27, 2007;
 - b. A Phase I Environmental Site Assessment, prepared by Pennsylvania Tectonics, dated August 2012.

We responded in an E-mail dated June 9, 2016 stating:

- a. *"The Traffic Impact Study should be conducted in accordance with PENNDOT's "Policies and Procedures for Transportation Impact Studies" and should include the intersection of Resort Drive and Camelback Road (SR 4006), the intersection of Camelback Road (SR 4006) and Sullivan Trail (SR 4004), and the intersection of Sullivan Trail (SR 4004) and Route 715 (SR 0715). These are the intersections that had been studied in the 2007 TIS with the intersection of Camelback Road (SR 4006) and Wilke Road being eliminated. Since all roads are State Highways I believe a Scoping Meeting be set up with PENNDOT to discuss the TIS requirements. All existing traffic data (counts, etc.) older than three (3) years should be redone."*



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July 21, 2016

POCO R 0590

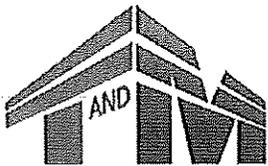
- b. "Phase I ESAs are only good for 6 months. Since it has been 4 years a new Phase I would be required." This is in accordance with ASTM E1527-13.

To date, none of the new information has been submitted. In order to comply with the requirements of Section 2.302.D.15 of the Subdivision and Land Development Ordinance this information must be submitted.

6. **Section 3.209.B.1** States "No more than thirty five (35%) percent of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least sixty five (65%) percent of the original ground cover must remain undisturbed during the establishment, alteration or maintenance the property." Steep slopes are defined and established as those areas having an original, unaltered slope of twenty (20%) percent or greater. It appears areas within the proposed grading meet the definition of steep slopes. The plans must provide information showing compliance with this section.
7. **Section 3.210.A** states "The Applicant shall submit a wetland study in duplicate with the submittal of all Subdivision and Land Development Plans. The purpose of the study shall be to determine the presence and extent of wetlands of the site." The plans contain a note on Sheet 2 of 25 (Note No. 7) stating "Wetlands were taken from plans entitled "ESPC Plan Resort Drive Fill Area" Sheet 1 of 2, dated 3/7/13, no revisions, prepared by RKR Hess, A Division of UTRS as delineated by Sparton Wetlands Services and located by RKR Hess in February of 2013." This information must be submitted with the application.

Stormwater Management Ordinance

1. **Section 104** states in part "This Ordinance shall only apply to permanent nonstructural and structural stormwater management Best Management Practices (BMPs) constructed as part of any of the Regulated Activities listed in this Section. The Pennsylvania Department of Environmental Protection, Bureau of Watershed Management Document Number 363-0300-002, entitled "Pennsylvania Stormwater Best Management Practices Manual" (BMP Manual), effective as of December 30, 2006 (as amended) is incorporated by reference." The BMP Manual contains ratios for loading of infiltration basins as 5:1 (impervious to basin area) and 8:1 (total drainage area to basin area). The Post Construction Stormwater Management Report (Report) submitted states the overall drainage area ration is 55:1, rather than the 8:1 from the BMP Manual, and 13.8:1, rather than the 5:1, from the BMP Manual. The Overall ratio is 688% higher than what is in the BMP Manual and the Impervious ratio is 276% higher than what is in the BMP Manual. The Report compares the existing basin ratios to the proposed and states the ratios are improved. The existing basin appears to have been designed as a detention basin, not an infiltration basin. Therefore, the comparison is not a valid comparison. It appears there is sufficient area available to meet the ratios. We recommend PA DEP approval of the proposed design be obtained prior to Final Plan Approval.
2. **Section 301.L** states "Roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require



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July 21, 2016
POCO R 0590

pretreatment." The plans, as submitted, show the proposed roof drains being connected to the storm sewer system. The design must be revised or a Modification requested.

