

AGENDA  
POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 26, 2018 - 7:00 p.m.

A. CALL TO ORDER (followed by the Pledge of Allegiance)

B. ROLL CALL

C. NOTIFICATIONS OF COMMENTS

D. CORRESPONDENCE:

E. MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 02/12/2018

F. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

G. FINAL PLANS UNDER CONSIDERATION:

H. PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sheldon Kopelson, Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 01/22/2018 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 06/11/2018.
2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 01/22/2018 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/08/2018.
3. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 08/14/2017 P.C. Mtg. Plans were tabled at the 01/22/2018 P.C. Mtg. Time extension requested until 04/23/2018. Deadline for P.C. consideration is extended to 04/09/2018.
4. Ertle Enterprises Auto Sales LDP - Plan fees paid. Plans were accepted at the 02/12/2018 P.C. Mtg.

SKETCH PLANS:

PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:

ORDINANCES:

- 1) Sign Ordinance Revisions

UNFINISHED BUSINESS:

NEW BUSINESS:

COMMENTS BY AUDIENCE:

ADJOURNMENT:

# POCONO TOWNSHIP PLAN STATUS

Project Name (Acceptance Date)	Application Type	Prelim/Final	Review Period Expires	Last PC Mtg	Last BOC Mtg	Latest Comment Letter	Last Meeting Tabled	PC Recommendation Approve/Deny	BOC Approved/Rejected
Kopelson Lot 3 Land Development (8/13/13)	Commercial Land Dev	Prelim	6/30/2018	6/11/2018	6/18/2018	unknown date	2/12/2018		
Spa Castle Land Development (Prelim) (12/14/15)	Commercial Land Dev	Prelim	10/20/2018	10/8/2018	10/15/2018	Planning Rev 9/9/16 Technical Rev 11/9/16	2/12/2018		
Running Lane LDP (8/14/17) *Submitted one application	Land Dev	Prelim	4/23/2018	4/9/2018	4/16/2018	2/22/2018	2/12/2018		
Running Lane LDP (8/14/17)	Lot Combo	Prelim	4/23/2018	4/9/2018	4/16/2018	2/22/2018	2/12/2018		
Ertle Enterprises Auto Sales (02/12/2018)	Land Dev	Prelim/Final	5/13/2018	4/23/2018	5/7/2018				

**POCONO TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 12, 2018 - 7:00 p.m.**

**DRAFT**

The Pocono Township Planning Commission Regular meeting was held on February 12<sup>th</sup>, 2018 at the Pocono Township Municipal Building, Tannersville, PA and opened by Chairman Ron Swink at 7:00 p.m., followed by the Pledge of Allegiance.

R. Swink introduced Chad Kilby, appointed 02/05/2018 to the Planning Commission.

**ROLL CALL:** Ron Swink, present; Scott Gilliland, present; Dennis Purcell, present; Bob DeYoung, present; Marie Guidry, present; and Jeremy Sawicki, absent; and Chad Kilby, present.

Lisa Pereira, Twp. Solicitor; Jon Tresslar, Twp. Engineer; Donna Asure, Twp. Manager; and Pamela Tripus, Twp. Secretary/Recording Secretary were present.

**CORRESPONDENCE:**

- 1) Letter of Notification of PPL Rebuild of Existing Bartonsville 138kV Transmission Tap in Monroe County, Pa.
- 2) Notice of Hearing for the Running Lane Road Vacation will be held on February 20<sup>th</sup>, 2018.

**MINUTES:**

D. Purcell made a motion, seconded by S. Gilliland, to approve the minutes 01/22/2018 PC meeting. All in favor. Motion carried.

**NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:**

- 1) Ertle Enterprises Auto Sales LDP - Plan fees were received on 02/09/2018. Jim Ertle, Ertle Enterprises, represented the plan. J. Tresslar, Twp. Engineer, explained fees were paid on 02/09/2018 after his acceptance letter for the application was completed.  
D. Purcell made a motion, seconded by M. Guidry, to accept the Ertle Enterprises Auto Sales LDP for review. All in favor. Motion carried.

**FINAL PLANS UNDER CONSIDERATION:**

- 1) Crossings Outlets Storage Building Final - Plans were administratively accepted at the 01/22/2018 P.C. Mtg. Twp. Engineer's review letter No. 1 received 02/08/2018. Deanna Schmoyer, Borton-Lawson Engineering Inc, represented the plan. D. Schmoyer explained the changes to the landscaping and curbing. Discussion followed on the request for modifications.

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Requests for Modifications:

SALDO SEC. 2.106 & 2.107 - D. Purcell made a motion, seconded by M. Guidry to recommend approval of RFM 2.106 & 2.107 Preliminary to Final. All in favor. Motion carried.

SALDO SEC. 303.I.8 - B. DeYoung made a motion, seconded by S. Gilliland, to recommend approval of RFM 303.I.8 - 75-foot Stream Buffer. All in favor. Motion carried.

S. Gilliland made a motion, seconded by D. Purcell, to recommend approval of the Crossings Outlets Storage Building Final conditioned upon meeting the requirements of the Twp. Engineer's letter dated 02/08/2017. All in favor. Motion carried.

**PRELIMINARY PLANS UNDER CONSIDERATION:**

1. Sheldon Kopelson, Commercial Development (Lot 3) - Plans were administratively accepted at the 8/13/2013 P.C. Mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 01/22/2018 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 06/11/2018. S. Gilliland made a motion, seconded by C. Kilby, to table the Sheldon Kopelson Commercial Development (Lot 3). All in favor. Motion carried.
2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. Mtg. Tabled at the 01/22/2018 P.C. Mtg. Time extension requested until 10/20/2018. Deadline for P.C. consideration is 10/08/2018. B. DeYoung made a motion, seconded by S. Gilliland, to table the Spa Castel Land Development Plan. All in favor. Motion carried.
3. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 08/14/2017 P.C. Mtg. Plans were tabled at the 01/22/2018 P.C. Mtg. Time extension requested until 04/23/2018. Deadline for P.C. consideration is extended to 04/09/2018. M. Guidry made a motion, seconded by B. DeYoung, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan. All in favor. Motion carried.

**SKETCH PLANS:** None

**PRESENTATION OF SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS:** None

PLANNING MODULES:

DRAFT

1) Planning modules for Brookdale Minor Subdivision. Nate Oiler, RKR Hess Associates, represented the plan and gave a brief overview of the project. S. Gilliland made a motion, seconded by S. Gilliland, to recommend approval for the Planning modules for Brookdale Minor Subdivision and forward on to the Board of Commissioners. All in favor. Motion carried.

ORDINANCES:

1) Sign Ordinance Revisions - L. Pereira, Twp. Solicitor, explained the Board of Commissioners requested the Planning Commission include a modification to the sign ordinance concerning temporary signage. C. Kilby questioned if yard sale signs would be included. M. Tripus stated he would like a separate ordinance to regulate yard sales and signs. Discussion followed.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COMMENTS BY AUDIENCE: None

ADJOURNMENT: B. DeYoung made a motion, seconded by D. Purcell, to adjourn the meeting at 7:40 p.m., until 02/26/2018 at 7:00 p.m., at the Pocono Township Municipal Building. All in favor. Motion carried.



**Boucher & James, Inc.**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

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February 22, 2018

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

**SUBJECT:   RUNNING LANE, LLC LAND DEVELOPMENT PLAN REVIEW NO. 2  
              POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA  
              PROJECT NO. 1730051R**

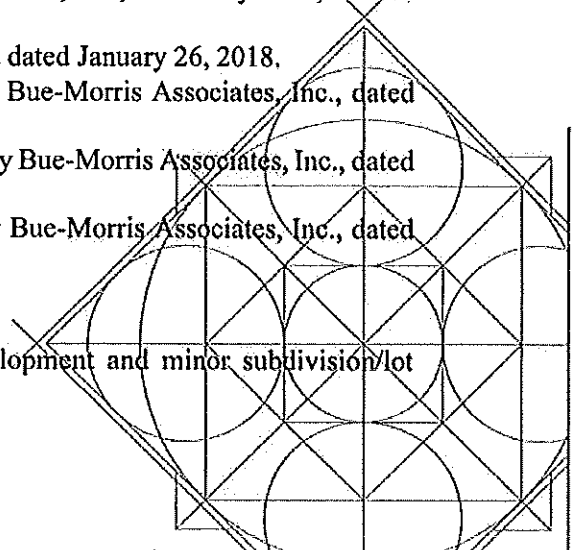
Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Land Development Plan Application for Running Lane, LLC. The submitted information consists of the following items.

