



POCONO TOWNSHIP PLANNING COMMISSION

AGENDA

August 11, 2025 6:00 p.m.

205 Old Mill Rd | Tannersville, PA 18372

<https://us06web.zoom.us/j/88237665015?pwd=riZaWJVGFsUj9bRUdADO3sFXxy9mqb.1>

Meeting ID:
882 3766 5015
Security Passcode:
430714

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

For any individuals wishing to make public comment tonight, please state the spelling of your name and identify whether you are a taxpayer of Pocono Township.

ANNOUNCEMENTS

CORRESPONDENCE

OLD BUSINESS

- Motion to approve the minutes of the July 14, 2025 meeting of the Pocono Township Planning Commission. **(Action Item)**

SEWAGE PLANNING MODULES:

SPECIAL EXCEPTIONS:

WAIVERS OF LAND DEVELOPMENT:

SKETCH PLANS

NEW PLANS

FINAL PLANS UNDER CONSIDERATION

PRELIMINARY PLANS UNDER CONSIDERATION – (Possible Action Item)

- Solar Electric Power Generation Facility – LDP 1446 (BlueWave Solar) Summit Road, Swiftwater, PA – Plans were administratively accepted at the 6/9/25 P.C. meeting. Approval deadline of December 1, 2025. ***Deadline for P.C. consideration is 11/10/25.***

Motion to table the following plans (**Action Item**):

- Cranberry Creek Apartments Land Development Plan (LDP# 1369) – Plans were administratively accepted at the 7/25/22 P.C. meeting. Extension letter request received with approval deadline of November 9, 2025. ***Deadline for P.C. consideration is 10/13/25.***
- Mountain Edge Village Community Townhouses – LDP 1445 – Plans were administratively accepted at the 4/14/25 P.C. meeting. Approval deadline of October 31, 2025. ***Deadline for P.C. consideration is 10/13/25.***
- 135 Warner Road – JBAR Pocono LLC (LDP# 1414) – Plans were administratively accepted at the 2/12/24 P.C. meeting. Approval deadline of September 9, 2025. ***Deadline for P.C. consideration is 8/11/25.***
- Alaska Pete's Roadhouse Grille (173 Camelback Road) Land Development Plan (LDP# 1387) – Plans were administratively accepted at the 4/10/23 P.C. meeting. Extension request received with approval deadline of December 31, 2025. ***Deadline for P.C. consideration is 12/8/25.***

SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL, APPLICATIONS

PRIORITY LIST

UNFINISHED BUSINESS

NEW BUSINESS

- Joint Work session between Pocono Township Planning Commission and the Pocono Township Board of Commissioners. (Highlights of the proposed zoning updates, draft #2 of the zoning ordinance updates, draft zoning map and overlay maps, draft #2 of the SALDO amendments.)
- Joint Work session between PC and BOC Zoning Ordinance, Zoning Map, SALDO Amendments to be held on August 25, 2025

PUBLIC COMMENT & ADJOURNMENT

701 Main Street, Suite 405
Stroudsburg, PA 18360



Phone: 570-517-3100
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mcpc@monroecountypa.gov
www.monroecountypa.gov

MONROE COUNTY PLANNING COMMISSION

June 27, 2025

Jerrold Belvin, Township Manager
Pocono Township Municipal Building
205 Old Mill Road
Tannersville, PA 18372

Re: Summit Road Solar Facility
Land Development Plan
Pocono Township
MCPC Review #78-25

Dear Mr. Belvin:

The above cited plan was reviewed by Eric Koopman, Lead Senior Planner, and Nathan S. Oiler of RKR Hess, a Division of UTRS, on behalf of the Monroe County Planning Commission. You will find their comments enclosed.

All comments are preliminary and will be acted upon by the Planning Commission at its regular meeting on July 8, 2025 at 5:00 p.m. at the Monroe County Planning Commission. 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/ebk

cc: Jeff Beavan, PE

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MONROE COUNTY PLANNING COMMISSION

TO: Christine Meinhart-Fritz, Director
FROM: Eric Koopman, Lead Senior Planner
DATE: June 27, 2025
SUBJECT: Summit Road Solar Facility
Land Development Plan
Pocono Township
MCPC Review #78-25

This 71.90 acre site is located on the westerly side of Summit Road, just west of its intersection with Dyson Road. The plan proposes to construct two solar energy arrays (3,564 modules and 7,596 modules, respectively), access roads, associated parking, stormwater management controls, fencing, and various other site improvements. The site is currently vacant and located in the Low-Density Residential (R-1) zoning district. Access is to be provided by a two gravel driveways off Summit Road. No sewage disposal or water supply is proposed at this time.

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

1. The site is located in the R-1 zoning district. Recently the Townships zoning ordinance is not specifically address commercial solar facilities, however, an amendment inserting and clarifying this land use has adopted. Solar energy systems are only permitted in the Industrial (I) zone. While the MCPC Checklist states that the use is permitted it appears that the proposed project is inconsistent with the zoning ordinance in terms of permitted land uses within the R-1 district. This should be confirmed by the zoning officer.
2. Decommissioning plans were not included with the submitted materials. The Township should ensure that all such decommissioning agreements are in place before any approvals are granted. The owner should be responsible for the removal of the facility in the event of the halt of operation or when the facility becomes obsolete.
3. The project proposes significant amounts of clear-cutting existing vegetation. The Township should ensure that all stormwater management and erosion and sedimentation controls are adequate to mitigation potential impacts from such large scale earth disturbance.
4. According to the MCPC Review Checklist, the applicant is requesting a waiver to within wetlands and the wetland buffer and states that "the stumps of the trees are proposed to remain". Careful consideration should be made before granting any waiver that could impair environmentally sensitive resources.

5. It is unknown if the impervious surface calculations indicated on the plan are correct. It is unclear if the solar panel modules are included as impervious coverage, or if the specific model of these modules would prohibit stormwater infiltration. The plan indicates that the project will result in 1.12% lot coverage. Actual impervious area and potential impact to stormwater mitigation should be confirmed.
6. The plan states that earth disturbance will be 31.77 acres. A NPDES permit will be required. It is unclear if the project will be able to meet NPDES permit or Township Stormwater Management requirements. This should be discussed.
7. It is unclear what potential for impact related to glare is anticipated by the proposed solar field. This should be discussed in the interest of minimizing potential distraction to traffic circulation and nuisance to adjacent properties. There are a number of residential structures to the east of the site.
8. While an emergency vehicle truck turning plan was included with the submission, no emergency management details were provided with the submitted materials. The developer and fire company officials as well as the Monroe County Office of Emergency Management should coordinate response strategies and ensure that adequate contingency plans are in place.
9. The site contains significant areas of wetlands. Disturbance and impacts to these environmentally sensitive areas should be minimized as much as possible and in line with all local, state, and federal regulations.
10. This site contains large amounts of steep slopes located on the site and the project proposes significant impacts to these areas. The Township should ensure that the extent of impact is within the limit permitted. Slope easements are not delineated on the plan. This should be addressed.
11. According to the landscaping notes, meadow groundcover is to be mowed. It is recommended that the applicant utilize 'no-mow' mixes of low-growing grass species to minimize the need for mowing. It is unclear if the proposed mix to be used is of this variety. It should be noted that mowing is to occur once every three years. The Township should determine if this is adequate.
12. Landscaping is proposed as part of the project, including a partial perimeter buffer planting. The Township should confirm this is consistent with ordinance requirements and that the proposed buffer is adequate for screening from residential areas.
13. The applicant is proposing landscape buffer along portions of the project's perimeter. While the plan notes state that the plantings are guaranteed for a period of eighteen (18) months, the Township should consider whether a longer term agreement would be appropriate to ensure proper screening. It should be noted that the buffer does not include the entire perimeter of the property.

14. Fencing is proposed along the perimeter of both solar arrays. The Township should evaluate the style and appropriateness of proposed fence materials and design.
15. A lighting plan was not included with the submitted materials. The Township should ensure that all lighting is consistent with ordinance requirements.
16. A clearly visible warning sign concerning voltage should be placed at the base of all pad-mounted transformers and substations.
17. While required parking is not addressed in the Township's zoning ordinance, the applicant is proposing two spaces, one to be located near each solar array. The Township should determine if this is adequate.
18. A Township Driveway permit may be required. Potential trip ends are expected to be minimal.
19. It should be noted that a Pennsylvania Natural Diversity Inventory (PNDI) review was not submitted by the owner/developer. Potential impacts are unknown.
20. The proposed project is generally consistent with the Monroe County Comprehensive Plan, December 2014, with respect to promoting renewable energy.
21. The recommendation made by Nathan Oiler, P.E., of RKR Hess, a division of UTRS, Inc. in his review dated June 17, 2025 is concurred with.

It is recommended that approval of this plan be not be granted until basic zoning inconsistencies with the R-1 district are resolved, and that the plan achieves 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.



