

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 25th, 2017 - 7:00 p.m.

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

B. ROLL CALL

C. NOTIFICATIONS OF COMMENTS

D. CORRESPONDENCE:

- 1) Time extension request for Spa Castle Grand Pocono Resort until October 20th, 2018.

E. MANAGER'S REPORT -TBD

F. MINUTES: Minutes of the Pocono Township Planning Commission Meeting - 09/11/2017

G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

H. FINAL PLANS UNDER CONSIDERATION:

1. Desaki Hotel Revised Final Plan - Plans were administratively accepted at the 8/14/2017 P.C. Mtg. Tabled at the 9/11/2017 P.C. Mtg. Revised plans were received 9/11/2017. Twp. Engineer's Review No. 2 distributed 09/22/2017. Deadline for P.C. consideration is 10/23/2017.

I. PRELIMINARY PLANS UNDER CONSIDERATION:

2. Sheldon Kopelson, Commercial Development (Lot 3) - Plans were 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 9/11/2017 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 6/11/2018.
3. 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 9/11/2017 P.C. Mtg. **Deadline for P.C. consideration is 10/9/2017.**
4. Day Star Holiness Bible Church - Land Development on Learn Road. The plans were administratively accepted at the 2/13/2017 P.C. Mtg. Review No. 1 distributed 3/10/2017. Tabled at the 9/11/2017 P.C. Mtg. Deadline for P.C. consideration extended to 11/27/2017.
5. Pocono Hospitality Land Development Plan - The plans were administratively accepted at the 5/8/2017 P.C. Mtg. Review No. 1 was distributed 6/23/2017. Review No. 2 distributed 09/21/2017. Tabled at the 9/11/2017 P.C. Mtg. **Deadline for P.C. consideration is 9/25/2017.**

6. Belanger Minor Subdivision - The plans were administratively accepted at the 6/12/2017 P.C. Mtg. Review No. 1 was distributed 6/7/2017. Tabled at the 9/11/2017 P.C. Mtg. Deadline for P.C. consideration extended to 1/8/2018.
7. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 8/14/2017 P.C. Mtg. Plans were tabled at the 9/11/2017 P.C. Mtg. Deadline for P.C. consideration is 10/23/2017.

SKETCH PLANS:

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

UNFINISHED BUSINESS:

NEW BUSINESS: Next Planning Commission meeting is scheduled for Tuesday, October 10th, 2017 due to the Columbus Day Holiday.

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
Belanger Minor Subdivision (06/12/17)	Minor Sub	Final	2/1/2018	1/8/2018	1/22/2018	9/8/2017	9/11/2017		
Kopelson Lot 3 Land Devt (08/13/13)	Commercial Land Devt	Prelim	6/30/2018	6/11/2018	6/18/2018	unknown date	9/11/2017		
Spa Castle Land Development (Prel) (12/14/15)	Commercial Land Devt	Prelim	10/17/2017	10/9/2017	10/16/2017	Planning Rev 9/9/16 Technical Rev 11/9/16	9/11/2017		
Day Star Holiness Bible Church (2/13/17)	Land Devt	Prelim	12/4/2017	11/27/2017	12/4/2017	9/8/2017	9/11/2017		
Pocoros Hospitality (5/8/17)	Land Devt	Prelim	10/9/2017	9/25/2017	10/2/2017	6/7/2017	9/11/2017		
Running Lane LDP (08/14/2017) *Submitted one Application	LDP	Prelim	11/13/2017	10/23/2017	11/6/2017	8/25/2017	9/11/2017		
Running Lane LDP (08/14/2017)	Lot Combo	Prelim	11/13/2017	10/23/2017	11/6/2017	8/25/2017	9/11/2017		
DeSaki Hotel Revised Final (08/14/2017)	LDP	Final	11/13/2017	10/23/2017	11/6/2017	8/28/2017	9/11/2017		



Borton
Lawson

ENGINEERING
ARCHITECTURE

September 22, 2017

Pocono Township
Attention: Donna Asure, Township Manager
P.O. Box 197
112 Township Drive
Tannersville, PA 18372

RE: TIME EXTENSION
LAND DEVELOPMENT PLAN APPLICATION
SPA CASTLE GRAND POCONO RESORT (BIRCHWOOD)
POCONO TOWNSHIP, MONROE COUNTY, PA

BL No.: 2014-1182-001

Dear Ms. Asure:

On behalf of C. Castle, LLC., the applicant is granting Pocono Township an extension for the review of the Land Development Plan Application under the Pennsylvania Municipalities Planning Code (MPC) until October 20, 2018.

Our decommissioning plan for demolition of the existing wastewater treatment plant was approved by PADEP and will be forwarded to Pocono Township for a demolition permit. The treatment plant will be decommissioned before the end of 2017. The decommissioning needs to take place prior to any further design and permitting with PADEP for on-lot sewer and water.

If you have any questions, you can contact me at (570)236-7058 or email at dschmoyer@borton-lawson.com.

Sincerely,

Deanna L. Schmoyer, PE
Project Manager

c: Ralph Matergia
C. Castle, LLC

Bethlehem
Harrisburg
Pittsburgh
State College
Wilkes-Barre

WILKES-BARRE
613 Baltimore Drive
Suite 300
Wilkes-Barre, PA 18702

Voice: 570.821.1999
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borton-lawson.com

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 11, 2017
7:00 p.m.

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The Pocono Township Planning Commission Regular Meeting was held on September 11, 2017 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.

ROLL CALL: Dennis Purcell, present; Robert DeYoung, present; Scott Gilliland, present; Ron Swink, present; Marie Guidry, present; Bob Demarest, present; and Jeremy Sawicki, present. Lisa Pereira, Solicitor; Jon Tresslar, Engineer; Michael Tripus, Zoning Officer; and Christine Brodsky, acting Recording Secretary, were present.

ACKNOWLEDGEMENT OF COMMENTS: Chairman R. Swink noted the Planning Commission meets the 2nd and 4th Monday of each month at 7:00 p.m. to 9:00 p.m. The Board will address five (5) comments per plan and noted each visitor has the right to comment at this time or before any action is taken on the matter.

CORRESPONDENCE: None

MANAGER'S REPORT: None

MINUTES: Marie Guidry made a motion, seconded by Dennis Purcell, to approve the minutes of 8/28/2017. All in favor. Motion Carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW:

Homes of the Poconos Final LDP (Former GMDC)

Bob Demarest made a motion, seconded by Dennis Purcell, to reject Homes of the Poconos Final Land Development Plans. All in favor. Motion Carried.

Per the Township Engineer's letter dated 9/11/2017, the plans were rejected for various reasons. Lisa Pereira will create a letter indicating the reasons for unanimous rejection by the Board.

FINAL PLANS UNDER CONSIDERATION:

1. Desaki Hotel Revised Final Plan - Plans were administratively accepted at the 8/14/2017 P.C. Mtg.

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 11, 2017
7:00 p.m.

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Deadline for P.C. consideration is 10/23/2017. Revised plans were received 9/11/2017.

Dennis Purcell made a motion, seconded by Marie Guidry, to table the Desaki Hotel Revised Final Plan. All in favor. Motion Carried.

PRELIMINARY PLANS UNDER CONSIDERATION:

2. Sheldon Kopelson, Commercial Development (Lot 3) - Plans were 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 8/28/2017 P.C. Mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 6/11/2018.

Scott Gilliland made a motion, seconded by Bob Demarest, to table Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion Carried.

3. 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 8/28/2017 P.C. Mtg. Deadline for P.C. consideration is 10/9/2017.

Bob Demarest made a motion, seconded by Jeremy Sawicki, to table Spa Castle Land Development. All in favor. Motion Carried.

Communication has not occurred and Lisa Pereira will reach out to Attorney Ralph Matergia to see where they stand.

4. Day Star Holiness Bible Church - Land Development on Learn Road. The plans were administratively accepted at the 2/13/2017 P.C. Mtg. Review No. 1 distributed 3/10/2017. Tabled at the 8/28/2017 P.C. Mtg. Deadline for P.C. consideration extended to 11/27/2017.

Bob Demarest made a motion, seconded by Jeremy Sawicki, to table Day Star Holiness Bible Church. All in favor. Motion Carried.

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 11, 2017
7:00 p.m.

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5. Pocono Hospitality Land Development Plan - The plans were administratively accepted at the 5/8/2017 P.C. Mtg. Review No. 1 was distributed 6/23/2017. Tabled at the 8/28/2017 P.C. Mtg. Deadline for P.C. consideration is 9/25/2017.