- Response Letter prepared by Bue-Morris Associates, Inc., dated January 26, 2018.
- Appendix G, Request for Modification, Section 406.2.
- Appendix G, Request for Modification, Section 406.3.
- Appendix G, Request for Modification, Section 406.3.G.
- Appendix G, Request for Modification, Section 406.4.
- Appendix G, Request for Modification, Section 406.7.C.
- Appendix G, Request for Modification, Section 605.1.F.5.b.
- Appendix G, Request for Modification, Section 615.3.B.5.
- Appendix G, Request for Modification, Section 615.6.
- Appendix G, Request for Modification, Section 620.H.1.
- Hotel Elevation.
- Title Search.
- Lighting Specifications.
- Aerial Photograph (11" x 17") prepared by Bue-Morris Associates, Inc., dated July 2017, revised November 30, 2017.
- Application package to Monroe County Conservation District dated January 26, 2018.
- Erosion and Sediment Pollution Control Report prepared by Bue-Morris Associates, Inc., dated July 10, 2017, revised January 26, 2018.
- Post Construction Stormwater Management Report prepared by Bue-Morris Associates, Inc., dated July 10, 2017, revised January 26, 2018.
- Preliminary Land Development Plan (19 Sheets) prepared by Bue-Morris Associates, Inc., dated July 14, 2017, revised January 26, 2018.

**BACKGROUND INFORMATION**

The Applicant, Running Lane, LLC, is proposing a land development and minor subdivision/lot



combination on an existing property located along State Route (S.R.) 0611, approximately 0.7 miles south of the intersection with Lower Swiftwater Road (S.R. 0314) (PIN No. 12-6364-04-74-4153). The existing property (Tract 1) is located within the C, Commercial Zoning District and consists of the Pocono Brewing Company with associated parking, stormwater management and on-lot water and sewer services. The existing property is split by S.R. 0611, and has a total gross area of 5.47 acres, with 0.507 acres located on the eastern side of S.R. 0611. The Pocono Brewing Company is located on the remaining western portion of the property.

The proposed Minor Subdivision/Lot Combination includes the subdivision of two (2) tracts from the existing 21.9 acre property, split by S.R. 0611, and owned in half interest by Lorri Zimmerman and Jeffrey T. Butz, Executors of Butz Estate, and Robert Miller and Marilyn Butz. Tract 2 is located on the western side of S.R. 0611 and is proposed to have a gross area of 0.366 acres, including 0.199 acres of the S.R. 0611 Right-of-Way, creating a net area of 0.167 acres. Tract 3 is located on the western side of S.R. 0611 and is proposed to have a gross area of 0.877 acres, including 0.496 acres of the S.R. 0611 Right-of-Way and 0.175 acres of the Wiscasset Road Right-of-Way, creating a net area of 0.206 acres. Tracts 2 and 3 will be conveyed to and combined with Tract 1 to create a 6.713 acre property (5.023 acres net). The remaining Butz/Miller property will have a proposed area of 19.30 acres and will be entirely located on the eastern side of S.R. 0611.

The proposed land development which this review is prepared for will occur on proposed Tract 1 and will be located on the western side of S.R. 0611. The development will consist of a 4-story, 90 room hotel with an indoor pool. The Pocono Brewing Company will remain, and the existing parking area is proposed to be expanded. An underground stormwater management system is also proposed and the site will be serviced by public water and sewer. A Conservation Easement Area is now proposed on the eastern side of State Route 0611.

In accordance with Section 405.B.1.j, the existing restaurant, and proposed hotel are permitted uses within the C, Commercial Zoning District.

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 405.C.2.a, the minimum required front yard depth is 75 feet. *The existing front yard depth is 45-feet which is an existing non-conformity. The proposed land development will not affect the existing non-conformity. (Previous Comment) No action required.*
2. Comment satisfied.
3. Comment satisfied.
4. Comment satisfied.

#### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS.**

5. Comment satisfied.
6. In accordance with Sections 306.2.6.C and 406.6.J, the Applicant shall be responsible for submission of the Plan and all required supporting documentation to the Monroe County



Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. *The proposed Land Development requires the following agency approvals.*

- a. *Pocono Township –Land Development Plan approval*
- b. *Pocono Township – Connection of proposed sanitary sewer*
- c. *Pocono Township – Fire Company*
- d. *Pennsylvania Department of Environmental Protection & Monroe County Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities*
- e. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption*
- f. *Pennsylvania Department of Transportation – Highway Occupancy Permit*
- g. *Brodhead Creek Regional Authority – Water service connection*

*All submissions, and reviews and approvals must be provided to the Township. (Previous Comment) All submissions, reviews and approvals must be submitted to the Township.*

7. In accordance with Sections 306.6, 406.6.H.1, and 611.A, the Township shall concurrently make its decision on the Sewage Facilities Planning Module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Land Development Plan approval shall be conditioned upon Department of Environmental Protection sewage planning approval. *The existing restaurant and proposed hotel will connect to public sewer, and are located within the Act 537 Service Boundary. General Note 7 on Sheet 1 indicates 9 EDUs exist and 23 EDUs are proposed for the new hotel. (1 EDU/4 rooms). A completed Sewage Facilities Planning Module Exemption must be submitted for review. (Previous Comment) The response indicates a Sewage Facilities Planning Module Exemption will be submitted.*
8. In accordance with Section 306.13, “upon completion of all improvements, the Applicant shall provide to the Township two (2) paper sets of plans and one (1) compact disk with the plans in PDF format certified by the Applicant’s engineer showing all such improvements installed to document conformance with the Record Plan. Failure of the Applicant to provide as-built plans shall constitute a violation of this Ordinance, and shall be subject to all the enforcement proceedings contained in this Ordinance and may result in rescission of approval. (See Section 408 for As-Built requirements.)” An As-Built Plan deviating in any material respect from the Record Plan will require a revised Land Development Plan to be submitted for approval. *Upon completion of the proposed improvements, the required as-built plan must be prepared and submitted for review. (Previous Comment) No action required at this time.*
9. In accordance with Section 406.2, Site Context Map, “a map compiled from existing information showing the location of the proposed land development within its neighborhood context shall be submitted. For sites under 100 acres in area, such maps shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site.” “The features that shall be shown on Site Context Maps include topography (from U.S.G.S. maps), stream valleys, wetland complexes (from maps published by the U.S.