June 17, 2025
Project No. 10230.269

Monroe County Planning Commission
Monroe County Administrative Center
701 Main Street, Suite 405
Stroudsburg, PA 18360

ATTENTION: MS. CHRISTINE MEINHART-FRITZ, DIRECTOR

**SUBJECT: PRELIMINARY LAND DEVELOPMENT PLANS –SOLAR ELECTRIC POWER GENERATION FACILITY
PROPERTY OWNER – PARADISE SUMMIT LLC
APPLICANT – BLUEWAVE
POCONO TOWNSHIP**

Dear Ms. Meinhart-Fritz:

The 71.9-acre project site is located along Summit Road, between the intersections of Summit Road and Dyson Road and Summit Road and Paweda Hill Road in Pocono Township, PA. The site is currently undeveloped. The project proposes to construct two solar energy generation arrays. Site improvements include parking, access roads, stormwater management facilities and landscaping.

We have reviewed a twenty-five (25) page set of Preliminary Land Development Plans prepared by Bohler Engineering PA, LLC located in Bethlehem, PA.

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

ZONING AND COMPATIBILITY WITH SURROUNDING USES

1. The project is in the R1, Residential Zoning District. The MCPC checklist states that the solar electric power generation facility is a permitted use in this zoning district. The zoning ordinance is not clear on if this is a permitted use in this zoning district. The Zoning Officer should determine the use in this zoning district.
2. Adjoining properties are in the RD, Recreational and R-1, Residential Zoning Districts. The properties adjacent to the north are in the R-1 and RD zoning districts, both properties are undeveloped. The properties adjacent to the east are in the R-1 zoning district have residential houses. Summit Road and properties in the R-1 zoning district are adjacent to the south. The properties to the south have existing residential houses. The property adjacent to the west is undeveloped in the RD zoning district.

The closest residential house is approx. 190 feet to the south of the proposed fence along the access to solar field. Tree clearing is proposed within 25 feet of the property line.

3. An analysis of compliance with zoning requirements such as setbacks has been provided in the application confirming compliance with these requirements. The Township must confirm this information is accurate.

LOT ACCESS, LAYOUT AND PARKING

4. The vehicular access to the project is proposed to be from two gravel access drives off of Summit Road, a Township Road. A Township driveway permit will be required. There will be a substantial amount of traffic on the access driveway during construction.
5. The plans indicate that there are two parking spaces, and two loading spaces provided. The parking spaces are proposed to be gravel. The Township should verify the parking requirements of the Township Ordinance are met.
6. Traffic pattern turning templates confirming access for emergency vehicles have been provided.

WATER SUPPLY AND WASTEWATER DISPOSAL

7. Since this is a solar generation facility, no water service or wastewater service is proposed as there is no building proposed onsite.
8. The local fire company should review truck access to the site and access to the proposed arrays. Traffic pattern turning templates for emergency vehicles have been provided.

STORMWATER MANAGEMENT

9. According to the provided plans the proposed earth disturbance is 31.77 acres. A NPDES permit will be required. An Erosion and Sediment Control plan is provided.
10. A Stormwater plan has been provided. The site is currently wooded with increases in stormwater flows anticipated to result from clearing and developing the property. The northern portion of the ultimately drains to the Swiftwater Creek which has been classification as a chapter 93 designation of High Quality Cold Water Fishes (HQ-CWF). The majority of the southern portion of the site ultimately drains to Scot Run Creek which has been classification as chapter 93 designation of Exceptional Value (EV).

Infiltration retention basins are shown on the plans to manage stormwater flows resulting from development of the site. The stormwater management plans do not appear to be complete.

- The infiltration basins should be clearly labeled on the plans.
- Contour labels are not indicated on the drainage plan to confirm the proposed grading.
- Soil test results confirm the infiltration rate must be provided to confirm infiltration is feasible for the basin design proposed. The location of testing must be indicated on the plans.
- The only source of discharge for stormwater design storms is the proposed infiltration rate of the soil in the basin bottom. It appears substantial areas of cut and fill are proposed in the basins that are not typically consistent with desired soils conditions for infiltration.

- Basin berms are graded with a down slope berm over 35 feet high. It appears water will overflow the basins in large storms. The stability of the basin berms must be confirmed for the grading proposed.
- Basin grading is not consistent with the requirements of the Pocono Township Ordinance.
- The proposed basin bottoms are steeply sloping on several basins. The feasibility and rate of infiltration on the basin bottom must be considered.
- Emergency spillways and adequate discharge points are not indicated on the plans
- The maintenance responsibility for the storm water facilities is indicated on the plans to be the responsibility of Swiftwater Pond LLC.

The proposed stormwater design does not appear to meet NPDES permit requirements or Pocono Township Stormwater Management requirements.

ENVIRONMENTAL CONCERNS AND OTHER COMMENTS

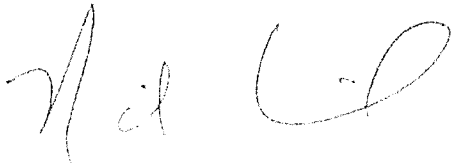
11. The site is not within the FEMA 1% chance floodplain limits as depicted on the latest (FIRM) Flood Insurance Rate Map.
12. Wetlands are shown in the middle of the site between the two proposed arrays. According to the MCPC checklist these make up 32,804 SF. of the project site. A wetland buffer of 20 feet is indicated around the wetlands. The Pocono Township Stormwater Ordinance required wetland buffers ranging from 50 feet to 100 feet in width depending on the site slope. Tree clearing and site improvements are proposed in the wetland buffer which are not permitted.
13. A stream is shown in the middle of the site between the two arrays. Inner riparian buffers of 100 feet and outer riparian buffers of 150 feet are shown along the stream. No construction or tree removal is proposed in these buffers.
14. Steep Slopes are shown along the north, south, east and west property lines of the site. According to the MCPC checklist there are approx. 245,699 SF. steep slopes on the site. Per the checklist, 714,357 SF. of steep slopes will be impacted from the construction. Based off this, 34% of the steep slopes will be impacted. This is below the Township requirement limit of 35%. An easement is required for the preservation of the remaining steep slope areas. This easement must be delineated on the plans.
15. The MCPC checklist states that there are 324,775 SF. of Prime AG Soils on site. According to the checklist 265,132 SF. of these soils will be impacted by the construction.
16. The MCPC checklist states that there are 1,217,240 SF. of Natural Areas on site. According to the checklist 274,232 SF. of these areas will be impacted by the construction.
17. A 200-foot transmission corridor for an existing power line exists on the west side of the site.
18. A landscape plan was provided in the submission detailing property line screening. It appears existing trees will be removed to a width of 25 feet and supplemented with smaller trees to meet ordinance compliance. The necessity of tree removal to the north of the solar panels should be evaluated.

19. A fence is shown around proposed Array A and Array B. The details of the proposed fence should be provided.
20. A Pennsylvania Natural Diversity Index (PNDI) search has not been provided. The MCPC checklist indicates that a PNDI search came back with no known potential impacts to threatened or endangered species and/or special concern species and resources are anticipated by the project.
21. All certifications must be executed on the plans prior to final approval.
22. Compliance with Township Building Codes and ADA requirements should be confirmed.

The stormwater management plan is incomplete, and wetland buffers are not provided in accordance with ordinance requirements. We recommend the application not be recommended for approval until all Pocono Township Ordinance requirements have been reviewed and confirmed to be compliant by Township.

Respectfully submitted,

RKR Hess, A Division of UTRS, INC.



Nathan S. Oiler, P.E.
Director of Land Development Engineering Services



YOUR GOALS. OUR MISSION.

July 10, 2025

Pocono Township Planning Commission
205 Old Mill Road
Tannersville, PA 18372

**SUBJECT: SOLARELECTRIC POWER GENERATION FACILITY – SWIFTWATER POND LLC
PRELIMINARY LAND DEVELOPMENT PLAN – REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
POCONO TOWNSHIP LDP NO. 1439, T&M PROJECT NO. POCO-R1090**

Dear Planning Commission Members:

Pursuant to the Township's request, we have performed our first review of the Preliminary Land Development Plan Application for the Solar Electric Power Generation Facility for Swiftwater Pond, LLC. The submitted information consists of the following items.

- Pocono Township Land Development Application.
- Professional Services Escrow Agreement.
- Memo of Option Agreement – Deed Book 2654, Page 3755.
- Memo of Option Agreement – Deed Book 2654, Page 4664.
- Letter of Submittal to Monroe County Planning Commission prepared by Bohler Engineering, dated May 30, 2025.
- Legal Memorandum prepared by MPL Law Firm dated May 29, 2025.
- Letter report regarding Real Estate Impact prepared by Kirkland Appraisals, LLC, dated May 9, 2025.
- Photovoltaic Module Solar Glare Study prepared by Pure Power Engineering, dated May 27, 2025.
- General Project Description and Stormwater Management Calculations prepared by Bohler Engineering, dated May 30, 2025.
- Preliminary Land Development Plans for Swiftwater Pond, LLC for proposed Solar Electric Power Generation Facility prepared by Bohler Engineering, 25 sheets, dated May 30, 2025.