Marie Guidry made a motion, seconded by Scott Gilliland, to table the Pocono Hospitality Land Development Plan. All in favor. Motion Carried.

Discussion followed on storm water drainage and the legality to occupy paper road for public and private usage.

6. Belanger Minor Subdivision - The plans were administratively accepted at the 6/12/2017 P.C. Mtg. Review No. 1 was distributed 6/7/2017. Tabled at the 8/28/2017 P.C. Mtg. Deadline for P.C. consideration extended to 1/8/2018.

Bob Demarest made a motion, seconded by Dennis Purcell, to table the Belanger Minor Subdivision plans. All in favor. Motion Carried.

7. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - The plans were administratively accepted at the 8/14/2017 P.C. Mtg. Plans were tabled at the 8/28/2017 P.C. Mtg. Deadline for P.C. consideration is 10/23/2017.

Marie Guidry made a motion, seconded by Bob Demarest, to table the Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan. All in favor. Motion Carried.

SKETCH PLANS: None

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

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COMMENTS BY AUDIENCE: None

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 11, 2017
7:00 p.m.

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ADJOURNMENT:

Jeremy Sawicki made a motion, seconded by Dennis Purcell, to adjourn the meeting at 7:19 p.m. until 9/25/2017 at 7:00 p.m. All in favor. Motion Carried.

DRAFT



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

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559 Main Street, Suite 230
Bethlehem, PA 18018
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www.bjengineers.com

September 22, 2017

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

**SUBJECT: DESAKI HOTEL PROJECT
REVISED FINAL LAND DEVELOPMENT PLAN – REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1330276R**

Dear Planning Commission Members:

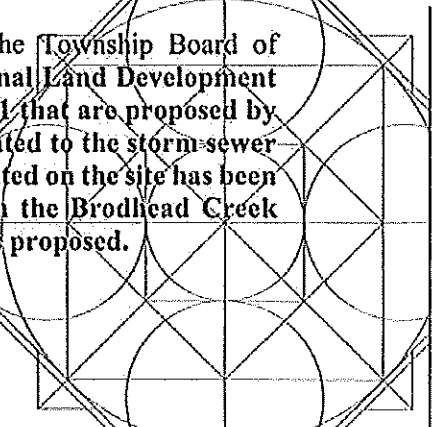
Pursuant to the Township's request, we have completed our second review of the Land Development Plan Application for the above referenced project. The submitted information was prepared by Pennoni and consists of the following items.

- Response letter dated September 6, 2017.
- Erosion and Sedimentation Control Report dated August 9, 2013, revised September 6, 2017.
- Post Construction Stormwater Management Report dated February 15, 2013, revised September 6, 2017.
- Erosion and Sedimentation Control Plan (6 sheets) dated September 20, 2013, revised September 6, 2017.
- Post Construction Stormwater Management Plan (4 sheets) dated May 10, 2017, revised September 6, 2017.
- Final Land Development Plan (17 Sheets) dated November 25, 2013, revised September 6, 2017.

BACKGROUND INFORMATION

Pennoni Associates, Inc. has submitted the above items in support of a Revised Final Land Development Plan for the existing Desaki Restaurant property owned by Trap Enterprises, LLC, located on the west side of Route 0611, approximately 1,000 feet (0.2 miles) south of the intersection with Discovery Drive in Swiftwater, Pennsylvania (Tax Parcel Number 12/11/1/8-3, PIN Number 12-6364-04-74-8985).

The project received Conditional Final Land Development approval at the Township Board of Supervisors meeting held on July 7, 2014. The conditionally approved Final Land Development Plan has been revised to incorporate the improvements along Route 0611 that are proposed by the Pennsylvania Department of Transportation. These changes are related to the storm-sewer along and crossing Route 0611. In addition, a fire hydrant previously located on the site has been removed. It has been indicated that this change was coordinated with the Brodhead Creek Regional Authority. No other changes to the previously approved plan is proposed.



The Zoning District for this project is C, Commercial. The existing property has an area of 5.44 acres and consist of an existing 11,162 square foot restaurant with associated parking, public water service and private septic system. An existing dwelling and several miscellaneous buildings also exist on the site and will be removed. In addition, there is an existing right-in, right-out driveway accessing the Desaki Restaurant's parking lot and a separate driveway accessing the existing dwelling. The remainder of the site consists of steep slope areas and existing woodlands.

Trap Enterprises, LLC proposes to construct a five (5) story, 100 room hotel on the property. The proposed hotel will have a 10,125 square foot footprint with a total area of 50,625 square feet. The existing parking area is proposed to be improved and expanded. The existing right-in, right-out driveway will be removed and a thirty-four foot (34') wide driveway, labeled as unopened Birch Street, is proposed along the western property line on the Brookdale Resort, Inc. property. This driveway will be aligned with Laurel Drive. Access to the property will be from Route 0611 South only via a proposed right turn only lane. Public water and sewer services are proposed for the existing restaurant and proposed hotel.

The property is located within the Brodhead Creek watershed with Scot Run as the receiving stream. Scot Run has a Chapter 93 Classification of High Quality (HQ), Cold Water Fishery (CWF) with Migratory Fishes (MF). In addition, the Brodhead Creek watershed is classified as a High Quality (HQ), Cold Water Fishery (CWF) watershed. The proposed land development is a regulated activity in the Brodhead/McMichael Creek Stormwater Management Ordinance.

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

1. Comment satisfied.
2. The revised Utility Plan has removed the fire hydrant located south of the proposed hotel, however Sheets 4 and 8 of the Land Development Plan still show this fire hydrant. The plan must be revised.

A review from the Fire Department dated April 2, 2014, requests three (3) fire hydrants be placed on the site, however only one (1) is now proposed on the Utility Plan. It has been indicated that the placement of the fire hydrant as shown on the Utility Plan was coordinated with the Brodhead Creek Regional Authority. Confirmation of the revised fire hydrant placement must also be confirmed with the Township Fire Department. *(Previous Comment) The response indicates the Applicant is coordinating the number of fire hydrants with the Township Fire Company. Confirmation from the Fire Company must be provided upon receipt.*

3. Comment satisfied.
4. Plans prepared for the improvements to be completed by the Pennsylvania Department of Transportation show a proposed driveway north of the existing restaurant and a proposed driveway near the center of the southerly parking area. The locations of the proposed access drive and emergency driveway shown on Sheet 4 of the Land Development Plan must be coordinated with the Pennsylvania Department of Transportation. *(Previous Comment) The response indicates the locations of the proposed driveways are being coordinated with the*

Pennsylvania Department of Transportation via the required Highway Occupancy Permit.

5. Comment satisfied.
6. Comment satisfied.
7. Comment satisfied.
8. Comment satisfied.
9. Comment satisfied.
10. Comment satisfied.
11. The Erosion and Sedimentation Control Plan, and the Post Construction Stormwater Management Plan have been revised and shall be submitted to the Monroe County Conservation District and the Pennsylvania Department of Environmental Protection for review. Correspondence to and from the agencies, including plans, must be submitted to the Township. ***(Previous Comment) The response indicates the Monroe County Conservation District is currently reviewing the plans. Approvals shall be provided upon receipt.***
12. Comment satisfied.
13. Comment satisfied.
14. Comment satisfied.
15. Comment satisfied.
16. The following approvals are required for the Revised Land Development Plan:
 - a. Pocono Township – Revised Land Development Plan approval.
 - b. Pocono Township – Fire Department
 - c. Pennsylvania Department of Environmental Protection & Monroe County Conservation District – Letter of Adequacy and *Revised* NPDES Permit for Stormwater Discharges from Construction Activities
 - d. Pennsylvania Department of Transportation – Highway Occupancy Permit –*review dated June 2, 2017 has been received with comments to be addressed.*

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

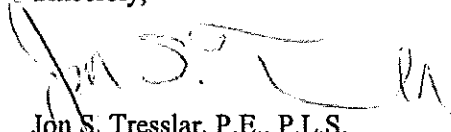
All previous engineering related comments have been addressed.

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

Pocono Township Planning Commission
September 22, 2017
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If you should have any questions regarding the above comments, please call me.