- Fish & Wildlife Service or the U.S.D.A. Natural Resources Conservation Service), woodlands over one-half acre in area (from aerial photographs), ridge lines, public roads and trails, utility easements and rights of way, public land, and land protected under conservation easements." *A Site Context Map must be submitted. (Previous Comment) A waiver from Section 406.2 is requested. An 11-inch by 17-inch aerial photograph has been submitted. We have no objection to this request provided the aerial photograph be resized and included within the 24-inch by 36-inch Land Development Plan set.*
10. In accordance with Section 406.3, Existing Resources and Site Analysis, "for all land developments, an Existing Resources and Site Analysis shall be prepared to provide the Developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within five hundred (500) feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the Plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources of the property." *An Existing Resource & Site Analysis Plan is provided, however it must be revised to include existing conditions within 500-feet of the property. (Previous Comment) A waiver from Section 406.3 is requested. An 11-inch by 17-inch aerial photograph has been submitted. We have no objection to this request provided the aerial photograph be resized and included within the 24-inch by 36-inch Land Development Plan set.*
  11. In accordance with Section 406.3.A, the Existing Resources and Site Analysis must include "a vertical aerial photograph enlarged to a scale not less detailed than 1 inch = 400 feet, with the site boundaries clearly marked." *An aerial photograph showing the project site and existing features within 500-feet of the property must be provided. An 11-inch by 17-inch aerial photograph has been submitted and must be resized and included within the 24-inch by 36-inch Land Development Plan set.*
  12. Comment satisfied.
  13. Comment satisfied.
  14. In accordance with Section 406.3.G, the Existing Resources and Site Analysis must include "a viewshed analysis using GIS or other suitable methodology showing the location and extent of views into the property and along ridge lines from critical points along adjoining public roads and how the views will be affected by the proposed development and what design elements will be used to minimize the visual effects". *A viewshed analysis must be provided. (Previous Comment) A waiver from Section 406.3.G is requested. The request states the view onto the property will be the proposed hotel, and the property has no view that requires study or preservation. There may be some concern with the view from the residential properties located southwest of the site. All other adjacent properties contain commercial uses or woodlands. The Township shall determine if they will require a viewshed analysis. The request listed under Modifications Requested on Sheet 1 must be revised to correctly reference Section 406.3.G.*
  15. In accordance with Section 406.4.A, "a Resource Impact and Conservation Analysis shall be prepared for all land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the Existing Resources and Site Analysis (as required under Section 406.3). All proposed improvements, including but not necessarily limited to grading, fill, roads, buildings, utilities and stormwater detention

facilities, as proposed in the other Proposed Land Development Plan documents, shall be taken into account in preparing the Preliminary Recourse Impact and Conservation Analysis, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable." *A waiver has been requested from Section 406.4.*

*The request states the existing property was previously developed and there are no resources of interest on the hotel site. It is noted that a Wetland Assessment/Delineation determined wetlands existing on the eastern portion of the property across State Route 0611 which is not being developed. In accordance with Section 406.4.D, "this requirement for a Resource Impact and Conservation Analysis may be waived by the Township if, in its judgment, the proposed development areas, as laid out in the Sketch Plan or in the Land Development Plan would be likely to cause no more than an insignificant impact upon the site's resources". With the exception to a small area of existing woodlands, no sensitive features exist on the portion of the property to be developed. (Previous Comment) We have no objection to the requested waiver from Section 406.4.*

16. In accordance with Section 406.5.A, the Improvements Plan must include "historic resources, trails and significant natural features, including topography, areas of steep slopes, wetlands, 100-year floodplains, swales, rock out-croppings, vegetation, existing utilities and other site features, as indicated on the Existing Resource and Site Analysis". *The existing man-made slopes must be delineated on Sheet 5. (Previous Comment) The Grading Plan, Sheet 5, must still be revised to show the existing man-made slopes.*
17. In accordance with Sections 406.5.D and 607.16.B, the plan shall include information indicating available and safe stopping sight distances for all driveways, access drives, roads, etc., which must be in compliance with the most current version of the Pennsylvania Department of Transportation specifications. *The required and proposed sight distances must be provided on the plan, including the Landscaping Plan (Sheet 9). (Previous Comment) The required and proposed safe stopping sight distances must still be provided on the plan.*
18. Comment satisfied.
19. Comment satisfied.
20. Comment satisfied.
21. Comment satisfied.
22. Comment satisfied.
23. In accordance with Sections 406.6.A.3 and 408.3.B, turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives and parking and loading areas, but in any event for not less than a WB-50 truck. *The truck turning diagram for a WB-50 Truck provided on Sheet 15 must be revised to also show the access at S.R. 0611. In addition, a truck turning diagram for emergency vehicles must also be submitted to the Township and Fire Company for review. (Previous Comment) The submitted truck turning template for emergency vehicles shown on Sheet 15 must be submitted to the Fire Company for review.*
24. In accordance with Section 406.6.B, "exterior elevations of any proposed buildings including at least the front and side elevations" must be provided. *Exterior elevations of the proposed*

*hotel must be submitted. (Previous Comment) An elevation and site plan of a similar hotel has been submitted for the Township's review. The Township shall determine if this is acceptable.*

25. Comment satisfied.
26. In accordance with Section 406.6.G.3, "a letter from the water company or authority stating that the said company or authority will supply the development including a verification of the adequacy of service" must be provided. *A letter dated October 2, 2006, from the Brodhead Creek Regional Authority has been submitted. The letter indicates capacity for a 116-seat restaurant and a 125-unit hotel is available. A 230-seat restaurant exists and a 90-unit hotel is now proposed. The increase in seats may increase the total required capacity. Confirmation of available capacity must be provided. (Previous Comment) The response indicates a letter from the Brodhead Creek Regional Authority dated October 20, 2015, was included with this submission, however it was not received and must be submitted.*
27. In accordance with Section 406.6.O and 607.16.J, where access is to a State road, a valid State Highway Occupancy Permit shall be obtained prior to plan recording. *A Highway Occupancy Permit issued to The Spirit of Swiftwater, Inc. on April 20, 2005, and expired on April 20, 2006 has been submitted. A new Highway Occupancy Permit is required and must be submitted upon receipt. All correspondence, including plans, to and from the Pennsylvania Department of Transportation must also be provided to the Township. (Previous Comment) The response indicates the required documents will be provided.*
28. Comment satisfied.
29. In accordance with Section 406.7, "a community impact analysis including the following information shall be required for land developments containing fifteen (15) or more dwelling units or residential lots in the aggregate; all non-residential developments (with the exception of agricultural development) 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". *The proposed hotel has a gross floor area of 54,460 square feet and the community impact analysis must be submitted. (Previous Comment) The response indicates a community impact analysis will be submitted.*
30. In accordance with Section 406.7.C, a Phase I Environmental Site Assessment is required to identify current and historical items associated with the property that may constitute a threat to the environment. The assessment "may be required by the Township Planning Commission and/or Board of Commissioners for all development regardless of the number of lots, size of the building or acreage disturbed, if the land proposed for development is known to contain or suspected of containing items which may constitute a threat to the environment". *A waiver from Section 406.7.C is requested, however a waiver of this Section is not required. (Previous Comment) The requested waiver is not required and shall be removed from the Modifications Requested on Sheet 1. Instead, the Township Planning Commission and/or Board of Commissioners shall determine if this project will require a Phase I Assessment. It is noted that the site has been in a condition similar to the existing, as shown on the plan, for over 25 years.*
31. Comment satisfied.
32. Comment satisfied.

- 33. Comment satisfied.
- 34. Comment satisfied.
- 35. In accordance with Section 500, "No final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:
  - A. All improvements required by this Ordinance are installed to the specifications contained in Article VI of this Ordinance and other Township requirements and such improvements are certified by the Applicant's Engineer; or,
  - B. Proposed developer's agreements and performance guarantee in accord with Section 503 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners."

*A performance guarantee, per Section 503, must be provided prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment) This is a Final Plan requirement.*

- 36. Comment satisfied.
- 37. In accordance with Section 506.2.1, land development provisions for the private operation and maintenance of all development improvements "shall be in the form of deed covenants and restrictions clearly placing the responsibility of maintenance of all development improvements with the owner of the land development." *Ownership and maintenance of the proposed improvements must be in the form of deed covenants and restrictions. (Previous Comment) This is a Final Plan Requirement. This comment has been acknowledged.*
- 38. In accordance with Section 506.2.3, "in the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with Section 503.1 to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be fifteen (15) percent of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account, shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners." *A maintenance fund shall be established for the continued maintenance of the proposed improvements. (Previous Comment) This is a Final Plan requirement.*
- 39. In accordance with Section 509, "all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this Ordinance shall, prior to final plan approval by the Board of Commissioners, and if so directed by the Board of Commissioners, enter into a legally binding development agreement with the Township whereby the developer guarantees the installation of the required improvements in accord with the approved plan and all Township requirements." *A development agreement must be executed prior to plan recordation. (Previous Comment) This is a Final Plan requirement.*
- 40. Comment satisfied.