BACKGROUND INFORMATION

The Applicant, Swiftwater Pond, LLC, has submitted a plan proposing to develop an existing parcel (Tax Parcel ID 12.12.1.27) located within the R-1, Low Density Residential Zoning District along Summit Road, between Dyson Road and Paweda Hill. The existing property, owned by Paradise Summit, LLC, has an area of 78.04 acres and consists of steep slopes, woodlands, and stream and wetland areas. The majority of the property is located along the northwestern side of Summit Road, with a small portion on the southeastern side. A 200 ft. wide transmission corridor ROW crosses through the western side of the site.



The proposed development includes the construction of two (2) solar energy generation arrays consisting of a total of 11,160 modules, fencing, equipment pads, laydown areas, landscaping, and stormwater management. Access is proposed to be via two (2) separate gravel driveways from Summit Road. All proposed development is shown to occur on the northwestern side of Summit Road. No work is proposed on the southeastern side of Summit Road.

The project site is located within the B-2 Stormwater Management District of the Brodhead-McMichaels Watershed. The receiving waters are the Swiftwater Creek and Scot Run (Pocono Creek), which have a Chapter 93 classification of High-Quality, Cold-Water Fishery with Migratory Fishes (HQ, CWF/MF).

Based upon our review of the above information, we offer the following comments and/or recommendations related to the proposed development.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 470-17.B.(1) and Schedule A, essential services buildings and structures are permitted within the R-1, Low Density Residential Zoning District. Article II defines Essential Services as follows:

Includes the provision of gas, electrical, steam, communication, telephone, sewer, waste material, water, public safety and other similar services. The facilities required to provide such services shall consist of:

- A. Limited facilities including equipment such as poles, towers, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment which does not require enclosure within a building or which can be constructed within a public right-of-way.
- B. Major facilities including equipment which requires enclosure within a building or construction on its own site such as gas storage areas, solid waste substations, substations, telephone exchanges and telephone booths.

The Zoning Officer shall determine whether the proposed “solar electric power generation facility” is considered an essential service and is permitted within the R-1, Low Density Residential Zoning District.

2. In accordance with Section 470-17.C.(1) and Schedule A, the maximum impervious area is 80%. *Plan Sheet C-301 indicates the proposed impervious to be 1.12%. A breakdown of the impervious calculations shall be provided for verification of this number*
3. Per Section 470-34.B. “Handicapped parking. Handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time.” *At least one (1) handicap accessible parking space is required to be provided for each parking facility per the ADA Guidelines. The plan does not show any accessible parking; therefore, the required accessible parking shall be added.*



4. Per Section 470-34.C.(1), “All parking areas and all access drives for commercial or industrial uses shall have an all-weather surface constructed as specified in Chapter 390, Subdivision and Land Development.” *Refer to Comments 59 and 62.*
5. Per Section 470-57.D., for essential services, “Unhoused equipment shall be enclosed with a chain-link fence six feet in height.” *The plan proposes an 8-foot high “game fence”. The Zoning Officer shall review the fence to determine if it meets the Ordinance requirements.*
6. In accordance with Section 470-121.B., “no building, structure, or sign shall be erected, constructed, moved, demolished, added to, or structurally altered, nor shall any use of any land, building structure, or sign be changed or expanded, without a zoning permit therefor issued by the Zoning Officer. No such permit shall be issued except in conformity with the provisions of this chapter; and: The applicant supplying, where applicable, stormwater management plans approved by the Pocono Township Board of Commissioners in accordance with the applicable Pocono Township stormwater management ordinances, and an erosion and sedimentation control plan approved by the applicable governmental body or agency charged with that responsibility, with respect to any proposed construction, excavation, or other earthmoving activity.” *The proposed earth disturbance exceeds one (1) acre, and an NPDES Permit is required from the Monroe County Conservation District. All correspondence with, submissions to, and NPDES Permit from the County Conservation District shall be provided to the Township.*
7. All proposed signs shall conform to the requirements of Article VII of the Zoning Ordinance and must receive approval by the Township Zoning Officer prior to erection. *All proposed signage must be submitted to and approved by the Township Zoning Officer.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

8. In accordance with Section 390-29.E.(1), “The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet, 60 feet, 80 feet, 100 feet or 200 feet to the inch.” *Many of the plans are neither clear nor legible.*
9. In accordance with Section 390-29.E.(2), “Dimensions shall be in feet and hundredths of feet; bearings shall be in degrees, minutes and seconds for the boundary of the entire tract, and dimensions in feet for lot lines.” *No boundary information has been provided.*
10. In accordance with Section 390-29.E.(3), “The survey shall not have an error of closure greater than one in 10,000 feet and shall include a boundary closure report.” *Boundary closure reports shall be submitted.*
11. In accordance with Section 390-29.E.(4), “...If the plan is prepared in two or more sections, a key map showing the location of the sections shall be placed on each sheet. If more than one sheet is necessary, each sheet shall be the same size and numbered to show the relationship to the total number of sheets in the plan (e.g., Sheet 1 of 5), and a key diagram showing the relative location of the several sections shall be drawn on each sheet.” *The plan has been prepared in two (2) sections; therefore, the required key map and numbering shall be added to each applicable plan sheet.*



12. Per Section 390-29.E.(5), “Plans shall be legible in every detail.” The plans are not legible in every detail. *The grading plans and drainage area maps, specifically, contain overwrites, a lack of labeling, and scales that make the contours unable to be read. The plans shall be made legible.*
13. In accordance with Section 390-29.F, Site context map. “A map compiled from existing information showing the location of the proposed major subdivision 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. For sites of 100 acres or more, the map shall show the above relationships within 2,000 feet of the site. The features that shall be shown on site context maps include topography (from USGS maps), stream valleys, wetland complexes (from maps published by the United States Fish and Wildlife Service or the USDA Natural Resources Conservation Service), woodlands over 1/2 acre in area (from aerial photographs), ridgelines, public roads and trails, utility easements and rights-of-way, public land, and land protected under conservation easements.” *A Site Context Map shall be prepared and submitted in accordance with the requirements of this Section.*
14. In accordance with Section 390-29.G, 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 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 on the property.” The information required in Subsections (1) through (12) shall be included. *The Existing Resources and Site Analysis plan shall be revised to comply with the requirements of this Section including, but not limited to, an aerial photograph, identification of slopes between 15% and 25%, vegetative cover conditions, soil types, and viewshed analysis. Additionally, it shall cover the area of the proposed development site and within 500 feet of the site. Topography shall be coordinated with official USGS benchmarks and the location and datum shall be shown on the plan.*
15. In accordance with Section 390-29.H, a resource impact and conservation analysis are required. *A Resource Impact and Conservation Analysis shall be provided on the plan and shall include the existing resources in square feet, the proposed disturbance of the existing resources in square feet and percent, and the maximum permitted disturbance. Additionally, a resource assessment report must be provided.*
16. Per Section 390-29.I.(1), the improvements plan shall include “Historic resources, trails and significant natural features, including topography, areas of steep slope, wetlands, one-hundred-year floodplains, swales, rock outcroppings, vegetation, existing utilities, and other site features, as indicated on the existing resources and site analysis.” *The plan shall note the presence or non-presence of the one-hundred-year floodplain with a reference to the applicable FEMA panel.*
17. Per Section 390-29.I.(4), the improvements plan shall include “Information indicating available and safe sight stopping distances for all driveways, access drives, roads, etc., which must be in compliance with the most current PennDOT specifications.” *The required information for each proposed driveway shall be shown on the plans. (Also see Comment 57)*



18. Per Sections 390-29.I.(9), the improvements plan shall include the “limit-of-disturbance line (must be exact in relation to the retention of existing trees proposed to be saved).” *The Limit of Disturbance (LOD) as shown on the Erosion and Sediment Controls Plans is inaccurate. Areas of disturbance are shown outside of the LOD and the LOD exceeds the tree protection fencing locations. The LOD must be accurately depicted.*
19. Per Section 390-29.I.(20), the improvements plan shall include the “Name and address of the owner of record (if a corporation, give name of each officer) and current deed book and page where the deed of record is recorded.” *The deed book and page number shall be provided on the plan.*
20. Per Section 390-29.I.(29), the improvements plan shall include a “Certificate of ownership and acknowledgment of the plan, in the form provided by the Township, which shall be accurately completed, signed by the owner of the property, dated and notarized.” *The certificate on the plan must be corrected to reflect the property owner, Paradise Summit LLC.*
21. Per Section 390-29.I.(32)(h), the following shall be on all land development plans in the form of protective covenants and/or notes: “By approval of this plan the Township has neither confirmed nor denied the existence and/or extent of any wetland areas whether or not delineated on the plan and any encroachment thereon for any reason whatsoever shall be the sole responsibility of the subdivider and/or developer, his heirs, successors and assigns and shall be subject to the jurisdiction of the Army Corps of Engineers and/or the Pennsylvania Department of Environmental Protection and said encroachment shall conform to the rules and regulations of the jurisdictional agencies.” *The note shall be added to the Site Plan.*
22. Per Section 390-29.I.(32)(i), the following shall be on all land development plans in the form of protective covenants and/or notes: “This plan is under and subject to all of the rules, regulations, requirements and restrictions as set forth in the Pocono Township Subdivision and Land Development Ordinance and the Pocono Township Zoning Ordinance, as both are amended.” *The note shall be added to the Site Plan.*
23. Per Section 390-29.I.(32)(j), the following shall be on all land development plans in the form of protective covenants and/or notes: “The applicable highway occupancy note(s) shall appear on the plan: “A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the 'State Highway Law,' before driveway access to a state highway is permitted; and/or “A highway occupancy permit is required pursuant to the Pocono Township Road Encroachment Ordinance before driveway access to a Township road is permitted.” The applicable note(s) shall also state: “Access to the public road shall be only as authorized by a highway occupancy permit.”” *The note shall be added to the Site Plan.*
24. Per Section 390-29.I.(32)(l), the following shall be on all land development plans in the form of protective covenants and/or notes: “The applicant, his heirs, successors or assigns will implement all requirements and obtain all permits and approvals as required by any and all local, state or federal agencies and authorities, and does hereby acknowledge and agree that if said permits and approvals are not obtained as required, then any and all approvals given by Pocono Township will become null and void with no further action on the part of the Township.” *The note shall be added to the Site Plan.*