Sincerely,



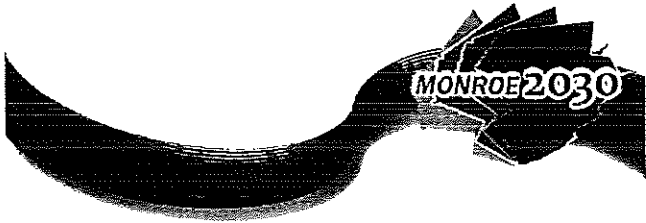
Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/mep/cg

cc: DonnaASURE – Township Manager
Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Drew Wagner, P.E. – Monroe County Conservation District
Vincent Trapasso, Trapasso Enterprises, LLC – Owner/Applicant
Chad Lello, P.E., Pennoni Associates, Inc. – Applicant's Engineer
Marc Wolfe – Applicant's Attorney
Melissa E. Prugar, P.E. – Boucher & James, Inc.

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SEP 11 '17 PM4:03



MONROE COUNTY PLANNING COMMISSION

September 6, 2017

Donna Asure, Township Manager
Pocono Township
PO Box 197
112 Township Drive
Tannersville, PA 18372

ADMINISTRATIVE CENTER
1 Quaker Plaza, Room 106
Stroudsburg, PA 18360-2169
Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

Re: Daystar Bible Holiness Church
Land Development Plan
Pocono Township
MCPC Review #145-17

Dear Ms. Asure:

The above cited plan was reviewed by Nathaniel T. Staruch, Senior Planner, on behalf of the Monroe County Planning Commission and Russell Kresge, P.E., P.L.S. You will find their comments enclosed. Should you have any special concerns regarding these comments, please contact us immediately.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on September 12, 2017 at 5:00 p.m. at the Monroe County Administrative Center. This action is in keeping with the Planning Commission's review policy and allows the municipalities and other interested parties to respond to the review comments before the Planning Commission's public meeting.

If these comments are not amended and are found to be acceptable by the Board at the next meeting, they should be considered to be approved as enclosed.

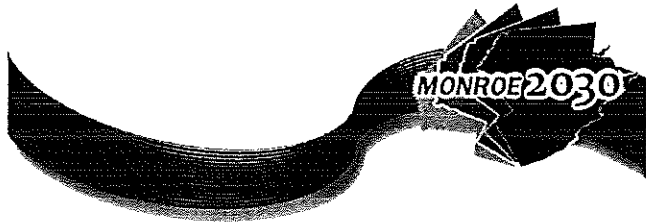
If you have any questions or if we can be of further service to you, please feel free to contact me.

Sincerely yours,

Christine Meinhart-Fritz
Director

CMF/ns

cc: Pam Tripus, Pocono Township Secretary
Salvatore Caiazzo, P.E. of Hanover Engineering Associates, Inc.



MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director

FROM: Nathaniel T. Staruch, Senior Planner *NTS*

DATE: September 6, 2017

SUBJECT: Daystar Bible Holiness Church
Land Development Plan
Pocono Township
MCPC Review #145-17

ADMINISTRATIVE CENTER
1 Quaker Plaza, Room 106
Stroudsburg, PA 18360-2169
Phone: 570-517-3100
Fax: 570-517-3858
mcpc@monroecountypa.gov
www.monroecountypa.gov

This 2.18 acre site is located on the easterly side of Learn Road, approximately 875 feet north of its intersection with State Route 611 (SR 611). The plan proposes to develop a 1,200 square foot church, 21 parking spaces, landscaping, and stormwater infrastructure along with other associated site improvements. Access to the site will be provided by a non-signalized drive off Learn Road; there is also a proposed gravel access road which will connect the proposed parking area to an existing access road at the northern end of the site. The site is to be served by centralized public water supply and sewage disposal provided by the Brodhead Creek Regional Authority (BCRA) and the Pocono Township Sewer Authority (Sewer Authority), respectively. This site is located in a Residential (R-1) Zoning District in which the project is considered a Permitted Use.

The above mentioned land development plan has been reviewed on the basis of generally accepted planning principles and environmental concerns. The following comments are offered:

1. According to the Hamilton, Stroud, and Pocono Townships, and Stroudsburg Borough Regional Comprehensive Plan, June 2005, this site is located in a Managed Corridor Development Zone within a Designated Growth Area, as indicated by the future land use map. This project is consistent with the Regional Comprehensive Plan in regard to land use.
2. The applicant is requesting a waiver from §406.6.B which requires the inclusion of exterior elevations of the proposed building on the plan. Due to the limited scope of the project, this request appears reasonable.
3. The applicant is requesting a waiver from §607.16.M.2 which prescribes dimensional requirements for the proposed access drive. In addition, the plan proposes a 20' wide access drive which is not defined by curbing. It is recommended that the Township investigate any potential impacts to loading, fire, and emergency response vehicle access and/or navigation through the site, which may arise from granting this waiver.

4. The applicant is requesting a waiver from §616.F.3 in order to develop wall mounted lighting which will illuminate the site. Although a *Landscaping & Lighting Plan* was included as Sheet 10 of 16 within the submitted plan, ambient light levels were not delineated on the plan. It is recommended that the Township investigate the potential impacts the proposed lighting may have on the areas/land uses adjacent to the site.
5. It should be noted that the adjacent property to the northeast of the project site is currently owned by the Township and was purchased with Monroe County Open Space Bond funds. It is recommended that the Township discuss agreements which would allow for a shared parking area that could facilitate the use of the open space property.
6. It appears that the plan does not delineate the location of a loading space and/or a dumpster location for the structure. It is recommended that the Township require the aforementioned items in order to provide for safe and efficient use of the site. It is also recommended that these areas be designed in accordance with the Township zoning ordinance.
7. The plan delineates a proposed "gravel access road" towards the northern extent of the site. This access drive will replace an existing access road, which is to be vacated as per the plan. It is recommended that the Township confirm the means by which access will be restricted to unauthorized vehicles. Access agreements with adjacent properties utilizing the existing access road should be explored.
8. It is recommended that the applicant/developer prepare a snow removal plan in order to maintain efficient, orderly, and safe traffic flow within the parking lot area during the winter season.
9. This site is to be served by centralized public water supply and sewage disposal, provided by BCRA and the Sewer Authority, respectively. The ability to accommodate the additional demand/usage resulting from this development should be confirmed by each respective Authority. It should be noted that Sheet 1 of 16 indicates that the site will utilize an on-site systems; this information should be amended to coincide with the central services shown on the plan.
10. The Pennsylvania Natural Diversity Inventory (PNDI) review submitted by the owner/developer has indicated there is no potential impact to flora and/or fauna.
11. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to promoting infill, expanding the County's economy, and providing jobs for area residents.
12. The proposed project does not affect any areas of importance identified in the Monroe County Natural Areas Inventory, 1991 and the Updated Inventory, 1999.
13. The proposed project does not affect any of the historic areas identified in the Monroe County Historic Preservation Plan, 1980.

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Daystar Bible Holiness Church
Land Development Plan
Pocono Township
MCPC Review #145-17

14. The recommendation made by Nathan s. Oiler, P.E., of RKR Hess, a division of UTRS, Inc. in his review dated August 31, 2017 is concurred with.

It is recommended that approval of this plan be conditioned upon the above listed comments being satisfactorily addressed, the plan achieving compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.



A DIVISION OF  UTRS

August 31, 2017
Project No. 10230.094

Monroe County Planning Commission
Monroe County Administrative Center
One Quaker Plaza, Room 106
Stroudsburg, PA 18360

ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR

**SUBJECT: LAND DEVELOPMENT PLANS – DAYSTAR BIBLE HOLINESS CHURCH
APPLICANT – DAYSTAR BIBLE HOLINESS CHURCH, INC.
POCONO TOWNSHIP, MONROE COUNTY, PA**

Dear Ms. Meinhart-Fritz:

Daystar Bible Holiness Church, Inc. is proposing the construction of a church on a 2.18 acre lot located on Learn Road in Tannersville, PA. The proposed facility will include a 1,200 square foot 1-story building that seats 32 people, a paved driveway, a paved parking lot, utilities, and stormwater management facilities. The site is located on an existing undeveloped lot on the eastern side of Learn Road, north of the intersection with Route 611.

We have reviewed a sixteen (16) page set of Land Development plans dated August 7, 2017 prepared by Hanover Engineering Associates, Inc. of Bartonsville, PA.

This submittal was reviewed in accordance with generally accepted engineering and planning practices and the guidelines established by the Monroe County Planning Commission (MCPC). We offer the following comments based on the information submitted:

ZONING AND COMPATIBILITY WITH SURROUNDING USES

1. The site is located in the R-1 Residential zoning district. The site is bordered on its northern side by a 100 foot PP&L power line right of way, on the eastern side by undeveloped properties in the R-1 zoning district, on the south by a commercial property developed as a self-storage facility and on the west side by commercial property between Learn Road and Route 611. The proposed church is a permitted use within the R-1 Residential zoning district.
2. The existing lot is an undeveloped wooded area. The northern section of the lot contains the PP&L power lines in the 100 foot wide right-of-way, and an existing access road to the PP&L facilities.
3. A forested buffer will remain between the lot and the adjoining lot on the property's southern border.