41. In accordance with Section 605.1.F.5.b.1, "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 of the property." *The existing steep slopes are man-made and we would support a waiver from Section 605.1.F.5.b in its entirety. (Previous Comment) A waiver from Section 605.1.F.5.b.1 is requested. The request shall be revised to reference Section 605.1.F.5.b. The existing slopes are man-made, therefore we have no objection to this request.*
42. In accordance with Section 601.1.F.6, "natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the Applicant's Existing Resources and Site Analysis Plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development." *A PNDI has been submitted, however the PNDI is over 2 years old, and a new PNDI must be submitted. (Previous Comment) The response indicates an updated PNDI, with results, is included with this submission, however it was not received and must be submitted.*
43. In accordance with Section 601.1.N, "lots and/or parcels shall be laid out and graded to provide positive drainage away from buildings and to prevent damage to neighboring lots, tracts, or parcels. Stormwater management shall be provided in accord with Township stormwater regulations." *There is concern with existing drainage coming from the western off-site areas toward the proposed rain garden and hotel. Drainage area and capacity calculations in support of the proposed rain garden west of the hotel must be provided, and additional spot elevations along the curblin between the proposed rain garden and hotel shall be on the plan. (Previous Comment) The hydrographs and pond report associated with the rain garden are not included in the submitted Post Construction Stormwater Management Report. The Report must be revised accordingly.*
44. Comment satisfied.
45. In accordance with Section 607.16.M.2, "access drive entrances into all non-residential and non-agricultural use properties shall be no less than twenty-four (24') feet in width, shall not exceed thirty-six (36') feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of twenty (20') feet from where they intersect a road." *Curbing must be provided along the access drive from S.R. 0611. The driveway width at S.R. 0611 is approximately 70-feet wide, and the radii are 25-feet. A median divider is required as proposed. At a minimum, a double yellow line should be provided at the entrance. (Previous Comment) A Highway Occupancy Permit from the Pennsylvania Department of Transportation is required for the proposed driveway. Curbing shall still be provided on the southerly side of the proposed driveway.*
46. Comment satisfied.
47. In accordance with Section 610.A, "all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PADEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of

Environmental Protection regulations for soil erosion and sedimentation control". Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. The following comments are based upon our review of the E&SPC Plan and Report, and associated notes and details. **(Previous Comment)**

- a. *Comment satisfied.*
  - b. *Comment satisfied.*
  - c. *Comment satisfied.*
  - d. *Comment satisfied.*
  - e. *Inlet protection must be placed at inlets I-25 and I-26 during Phase 1 and the Construction Sequence must be revised. (Previous Comment) The Construction Sequence must be revised to also include the installation of inlet protection at all proposed inlets in Phase 1.*
  - f. *Comment satisfied.*
  - g. *The required erosion control netting referenced in the Construction Sequence must be delineated on the plan. (Previous Comment) The netting must still be shown in plan view.*
  - h. *Comment satisfied.*
  - i. *Comment satisfied.*
  - j. *Comment satisfied.*
  - k. *Comment satisfied.*
  - l. *Comment satisfied.*
  - m. *Comment satisfied.*
  - n. *Comment satisfied.*
  - o. *Standard Construction Detail #9-2 on Sheet 12 does not reflect the riprap calculations in the Erosion and Sediment Pollution Control Report. The detail and/or calculations must be revised. (Previous Comment) The detail or calculation must still be revised.*
  - p. *Inlet protection must be shown at newly proposed inlet I-28. (Plan Revision Comment)*
  - q. *The locations of Swale #1 and Bypass Swale #2 referenced in Steps 8 and 13 of the Phase 1 Construction Sequence must be clarified. In addition, the construction of Bypass Swale #1 is not listed in the Construction Sequence, however it is proposed to be removed during Phase 3. This must also be clarified, and Bypass Swale #1 must be shown in plan view for Phase 2 on Sheet 4B. (Plan Revision Comment)*
  - r. *Pipe P-5 referenced in Step 20 of the Phase 1 Construction Sequence must be shown in plan view or removed from Phase 1. (Plan Revision Comment)*
  - s. *Inlet I-2 must be labeled on Sheet 4C. (Plan Revision Comment)*
48. *Comment satisfied.*
49. In accordance with Section 615.3.B.5, "planting islands shall be a minimum of nine (9) feet by eighteen (18) feet in dimension, underlain by soil (not base course material); mounded at

no more than a three-to-one (3:1) slope, nor less than a five-to-one (5:1) slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of one (1) shade tree plus shrubs and/or ground cover sufficient to cover the entire area." *Two (2) islands do not provide the required shade tree. A waiver from Section 615.3.B.1 has been requested for relief from this requirement and shall be revised per Comment 48. The request indicates the site is limited to planting due to the proposed underground basins. We agree shade trees may hinder the function of the proposed underground basins, however appropriate shrubs can still be planted within these islands. (Previous Comment) All islands are now proposed with shade trees, shrubs, or shade trees and shrubs. Upon review of the proposed landscaping, we have no objection to the requested waiver from Section 615.3.B.5.*

50. Comment satisfied.

51. In accordance with Section 615.4.C.4, "trees shall be planted at a ratio of at least one (1) tree per fifty (50) linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced." *Nine (9) street trees are required along S.R. 0611. Three (3) shade trees and 5 flowering trees are proposed. The flowering trees are not an approved shade tree in Appendix A, as required by Section 615.4.C.5, and are not counted toward the street tree requirement. Therefore, 6 additional street trees are required.*

*A waiver from Section 615.4 is requested. The request indicates the location of the street trees is limited to the underground basin. The basin is located under the paved area of the proposed Parking Lot #4B. Enough distance will exist between the underground basin and the S.R. 0611 Right-of-Way. We do not support this request and the required street trees must be provided. (Previous Comment) Nine (9) shade trees are now provided and a waiver of this requirement is no longer required. However, 1 tree is located along the frontage of the neighboring property to the southwest. Per Section 615.4.C, the shade tree must be located between the Ultimate Right-of-Way and building setback line of the Applicant's property. The tree must be relocated accordingly.*

52. In accordance with Section 615.6.C and Table 615-1, Property Line and Road Right-of-Way Buffers, 10-foot wide, low intensity buffers are required along the northern and western property lines, and a 20-foot wide, high intensity buffer is required along the southern property line.

- a. *Nine (9) canopy and 5 ornamental trees are required along the northern property line. Four (4) canopy and 3 ornamental trees are proposed, therefore 5 canopy and 2 ornamental trees are still required.*

*In accordance with Section 615.6.C.7, "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township." It is noted woodlands exist along this property line.*

*A waiver from Section 615.6 is requested. The request indicates the storm sewer limits the placement of proposed trees. We agree this is a true statement along the northern property line. (Previous Comment) Six (6) canopy and 6 ornamental trees are now proposed, therefore 3 canopy trees are still required. Based upon the symbol in the*



*Planting Schedule, it appears the "Ca" label should be revised to "Cf" for Flowering Dogwood trees, otherwise no ornamental trees are proposed. We have no objection to the requested waiver from Section 615.6 for the required buffer along the northern property line. It should be noted that if the Township determines that the existing trees along the northern property line are sufficient to satisfy the need for 3 additional canopy trees, then a waiver is not required.*

- b. *Ten (10) canopy and 5 ornamental trees are required along the western property line. Eight (8) canopy and 5 ornamental trees are proposed, therefore 2 canopy trees are still required.*

*In accordance with Section 615.6.C.7, "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township." It is noted woodlands exist along this property line.*

*A waiver from Section 615.6 is requested. The request indicates the storm sewer limits the placement of proposed trees. We do not agree with this statement along the western property line. (Previous Comment) Ten (10) canopy and 5 ornamental trees are now proposed, therefore no waiver is required for the buffer along the western property line. However, as indicated above, based upon the symbol in the Planting Schedule, it appears that "Ca" label should be revised to "Cf" for Flowering Dogwood trees, otherwise 2 ornamental trees will still be required.*

- c. *Eighteen (18) evergreen, 7 ornamental, and 7 canopy trees are required along the southern property line. No trees are proposed.*