25. Per Section 390-29.I.(32)(m), the improvements plan shall include “A listing of any subdivision/land development waivers or modifications, zoning variances, special exceptions and/or conditional uses that have been granted, including the date of the order of the Pocono Township Zoning Hearing Board or Board of Commissioners granting the same.” *The referenced information shall be listed on the plans, as applicable.*
26. Per Section 390-29.I.(32)(n), if the plans include any stormwater management planning, controls or devices, the following covenant shall appear on the plan: "The owners, their heirs, executors, administrators, successors and assigns, shall make provision and be responsible for the installation, maintenance, operation and repair of any and all stormwater management facilities and controls depicted on this plan and other plans and documents supporting the same, including, but not limited to, all infiltration devices, buffers, detention basins, inlets, swales, pipes, berms and spreaders. Pocono Township is hereby granted the right to inspect all permanent stormwater management facilities and controls at any reasonable time. If Pocono Township determines at any time that any of said stormwater management facilities or controls have been eliminated, altered or improperly maintained, the then owner shall be advised of the corrective measures required and be afforded a reasonable period of time to take the necessary corrective action. Pocono Township shall have the right, but not the obligation, of ingress, egress and regress to any and all of the stormwater management facilities and controls, as well as upon and within the utility and drainage easements as shown on this plan, for the purpose of installation, maintenance and/or repair due to the failure or neglect of the owner to perform the same within the time required, or for emergency remedies to the stormwater management facilities and controls if necessary, if Pocono Township elects to perform such installation, maintenance and/or repair. All costs and expenses incurred by Pocono Township in relation to any work performed by Pocono Township pursuant to the provisions of this covenant and/or the enforcement of the same, shall be the joint and several responsibility of the owner and any occupier of the property who violated the provisions of this covenant, payable by the owners and/or occupiers of the property, their heirs, administrators, executors, successors and assigns upon demand by Pocono Township, and shall constitute a lien against the property until paid in full. The remedies of Pocono Township pursuant to this covenant are in addition to all other rights and remedies available to Pocono Township, its successors and assigns, pursuant to any statute, ordinance, at law or in equity. All of the foregoing is more particularly and at large provided in that certain Stormwater Management Agreement and Declaration of Easement between the owner and the Township dated _____, 20____, the terms and provisions of which are incorporated herein by reference. This covenant shall run with the land." *The note shall be added to the Site Plan.*
27. Per Section 390-29.J.(1)(c), the plans shall include “truck turning movement diagrams for at least a WB-50 truck.” *A turning movement diagram has been provided for a fire truck, but the WB-50 movement must still be shown.*
28. In accordance with Section 390-29.J.(4), submittals shall include “All proposed offers of dedication and/or reservation of rights-of-way and land areas with conditions attached.” *The additional right-of-way width for Summit Road shall be offered to the Township for dedication.*
29. Per Section 390-29.J.(5), the supporting documents shall include “Existing documents of dedication and/or reservation of rights-of-way and land areas with conditions attached.” *The plans*



reflect a 200' Transmission ROW and tree clearing within the right-of-way. Additional information on this right-of-way as well as permission for the encroachment shall be provided. (Also see Comment 34)

30. In accordance with Section 390-29.J.(6), the plan submission shall include “Proof of legal interest in the property, a copy of the latest deed of record and current title search report.” *The Applicant shall provide a current title search report.*
31. In accordance with Section 390-29.J.(9), supporting documents to be submitted include “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.” In addition, and in accordance with Section 390-29.J.(19), “All required state or federal environmental and other permits.” *The Design Engineer shall submit the required list of required permits/approvals to the Township. The following outside agency approvals are required:*
 - a. *Monroe County Planning Commission – Review letter dated June 27, 2025 has been received.*
 - b. *Monroe County Conservation District/Pennsylvania Department of Environmental Protection – NPDES Permit*
 - c. *Pocono Township Fire Department*
32. In accordance with Section 390-29.J.(10), the Applicant shall provide “Confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District. (See also §390-51.)” *Submissions to, correspondence with, and permit from the Monroe County Conservation District shall be provided.*
33. Per Section 390-29.J.(11), the Applicant shall provide “Drainage/stormwater management plan meeting the requirements of this chapter and any Stormwater Management Ordinance adopted by the Township.” *The submitted plan does not meet the requirements of Chapters 390 or 365. Comments on the stormwater management plan deficiencies are contained within this letter.*
34. In accordance with Section 390-29.J.(14), “Where the land included in the subject application has an electric transmission line, a gas pipeline, or a petroleum or petroleum products transmission line located within the tract, the preliminary plan shall be accompanied by a letter from the owner or lessee of such line stating any conditions on the use of the land and the minimum building setback and/or right-of-way-lines. This requirement may also be satisfied by submitting a copy of the recorded agreement.” *The plans reflect a 200' Transmission ROW and tree clearing within the right-of-way. Additional information on this right-of-way as well as permission for the encroachment shall be provided.*
35. In accordance with Section 390-29.J.(15), the Applicant shall provide “Confirmation that the highway occupancy permit application has been accepted for review by the Township or PennDOT as applicable.” *Submissions to, and the permit from the Township for the shall be provided.*
36. In accordance with Section 390-29.J.(16), the Applicant shall provide “A written plan for the ownership of and maintenance of all improvements, common areas and open space as required by §§390-38 and 390-39 of this chapter.” *A written plan shall be provided within the plan set.*



37. In accordance with Section 390-29.J.(17), the Applicant shall provide “Wetland studies as required by §390-57 of this chapter.” *The wetland study prepared by ECS Mid-Atlantic, LLC, as referenced on the Cover Sheet, shall be provided to the Township. (Also see Comment 92)*
38. In accordance with Section 390-29.K., the Applicant shall provide a “Community/financial impact analysis. A community impact analysis including the following information shall be required for... development of any kind impacting 30 acres of land or more in the aggregate.” *The required community/financial impact analysis shall be provided.*
39. In accordance with Section 390-30, “As-built plans shall include the information required by this §390-30 and additional information may be required on a case-by-case basis.” *As-built plans shall be submitted when construction is complete as outlined in this Section. A note requiring an as-built plan per Section 390-30 of the Subdivision and Land Development Ordinance shall be provided on the plans.*
40. In accordance with Section 390-31.E., “Four-step design. All land developments on sites of three acres or more and all commercial and industrial subdivisions shall be designed in accordance with the four-step design process in § 390-44 with respect to conservation areas and development sites.” *The four-step design process planning information shall be submitted to the Township. (Also see Comment 47)*
41. In accordance with Section 390-32.B and Section 390-41, “no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

All improvements required by this chapter are installed to the specifications contained in Article VI of this chapter and other Township requirements and such improvements are certified by the applicant's engineer; or

Proposed developer's agreements and performance guarantee in accord with §390-35 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners.”

The Applicant shall submit, with the final plan, a construction cost estimate for the proposed site improvements in order to determine the required escrow amount for the developer's agreement. A developer's agreement and performance guarantee will be required prior to plan recordation.