August 31, 2017

Monroe County Planning Commission (Project No. 10230.094)

Daystar Bible Holiness Church – Land Development Plans

Page 2 of 3



LOT ACCESS, LAYOUT, AND PARKING

4. Lot access will be provided by a proposed paved driveway off Learn Road. The plan indicates that a township driveway permit for access onto Township Road 625, Learn Road, will be required prior to lot occupancy or use.
5. The 21 proposed parking spaces meet the requirements for churches in the Pocono Township Zoning Ordinance. This is based on the church seating, floor area, and number of employees.
6. The proposed development includes changing the path of the PP&L access road. The plan indicates that the access road will pass through the parking lot and gain access to Learn Road through the proposed paved driveway. The portion of the access road that will be abandoned will be vegetated. This action must be agreed upon by PP&L.
7. The 8% slope across a portion of the parking lot driveway exceeds the recommended cross slopes.
8. The clear sight triangle indicated on the plan appears to be obstructed by the forested area. Visibility from the point indicated on the plan should be verified.

WATER SUPPLY AND WASTEWATER DISPOSAL

9. Water service is to be served by the Brodhead Creek Regional Authority. The site data table on page 1 of the plan indicates that water will be provided by an on-site well. This table should be revised to reflect the plan.
10. Sanitary sewer service will be provided by Pocono Township's municipal sewage collection system. The site data table on page 1 of the plan indicates that sewer service will be provided by an on-site septic system. This should be revised.
11. The local fire company should review truck access to the site as well as hydrant locations for fire protection.

STORMWATER MANAGEMENT

12. The project area drains to Pocono Creek, which has a Chapter 93 stream designation of a high quality cold-water fishery.
13. Stormwater management will be provided by grading, a detention system with emergency spillway, and permanent seeding/landscaping.

14. The stormwater calculations were not provided for this plan. A detailed review was not performed. It should be noted that the basin created by the construction of Berm A discharges to a spillway above a steep slope. The details of the stability of this discharge point should be reviewed.
15. The outlet from the detention basin should be reviewed. The destination of flow from the

ENVIRONMENTAL CONCERNS AND OTHER COMMENTS

16. A copy of the Pennsylvania Natural Diversity Index (PNDI) search dated August 7, 2017 is provided, indicating no known impacts to threatened and endangered species and/or special concern species and resources within the project area.
17. A PA One Call System, Inc., serial number for the design phase should be provided.
18. The plan indicates that a wetland investigation performed by Hanover Engineering Associates, Inc. on June 22, 2017 identified no wetlands or watercourses within the project area.
19. The plan indicates that a minor amount of steep slope area will be disturbed by road grading.
20. A lighting plan is included which proposes light fixtures to be mounted to the exterior of the proposed church. This should include lighting levels.
21. The application indicates that the site is not located in a floodplain. According to FEMA Flood Insurance Rate Map 42089C0268E, no floodplain is present within the project site. The plan should include a reference to this map number.
22. The Owner's Certification must be executed on the plans.
23. Compliance with Pocono Township Building Codes, including ADA requirements, should be confirmed.

We recommend approval of this application after the above comments have been reviewed and acted upon by the Township.

Respectfully submitted,

RKR HESS, A DIVISION OF UTRS, INC.



Nathan S. Oiler, P.E.



Boucher & James, Inc.
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AN EMPLOYEE OWNED COMPANY

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September 21, 2017

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

**SUBJECT: POCONOS HOSPITALITY LAND DEVELOPMENT PLAN REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1730043R**

Dear Planning Commission Members:

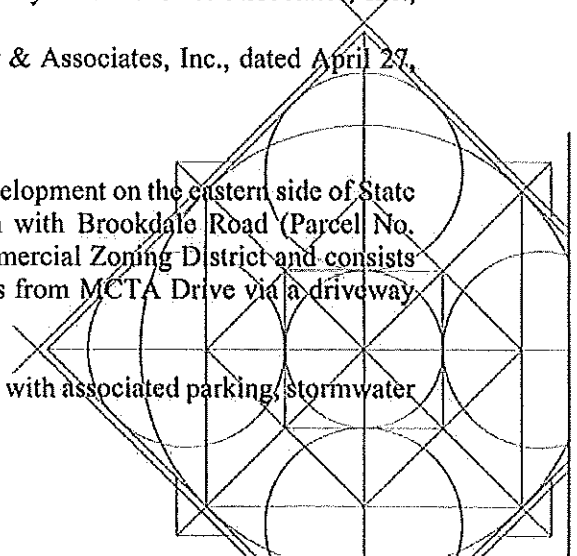
Pursuant to the Township's request, we have completed our second review of the Land Development Plan Application for Poconos Hospitality. The submitted information consists of the following items.

- Response letter prepared by R.J. Fisher & Associates, Inc., dated August 25, 2017.
- Resource Assessment Report
- Brodhead Creek Regional Authority Will Serve Letter dated June 23, 2017.
- Pennsylvania Natural Diversity Inventory Receipt dated April 20, 2017.
- Supplemental Stormwater Infiltration Feasibility Report prepared by Advantage Engineers, dated August 22, 2017.
- Trip General Evaluation prepared by Grove Miller Engineering, Inc., dated August 17, 2017.
- Building elevations prepared by Meister Cox Architects dated July 28, 2017.
- Easement Agreement (for discussion purposes only).
- Agreement of Sale.
- Erosion and Sediment Control Report prepared by R.J. Fisher & Associates, Inc., dated April 27, 2017, revised August 25, 2017.
- Post Construction Stormwater Management Report prepared by R.J. Fisher & Associates, Inc., dated April 27, 2017, revised August 25, 2017.
- Land Development Plan (19 Sheets) prepared by R.J. Fisher & Associates, Inc., dated April 27, 2017, revised August 25, 2017.

BACKGROUND INFORMATION

The Applicant, Poconos Hospitality, LLC, is proposing a land development on the eastern side of State Route 0611, approximately 1,500 feet north of the intersection with Brookdale Road (Parcel No. 12/113048). The existing property is located within the C, Commercial Zoning District and consists of an existing police station and associated parking taking access from MCTA Drive via a driveway across the neighboring property.

The proposed land development consists of a 3-story, 96 bed hotel with associated parking, stormwater



management facilities, and public water and sewer services. The site will take access from an improved Flute Road which intersects with MCTA Drive.

In accordance with Section 405.B.1.ii of the Zoning Ordinance, the proposed hotel is a permitted use 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

1. Comment satisfied.
2. In accordance with Section 405.E, "all proposed signs shall conform to the requirements of Article VII of this Ordinance". *Any proposed signs must be approved per Article VII. (Previous Comment) The response indicates signage is being designed per the Ordinance.*
3. Comment satisfied.
4. In accordance with Section 512.B, "handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time". *In accordance with the 2010 ADA Standards for Accessible Design, 5 handicap parking spaces are required for the proposed 105 parking spaces. Four (4) handicap parking spaces are shown on the Grading Plan and PCSM Plan (Sheet 4), therefore 1 is still required. In addition, and in accordance with Section 208.2.4 of the abovementioned Standards, one (1) 11-foot wide parking space (or 8-foot wide parking space with an 8-foot wide access aisle) shall be shown and labeled on the plan. The proposed handicap parking spaces shall also be clearly shown on the Land Development Plan (Sheet 3) with the handicap symbol and required signage. Associated details must also be provided on the plan. (Previous Comment) Five (5) handicap parking spaces are now proposed which meet the ADA requirements. Signage must still be shown on the plan, and details of the pavement markings and signage must still be provided on the plan.*
5. Comment satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

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. *Submission must be made to the Monroe County Planning Commission and Monroe County Conservation District. All submission, and reviews and approvals must be provided to the Township. In addition, the emergency access is proposed along S.R. 0611. Due to the change in use, the Pennsylvania Department of Transportation should be contacted to determine if a submission is required. (Previous Comment) Comments dated June 2, 2017, were received from the Monroe County Planning Commission. In addition, the response indicates communication with the Pennsylvania Department of Transportation (PennDOT) has commenced and that PennDOT has expressed concern*

with traffic volumes at the intersection of State Route 0611 and M.C.T.A. Drive. The response further indicates correspondence from PennDOT will be provided upon receipt.