*In accordance with Section 615.6.C.7, "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township". It is noted woodlands exist along this property line.*

*A waiver from Section 615.6 is requested. The request indicates the storm sewer limits the placement of proposed trees. We do not agree with this statement along the southern property line, however existing pavement abuts the property line which limits the number of proposed trees that can be placed.*

*The Township shall determine if the existing woodlands can act as the required buffer along the southern property line. As a result of the existing trees, a waiver may only be required along a portion of the southern property line, between it, and the existing restaurant. (Previous Comment) Two (2) canopy trees are now proposed along the southern property line, therefore 18 evergreen, 7 ornamental, and 5 canopy trees are still required. We have no objection to the requested waiver from Section 615.6 for the required buffer along the southern property line.*

- 53. *In accordance with Section 615.6.C and Table 615-1, Parking Lot Buffers Along Road Rights-of-Way, a 30-foot wide, high intensity buffer is required between Parking Lot #4B and the S.R. 0611 Right-of-Way. Twelve (12) evergreen, 5 ornamental, and 5 canopy trees are required for 234-feet of parking along S.R. 0611. Zero (0) evergreen, 4 ornamental, and 2 canopy trees are proposed, therefore 12 evergreen, 1 ornamental and 3 canopy trees are*

*still required.*

*A waiver from Section 615.6 is requested. The request indicates the storm sewer limits the placement of proposed trees. No storm sewer exists or is proposed between Parking Lot #4B and the S.R. 0611 Right-of-Way, and additional trees can be proposed. As proposed, we do not support this request in relation to the Parking Lot Buffer, and the additional trees must be provided. (Previous Comment) Six (6) canopy trees are now proposed, therefore 12 evergreen and 5 ornamental trees are still required. The waiver request indicates no additional trees can be provided due to the limited space between S.R. 0611 Right-of-Way and Parking Lot #4B. Prior to action on the requested waiver, the Township shall determine if evergreen trees and/or shrubs shall be provided in addition to, or instead of, the proposed canopy trees.*

54. In accordance with Section 615.6.D and Table 615-2, Site Element Screens, Screen Type #2 or #5 is required to screen the proposed loading areas. *Given the location of the proposed loading areas, Screen Type #2 is appropriate and shall consist of a double row of evergreen trees, placed 10-feet on center and offset 10-feet to provide a continuous screen at a minimum height of 12-feet at maturity.*

*In accordance with Section 615.6.D.7, "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township." It is noted woodlands exist along this property line.*

*A waiver from Section 615.6 is requested. The request indicates the storm sewer limits the placement of proposed trees. We agree with this statement with respect to the two (2) loading areas adjacent to the northern property line, but not with respect to the loading area adjacent to the western property line. The Township shall determine if the existing trees can provide the required screen along the northern property line. Additional evergreen trees shall be provided along the western property line. (Previous Comment) A waiver is requested for the required screening at the loading areas along the northern and western property lines. The request now indicates the 5-foot high retaining wall and proposed landscaping can act as the required screen at the proposed loading area. We have no objection to the requested waiver from Section 615.6 with respect to the required Site Element Screen at the loading areas.*

55. Comment satisfied.

56. Comment satisfied.

57. In accordance with Sections 615.7.D.2 and 615.9.B.11, landscaping shall be considered an improvement for the purposes of installation and the provision of a performance guarantee in accord with this Ordinance. In addition, the Developer or landowner shall provide to the Township a performance guarantee equal to the amount necessary to cover the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of 18 months following the installation and approval of the landscaping. *The proposed landscaping must be included in the construction cost estimate. (Previous Comment) This is a Final Plan requirement. The response indicates the estimate will be provided under separate cover.*

58. In accordance with Section 615.9.B.9, "planting details, including method of protecting

existing vegetation, and landscape planting methods” must be provided on the plan. *Landscape planting details and associated notes must be provided on the plan. (Previous Comment) An evergreen tree planting detail must still be provided on the plan. In addition, the tree wrap referenced in the Deciduous Tree Planting Detail on Sheet 13 shall be removed at the time of planting to eliminate the potential for insect harvesting. The tree wrap shall be removed from the detail, or a note placed stating that the tree wrap is to be removed at the time of planting.*

59. Comment satisfied.
60. Comment satisfied.
61. Comment satisfied.
62. In accordance with Section 619.B, common open spaces, recreation areas, and/or in-lieu-of fees “shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this Section 619”. In addition, and in accordance with Section 619.E.5, “if a non-residential subdivision or land development is required to dedicate common open space, the following amounts of common open space shall be required, unless revised by resolution of the Board of Commissioners”. *Note 23 on Sheet 1 proposes a fee in-lieu-of open space. In accordance with Section 619.F, and if agreed upon by the Board of Commissioners and Applicant, a fee in-lieu-of dedicating open space as determined by the Township Fee Schedule may be provided. The calculated fee in-lieu-of for 3.68 acres of disturbance is \$5,152.00. The Township shall determine if open space and/or recreational facilities shall be provided, or if a fee in-lieu-off will be accepted. (Previous Comment) This comment has been acknowledged. It should be noted that the limit of disturbance is now 4.10 acres, therefore the calculated fee in-lieu-of is \$5,740.00*
63. In accordance with Section 620.B, a parking space shall be 10-feet wide by 18-feet long. *The proposed parking spaces in Parking Lots #4A and #4B are 9-feet wide by 18-feet long and must be revised. It does not appear that the proposed number of parking spaces will be reduced below what is required when all spaces are proposed at the required size. (Previous Comment) The response indicates the 99 proposed 9-foot wide by 18-foot long parking spaces replace the existing 109 9-foot wide by 18-foot long parking spaces currently on site for the existing restaurant.*

*As discussed above, and as a result of this being a new land development, the 9-foot wide by 18-foot long parking spaces must be revised to have a width of 10-feet. cursory calculations have determined that this may reduce the amount of parking by 15 spaces creating a total of 196 proposed parking space. One hundred sixty-six (166) total parking spaces are required.*
64. In accordance with Section 620.H.1, “each off-street loading and unloading space shall be either (a) at least fourteen (14’) feet in width by forty (40’) feet in depth or (b) at least ten (10’) feet in width by sixty (60’) feet in depth.” *A waiver is requested from Section 620.H.1. The request states 12-foot by 30-foot loading spaces are adequate for the hotel use. However, Section 512.D.2 of the Zoning Ordinance requires loading spaces to be a minimum of 12-feet wide by 35-feet long. Therefore, the loading spaces must be revised to have a minimum length of 35-feet. We would support a waiver to permit 12-foot wide by 35-foot long loading spaces. (Previous Comment) A waiver from Section 620.H.1 is requested to*

*permit five (5), 12-foot wide by 35-foot long loading spaces per the Township Zoning Ordinance. We have no objection to this request.*

65. Comment satisfied.
66. In accordance with Section 622, a "Traffic Impact Study shall be submitted to the Township, as part of a Preliminary Plan and Final Plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing fifteen (15) or more dwelling units or residential lots in aggregate; or all non-residential developments (with the exception of agricultural development) with buildings containing in excess of twenty (20,000) thousand square feet of floor space in the aggregate; development of any kind impacting thirty (30) acres of land or more in the aggregate". *A Traffic Impact Assessment was submitted. The Assessment references Appendices B, C, and D which have not been included and must be submitted. Further review of the Assessment will be completed upon receipt of these appendices. (Previous Comment) The response indicates the missing Appendices will be submitted by Benchmark Civil Engineering Services, Inc.*

#### **STORMWATER MANAGEMENT ORDINANCE COMMENTS**

The proposed development is located within the McMichaels Creek Watershed and the B-2 Management District. The project site discharges to Scot Run which has a Chapter 93 Classification of High Quality (HQ).