42. In accordance with Section 390-38.A and Section 390-38.B, “the developer shall provide to the satisfaction of the Board of Commissioners, and prior to final plan approval, evidence of the provision, including a plan, for the succession of ownership and responsibility for the operation and maintenance of development improvements.” *The required documentation, plan, and agreement(s) shall be provided to the Township prior to final plan approval.*
43. In accordance with Section 390-38.C.(3), “Any improvements which will remain private. 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 §390-35A 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 15% 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.” *An operation and maintenance agreement and guarantee shall be required for the stormwater management facilities.*

44. In accordance with Section 390-43.A.(6)(c), “Woodlands. Healthy woodlands exceeding one acre shall be preserved and designated as conservation open space areas, to the maximum extent possible. Proposed site improvements shall be located, designed, and constructed to minimize the loss or degradation of woodland areas.” *The design engineer shall demonstrate how the project as proposed has minimized the loss and degradation of wooded areas.*
45. In accordance with Section 390-43.A.(6)(e), “Steep slopes. The purpose of steep slope regulations is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading; to prevent potential dangers caused by erosion, stream siltation, and soil failure; and to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover by restricting grading of steep slope areas.” *Steep slopes are defined as being 20% or greater and shall be identified on the plan accordingly. Additionally, the restrictions and requirements of this section shall be addressed.*
46. In accordance with Section 390-43.A.(6)(f), “Significant natural areas and features. 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 copy of the required PNDI notification and response must be submitted.*
47. In accordance with Section 390-44., “All preliminary plans for all major subdivisions, all commercial and industrial subdivisions, and all land developments on sites of three acres or more shall include documentation of a four-step design process in determining the layout of proposed conservation open space, house and development sites, roads and lot lines, as described below.” *The four-step design process planning information shall be provided to the Township.*
48. In accordance with Section 390-46.A., “Protection of vegetation from mechanical injury. Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the Township may require that the limit of disturbance be delineated, and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of, and shall be maintained throughout, the period of construction activity.” *The Erosion & Sedimentation Control*



Plans shows tree protection fence; however, there is also extensive grading shown within the limits of the trees to remain. The design engineer shall review the plan and adjust the tree protection fencing accordingly. Additionally, the tree protection installation shall be identified within the construction sequence.

49. In accordance with Section 390-46.B., “Protection of vegetation from grading change. Grade changes to occur at any location of the property shall not result in an alteration to soil or drainage conditions which would adversely affect existing vegetation to be retained following site disturbance, unless adequate provisions are made to protect such vegetation and its root systems.” *The plan shows areas of extensive grading proposed at or within the wooded areas to remain. The plans shall be revised to comply with the ordinance requirements and protect vegetation from grading changes.*
50. In accordance with Section 390-46.C., “Protection of vegetation from excavations. When digging trenches for utility lines or similar uses, disturbances to the root zones of all woody vegetation shall be minimized. If trenches must be excavated in the root zone, all disturbed roots shall be cut as cleanly as possible. The trench shall be backfilled as quickly as possible.” *This shall be noted on the Erosion & Sedimentation Control Plans.*
51. In accordance with Section 390-46.D., resource conservation standards include “Protection of topsoil.” *Protection of topsoil in accordance with this Section shall be addressed on the plans.*
52. Per Section 390-48.C., “Roads shall be graded, improved and surfaced to the grades and specifications shown on the plans, profiles, and cross sections as required by this chapter.” The Cartway width of a Local Road shall be 26 feet with shoulders. *The plans show Summit Road with an existing cartway width of 24 feet. The plan shall be revised to reflect the improvement of Summit Road along the site frontage to meet the ordinance requirements. Additionally, the design engineer shall demonstrate that the road has a structural capacity capable of supporting the heavy trucks and shipments necessary for construction of the improvements.*
53. Per Section 390-48.H.(1), “Wherever there exists a dedicated or platted portion of a road or alley along a boundary of the tract being subdivided or developed the remainder of said road or alley shall be platted to the width required by this chapter based on the classification of the road within the proposed development.” *The plans reflect an additional “Half-Width” ROW along the northwestern side of Summit Road. The portion of Summit Road that lies along the boundary of the southeastern portion of the project parcel must also reflect the additional “half-width” ROW to be offered to the Township.*
54. Per Section 390-48.O.2(a), “Utility easements shall be a minimum of 10 feet in width and shall be provided along all road rights-of-way in addition to the required road width.” *The required utility easement shall be shown along Summit and Dyson Roads.*
55. Per Section 390-48.S. Clear sight triangles. “At all road intersections and all land development driveways/accesses, a triangular area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of two to 10 feet above the center-line grades of the intersecting roads.” *Clear sight triangles for the proposed driveways shall be shown on the plans and restrictions noted. (Also see Comment 82)*



56. In accordance with Section 390-48.T.(1), “All driveway and access drive related improvements shall be located and constructed in such manner as to provide safe access to Township and state roads and not to impair the drainage or normal maintenance within road rights-of-way, or to alter the stability of any roadway, subgrade, or roadway embankment, or to change the drainage of adjacent areas, nor to interfere with the traveling public.” *The plans shall detail the design of the proposed driveways at Summit Road and demonstrate maintenance of the drainage patterns along the roadway. (Also see Comments 58 and 65)*
57. In accordance with Section 390-48.T.(2), “Sight distance requirements for all driveways and access drives intersecting a state, Township or private road shall be in accordance with the Pennsylvania Code, Title 57, Transportation, Chapter 441 "Access to and Occupancy of Highway by Driveways and Local Roads," last edition. All sight distance obstructions, including, but not limited to, embankments and vegetation, shall be removed by the applicant to provide the required sight distance.” *The required and provided sight distances at the proposed driveways shall be added to the plans.*
58. In accordance with Section 390-48.T.(8), “Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or access drive entry.” *The plans shall detail the design of the driveways at Summit Road to demonstrate maintenance of the drainage patterns along the road.*
59. Per Section 390-48.T.(11), “All access driveways shall be paved in their entirety in accordance with design specifications of §390-59D.” *The plan currently proposed stone access driveways and shall be revised to show paved access driveways to meet the ordinance requirements. (Also see Comment 62)*
60. In accordance with Section 390-48.T.(13)(a), “The access drive within the legal right-of-way of the public road, or for a distance of at least 20 feet from the edge of the cartway, whichever is greater, shall not have a grade in excess of 4%. The grade of any access drive shall not exceed 10%.” *The plans must demonstrate compliance with these requirements.*
61. Per Section 390-48.T.(13)(b), “Access drive entrances into all nonresidential and nonagricultural use properties shall be no less than 24 feet in width, shall not exceed 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 20 feet from where they intersect a road.” *Radii dimensions and curbs must be added to the driveway entrances at Summit Road as required by the ordinance. Additionally, the “road line” is defined as being at the right-of-way line. The proposed driveways appear to meet the maximum width requirement, but the width must be labeled on the plan to verify conformance.*
62. Per Section 390-48.T.(13)(c), “Access drives shall be paved in their entirety. The specifications for such pavings shall be approved by the Township as applicable for the specific use proposed in accordance with § 390-59D. Alternate dust-free, all-weather surfaces for access may be permitted by the Township where appropriate.” *The plan shall be revised to show paved access driveways to meet the ordinance requirements.*



63. Per Section 390-48.T.(14), “Concrete aprons shall be provided for all access drives with concrete sidewalks.” *Concrete aprons must be provided for the proposed driveways. (Also see Comment 64)*
64. In accordance with Section 390-48.AA, “sidewalks and road crosswalks may be required where necessary to provide proper pedestrian circulation or to provide access to community facilities and common areas. Sidewalks, where required or provided, shall be located within the road right-of-way immediately adjacent to the curbs, except as may be approved by the Township to accommodate road trees or other landscaping. Sidewalks and road crosswalks shall be constructed in accord with the most current PennDOT RC67M standard and Americans with Disabilities Act standards.” *Sidewalk shall be provided along the entire Summit Road and Dyson Road frontages.*
65. In accordance with Section 390-48.CC, “Driveway and cross drainage. At each point where a road is intersected by a driveway that requires surface drainage water to be carried under the driveway at the intersection, a culvert pipe shall be installed across the width of the driveway to meet the drainage requirements determined in accord with § 390-50 of this chapter. Such cross drains as may be necessary shall also be installed under the road in accord with the drainage plan. Pipes shall be installed at such depth and in such manner as dictated by the site; and no pipe shall be installed that is less than 15 inches in diameter with a minimum 0.5% slope for cross drainage. (See § 390-50 for additional requirements.)” *A drainage analysis shall be provided and the plans revised to reflect cross pipes based on the calculations.*
66. In accordance with Section 390-49.A.(4), “Monuments shall be set at all outbound locations where permanent monuments did not exist at the time of the perimeter survey unless site conditions preclude the installation, and the missing monument shall be noted on the final plan. Existing monuments shall not be removed.” *The plans do not show any existing monumentation; therefore, the plans shall be revised to provide the required monuments at each change of direction along the outbound of the entire property.*
67. Per Section 390-50.D.(3), “Side slopes. Whenever possible, the side slopes and basin shape shall conform to the natural topography. When such design is impracticable, the construction of the basin shall utilize slopes as flat as possible to blend the structure into the terrain.” *The proposed contours are not legible.*
68. Per Section 390-50.D.(4), “Water depth. The maximum water depth, measured from the invert of the lowest outlet orifice to the peak one-hundred-year water surface elevation, shall not exceed five feet.” *Proposed Berms 1-2 and 1-3 exceed the ordinance limitations for depth in the 100-year storm at 6.00 and 5.35 feet, respectively. The designs shall be revised.*
69. Per Section 390-50.D.(5), “Embankment slope. The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.” *The grading plans are illegible at the scale provided and the contours are not labeled.*
70. Per Section 390-50.D.(6), “Setback. The top or toe of any slope shall be located a minimum of five feet from any property line unless other ordinance provisions require a larger setback.” *The toe of the slope for several basin berms are located less than 5 feet from the property lines and must be revised.*