7. In accordance with Sections 306.6 and 406.6.H.1, 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 conditional upon Department of Environmental Protection sewage planning approval. *The hotel is proposed to connect to public sewer, and is located within the Act 537 Service Boundary. A completed Sewage Facilities Planning Module Exemption must be submitted for review. (Previous Comment) A Sewage Facilities Planning Module Exemption has been submitted to the Township. A Treatment Capacity Letter dated September 15, 2017 was provided to the Brodhead Creek Regional Authority. We are waiting for response from the Brodhead Creek Regional Authority.*
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) This comment has been acknowledged.*
9. Comment satisfied.
10. In accordance with Sections 406.5.C, 406.6.A.1, and 406.6.A.2, the plan shall include the typical cross sections, location, alignment, width, profile and proposed names of all proposed roads and road rights-of-way, including all road extensions or spurs that are reasonably necessary to provide adequate road connections and facilities to adjoining development or undeveloped areas; preliminarily-engineered profiles for proposed roads." *Cross sections and a centerline profile in accordance with Section 406.6.A.2 must be provided for proposed Flute Road. The Flute Road Right-of-Way extends between M.C.T.A. Drive and Melrose Drive, and a 20-foot wide cartway exists from Melrose Drive to just east of the hotel property's eastern property line. The Township shall determine if Flute Road should connect M.C.T.A. Drive to the existing 20-foot wide cartway and if improvements per Table VI-1 will be required along the existing cartway. (Previous Comment) It is noted that the Design Engineer indicated at the June 12, 2017 Planning Commission meeting that connection between M.C.T.A. Drive and Melrose Drive will not be made with proposed Flute Road.*
11. Comment satisfied.
12. Comment satisfied.

13. Comment satisfied.
14. Comment satisfied.
15. Comment satisfied.
16. Comment satisfied.
17. Comment satisfied.
18. Comment satisfied.
19. 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. *Turning movement diagrams for the required WB-50 truck, and a fire truck must be provided. The fire truck turning movement diagram must also be provided to the Fire Chief for review. (Previous Comment) The Fire Truck and WB-50 Truck Turning Plans on Sheet 11 show the fire truck and WB-50 truck crossing over the proposed curb at the intersection of M.C.T.A. Drive and Flute Road. The WB-50 truck is also shown leaving the pavement in two (2) locations near the intersection of Flute Road and the proposed access drive. The curb and pavement radii must be revised to accommodate the fire truck and WB-50 truck. In addition, the Fire Truck Turning Plan must be submitted to the Fire Chief for review.*
20. In accordance with Section 406.6.B, "exterior elevations of any proposed buildings including at least the front and side elevations" must be provided. *Elevations of the proposed hotel must be submitted. (Previous Comment) Building elevations have been submitted. The Township shall review as deemed necessary.*
21. In accordance with Section 406.6.F, "proof of legal interest in the property, a copy of the latest deed of record and a current title search report" must be provided. *The current property deed and title report must be submitted. (Previous Comment) An agreement of sale has been provided, and the response indicates the property deed has been submitted. The property deed was not included and must still be provided. In addition, a title search must also still be provided.*
22. In accordance with Section 406.6.I, "a list of any public utility, environmental or other permits required and if none are required a statement to that effect. The Township may require a Professional Engineer's certification of such list". *The required list must be provided on the plan. (Previous Comment) The required Sewage Facilities Planning Module Exemption must also be listed on Sheet 1.*
23. Comment satisfied.
24. 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” must be provided. *The community impact analysis must be submitted. (Previous Comment) A requirement of the community impact analysis is to provide a Phase I Environmental Site Assessment (PESA). The submitted Resource Assessment Report indicates the PESA will be completed by the developer prior to closing. The Township shall determine if a copy of the PESA should be provided prior to Final Plan approval.*

25. In accordance with Section 406.10, “prior to approval of the Land Development Plan, the applicant shall submit to the Township a Land Development Engineering Certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township’s ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this Ordinance or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township’s current regulations.” *A note to this effect must be placed on a plan to be recorded. (Previous Comment) The last sentence in General Note 10 on Sheet 1 shall be revised to read, “All improvements will be installed in accord with the specific requirements of the Subdivision and Land Development Ordinance or any waivers or modifications granted by the Township”.*
26. Comment satisfied.
27. Comment satisfied.
28. In accordance with Section 408.1.I, the “location, size, height, and orientation of all signs other than signs flat on a building” must be provided on the plan. *All proposed signage must be shown and labeled, and all associated details must be provided on the plan. (Previous Comment) The response indicates proposed signage will be provided prior to plan recording. As previously discussed, traffic signs, including handicap parking signs, are required to be shown on the Land Development Plan. Refer to Comment 4.*
29. 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 comment has been acknowledged.

30. Comment satisfied.
31. In accordance with Section 506.1, "the Developer shall provide a plan for the succession of ownership, operation and maintenance prepared by the Applicant for consideration and approval by the Township, and such plan shall be made part of the development deed covenants and restrictions". *The required plan shall be completed and provided to the Township. (Previous Comment) The response indicates the required plan will be provided prior to plan recording.*
32. 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 comment has been acknowledged.*
33. 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 stormwater management facilities, and Flute Road if required. (Previous Comment) This comment has been acknowledged.*
34. 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 comment has been acknowledged.*
35. In accordance with Section 601.1.F.5.a.1, "steep slope area is defined as those areas having an original unaltered slope of twenty (20) percent or greater. The establishment of slopes shall be made by a topographic survey performed by a registered surveyor, or other means acceptable to the Township." *It appears steep slopes exist on the property. These areas shall be delineated on the plan, and the restrictions and requirements in Section 601.1.F.5.b must be provided. (Previous Comment) The existing steep slopes are man-made and a waiver from Section 601.1.F.5.a.1 was requested and was recommended to the Board of*

Commissioners by the Planning Commission at its meeting held on July 31, 2017. As previously discussed, we support this request provided the existing steep slopes are delineated and a note stating they are man-made be placed on the plan. The existing steep slopes and note must still be provided on the plan.

36. Comment satisfied.

37. Comment satisfied.

38. In accordance with Section 607.5, "roads that are extensions of, or obviously in alignment with, existing roads shall bear the names of the existing roads. Subdivision and road names shall not be repeated or be similar to those existing within the Township or adjacent areas; and, all road names shall be subject to the approval of the Township for conformance with the enhanced 911 emergency call system. Road name signs of a design approved by the Township shall be installed by the developer at his expense at each road intersection." *The name Flute Road shall be addressed with regard to it being an existing and approved name, or a proposed name. If proposed, it must be approved by the Township. In addition, a street name sign must be shown and labeled, and associated details must be provided on the plan. (Previous Comment) Flute Road is an existing 50-foot wide right-of-way and is proposed as a private road. In accordance with Section 607.2, "existing private roads or private rights-of-way proposed to provide access to a subdivision or land development shall meet all the requirements of this Section 607 or shall otherwise be improved to such standards." Therefore, the road name Flute Road must be approved and a street name sign with associated details must be provided on the plan.*

39. In accordance with Section 607.8.D, "the cartway edge at intersections shall be rounded by a tangential arc with a minimum radius of forty (40) feet for local roads and roads of lesser classification and fifty (50) feet for collector roads and roads of high classification. The right-of-way arc shall be congruent with the cartway arc." *The cartway radii at the intersection of Flute Road and M.C.T.A. Drive must be 40-feet, and the cartway and right-of-way radii must be labeled on the plan. (Previous Comment) As discussed at the Planning Commission meeting held on June 12, 2017 and in accordance with Section 607.2, Flute Road, which is an existing 50-foot wide right-of-way and is proposed as a private road, must still meet Township specifications and support traffic generated by the hotel use. In addition, the response letter proposes that Flute Road will be designed as a Private Access Road, however per Section 607.7, Private Access Roads may be used to provide access to residential lots only. Therefore, Flute Road shall be designed as a local or marginal access road, at a minimum, and the radii must be revised.*

In addition, and as noted in Comment 19, the Turning Plans show the fire truck and WB-50 truck crossing over the proposed curb at the intersection of Flute Road and M.C.T.A. Drive. Larger radii at this intersection may eliminate the conflict.