3. **Section 303.1.6.b** states *"Wetlands Buffer Delineation – A 50-foot buffer, measures perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of Cranberry Bog, where the buffer shall be 75 feet measured perpendicular to and horizontally from the edge of the Cranberry Bog. In addition, where the 300 feet of land adjacent to the edge of a delineated wetland has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet."* Based on this section of the Ordinance this plan should have a minimum of a 50 foot buffer from all wetlands. This requirement may also need to be larger if the upland slope is greater than 5%, which appears to be the case. The plans should be revised to remove all proposed construction from the buffer areas. The applicant has submitted a Request for Modification from this requirement and allow the buffer to be reduces to 25 feet.
4. **Section 305.A** states *"The Brodhead/McMichael Watershed has been divided into stormwater management districts as shown on the Watershed Map in Appendix B. – Standards for managing runoff from each subarea in the Brodhead/McMichael Watershed for design storms dre shown in Table 305.1. Development sites located in each of the A, B, or C Districts must control proposed conditions runoff rates to existing conditions runoff rates for the design storms in accordance with Table 305.1."* This projects is located partly in District A, Sub-area 23 and partly in District B-2, Sub-area 26. The plans and calculation submitted proposed an increase in the allowable rate for their Drainage Area C2 in the 25-year and 50-years storms of 1 cfs. The plans should be revised to eliminate this increase. The applicant has submitted a Request for Modification to allow this increase in runoff. It should be noted that if the buffer requirement addressed in Comment 2 above would be met the need for this Modification could be eliminated. We would have no objection to the Modification.

Sanitary Sewer Comments

1. The information submitted on the existing water and sewer system states the existing discharge from the Wastewater Treatment Plant was 228,000 gallons per day. This was based on the applicant's engineer review of 12 months of Discharge Monitoring Reports (DMR) from March 2014 through July 2015. Copies of the DMRs should be submitted for review. No information was provided as backup for the existing flows.
2. The proposed flow rate of no less than 63.8 gpm based on an 8 hour utilization period was used for the proposed sanitary sewer pump station design. This should be revised to 24 hours or information provided from a standard to support the 8 hours.
3. The plans, as submitted, show several pipe runs over 20% slope. All sewer pipes (storm and/or sanitary) over a 20% slope should be designed with an anchor system or additional manholes should be placed. The details should show the proposed anchor design or additional manholes.
4. The Pump Station detail should show the required elevation of all components.



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July 21, 2016
POCO R 0590

5. The Pump Station Detail should show the proposed pump size.
6. The Pump Station Detail Section view shows the discharge line as a 4" line, but the line has a 6" check valve on it. The plan view shows a 3" gate valve. The section shows a 6" Dresser Coupling outside the station and the plan view shows a 1 1/4" Dresser Coupling at the same location. Review the section view and the plan view of the Pump Station Detail to be consistent.
7. Will a backup detection system be provide in addition to the proposed floats? Also, will backup power by provided, if so from what source? How will the alarm be monitored?
8. The Pump Station Detail shows the diameter to be 6' and the Utility Plan and the Pump Station Design Calculations show the proposed diameter to be 8'. The detail must be corrected.
9. The location of the proposed pump station will not be accessible by a vehicle. This will make the maintenance of the station very difficult. The location should be revised to allow for maintenance vehicles to assess the station.
10. The valves for the pump station should be located in a separate valve pit. Revise the design to move the valves outside the wet well into a separate valve pit.
11. The Grease Trap Detail should show all required dimensions i.e., length, width, and depth. Also, all elevation should be shown on the detail.
12. Provide supporting design information on how the size of the Grease Trap was determined

Additional Comments

1. The plans should provide a detail of the handicap parking space painting and signing in accordance with ADA and the MUTCD.
2. There appears to be a proposed contour (Elevation 1278) missing at the northwest corner of the proposed site work in both Phase 1 and Phase 2.
3. Note 9 on Sheet 5 of 24 states "The anticipated start of construction on this project is October of 2015 and is anticipated to be completed by April 2016." The same note appears on Sheet 7 of 25. Since these dates have passed these must be updated. Also, since the project is proposing 2 phases, the dates should be different from each other. If the project will be completed as one project, the plans should be revised to show only one phase, rather than two.
4. The Facility Demand provide flow rate for the various uses. The source of the proposed flow rate should be provided.
5. The water supply provides storage and production information, but no information was provided on existing and proposed usage. This information must be provided.



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July 21, 2016
POCO R 0590

6. The water supply states a fire flow of 2,450 gpm for 90 minutes yields a total of 120,000 gallons. 2,450 gpm for 90 minutes yields a total of 220,500 gallons. Also, in the Summary provided by RKR Hess states the fire flow of 2,450 gpm is for 30 minutes. This would yield 73,500 gallons. Please verify and correct the fire flow information.
7. The analysis of the supply shows three wells. Well #2 producing 30 gpm, Well #3 producing 48 gpm, and Well #4 producing 100 gpm. The summary from RKR Hess does not state what the capacity of Well #2 is, but states that Well #3 is estimated to be able to produce 40 gpm rather than the permitted 48 gpm and Well #4 is estimated to be able to produce 68 gpm rather than the 100 gpm permitted. Well #4 is apparently restricted due to the casing size. Well yield tests should be performed and the actual yield used to determine the total system capacity.
8. Show the Stormwater Test Pits on the Post Construction Stormwater Management Plans (PCSM).
9. The PCSM Plans show Infiltration Beds labeled as Infiltration Beds 5, 6 and 7. The details on sheet 13 of 25 provide details for Infiltration Beds 1, 2, and 3. The detail and the plans must be revised to agree with each other.
10. The profile for Pipe 12, on Sheet 19 of 25, from Manhole 7 to Inlet 11 shows proposed grading over the pipe. The Grading Plans do not show any proposed grading. The grading plan should be revised to show the proposed grading.
11. The plan proposes the placement of site lighting foundations within the Infiltration Beds. Care must be taken during construction to make sure there is no conflict between the wiring, foundations, and pipes within the infiltration beds.