67. Comment satisfied.
68. In accordance with Section 301.J, "any stormwater management facilities regulated by this Ordinance that would be located on State highway rights-of-way shall be subject to approval by the Pennsylvania Department of Transportation (PennDOT)." *Pipe P-17 connects to an existing storm sewer pipe within the S.R. 0611 Right-of-Way and grading is proposed at the proposed headwall within the S.R. 0611 Right-of-Way. A PennDOT Highway Occupancy Permit is required. (Previous Comment) Pipes P-17 and P-32 now connect to the existing storm sewer crossing State Route 0611. The response indicates Benchmark Civil Engineering Services, Inc. will obtain the required permit for the proposed storm sewer and grading. All submission to, and correspondences and permits from PennDOT must be provided.*
69. In accordance with Section 301.L, "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 pretreatment." *The proposed roof drains must be shown on the plan. (Previous Comment) No roof drains are shown on Figure 1, Loading Ratio Areas, as indicated in the response letter. The response letter also indicates the roof drains are directed to the rain gardens. The proposed roof drains must still be shown on the land development plan.*
70. In accordance with Sections 301.M, 303.E, and 304.A.2.d, all stormwater runoff, other than rooftop runoff, shall be treated for water quality prior to discharge to surface or groundwater. *A Snout Insert Detail is provided on Sheet 13, however none are shown in plan or profile views. Proposed water quality devices must be provided prior to stormwater entering the underground basins or discharging from the site, and must be shown in plan and profile views. (Previous Comment) The Storm Sewer Structures chart on Sheet 10 must be revised*

*to include snouts at inlets I-2 and I-24. The required sump elevation for each inlet with a snout must also be listed in the Storm Sewer Structures chart.*

71. Comment satisfied.
72. Comment satisfied.
73. Comment satisfied.
74. Comment satisfied.
75. In accordance with Section 304.A.1.a, "regulated activities will be required to recharge (infiltrate), where practicable, a portion of the runoff created by the development as part of an overall Stormwater Management Plan designed for the site. The volume of runoff to be recharged shall be determined from Sections 304.A.3.a or 304.A.3.b, depending upon demonstrated site conditions." *Calculations must be provided demonstrating the volume infiltrated meets the required recharge volume. (Previous Comment) Calculations in support of the required recharge volume, per Sections 304.A.3.a or 304.A.3.b, must still be provided.*
76. In accordance with Section 304.A.2.a, "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone" is required. *Less than 2-feet of separation is proposed between the bottom of Underground Basin B and the existing limiting zone and must be revised. (Previous Comment) Underground Basin B has been revised and a 2-foot separation is now provided. The proposed rain garden has also been revised and the bottom is now 6-inches lower than what was previously proposed. As a result, the 2-foot separation is no longer achieved, and the rain garden must be revised accordingly.*
77. Comment satisfied.
78. In accordance with Section 305.A and Table 305.1, the post development 2-, 5-, 25-, 50-, and 100-year storm events must be reduced to below the predevelopment 1-, 2-, 5-, 10-, and 50-year storm events, respectively. *The Post Development Total North Pipe (Hydrograph 21L) Peak Flow during the 2-, 5-, 25-, 50-, and 100-year storm events exceeds the Predevelopment Peak Flows during the 1-, 2-, 5-, 10-, and 50-year storm events, respectively, and must be revised. It is noted that Drainage Area E Offsite was included in the Post Development Total North Pipe Peak Flow calculations and was not included in the Predevelopment Total North Pipe Peak Flow calculations. (Previous Comment) The following comments are based upon our review of the revised peak flow calculations, and Tables 3 and 4 as they related to each other and the Drainage Plans. Additional review will be performed upon receipt of correctly scaled 24-inch by 36-inch Drainage Plans. Refer to Comment 83.*
  - a. *The peak flow calculations in the 5A-OnSite Area to Ex Basin hydrographs are not consistent with Table 3. Table 3 must be revised accordingly.*
  - b. *The 1-year hydrograph for Ex Onsite Area 5B, and the hydrographs for the onsite Drainage Area 5C must be provided.*
  - c. *The 50- and 100-year peak flows for Prop. Area 5A, and the 2-, 5-, 25-, 50-, and 100-year peak flows for Proposed Area 5B listed in Table 3 are inconsistent with the respective hydrographs. Table 3 must be revised accordingly.*
  - d. *The hydrographs and pond report in support of the proposed rain garden must be*

*submitted. In addition, calculations for Swale 1B must also be provided.*

- e. Rain garden inflow calculations utilize the rational method and shall be revised to utilize the TR-55 method in order to accurately determine the stormwater volume.*
  - f. Drainage Area 5C must also be analyzed. Supporting calculations must be submitted for review.*
79. In accordance with Section 305.E, "off-site areas that drain through a proposed development site are not subject to release rate criteria when determining allowable peak runoff rates. However, on-site drainage facilities shall be designed to safely convey off-site flows through the development site." *Calculations must be submitted in support of the proposed rain garden located along the western property line and provided for off-site areas to ensure the capacity of the proposed rain garden is sufficient. (Previous Comment) The hydrographs and pond report in support of the proposed rain garden must be submitted for review.*
80. In accordance with Sections 307.C and 307.D, storm sewers must be able to convey the proposed conditions runoff from a 50-year design storm with a minimum of 1-foot of freeboard. *Calculations for the 100-year storm event were provided. Freeboard is less than 1-foot at pipes P-4 and P-6. Calculations for the 50-year storm event shall also be submitted to confirm the required 1-foot of freeboard will be provided. (Previous Comment) Calculations for the 2- and 25-year storms are provided. Inlet/outlet control calculations for each proposed storm pipe for the 50-year storm must be still be submitted for review.*
81. 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. *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. (Previous Comment) Refer to Comment 47 for comments related to the E&SPC Plan and Report.*
82. Comment satisfied.
83. In accordance with Section 403.B, map(s) of the project area shall be submitted on 24-inch x 36-inch sheets and/or shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Monroe County. *(Plan Revision Comment) The Drainage Plans have been submitted on 11-inch by 17-inch sheets. Future submissions must include correctly scaled 24-inch by 36-inch Drainage Plans. The plans and associated calculations cannot be adequately reviewed as presented. Several comments remain, and additional comments may be issued after the receipt of the correctly scaled 24-inch by 36-inch Drainage Plans.*
84. Previous comment 83 satisfied.
85. Previous comment 84 satisfied.
86. In accordance with Section 403.B.7, the map shall include "soil names and boundaries; along with any limitations associated with the soil type and the proposed resolution of the listed limitations". *The soils and boundaries are provided, however the USDA NRCS Websoil Survey classifies the MoB and WpB soils are 'D' soils. The plans and calculations must be revised. (Previous Comment 85) The calculations will be reviewed upon receipt of correctly scaled 24-inch by 36-inch Drainage Plans.*

87. Previous comment 86 satisfied.
88. Previous comment 87 satisfied.
89. Previous comment 88 satisfied.
90. Previous comment 89 satisfied.
91. In accordance with Section 701.A, "for subdivisions and land developments the Applicant shall provide a performance guarantee to the Municipality for the timely installation and proper construction of all stormwater management controls as required by the approved Stormwater Management Site Plan in the amount and method of payment provided for in the Subdivision and Land Development Ordinance." *The required performance guarantee must be provided prior to plan recording. (Previous Comment 90) This is a Final Plan requirement. This comment has been acknowledged.*
92. In accordance with Section 702.A, "the Stormwater Management Site Plan for the development shall contain an operation and maintenance plan prepared by the Applicant and approved by the Municipal Engineer. The operation and maintenance plan shall outline required routine maintenance actions and schedules necessary to insure proper operation of the stormwater management facilities." *The required operation and maintenance plan must be provided. (Previous Comment 91) This is a Final Plan requirement. This comment has been acknowledged.*
93. In accordance with Section 703.A, "prior to approval of the site's Stormwater Management Site Plan, the Applicant shall sign and record a Maintenance Agreement in the form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned." *The required maintenance agreement must be provided prior to plan recording. (Previous Comment 92) This comment has been acknowledged.*

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

94. Basin B collects a portion of stormwater runoff through a "stone over sand" island. A detail of this collection system must be provided on the plan. *(Previous Comment 93) The bioretention area shown in the D-Rain Tank – Bioretention Detail on Sheet 14 must be shown in plan view.*
95. It does not appear the vertical drop is correct in the Concentrated Flow having a length of 57-feet in the 5A to Basin time of concentration calculation and should be revised. *(Previous Comment 94) This comment remains for further review upon receipt of correctly scaled 24-inch by 36-inch Drainage Plans.*
96. Previous comment 95 satisfied.
97. Previous comment 96 satisfied.
98. Previous comment 97 satisfied.
99. Previous comment 98 satisfied.
100. Previous comment 99 satisfied.
101. Previous comment 100 satisfied.
102. Previous comment 101 satisfied.