40. In accordance with Sections 607.8.E, 607.28, and 607.29, pavement signs, traffic signals, and pavement markings shall be required when considered necessary by the Board of Commissioners to ensure safe traffic or pedestrian circulation. All traffic signs, traffic signals, and pavement markings shall meet the most current requirements of PennDOT including the Manual for Uniform Traffic Control Devices. In the case of traffic signals, the

Developer, any subsequent owner, or any subsequent Property Owners Association or similar entity shall be responsible for the long-term operation, maintenance, and replacement of the traffic signal and all associated facilities, signs, and pavement markings. *A double yellow line and speed limit signs shall be provided along Flute Road, and stop signs shall be provided at the intersections of M.C.T.A. Drive and the proposed access driveway with Flute Road. Associated details shall be provided on the plan. (Previous Comment) As discussed at the Planning Commission meeting held on June 12, 2017, and in accordance with Section 607.2, the double yellow line and associated details must still be provided on the plan.*

41. In accordance with Section 607.9 and Table VI-1, a 26-foot wide cartway, including 4-foot wide shoulders on both sides is required for a Local Road, and a 22-foot wide cartway, including 2-foot wide shoulders on both sides is required for a Marginal Access Street. *The paving detail on Sheet 7 suggests Flute Road is considered a Private Access Road. Per Section 607.7, Private Access Roads may be used to provide access to residential lots. Flute Road should be classified as a Local Road or Marginal Access Street. In addition, the Flute Road Right-of-Way extends between M.C.T.A. Drive and Melrose Drive, and a 20-foot wide cartway exists from Melrose Drive to just east of the hotel property's eastern property line. The Township shall determine if Flute Road should connect M.C.T.A. Drive to the existing 20-foot wide cartway and if improvements per Table VI-1 will be required along the existing cartway.*

The proposed pavement width appears to be 24-feet and shall be dimensioned on the plan. Per Table VI-1, this width exceeds the requirements for a Marginal Access Street, but does not meet those of a Local Road. The proposed classification shall be listed on the plan, and the pavement width revised accordingly.

Per footnote 'd', "the travelway width shall be delineated with solid white lines conforming to PennDOT standards". The pavement striping shall be shown on the plan and details shall be provided. (Previous Comment) The proposed cartway width is 40-feet which exceeds the requirement for a collector road listed in Table VI-1. We question the Applicant's reason to exceed minimum requirements.

As discussed at the Planning Commission meeting held on June 12, 2017, and in accordance with Section 607.2, pavement striping and associated details must still be provided on the plan.

42. Comment satisfied.
43. In accordance with Sections 607.11.A.1 and 607.11.A.2, "access easements shall be shown and labeled on the plan to indicate the purpose, easement users, and the rights of said users", and the "ownership and maintenance responsibility shall be noted on the plan for each easement". *An existing access easement is shown from the proposed development through the northern property and to S.R. 0611. Knock down emergency access gates (one on each property) are proposed to limit the easement to emergency vehicles. A portion of this proposed emergency access consists of lawn and should be revised to utilize a more stable surface. (Previous Comment) The proposed emergency access is no longer directed toward State Road 0611, but through the existing western driveway on the northern neighboring*

property to M.C.T.A. Drive. A 30-foot wide access easement is shown on the plan, and the access agreement must be submitted prior to plan recording.

- 44. Comment satisfied.
- 45. Comment satisfied.
- 46. Comment satisfied.
- 47. Comment satisfied.
- 48. Comment satisfied.
- 49. Comment satisfied.
- 50. Comment satisfied.
- 51. Comment satisfied.
- 52. Comment satisfied.
- 53. Comment satisfied.
- 54. Comment satisfied.
- 55. In accordance with Section 609.3, "stormwater drainage and management shall comply with all Pennsylvania Department of Environmental Protection, PennDOT, and other agency rules and regulations". *An NPDES Permit from the Pennsylvania Department of Environmental Protection is required and must be provided upon receipt. (Previous Comment) This comment has been acknowledged.*
- 56. In accordance with Section 609.4.G, "the minimum top width of the detention basin berm shall be ten (10) feet". *A top of berm at elevation 1175.00 having a width of 10-feet is proposed in the Stormwater Basin Detail on Sheet 7. It does not appear the proposed grading provides the required width of 10-feet. The grading should be revised and the berm elevation at 1175.00 shall be delineated on the plan. (Previous Comment) A waiver from Section 609.4.G was requested and was recommended to the Board of Commissioners by the Planning Commission at its meeting held on July 31, 2017. The existing basin is proposed to be modified, but the berm width of approximately 8-feet is proposed to remain. Grading of the existing basin is limited by the Pennsylvania Department of Transportation (PennDOT) Right-of-Way along State Route 0611. However, the previous plan proposed two (2) retaining walls east of the existing basin which further limited the grading required to modify the existing basin to meet the requirements of this ordinance. The retaining walls are no longer proposed. It appears that extending Retaining Wall #2 along the parking lot between it and the existing basin would provide a gain in elevation and would permit the required 10-foot wide berm. The proposed grading shall be revised accordingly and the need for this waiver may be eliminated.*
- 57. Comment satisfied.

58. In accordance with Section 609.4.K.5, "the minimum capacity of all emergency spillways shall be the peak flow rate from the one-hundred-year design storm after development". *Emergency spillway calculations showing the spillway of the existing basin can handle the 100-year basin inflow with 1-foot of freeboard must be submitted for review. A waiver from Section 609.4.K.5 was requested and was recommended to the Board of Commissioners by the Planning Commission at its July 31, 2017 meeting. The existing spillway at the existing basin will be utilized. Calculations have been provided demonstrating the existing spillway has capacity for the 100-year storm event with 0.52-feet of freeboard. We have no objection to this request.*
59. In accordance with Section 609.4.L.1, "anti-seep collars shall be installed around the pipe barrel within the normal saturation zone of the detention basin berms". *Anti-seep collars shall be provided in accordance with Section 609.4.L. Associated details and calculations must be submitted for review. (Previous Comment) Anti-seep collars have been provided at the existing basin. Details and/or notes regarding the collars' constructability around the existing plastic discharge pipe must be provided on the plan.*
60. Comment satisfied.
61. 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 Erosion and Sediment Plan and Report, and associated notes and details. (Previous Comment)*
 - a. *Comment satisfied.*
 - b. *Comment satisfied.*
 - c. *Comment satisfied.*
 - d. *Stage 5 in the Specific Staging of Earthmoving Activities on Sheet 9 references Diversion Berm B, however it appears only Diversion Berm A is shown on the plan and the Staging should be revised. In addition, a detail for the proposed diversion berm(s) must be provided on the plan. (Previous Comment) A detail for Diversion Berm A must still be provided on the plan.*
 - e. *Standard E&S Worksheet #19 in the Erosion and Sediment Control Report lists a Top of Embankment Elevation at 1173.90 while the water surface elevation listed in Standard Construction Detail #7-2 on Sheet 10 is 1174.00. The top of embankment shall be set above the high water surface elevation per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual. (Previous Comment) The response indicates the erosion and sediment control features will be revised as part of the NPDES review process.*

- f. *Inlet protection must also be provided at inlets A4 and B6. (New Comment)*
 - g. *Details for the Rock Filter Berm and topsoil stockpile must also be provided on the plan. (New Comment)*
 - h. *Two (2) silt sock SB-23's are proposed and one (1) is located through the newly proposed rain garden and must be relocated. The previous plan showed SB-23 around a topsoil stockpile which has since been removed. A new topsoil stockpile with silt sock must be provided on the plan. (New Comment)*
 - i. *A rain garden is now shown on the plan and construction of the rain garden must be included in the Specific Staging of Earthmoving Activities. In addition, protection of the proposed rain garden during construction must be addressed on the plan. (New Comment)*
62. In accordance with Section 611.A, "all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy". *The hotel is proposed to connect to public water and sewer, and is located within the Act 537 Service Boundary. A completed Sewage Facilities Planning Module Exemption must be submitted for review, and evidence of adequate water supply must be submitted. (Previous Comment) A Sewage Facilities Planning Module Exemption has been submitted for execution by the Township. A Treatment Capacity Letter dated September 15, 2017 was provided to the Brodhead Creek Regional Authority. We are waiting for response from the Brodhead Creek Regional Authority.*
63. In accordance with Section 615.2, "unless other provisions of this Ordinance require more trees or vegetation, each development site shall include a minimum of twelve (12) deciduous or evergreen trees for each one (1) acre. Each deciduous tree shall be two and one-half (2.5) inch caliper or greater and each evergreen tree shall be six to seven (6 to 7) feet in height or greater. As an alternate, ten (10) trees for each one (1) acre shall be required if deciduous trees are four (4) inches in caliper or greater and evergreen trees are eight to ten (8 to 10) feet in height or greater. Five (5) shrubs two and one-half (2.5) feet in height or greater may be substituted for one tree of two and one-half (2.5) inch caliper for a maximum of twenty (20) percent of the tree requirement." *(New Comment) Forty (40) deciduous or evergreen trees are required for the existing 3.334 acre property. The landscape criteria listed for Section 615.2 on Sheet 9 indicates 36 trees are required, and must be revised. In addition, it is noted 48 trees are proposed, however our landscape counts suggest 42 trees are proposed and the landscape criteria listed for Section 615.2 should be revised.*
64. In accordance with Section 615.3.B.2, "the ends of all parking rows shall be divided from drives by planting islands". *(New Comment) The 9 space parking row east of and adjacent to the proposed hotel must have a planting island on its southern end.*
65. 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 groundcover sufficient to cover the entire area." *(New*

Comment) The 2 planting islands along the easternmost 36 space parking row are only 8-foot wide and must be revised.