T & M Associates reserves further comment until receipt of additional documentation. If you have any questions, please do not hesitate to contact me.

Very Truly Yours,
T & M Associates

Russell G. Benner, P.E.

CC: Pam Finkbeiner, Acting Township Manager
Board of Commissioners
Lisa Pereira, P.C. Solicitor
Dave Manter, SEO
EPT Ski Properties, Inc., Applicant
Mike Gabel, P.E., Boucher & James, Inc.

R:\POCO\R0590\Correspondence\Camelback Lot 13 Letter to Planning Commission 07-20-16



Boucher & James, Inc.
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AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

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July 22, 2016

Pocono Township Planning Commission
112 Township Drive
P.O. Box 197
Tannersville, PA 18372

**SUBJECT: SANOFI PASTEUR, INC. – TIER ONE PARKING DECK
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1630014R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our first review of the Sanofi Pasteur, Inc. Tier One Parking Deck Preliminary/Final Land Development. The submitted information has been prepared by Borton-Lawson and consists of the following items.

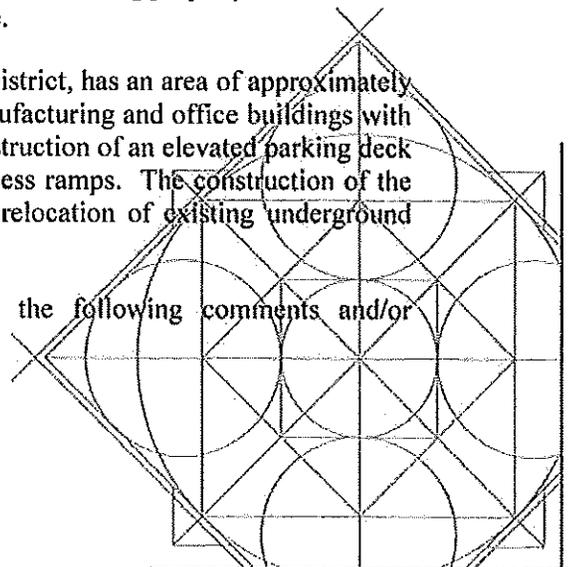
- Pocono Township Land Development Application and Plan Receipt Checklist.
- Appendix G, Request for Modification (2 requests).
- Stormwater Narrative Report dated July 1, 2016.
- Erosion and Sediment Pollution Control Plan Report dated July 1, 2016.
- Preliminary/Final Land Development Plans (13 sheets) dated July 1, 2016.

BACKGROUND INFORMATION

The Applicant, Sanofi Pasteur, Inc., is proposing a parking deck on its existing property located on the eastern side of S.R. 0611 at the intersection with Discovery Drive.

The existing property is located within the I, Industrial Zoning District, has an area of approximately 189 acres and consists of medical laboratories, and medical manufacturing and office buildings with associated parking. The proposed development includes the construction of an elevated parking deck with 564 proposed parking spaces and two (2) 36-foot wide access ramps. The construction of the parking deck occurs over existing parking areas. Associated relocation of existing underground utilities will be required.

Based on our review of the above information, we offer the following comments and/or recommendations for your consideration.



SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. In accordance with Section 2.106, "preliminary approval shall not be considered complete and shall not be effective until the Board of Commissioners has approved the Preliminary Plan." In addition, and in accordance with Section 2.107, after approval of the Preliminary Plan, the Final Plan for the entire Land Development which has been prepared in accordance with the approved Preliminary Plan shall be submitted by the Applicant to the Planning Commission. *The Applicant is requesting a waiver from Section 2.106 to permit the submission and review of a Preliminary/Final Plan without the submission and approval of separate Preliminary Plan and Final Plan.*
2. In accordance with Sections 2.302.A and 2.303.A, "Preliminary Plans for Major Subdivisions and Land Developments shall be drawn at a scale not to exceed 1 inch equals 100 feet provided all bearings, distances and other information can be legibly and accurately presented on the plan." *The Applicant is requesting waivers from Sections 2.302.A and 2.303.A to permit a scale of 1 inch equals 200 feet on the Overall Existing Conditions Plan in order to those the existing property in its entirety. The remainder of the Plans have a scale of 1 inch equals 40 feet. We support this request for waivers.*
3. In accordance with Sections 2.302.B.4 and 2.303.B.4, "proposed and existing streets and lot layout on immediately adjoining tracks, including names and rights-of-way widths that fall within 30 feet distance from the project boundary lines" shall be provided on the Plan. *The right-of-way widths of PA Route 611 and Lower Swiftwater Road (S.R. 0314) must be dimensioned on the Plan.*
4. In accordance with Sections 2.302.B.6 and 2.303.B.6, "location of the 100-year flood zones as per most recent Flood Insurance Rate Map" shall be provided on the Plan. *The 100-year floodplain for Swiftwater Creek must be shown on the Plan, or the linetype in plan view and in the legend must be consistent.*
5. In accordance with Sections 2.302.B.14 and 2.303.B.31, "steep slope information as required by Section 3.209 of this Ordinance" shall be provided on the Plan, or otherwise a modification requested. *Steep slopes exist on the property and shall be identified in accordance with Section 3.209.*
6. In accordance with Sections 2.303.E.4 and 3.202.A, approval by the appropriate agencies for the water supply, sewage, stormwater runoff, and soil and erosion control plans shall be provided. *An NPDES Permit Number is referenced on the Plan. A Letter of Adequacy from the County Conservation District and a revised NPDES Permit must be provided.*
7. In accordance with Sections 2.402.A and B, a performance guarantee and development agreement shall be provided. *A cost estimate must be submitted for review and the performance guarantee and development agreement provided to the Township.*
8. In accordance with Section 3.605.A, the concrete curb shall be constructed with "plain cement concrete in accordance with Pennsylvania Department of Transportation standards." *PennDOT RC-64M and Publication 408 indicates that Class A concrete with a minimum 28-day strength of 3,300 psi must be utilized for concrete curbs. The Concrete Curb Detail on*

Sheet C903 must be revised to indicate the correct minimum strength.

9. In accordance with Section 3.611, "traffic signals and signs shall be required to provide safe traffic circulation. Such traffic signals and signs shall meet design standards as established by the Board of Commissioners." *Stop signs must be provided at the exit points of the parking deck and a detail must be provided on the Plan.*

BRODHEAD AND MCMICHAELS CREEK ORDINANCE COMMENTS

The proposed development is located within District B-2 of the Brodhead Creek watershed and is tributary to Swiftwater Creek which is a High Quality/Cold Water Fishery (HQ/CWF). The proposed development increases the impervious area by approximately 1,307 square feet.

10. In accordance with Section 302.B.1, an Existing Resource and Site Analysis Map (ERSAM) shall be provided. *The Overall Existing Conditions Plan, Sheet C100, may be utilized as the ERSAM, however it must contain all required information listed in this Section (i.e. existing contours). Alternatively, a copy of the ERSAM referenced as being on file at the Township in Note 8 on Sheet CS1 shall be submitted.*
11. In accordance with Section 303.A, "for water quality and stream bank erosion, the objective is to design a water quality BMP to detain the proposed conditions 2-year, 24-hour design storm flow to the existing conditions 1-year, 24-hour design storm flow using the SCS Type II distribution." *Table 1, Pre-Development/Post-Development Peak Runoff Rate Summary indicates that the post development conditions are reduced to below the predevelopment conditions for the one and two year events, however the development does not meet the reduction requirements of this Section. The increase in impervious areas is approximately 1,307 square feet and the predevelopment and post development Curve Number (CN) calculations show no increase in drainage area or CN value. Therefore, it is believed that the increase in impervious area does not affect the peak flow. However, the Applicant shall confirm that the proposed reduction, currently shown, was approved for a previous development.*
12. In accordance with Section 305.A, District B-2 requires that the proposed 2-, 5-, 10-, 25-, 50-, and 100-year storm events be reduced to the existing 1-, 2-, 5-, 10-, 25-, and 100-year conditions, respectively. *Table 1, Pre-Development/Post-Development Peak Runoff Rate Summary, indicates that the post development conditions are reduced to below the predevelopment conditions for each corresponding storm event, however the development does not meet the reduction requirements of District B-2. The increase in impervious areas is approximately 1,307 square feet and the predevelopment and post development Curve Number (CN) calculations show no increase in drainage area or CN value. Therefore, it is believed that the increase in impervious area does not affect the peak flow. However, the Applicant shall confirm that the proposed reduction, currently shown, was approved for a previous development.*
13. In accordance with Sections 305.H.2, 307.C, and 307.D, storm sewers must be designed to pass the increased 50-year return period runoff with a minimum of 1-foot of freeboard. *It appears that stormwater runoff from the top deck will be collected and discharged into the proposed storm sewer pipe P-1. Calculations must be provided demonstrating that the proposed storm*

sewer pipe P-1 and the downstream existing storm sewer have the capacity for the increase in impervious areas created by the proposed deck.