103. Previous comment 102 satisfied.
104. There is insufficient depth to construct Underground Basin -A below the pavement and landscape strip along its southern edge. The top of basin elevation is 100, and a 100 contour is proposed which does not leave room for paving or planting. The basin must be revised. In addition, the Subsurface Storage Cross Sections on Sheet 10B are inconsistent with the Pond Reports and proposed grading, and must be revised. *(Previous Comment 103) The R-Tank – Paved Area Detail, on Sheet 14, indicates 18-inches will be provided between the top of the rain tank and finished elevation of the paved surface. Eighteen (18) inches above the top of basin elevation of 1182.86 at Basin A is 1184.36 which exceeds the proposed finished grade of 1184. Eighteen (18) inches above the top of basin elevation of 1181.50 at Basin B is 1183. The proposed grading above Basin B is less than 1183. In addition, the rain tank details on Sheet 14 specify 6-inches of AASHTO #57 stone on top of the proposed basins. This adds additional depth and reduces the area required for the 10.5-inch paving specification. The basins or proposed grading must be revised accordingly.*
105. Previous comment 104 satisfied.
106. The slope of pipe P-3 is inconsistent between the Basin B Pond Report and the Pipe Table on Sheet 6 and must be revised. *(Previous Comment 105) The discharge pipes have been removed from the Pond Reports for Basins A and B and must now be included.*
107. Previous comment 106 satisfied.
108. Inlet I-11 is located behind a proposed curb and the drainage area as shown on the Subdrainage Areas Plan would not be captured. The proposed inlet must be relocated. *(Previous Comment 107) Inlet I-23 is placed within the drive aisle in Parking Lot #4A and shall be relocated along a curb to be outside the flow of traffic.*
109. It appears the area of lawn is high in the Rational 'C' calculation for inlet I-4 when compared to the Subdrainage Areas Plan, and should be revised. *(Previous Comment 108) This comment remains for further review upon receipt of correctly scaled 24-inch by 36-inch Drainage Plans.*
110. The drainage area to inlet I-15 is not correct. An inlet is not proposed at this location. When compared to the Rational 'C' calculations it appears this drainage area is included in the drainage area for inlet I-1. The plan and/or calculations must be revised. *(Previous Comment) This comment remains for further review upon receipt of correctly scaled 24-inch by 36-inch Drainage Plans.*
111. The drainage areas to inlets I-16, I-17, I-25, and I-26 must be clearly labeled on the Subdrainage Areas Plan. *(Previous Comment 110) This comment remains for further review upon receipt of correctly scaled 24-inch by 36-inch Drainage Plans. It should be noted the submitted Sub-Drainage Plan does not depict drainage areas to individual inlets. An inlet drainage area plan must be provided.*
112. Previous comment 111 satisfied.
113. Previous comment 112 satisfied.
114. The lengths of pipes P-1, P-2, P-5, P-7, P-13, P-14, P-22, and PennDOT are inconsistent between the Storm Sewer Tabulation and the plan view. In addition, the lengths of pipes P-



- 1, P-2, P-5, P-7, and P-14 listed in the Pipe Table on Sheet 6 are inconsistent with the Storm Sewer Tabulation. The plan and calculations must be revised. *(Previous Comment 113) This comment remains until inlet/outlet control calculations are submitted for each proposed storm sewer pipe for a 50-year storm.*
115. The pipe labels, pipe data, and invert data shown in the storm pipe profiles on Sheets 10A and 10B are inconsistent with those shown in plan view and those utilized in the Storm Sewer Tabulation. The profiles, plan, and/or calculations must be revised. *(Previous Comment 114) On Sheet 10, the length of pipe P-1 listed in the Pipe Table is inconsistent with that shown in plan view and must be revised.*
116. All proposed utility crossings must be shown on the storm sewer profiles. *(Previous Comment 115)*
- a. *The proposed sanitary sewer lateral is labeled as being over 100-feet below storm sewer pipe P-6 in the Pipe Profile for P-10, P-9, P-6, P-4, & P-22 on Sheet 10, and must be revised accordingly.*
  - b. *The sanitary sewer located 35-feet south of inlet I-17 must be shown in the Pipe Profile for P-3 & P-17 on Sheet 10.*
117. Previous comment 116 satisfied.
118. It appears the top of grate elevations listed for inlets I-6, I-8, I-13, I-17, and I-23 in the Storm Sewer Structures chart on Sheet 6 are low when compared to the proposed grading in plan view, and must be revised. *(Previous Comment 117) The top of grate elevation at inlet I-3 listed in the Storm Sewer Structures chart on Sheet 10 and in the Permanent Outlet Structure A & B detail on Sheet 14 is inconsistent with that in the Pipe Profile for P-3 & P-17 and must be revised accordingly. In addition, the top of grate elevation indicated for the I-23 Outlet Structure @ Basin A in the Permanent Outlet Structure A & B detail is inconsistent with that in the Storm Sewer Structures chart on Sheet 10 and must be revised accordingly.*
119. Structures inlet I-15 and A listed in the Storm Sewer Structures chart on Sheet 6 are not shown in plan view. In addition, pipes P-15 and P-20 listed in the Pipe Table on Sheet 6 are not shown in plan view. The plan or chart/table must be revised. It appears pipe P-20 should be referenced as P-19. *(Previous Comment 118) Headwall HW-1 identified in the Storm Sewer Structures chart on Sheet 10 is not shown in plan view. The plan must show Headwall HW-1 and identify it as existing or proposed. If installation of a new headwall is proposed across State Route 0611 it will occur within the existing unnamed tributary and wetlands and will required approval(s) from the Pennsylvania Department of Environmental Protection.*
120. Previous comment 119 satisfied.
121. The inverts in and out at pipe P-19 and the invert out at pipe P-1 are inconsistent between the Storm Sewer Structures chart on Sheet 6 and the Storm Sewer Tabulation, and must be revised. *(Previous Comment 120) This comment remains until inlet/outlet control calculations are submitted for each proposed storm sewer pipe for a 50-year storm.*
122. The diameters of pipes P-1 and P-2, listed in the Pipe Table on Sheet 6, are inconsistent with those in the Storm Sewer Tabulation and must be revised. *(Previous Comment 121) This comment remains until inlet/outlet control calculations are submitted for each proposed*

*storm sewer pipe for a 50-year storm.*

**MISCELLANEOUS COMMENTS**

123. The previously reviewed Minor Subdivision/Lot Combination Plan proposes to vacate the Wiscasset Avenue Right-of-Way located for 436 feet ± along the front of the existing property. *(Previous Comment 122) The vacation of the Wiscasset Avenue Right-of-Way is currently under review.*
124. It appears temporary construction easements will be required along the northern, western, and southern property lines and shall be obtained prior to construction. *(Previous Comment 123) Proposed grading is shown to the existing property lines and temporary construction easements will be required, or the grading modified.*
125. Previous comment 124 satisfied.
126. Previous comment 125 satisfied.
127. Previous comment 126 satisfied.
128. Spot elevations must be provided at the proposed handicap ramps, handicap spaces, access aisles, and accessible routes to confirm slopes. *(Previous Comment 127) The easterly handicap spaces at the hotel have slopes greater than the permitted 2 percent and must be revised. Spot elevations must still be shown at the ramps to confirm slopes on the ramp and landing areas.*
129. Previous comment 128 satisfied.
130. Previous comment 129 satisfied.
131. Previous comment 130 satisfied.
132. Previous comment 131 satisfied.
133. Previous comment 132 satisfied.
134. Previous comment 133 satisfied.
135. Previous comment 134 satisfied.
136. Previous comment 135 satisfied.
137. Previous comment 136 satisfied.
138. Previous comment 137 satisfied.
139. Our landscape counts indicate 31 rhododendrons and 128 liriopae are proposed for the hotel, and 2 dogwoods and 7 red buds are proposed for the restaurant. The landscape counts shall be confirmed and the Planting Schedules on Sheet 9 revised accordingly. *(Previous Comment 138) Our landscape count indicates 15 American Linden are now proposed. The landscape counts shall be confirmed, and the Planting Schedule on Sheet 9 revised accordingly.*
140. Previous comment 139 satisfied.
141. Previous comment 140 satisfied.
142. Previous comment 141 satisfied.