In addition, two (2) planting islands are proposed over the underground basin. One (1) island includes a Thornless Honeylocust tree, and one (1) island is proposed with no landscaping. The tree shall be removed, and appropriate shrubs and groundcover listed in Appendix A must be provided throughout both planting islands.

66. In accordance with Sections 615.3.B.7 and 616.1.D.1.a, the placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures. *(New Comment) The light pole locations must be shown on the Landscaping Plan, Sheet 8.*
67. In accordance with Section 615.3.B.8, "plants shall comply with the requirements of Section 615.7 of this Ordinance. The use of plants selected from the *List of Acceptable Plants* in Section 615.8 is required." *(New Comment) The proposed Serviceberry, Eastern Redbud, Japanese Gold Mound, Japanese Black Pine, Serbian Spruce, and Fat Albert Blue Spruce are not listed in Appendix A, however they share the same Hardiness Zone as the Township. The Township shall determine if these plants are acceptable substitutes.*
68. In accordance with Section 615.3.C, "all parking lots shall be buffered from public roads and from adjacent properties as required in Section 615.6". In accordance with Section 615.6.C.3 and Table 615-1, Parking Lot Buffers Along Road Rights-of-Way, a 30-foot wide high density buffer is required between the proposed parking lot and State Route 0611. *(New Comment) Sixty (60) evergreen, 24 ornamental, and 24 canopy trees are required in the high density buffer along State Route 0611. Six (6) evergreen, 0 ornamental, and 8 canopy trees are proposed. The requirement for the parking lot buffer must also be listed on Sheet 9. A waiver from Section 615.6 was requested and was recommended to the Board of Commissioners by the Planning Commission at its meeting held on July 31, 2017. We find that the proposed buffer meets the intent of the Ordinance and have no objection to this waiver in relation to the parking lot buffer along State Route 0611.*
69. 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 a fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced." *(New Comment) Seven (7) street trees are required along State Route 0611 and 7 are proposed. Street trees must also be proposed along Flute Road.*
70. In accordance with Sections 615.5.D, 615.6.C, and Table 615-1, Property Line Buffers, the following property line buffers are required. *(New Comment) A waiver from Section 615.6 was requested and was recommended to the Board of Commissioners by the Planning Commission at its meeting held on July 31, 2017. We have no objection to this request with respect to the required property line buffers.*
 - a. *A 10-foot wide, low density buffer consisting of 10 canopy and 5 ornamental trees is required along the 453-foot northern property line. Ten (10) canopy and 0 ornamental trees are proposed. A proposed swale and storm sewer limit the amount of landscaping within this buffer. We find that the proposed buffer meets the intent*

of the Ordinance.

- b. A 10-foot wide, low density buffer consisting of 3 canopy and 2 ornamental trees is required along the 138-foot northeastern property line. Three (3) canopy and 0 ornamental trees are proposed. The proposed access drive and existing PP&L Right-of-Way limit the amount of landscaping within this buffer. We find that the proposed buffer meets the intent of the Ordinance.*
- c. A 20-foot wide, high density buffer consisting of 31 evergreen, 13 canopy, and 13 ornamental trees are required along the 212-foot and 406-foot southern property lines. No trees are proposed. An existing 42-foot wide PP&L Right-of-Way exists along the southern property lines which limits the planting of new trees. It appears landscaping can be provided along Retaining Wall #2, between it and the PP&L Right-of-Way, and Sheet 6 should be revised.*

In accordance with Section 615.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." Existing trees are located within the PPL Easement and on the neighboring property that can act as the required buffer. The Township shall determine if the existing trees are a sufficient buffer between the proposed hotel and existing residential use.

The list of required buffers and screening on Sheet 9 shall be revised accordingly.

- 71. In accordance with Section 616.1.D, "lighting plans shall be submitted for review and approval of any installation of lighting in connection with a land development application for any use identified in Subsection (b) of this Section." *A lighting plan must be submitted for review. (Previous Comment 63) The following comments are related to our review of the Lighting Plan on Sheet 10.*
 - a. In accordance with Section 616.1.D.1.b, a "description of the proposed equipment shall be included, including fixture catalog cuts, photometrics, glare-reduction devices, lamps and mounting heights". (New Comment) Catalog cut sheets, and a light pole and foundation detail must be provided on the plan.*
 - b. In accordance with Section 616.1.F.1.a, "in no case shall illumination exceed 0.5 footcandle, when measured, line of sight, at the property line of an aggrieved property of nonresidential use". (New Comment) Footcandles must extend the entire width of the Flute Road Right-of-Way.*
- 72. 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". *The amount of Prime Open Space shall be determined and indicated on the plan, and the required amount of Common Open Space shall be dedicated to the Township. Alternatively, and 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. (Previous Comment 64) It appears approximately 3.40 acres are proposed to be disturbed, therefore a fee in-lieu-of in the amount of \$4,760.00 would be required. The amount of disturbance must be listed on the plan to confirm the required fee in-lieu-of. The Township shall determine if open space and/or recreational facilities shall be provided, or if a fee in-lieu-of will be accepted.*

73. In accordance with Section 620.B, a parking space shall be 10-feet wide by 18-feet long. *The width of the proposed parking spaces must be revised to provide the required 10-feet. (Previous Comment 65) A waiver was requested from Section 620.B and was recommended to the Board of Commissioners by the Planning Commission at their meeting held on July 31, 2017. Forty-six (46) of the 105 proposed parking spaces have a width of 9-feet. Due to site constraints, we have no objection to this request.*
74. Previous Comment 66 satisfied.
75. Previous Comment 67 satisfied.
76. Previous Comment 68 satisfied.
77. 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 Study must be submitted for review. (Previous Comment 69) A Trip Generation Evaluation has been submitted and indicates 486 daily trips will occur during the weekday for the proposed hotel, which is less than the 488 daily trips that occurred during the weekday for the State Police Barracks.*

No trips are presented for the State Police Barracks on Saturday or Sunday. Therefore, the daily trips for the proposed hotel has increased existing traffic by 629 average daily trips on Saturday and 571 average daily trips on Sunday.

As a result of the large increase in traffic expected to be generated by the proposed hotel on Saturday and Sunday, a Traffic Impact Study must be submitted. In addition, the response notes communication with the Pennsylvania Department of Transportation (PennDOT) has commenced and that PennDOT has expressed concern with traffic volumes at the intersection of State Route 0611 and M.C.T.A. Drive. Correspondence and data to and from PennDOT must also be provided to the Township.