71. Per Section 390-50.D.(7), “Top width. The minimum top width of the detention basin berm shall be 10 feet.” *The top widths of the basin berms are not dimensioned and lack the required information to verify conformance.*
72. Per Section 390-50.D.(8), “Minimum. In order to ensure proper drainage on the basin bottom, a minimum grade of 2% shall be maintained for areas of sheet flow.” *The basin contours are unlabeled and lack the required information to verify conformance.*
73. Per Section 390-50.D.(10), “Permanent ponds. If permanent ponds are used, the developer shall demonstrate that such ponds are designed to protect the public health and safety.” *Due to the lack of information provided, it is unclear if there is any intent for permanent ponds.*
74. In accordance with Section 390-50.D.(11)(a) “Emergency overflow facilities shall be provided for detention facilities to handle runoff in excess of design flows.” *It is unclear as to where the emergency overflows for the basin berms are located and no details have been provided. This must be addressed by the design engineer.*
75. In accordance with Section 390-50.D.(15), “Embankment placement. All detention/retention basin embankments shall be placed in a maximum of eight-inch lifts compacted to a minimum of 95% of modified proctor density, as established by ASTM D-1557. Prior to proceeding to the next lift, the compaction shall be checked by the Township Engineer or a certified soils engineer. Compaction tests shall be run on the leading and trailing edge of the berm along with the top of berm.” *A note outlining these requirements shall be added to the plans.*
76. In accordance with Section 390-50.D.(17), “Cutoff trench. A cutoff trench (keyway) of impervious material shall be provided under all embankments that require fill material. The cutoff trench shall be a minimum of eight feet wide, two feet deep and have side slopes of one-to-one.” *The required cutoff trench and embankment details shall be added to the plans.*
77. In accordance with Sections 390-51.A. and B., “All soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PA DEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102, Department of Environmental Protection regulations for soil erosion and sedimentation control”, and, “Preliminary plan approval shall be conditioned on all required approvals and permits from the Monroe County Conservation District and/or PA DEP.” *The proposed site disturbance is greater than one (1) acre, therefore an NPDES Permit is required. A copy of the NPDES Permit and letter of determination of erosion and sediment control adequacy shall be provided to the Township, as well as any correspondence between the Applicant and Monroe County Conservation District and PADEP.*
78. In accordance with Section 390-53, “All utility lines required to service the subdivision shall be planned in cooperation with the respective utility companies. A letter shall accompany the subdivision or land development plan stating that the utility plan has been reviewed by the applicable utility company, such plan is approved, and service will be available. All cables, wires, conduits, pipes, and lines servicing the development shall be subject to the requirements set forth in this chapter.” *Documentation shall be submitted to the Township as required by this Section.*



79. In accordance with Section 390-55.B., “Minimum number of trees; preservation of existing vegetation. Unless other provisions of this chapter require more trees or vegetation, each development site shall include a minimum of 12 deciduous or evergreen trees for each one acre.” *Sheet L-101 contains a Compliance Chart which states that the existing vegetation to remain meets this requirement; however, nothing has been provided to support this statement. Additional information on the existing trees to remain shall be provided to demonstrate compliance with this requirement.*
80. In accordance with Section 390-55.B.(1), “Preservation of existing vegetation. Each mature tree, tree mass, or woodland on the site shall be designated "TO REMAIN" or "TO BE REMOVED" and shall be shown on the plan” in accordance with the criteria in this section. Additionally, Section 390-55.B.(1)(a) states “All subdivisions and land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. Mature trees (six inches or greater dbh) shall be preserved insofar as possible; and special consideration shall be given to major specimen trees (12 inches or greater dbh). The plan shall show the location of major specimen trees in areas of the site proposed for development, and the edge of existing woodlands.” *The plans shall identify any specimen trees. This information should be provided on the existing features/demolition plan.*
81. Pursuant to Section 390-55.B.(2), “Protection of existing vegetation. Existing vegetation designated "TO REMAIN" in accord with Subsection B(1)(c), above, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to, or compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan.” *Tree protection fencing shall be shown on the landscape plans.*
82. Per Section 390-55.B.(6), “Clear sight triangles. All landscaping shall comply with the sight distance requirements of this chapter, including intersections of public streets and access drives of commercial, industrial, and multifamily developments.” *The clear sight triangles shall be shown on the landscaping plan.*
83. Per Section 390-55.B.(7), “Topsoil protection. Topsoil shall not be permanently removed from a lot except from areas that will be covered by buildings or paving. This shall not prohibit the temporary movement and storage of topsoil during construction.” *A note to this effect shall be added to the plans.*
84. Per Section 390-55.D.(1)(a), “Street trees required. Street trees shall be required: Along all existing streets abutting or within the proposed subdivision or land development.” In addition, Per Section 390-55.D.(2), “Waiver for existing vegetation. The street tree requirement may be waived by the Township where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, natural features, or other valued features.” Per Section 390-55.D.(3)(d), “Trees shall be planted at a ratio of at least one tree per 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.” *Sheet L-101 contains a Compliance Chart which states that the*



existing vegetation to remain meets this requirement; however, nothing has been provided to support this statement. Street tree requirements for Summit Road (and Dyson Road) shall be calculated based on the actual frontage of the property (both pieces) with no exclusions for the access drives. Additional information on the existing trees shall be provided to demonstrate that the existing vegetation is sufficient and/or additional trees shall be provided to meet the ordinance requirements.

85. Per Section 390-55.E.(1), “Stormwater basins and associated facilities. Landscaping shall be required in and around all stormwater management basins in accord with the most current PA DEP Best Management Practices Manual and the following:...” *The plans must be revised to provide the required basin landscaping and ground cover.*
86. Per Section 390-55.E.(3), “Basin grades. Minimum grades inside stormwater basins shall be 1% unless infiltration is an integral part of the design; and maximum side slopes of the basin shall be 33% (3:1 slope).” *The plans currently do not contain enough information nor are they legible to determine if the basins comply with these ordinance requirements. The plans shall be revised to demonstrate compliance.*
87. In accordance with Section 390-55.F.(3)(c) and Table 390-55-1, “The width and quantity and type of plants required shall be determined by the intensity of the proposed land use and the adjacent land use, vacant land, or zoning district, according to Table 390-55-1.” *Sheet L-101 contains a Compliance Chart which states that the provided buffer “complies”, but there are no planting calculations to support this statement. The buffer calculations/tabulation shall include the property line lengths for ALL property lines, the intensity of the buffer, and the required and provided number of plants for each buffer. Each buffer area location shall be clearly depicted and labeled on the plans with its length and provided plantings. The buffer lengths currently shown in the Chart are incorrect.*
88. In accordance with Section 390-55.F.(3)(f)[4], “A variety of tree species is required”. *The plan shall demonstrate compliance with the required maximum percentage of any one species.*
89. In accordance with Section 390-55.F.(4)(c), “The type of site element screen required shall be determined by the site element and the adjacent existing land use or zoned use in the case of vacant land, according to Table 390-55-2.” *Site element screens and calculations for the detention basins (berms) must be provided on the Landscaping Plan.*
90. In accordance with Section 390-55.I.(2)(k), “A detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials.” *The required cost estimate for the project shall include the proposed landscaping. This will be required with the final plan.*
91. Any site lighting shall comply with the requirements outlined in Section 390-56. *The submitted plans do not contain any information on whether or not lighting is proposed. Lighting plans conforming to the ordinance requirements shall be submitted or a note added to the plan stating that there is no lighting.*



92. Per Section 390-57.A., “Identification. If a proposed subdivision or land development includes any area that is suspected of being a wetland, then a professional wetland delineation may be required.” *Sheet C-101 references a wetland report prepared by ECS Mid-Atlantic, LLC. This report shall be provided to the Township.*
93. Per Section 390-57.E., “Protection. Where the study shows the existence of wetland areas, the delineated boundary shall be properly fenced to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of 20 feet outside the delineated boundary, prior to any construction or issuance of building permits. No land shall be disturbed within any required buffer area except in accord with Township requirements. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction.” *The required snow fence shall be provided on the Erosion & Sedimentation Control Plans and its installation included in the construction sequence.*
94. In accordance with the Section 390-58 Common Open Space, Recreation Areas, and In-Lieu Fees:
- A. Section 390-58.3B.(1), “This §390-58 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 §390-58.”
 - B. Section 390-58.C.(1), “The proposal for common open space, installation of recreation facilities and/or fees shall be offered for review by the Planning Commission and the Pocono Township Park and Recreation Committee.”
 - C. Section 390-59.F., “Fees. If the Board of Commissioners and the applicant agree that a proposed subdivision or land development will pay fees-in-lieu of dedicating open space, this fee shall be as established by the Township Fee Schedule, which may be updated by resolution of the Board of Commissioners.”
 - D. Section 390-58.K., “Timing of nonresidential fees. Fees required by this §390-58 for any nonresidential subdivision or land development shall be paid prior to the recording of the final plan of a subdivision or land development, as applicable.”