The following comments are related to the proposed and existing storm sewer.

- a. It appears that the drainage area to Pipe P-1 should also include areas from the deck parking area.*
 - b. It appears that the impervious area utilized in the Pipe-1 cover calculations is less than what is shown on the Plan and should be revised.*
 - c. The discharge point of the existing storm sewer must be shown on the Plans.*
14. In accordance with Sections 308.A and 403.A.4, any earth disturbance must be conducted in conformance with PA Title 25, Chapter 102, "Erosion and Sediment Control", and all reviews and letters of adequacy from the County Conservation District must be submitted. *A Letter of Adequacy from the County Conservation District and an approved NPDES Permit must be provided for the proposed work.*
 15. In accordance with Section 403.A.3, "complete hydrologic, hydraulic, and structural computations for all stormwater management facilities" must be provided. *Post development peak flow calculations have been provided, however no predevelopment peak flow calculations have been submitted in support of those presented in Table 1, Pre-Development/Post-Development Peak Runoff Rate Summary in the Stormwater Narrative. Predevelopment calculations must be provided. In addition, the input variables must be shown in all calculations.*
 16. In accordance with Section 403.B.4, the flood hazard boundaries shall be provided on the Plan. *The 100-year floodplain for Swiftwater Creek must be shown on the Plan and/or the linetype in plan view and in the legend must be consistent.*
 17. In accordance with Section 403.B.18, "overland drainage patterns" shall be shown on the Plan. *A drainage area plan shall be provided to show all drainage patterns referenced in the Stormwater Narrative.*

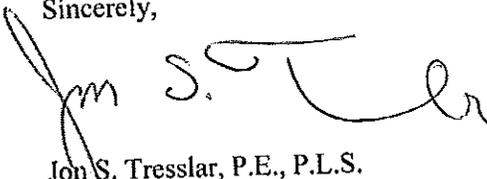
MISCELLANEOUS COMMENTS

18. It does not appear that the 565 parking spaces indicated as "Parking Spaces Constructed As Part Of This Project" on Sheet CS1 is correct and should be revised. In addition, it does not appear that the 37 ADA parking spaces indicated under the ADA Parking Summary on Sheet CS1 is correct and should be revised.
19. The rear and side yard requirements provided in the C, Commercial Zoning Data chart are incorrect and must be revised.
20. It appears that an arc is missing from the Property Curve Table for the existing cul-de-sac. In addition, the lot line information at the northwestern corner of the property is illegible and must be provided clearly on the Plan.

21. Sheet C201 indicates that two (2) parking spaces exist in the northwestern corner of the parking lot. The label must be revised to indicate three (3) existing parking spaces.
22. On Sheet C201, the 6-foot-wide concrete walks crossing the ramp to the deck level parking area are configured such that it appears that the pedestrians will not have sufficient room to follow the proposed walk. In addition, Sheet C202 shows cross walks running parallel to the existing concrete walks at these locations. The pedestrian access crossing the ramps must be addressed and be consistent throughout the Plans.
23. On Sheet C301, it appears that a proposed 1191 contour is required to the east of the westerly proposed concrete walk. The plan should be revised to show the proposed 1191 contour and the limits of the woodlands revised as necessary.
24. Sheets C301 and C302 must indicate the slope of the proposed ramps and deck level parking. Spot elevations shall also be utilized to indicate the slope of the proposed ramps.
25. The proposed contour labels on the easterly proposed concrete walk shown on Sheet C302 incorrect and must be revised.
26. Sheet C401 indicates a disturbance area for the proposed footings. The piers for the proposed parking deck must also be located on the Plans.
27. One (1) light post is proposed on the deck level parking area and it appears that no lighting is proposed on the ground level parking area. Lighting must be provided to adequately light all parking areas.
28. A detail for the proposed guiderail along the perimeter of the deck parking area must be provided on the Plans.

If you should have any questions regarding the above comments, please call me.

Sincerely,



Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/mep/cg

cc: Pam Finkbeiner, Interim Township Manager
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Aaron Sisler, P.E., Borton-Lawson – Applicant's Engineer
Sanofi Pasteur, Inc. – Applicant/Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.