- 143. Previous comment 142 satisfied.
- 144. Previous comment 143 satisfied.
- 145. Previous comment 144 satisfied.
- 146. Previous comment 145 satisfied.
- 147. Spot elevations shall be provided along the proposed retaining wall. *(Previous Comment 146) The plan notes the proposed retaining wall will be 5-feet high. The grading along the southern portion of the wall suggests the wall height will be less than 5-feet. Spot elevations must be provided along the entire length of the wall to verify wall height and proposed grading.*

#### **PLAN REVISION COMMENTS**

- 148. The cover above the proposed storm sewer at inlets I-1, I-2, I-3, I-4, I-7, I-17, and I-24, and at manholes MH-1 and MH-4 is between 0.36 feet and 1.83 feet. The proposed grading or storm sewer shall be revised to maximize the cover. Two (2) feet of cover is desirable. There is particular concern with the cover over the proposed storm sewer pipe P-3 which has less than 6-inches of cover.
- 149. The storage of stone underneath the rain tanks in the Pond Reports for Basins A and B includes the area of the rain tanks creating more storage then what is actually available. The Pond Reports must be revised.
- 150. The Pipe Profile for P-13, P-18, P-12, P-11, & P-21 on Sheet 10 illustrate 2 top of basin elevations for 1182.86 and 1184.26. Only elevation 1182.86 is reflected in the Basin A Pond Report and must be revised. In addition, the heights shown in the Underground Basin – A detail on Sheet 5 are 1182.86 and 1184.00. The profile or detail must be revised accordingly.
- 151. The weirs shown in the Permanent Outlet Structure A & B detail, on Sheet 14, do not appear to be illustrated correctly, and the detail must be revised to clearly depict each individual weir.
- 152. On Sheet 1, the Last Date Revised in the Index of Sheets must be revised to reflect the most recent plan revision date.
- 153. The hotel parking easement has been removed from the plan. Note 1 on Sheet 3 is no longer applicable and shall also be removed from the plan.
- 154. On Sheet 8, a light post is shown over manhole MH-2 and must be relocated. In addition, light poles proposed along the northern property line are shown over the proposed storm sewer on Sheet 9 and must be relocated.
- 155. On Sheet 9, 2 Red Buds located in the planting strip northwest of the proposed hotel are shown over or too close to the proposed storm sewer and must be relocated.
- 156. On Sheet 9, there is a conflict between the fire hydrant and American Linden tree proposed in the island nearest the southern corner of the proposed hotel. In addition, there is a conflict between a proposed light post and Flowering Dogwood tree located northwest of inlet I-24. The conflicts must be resolved.
- 157. On Sheet 9, based upon the symbol in the Planting Schedule the “Ja” label shall be revised to reference “Jh” for Creeping Juniper.

158. On Sheet 9, 2 rhododendrons along the northern property line and 2 rhododendrons in the planting strip between Parking Lots #3 and #4A must be labeled. In addition, 4 Creeping Juniper are shown on both sides of the center planting island along the planting strip between Parking Lots #3 and #4A and must be revised to indicate 5 on each side.
159. On Sheet 10, the Storm Sewer Structures chart identifies inlet I-26 as a Type 'M' inlet, however the plan view utilizes a yard drain symbol. The plan view or chart must be revised accordingly.
160. On Sheet 10, the pipe size listed in the Storm Sewer Structures chart for the invert out at manhole MH-3 is inconsistent with the Pipe Profile for P-25 thru P-29 and must be revised accordingly.
161. The location of the construction filter detailed on Sheet 13 must be shown in plan view.
162. A concrete encasement detail must be provided on the plan.

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 number and nature of the comments, the receipt of a revised plan submission may generate new comments.

In order to facilitate an efficient re-review of revised plans, the Design Engineer shall 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 approval of the proposed minor subdivision and lot combination.

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: Donna Asure – Township Manager  
Pam Tripus – Township Secretary  
Michael Tripus – Township Zoning Officer  
Leo DeVito, Esquire – Township Solicitor  
Lisa Pereira, Broughal & DeVito, LLP  
Silvio Vitiello, Running Lane, LLC – Property Owner/Applicant  
Lorri Zimmerman & Jeffrey T. Butz, Executors of Butz Estate – Property Owners  
Robert Miller & Marilyn Butz – Property Owners  
Sarah Bue-Morris, Bue-Morris Associates, Inc. – Applicant's Engineer  
George Fetch, Jr., P.L.S. – Applicant's Surveyor  
Melissa E. Prugar, P.E. – Boucher & James, Inc.

**POCONO TOWNSHIP  
MONROE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2018 -**

**AN ORDINANCE OF THE TOWNSHIP OF POCONO, MONROE  
COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 110, THE  
ZONING ORDINANCE**

WHEREAS, the Board of Commissioners of the Township of Pocono has deemed it necessary to amend Ordinance No. 110, the Zoning Ordinance.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of the Township of Pocono, Monroe County, Pennsylvania, as follows:

**SECTION I.**

- A. Article VII of Ordinance No. 110, Section 701.A.6 is hereby amended by deleting the last sentence, and replacing it as follows:

~~"No Sign shall be illuminated between the hours of 10:00 p.m. and 6:00 a.m."~~

- B. Article VII of Ordinance No. 110, Section 704.C.2 is hereby deleted and replaced as follows:

"Billboards shall have a maximum height of 30 feet measured from the roadway surface."

- C. Article VII of Ordinance No. 110, Section 704.C.3 is hereby deleted and replaced as follows:

"The minimum spacing between Billboards shall be 300 feet."

- D. Article VII of Ordinance No. 110, Section 704.E.1 is hereby deleted and replaced as follows:

"One (1) Monument Sign identifying each main entrance location, displayed toward a street to which it has permitted access."

- E. Article VII of Ordinance No. 110, Section 704.1 of hereby amended to include the following:

"Temporary signs located on properties within the C, RD and I Zoning Districts must be removed from the property after a period of one (1) week, and shall only be placed on the property once every twenty-one (21) days."

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E.F. \_\_\_\_\_ Ordinance No. 110, "Use Schedule" is hereby amended to add "Billboards" as a conditional use in the R-D, C, and I zoning districts.

F.G. \_\_\_\_\_ Article IX of Ordinance No. 110, Section 902.C is hereby deleted in its entirety and the subsequent subsections shall be renumbered accordingly.

**SECTION II.**      **REPEALER**

Any existing ordinances or parts of ordinances in conflict with this Ordinance, to the extent of such conflict and no further, are hereby repealed.

**SECTION III.**      **SEVERABILITY**

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Ordinance.

**SECTION IV.**      **ENACTMENT**

This Ordinance shall be effective within five (5) days and shall remain in force until modified, amended or rescinded by Pocono Township, Monroe County, Pennsylvania.

ENACTED AND ADOPTED by the Board of Commissioners this \_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

**POCONO TOWNSHIP BOARD OF  
COMMISSIONERS**

\_\_\_\_\_  
**PAMELA TRIPUS**  
Township Secretary

\_\_\_\_\_  
**GERALD LASTOWSKI**  
President, Board of Commissioners