*The plans do not propose any open space to be dedicated to the Township, therefore, the Applicant shall pay the applicable in-lieu fees, as required by Section 390-58. Should it be determined that open space is required and a fee in-lieu-of will be provided, that fee will be \$44,478.00 (31.77 acres disturbed * \$1,400.00).*

95. In accordance with the Section 390-60, “Applicability. 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 15 or more dwelling units or residential lots in the aggregate; or all nonresidential developments (with the exception of agricultural development) with buildings containing in excess of 20,000 square feet of floor space in the aggregate; development of any kind impacting 30 acres of land or more in the aggregate.” *Since the development proposes impacting more than 30 acres of land, a Traffic Impact Study is required.*



STORMWATER MANAGEMENT ORDINANCE COMMENTS

96. Per Section 365-8.E., “The existing points of concentrated drainage that discharge onto adjacent property shall not be altered in any manner which could cause property damage without permission of the affected property owner(s) and shall be subject to any applicable discharge criteria specified in this chapter.” *It appears there is a point of concentrated drainage along the eastern property line at the Lehman property. The design engineer shall evaluate this point in the pre and post development conditions to verify that there is no increase in discharge.*
97. Per Section 365-8.G., “Where a development site is traversed by existing watercourses, drainage easements shall be provided conforming to the line of such watercourses. The terms of the easement shall conform to the stream buffer requirements contained in § 365-10I(7) of this chapter.” *The required drainage easement shall be provided for the existing watercourse.*
98. Per Section 365-8.M., “All stormwater runoff, other than rooftop runoff discussed in Subsection L above, shall be treated for water quality prior to discharge to surface or groundwater.” *Water quality for stormwater runoff shall be addressed.*
99. Per Section 365-9.B.(4), Applicants shall “Identify site-specific predevelopment drainage areas, discharge points, recharge areas to be preserved and hydrologic soil groups A and B to be utilized for recharge.” *The pre and post drainage area plans show a POI001 and POI002; however, we are unable to confirm the drainage areas or the study points because the scale and lack of labeling makes the plan generally illegible.*
100. In accordance with Section 365-10.I.(6)(b), Wetland buffer delineation. “A fifty-foot buffer, measured perpendicular to and horizontally from the edge of the delineated wetland, shall be maintained for all wetlands, with the exception of the Cranberry Bog, where the buffer shall be 75 feet measured perpendicular to and horizontally from the edge of the Cranberry Bog. In addition, where the 300 feet of land adjacent to the edge of a delineated wetland has an average upland slope greater than 5%, the minimum buffer width shall be increased by four feet for each percent of slope at or above 5%, subject to a maximum cumulative buffer of 100 feet.” *The plans incorrectly show a 20-foot wetland buffer. The plans must be revised accordingly.*
101. In accordance with Section 365-11.A.(2)(b), “Infiltration BMPs intended to receive runoff from developed areas shall be selected based on suitability of soils and site conditions and shall be constructed on soils that have the following characteristics: (a) A minimum depth of 24 inches between the bottom of the BMP and the limiting zone. (b) An infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the applicant's design professional, and (c) The recharge facility shall be capable of completely infiltrating the recharge volume within three days.” *The report indicates that testing has not been performed. Testing information must be provided for the proposed infiltration BMPs.*
102. In accordance with Section 365-11.A.(3), “The size of the recharge facility shall be based upon the following volume criteria:
- (a) NRCS Curve Number Equation.



[1] The NRCS runoff shall be utilized to calculate infiltration requirements (P) in inches.

For zero runoff: $P = I \text{ (Infiltration) (in.)} = (200/CN) - 2$ Equation 365-11.1

Where: CN=SCS (NRCS) curve number of existing conditions contributing to the recharge facility.

[2] This equation is displayed graphically in, and the infiltration requirement can be determined from Figure 365-11.

[3] The recharge volume (Re_v) required would therefore be computed as:

$Re_v = I * \% \text{ impervious area} / 12$ Equation 365-11.2

Where: I = infiltration requirements (in.)”

Recharge calculations, meeting these Township requirements, shall be provided within the stormwater report.

103. In accordance with Section 365-11.B., “Soils. A detailed soils evaluation of the project site shall be required to determine the suitability of recharge facilities. The evaluation shall be performed by a qualified design professional, and, at a minimum, address soil permeability, depth to bedrock and subgrade stability.” *The required soils evaluation shall be provided and the design professional under whose supervision the evaluation was performed shall be identified.*
104. In accordance with Section 365-12.E., “Off-site areas. 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.” *From the topography, it appears that significant off-site and upslope runoff reaches the proposed BMPs. The calculations shall be revised accordingly to consider this area.*
105. In accordance with Section 365-13.B, “All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms according to the region in which they are located as presented in Table B-1 in Appendix A^{III} of this chapter. If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the duration of rainfall shall be 24 hours. The NRCS “S” curve shown in Figure B-1, Appendix A of this chapter, shall be used for the rainfall distribution.” *The Stormwater Management Report utilizes rainfall values from NOAA Atlas 14, Volume 2, Version 3, location Swiftwater, PA”.*
106. Per Section 365-13.C, “For the purposes of existing conditions flow rate determination, undeveloped land shall be considered as “meadow” in good condition, unless the natural ground cover generates a lower curve number or Rational “C” value, as listed in Table B-2 or B-3 in Appendix A of this chapter.” *Pre-development curve number calculations meeting this section must be provided.*
107. Per Section 365-14.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 chapter 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 PA DEP 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.” *The design engineer shall demonstrate that the emergency spillways and berm embankments meet the requirements of this Section.*

108. Per Section 365-14.E, “Adequate erosion protection shall be provided along all open channels, and at all points of discharge.” *The plans show several channels which require erosion control protection.*
109. In accordance with Section 365-15.A, “Any earth disturbance must be conducted in conformance with Pennsylvania Title 25, Chapter 102, Erosion and Sediment Control.” *The proposed disturbance is greater than one acre, therefore, a NPDES Permit from the Monroe County Conservation District is required. All correspondence with, submissions to, and NPDES Permit from the County Conservation District, shall be provided to the Township.*
110. In accordance with Sections 365-17 and 365-19.A.(4), “For any of the activities regulated by this chapter, the preliminary or final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any earth disturbance may not proceed until the applicant or his/her agent has received written approval of a stormwater management site plan from the municipality, an adequate erosion and sediment control plan review by the Conservation District and an NPDES permit from the DEP, if required.” *The proposed disturbed area is greater than one (1) acre, therefore an NPDES Permit is required. The Applicant shall provide a copy of the NPDES Permit and the Letter of Determination of Adequacy from the Monroe County Conservation District, as well as any correspondence pertaining to the review.*
111. Per Section 365-19., “The stormwater management site plan shall consist of a general description of the project, including sequencing items described in § 365-10, calculations, maps, plans and a consumptive use tracking report. 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. All stormwater management site plan materials shall be submitted to the municipality in a format that is clear, concise, legible, neat, and well organized, in the opinion of the municipality; otherwise, the stormwater management site plan shall not be accepted for review and shall be returned to the applicant. The following items shall be included in the stormwater management site plan:” *A Stormwater Management Site Plan (PCSM) meeting the requirements of this section shall be provided. The plans shall contain a note referencing the Post-Construction Stormwater Management Report with date and subsequent revision dates.*
112. In accordance with Section 365-19.B.(7), “Soil names and boundaries; along with any limitations associated with the soil type and the proposed resolution of the listed limitations.” *PCSM Plans must be provided and the soil boundaries and resolutions included on those plans.*