STORMWATER MANAGEMENT ORDINANCE

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

78. Previous Comment 70 satisfied.
79. Previous Comment 71 satisfied.
80. Previous Comment 72 satisfied.
81. Previous Comment 73 satisfied.
82. Previous Comment 74 satisfied.
83. Previous Comment 75 satisfied.
84. Previous Comment 76 satisfied.
85. Previous Comment 77 satisfied.
86. In accordance with Section 307.A, "any stormwater management facility (i.e., BMP, detention basin) 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 flow up to and including the 100-year proposed conditions. The height of embankment must provide a minimum 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year proposed conditions inflow. Should any stormwater management facility require a dam safety permit under PADEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety which may be required to pass storms larger than the 100-year event." *Emergency spillway calculations showing that the spillway of the existing basin can handle the 100-year basin inflow with 1-foot of freeboard must be submitted for review. (Previous Comment 78) A waiver from Section 609.4.K.5 of the Subdivision and Land Development Ordinance was requested and was recommended to the Board of Commissioners by the Planning Commission at its July 31, 2017 meeting. A waiver from this Section 307.A must also be requested. The existing spillway at the existing basin will be utilized. Calculations have been provided demonstrating the existing spillway has capacity for the 100-year storm event with 0.52-feet of freeboard. We would have no objection to a request for a waiver from Section 307.A.*
87. In accordance with Section 307.D, "storm sewers must be able to convey proposed conditions runoff from a 50-year design storm without surcharging inlets, where appropriate". *Calculations for existing and proposed on-site storm sewer must be submitted for review. (Previous Comment 79) Calculations for the existing on-site storm sewer crossing the emergency access drive must still be submitted for review.*

88. 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. The following comments are based upon our review of the Erosion and Sediment Plan and Report, and associated notes and details. (Previous Comment 80)*
- a. *Comment satisfied.*
 - b. *Comment satisfied.*
 - c. *Comment satisfied.*
 - d. *Stage 5 in the Specific Staging of Earthmoving Activities on Sheet 9 references Diversion Berm B, however it appears only Diversion Berm A is shown on the plan and the Staging should be revised. In addition, a detail for the proposed diversion berm(s) must be provided on the plan. (Previous Comment) A detail for Diversion Berm A must still be provided on the plan.*
 - e. *Standard E&S Worksheet #19 in the Erosion and Sediment Control Report lists a Top of Embankment Elevation at 1173.90 while the water surface elevation listed in Standard Construction Detail #7-2 on Sheet 10 is 1174.00. The top of embankment shall be set above the high water surface elevation per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual. (Previous Comment) The response indicates the erosion and sediment control features will be revised as part of the NPDES review process.*
 - f. *Inlet protection must also be provided at inlets A4 and B6. (New Comment)*
 - g. *Details for the Rock Filter Berm and topsoil stockpile must also be provided on the plan. (New Comment)*
 - h. *Two (2) silt sock SB-23's are proposed and one (1) is located through the newly proposed rain garden and must be relocated. The previous plan showed SB-23 around the topsoil stockpile which has been removed. A new topsoil stockpile with silt sock must be provided on the plan. (New Comment)*
 - i. *A rain garden is now shown on the plan and construction of the rain garden must be included in the Specific Staging of Earthmoving Activities. In addition, protection of the proposed rain garden during construction must be addressed on the plan. (New Comment)*
89. In accordance with Section 308.B.1, "areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase to maintain maximum infiltration capacity". *The Specific Staging of Earthmoving Activities on Sheet 9 must include a step early in the Staging to protect the proposed infiltration areas. (Previous Comment 81) Protection of the infiltration areas, which now include a rain garden, shall still be*

provided in the Specific Staging of Earthmoving Activities on Sheet 18.

90. In accordance with Section 403, "a note on the maps shall refer to the associated computations and Erosion and Sediment Control Plan by title and date. The cover sheet of the computations and Erosion and Sediment Control Plan shall refer to the associated maps by title and date." *Notes shall be placed on the plans and reports referencing the other documents with title and date, and any subsequent revision dates. (Previous Comment 82) The response indicates the required notes will be included on the plan prior to recording.*
91. Previous Comment 83 satisfied.
92. Previous Comment 84 satisfied.
93. In accordance with Section 403.B.14, the map shall include "the total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second". *The Grading Plan and PCSM Plan (Sheet 4) shall include dimensions along the property boundary. (Previous Comment 85) The Grading Plan and PCSM Plan (Sheet 6) must still include dimensions along the property boundary.*
94. Previous Comment 86 satisfied.
95. Previous Comment 87 satisfied.
96. Previous Comment 88 satisfied.
97. 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 89) This comment has been acknowledged.*
98. Previous Comment 90 satisfied.
99. 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 91) This comment has been acknowledged.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

100. Previous Comment 92 satisfied.
101. Previous Comment 93 satisfied.
102. Previous Comment 94 satisfied.

MISCELLANEOUS COMMENTS

103. Previous Comment 95 satisfied.
104. Grading and a swale are proposed within the existing 42-foot wide PP&L Right-of-Way. Evidence permitting the proposed construction must be provided to the Township. *(Previous Comment 96) The response indicates PP&L is reviewing the submitted plans. Correspondence from PP&L shall be provided upon receipt.*
105. The executed agreement to access M.C.T.A. Drive referenced in General Note 6 on Sheet 1 must be provided upon receipt. *(Previous Comment 97) As stated during the planning Commission meeting held on June 12, 2017, the access agreement with M.C.T.A. must be provided to the Township.*
106. Previous Comment 98 satisfied.
107. Previous Comment 99 satisfied.
108. Previous Comment 100 satisfied.
109. Previous Comment 101 satisfied.
110. Previous Comment 102 satisfied.
111. Previous Comment 103 satisfied.
112. Previous Comment 104 satisfied.
113. Previous Comment 105 satisfied.
114. Spot elevations are provided along the proposed handicap spaces and accessible route, however the spots and scaled distances show slopes exceeding what is permitted by the 2010 ADA Standards for Accessible Design. Larger scale plans shall be provided showing the design of the proposed handicap parking spaces, ramps, and accessible routes with distances, slopes, and spot elevations. *(Previous Comment 106) Larger scale plans have been provided and show two (2) 8.33% ramps. Additional spot elevations must be provided on the plan to ensure landing areas are provided at the tops of each proposed ramp.*
115. 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 Department
 - 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. Brodhead Creek Regional Authority – Water service connection, *Brodhead Creek Regional Authority will-serve letter dated June 23, 2017 has been received.*

(Previous Comment 107)

PLAN REVISION COMMENTS

- 116. A temporary construction easement is required for the modification of the existing basin, and will be required for any area of grading along the property line. The easements shall be shown on the plan and must be obtained prior to construction.
- 117. Three (3) rectangular weirs are proposed at the existing outlet structure of the existing basin. The outlet structure information on the Grading Plan & PCSM Plan (Sheet 6) and in the Profile View of Ex Inlet to C1 on Sheet 12 must be revised to reflect that in the Stormwater Basin Detail on Sheet 16. The replacement and/or constructability of this outlet structure must also be addressed.
- 118. On Sheet 1, the reference to Monroe Township in the list of Requested Waivers must be revised to Pocono Township.
- 119. On Sheet 1, the minimum and required number of parking space notes under the Zoning Requirements must be revised to calculate the parking for the proposed 96 bed hotel. It is noted that the number of proposed parking spaces meets the Zoning Ordinance requirements.
- 120. On Sheet 5, the storm easement must be revised to include all of the proposed underground basin and rain garden.
- 121. On Sheet 5, the required sight distance to the northeast of the intersection of M.C.T.A. Drive and Flute Road is illegible and must be revised.
- 122. The plan is unclear as to whether an inlet is proposed at the B8 designation shown on Sheet 6. This must be addressed.
- 123. On Sheet 6, additional spot elevations shall be provided along the curbline east of the main entrance and the proposed 1198 contour (across the 24-foot wide driveway) to ensure no ponding will occur within this area.
- 124. Our landscape counts suggest 3 and 6 Serviceberry are proposed as Parking Lot Interior Landscaping, and as buffer and screening landscaping, respectively. The landscape counts shall be confirmed and the schedules on Sheet 9 revised accordingly. In addition, a schedule of proposed shrubs must also be provided on Sheet 9.
- 125. On Sheet 12, the rim and invert elevations at inlets A4-WQF, B7, and B8 are illegible in the profiles and must be revised.
- 126. On Sheet 14, notes provided with the stop sign detail are illegible and must be revised.

127. On Sheet 14, the type of gravel shall be specified in the Monolithic Concrete Curb/Sidewalk Detail at Parking Areas.
128. On Sheet 14, Bow Creek Road is referenced in the Vertical Curb Terminus Detail and the detail must be revised.
129. The proposed material and size of the underdrain in the proposed rain garden must be provide in the Rain Garden #1 Underdrain Detail on Sheet 16. In addition, the response indicates the stone bed is no longer proposed under the existing basin, however an Infiltration/Detention Basin Underdrain Detail is shown on Sheet 16. The detail should be removed, or it should be renamed if it is intended for the newly proposed rain garden.
130. The Orifice Trash Rack Detail on Sheet 16 is no longer sized correctly for the proposed outlet structure at the existing basin and must be revised.
131. A detail for the proposed dumpster pad must be included 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 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 land development.

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
Drew K. Wagner, P.E. – Monroe County Conservation District
Robert J. Fisher, R.J. Fisher & Associates, Inc. – Applicant's Engineer
Niraj R. Parekh, Poconos Hospitality, LLC – Applicant/Equitable Owner
James L. Miller and William J. Miller – Owners