113. Per Section 365-19.B.(8), the stormwater site plan shall contain “Limits of earth disturbance, including the type and amount of impervious area that would be added.” *PCSM Plans must be provided and the required impervious area information included on those plans. Additionally, the Limit of Earth Disturbance shall be shown.*
114. Per Section 365-19.B.(12), “A graphic and written scale of one inch equals no more than 50 feet; for tracts of 200 acres or more, the scale shall be one inch equals no more than 100 feet.” *Since this tract is less than 200 acres, the PCSM plans shall be provided at a scale of 1-inch equals no more than 50 feet.*
115. In accordance with Section 365-19.B.(14), “The total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second.” *PCSM Plans must be provided and this information must be provided on those plans.*
116. In accordance with Section 365-19.B.(19), the stormwater site plan shall contain “A fifteen-foot-wide access easement to and around all stormwater management facilities that would provide ingress to and egress from a public right-of-way.” *This easement shall be provided on the plan.*
117. In accordance with Section 365-19.B.(22), “A statement, signed by the applicant, acknowledging that any revision to the approved stormwater management site plan must be approved by the municipality and that a revised E&S plan must be submitted to the Conservation District for a determination of adequacy” shall be included. *This statement shall be added to the Cover Sheet with the other acknowledgements.*
118. In accordance with Sections 365-19.C.(1)(f) and 365-28.B, “An operation and maintenance plan in accordance with §365-28 of this chapter is required.” “The plan shall establish responsibilities for the continuing operation and maintenance of all proposed stormwater management facilities.” “Both the owner and developer of the development site shall be responsible for maintenance of the stormwater management facilities unless the Board of Commissioners shall otherwise agree.” *An Operation and Maintenance Plan for the Stormwater Management facilities must be provided.*
119. In accordance with Sections 365-19.D.(1), “All stormwater management facilities must be located on a plan and described in detail. Plan and profile drawings of all SWM BMPs, including drainage structures, pipes, open channels, and swales.” *Profile drawings for all drainage structures, pipes, channels, and swales must be provided.*
120. In accordance with Section 365-21.I., “The applicant shall be responsible for completing record drawings of all stormwater management facilities included in the approved stormwater management site plan. The record drawings and an explanation of any discrepancies with the design plans shall be submitted to the Municipal Engineer for final approval prior to the issuance of any occupancy permits. In no case shall the municipality approve the record drawings until the municipality receives a copy of an approved declaration of adequacy and/or highway occupancy permit from the PennDOT District Office (if required), NPDES Permit, consumptive use tracking report, and any other applicable permits or approvals from PA DEP or the Conservation District. The above permits and approvals must be based on the record drawings. This means that if there are changes during construction, the record drawings must be submitted to the PA DEP and the



Conservation District for an updated approval if this was not done previously.” *A copy of the NPDES Permit shall be provided to the Township and it shall be noted on the Plans, that if there are changes during construction, the record drawings must be submitted to the PADEP and the Conservation District for an updated approval, if this was not done previously.*

121. In accordance with Section 365-27.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 Chapter 390, Subdivision and Land Development.” *A construction cost estimate for the stormwater management facilities shall be provided to the Township to determine the amount to be required for the performance guarantee. The performance guarantee shall be provided to the Township as part of the final plan submission.*

122. In accordance with Section 365-27.C., “At the completion of the project, and as a prerequisite for the release of the performance guarantee, the applicant or his representatives shall:

- 1) Provide a certification of completion from a Pennsylvania-licensed professional engineer, verifying that all required stormwater management facilities have been constructed according to the plans and specifications and approved revisions thereto as follows:

"I (Design Engineer), on this date (date of signature) hereby certify that the stormwater management facilities have all been installed in accordance with the approved Stormwater Management Site Plan for (name of project) and in compliance with the design standards and requirements of the Ordinance."

- 2) Provide a set of record drawings with a certification from the contractor on the record drawings that states:

"I, (insert signer's name), state that I am the (insert position) of (insert name of contractor) on this date (date of signature), hereby certify (1) that I am duly authorized to make this certification of behalf of (insert name of contractor), and (2) that all stormwater management facilities have been constructed according to the approved plans and specifications and approved revisions thereto.""

The certification and drawings shall be prepared and provided as required by this Section. A note shall be added to the plans to reference the requirements of this Section.

123. In accordance with Section 365-29., “Prior to approval of the site's stormwater management site plan, the applicant shall sign and record a maintenance agreement in form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned.” *This shall be completed at the time of final plan approval and as required by this Section.*



OTHER ORDINANCE COMMENTS

124. Per Section 220-8.A.(3), “An as-built plan of the facility prepared by a registered professional land surveyor, engineer, or registered landscape architect, licensed in the Commonwealth of Pennsylvania, shall be submitted to the Township for review to verify adequate stage/storage capacity prior to commencement of other site activity.” *A note shall be added to the plans to reference the requirements of this Section.*
125. Per Section 220-8.B., “Slopes greater than 3:1 are allowed but require stabilization with vegetated E&S matting, appropriately sized stone, or other approved stabilization method. Design calculations prepared by a registered professional land surveyor, engineer, or registered landscape architect demonstrating the stability of the stabilization method should be provided along with all applicable details.” *Stabilization and design calculations shall be provided for all slopes greater than 3:1.*
126. Per Section 220-8.C., “Edges of newly created slopes shall be a minimum of five feet from property lines, ultimate/future right-of-way lines of streets, and easements to permit the normal rounding of the edge without encroachment on the abutting property, right-of-way, or easement.” *The submitted plans propose grading less than 5 feet from property lines and across property lines. The grading shall be revised accordingly.*

MISCELLANEOUS COMMENTS

127. The Township Land Development Plan (LDP) No. 1439 shall be placed in the lower right-hand corner of all plan sheets and provided on all subsequently submitted documents.
128. A topographic survey prepared by Control Point Associates, Inc. is referenced on the Cover Sheet and shall be provided to the Township for review.
129. The address of Pocono Township on the Cover Sheet shall be revised to reflect their new offices at “205 Old Mill Road”.
130. The Design Engineer’s Stormwater Management Certification on the Cover Sheet has two (2) different names associated with it. This shall be corrected to reflect the engineer certifying the plans.
131. A One Call serial number shall be provided.
132. All line types shall be included in the plan legend. Many of the line types in the plan set are not shown in the limited legend on Sheet C-102.
133. The construction material and purpose of the Laydown Areas shall be identified and clarified.
134. The type of equipment to be placed on the “equipment” pads shall be identified.
135. The edge of the existing pavement for Summit and Dyson Roads shall be shown on the Site and Grading plans.



136. The Emergency Vehicle Truck Turning Plan Sheet C-304 must show how the vehicle turns around at each driveway terminus. The truck shall not be required to back out onto Summit Road.
137. Existing and proposed contours on the grading plans must be labeled. The plans are poorly presented and are generally unreadable.
138. The grading plans must show spot elevations at critical grade points including, but not limited to, high points and low points.
139. The grading plans contain numerous proposed contours that do not appear to correctly tie into the existing contours. The design engineer shall review and revise the plans accordingly.
140. The grading plans contain numerous areas of conflicting proposed grading and overwrites that contribute to illegibility of the plans. The design engineer shall review and revise the plans accordingly.
141. The stormwater facility identification names shall be labeled on the plans.
142. It is unclear why the proposed equipment pads and laydown areas are proposed to be steeply graded at both arrays. It appears these areas should be flat. The design engineer should review the design.
143. The proposed fence on Sheet C-403 is shown to cross one of the unlabeled stormwater basins. The fence must be relocated out of the basin area.
144. There are two (2) heavy line types on the drainage area plans. The line types must be identified or labeled.
145. The drainage area maps contain several labels with leader lines that are not visible. The plans shall be made to be legible.
146. A portion of the drainage area at Array B is noted to “Bypass to POI 1”. It is unclear, based on the submitted drainage plans as to how this runoff would reach POI 001. The plans shall clearly depict the contours and spot elevations to support this assertion.
147. The time of concentration (Tc) paths must be shown on the drainage area plans for review and verification.
148. On the Soil Erosion and Sediment Control Plans (Sheets C-802 and C-803), proposed grading is shown outside of the LOD/NPDES line. Additionally, the LOD/NPDES line is shown to cross outside of the subject property in several locations. The LOD/NPDES line must be corrected.
149. On Sheet C-803, the LOD/NPDES line extends along the northeasterly property line and along Paweda Hill with a width of 50 feet. There does not appear to be any proposed construction in this area so it is unclear as to why it is depicted in this manner as Paweda Hill is a private road. The LOD/NPDES line shall be corrected.



150. The notes on Sheets C-804 and C-805 are incomplete in many locations. The design engineer shall complete the notes.
151. A construction sequence shall be added to the Erosion and Sediment Control Notes and Details sheet.
152. The seeding specifications on Sheet C-804 must be consistent with those on Sheet L-104.
153. The overflow berm/spillway height on the Typical Infiltration Berm Detail on Sheet C-805 is incorrect and must be revised.
154. The solar panels on Sheet C-901 are shown with an angle of 60° while the Glare Study references a “30° fixed tilt racking system”. This shall be clarified and the references made to be consistent.

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 in this review, the receipt of new information may generate new comments.

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

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.

If you should have any questions, please call me.

Sincerely,

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

JST/arm

cc: Jerrod Belvin – Pocono Township Manager
Lindsay Scerbo – Zoning Officer
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Swiftwater Pond, LLC – Applicant
Paradise Summit, LLC – Property Owner
Mary Bachert, RLA, LLA – Bohler Engineering mbachert@bohlereng.com
Kristina Heaney – Monroe County Conservation District
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchison, P.E. – T&M Associates



July 29, 2025

Pocono Township Planning Commission

Re: Solar Electric Power Generation Facility – Paradise Summit LLC
Land Development Application – Zoning Comments
PIN #12636400272186, Tax ID 12.12.1.27

Dear Planning Commission Members:

Pursuant to the Township Engineer's request in their Review Letter dated July 10, 2025, we have reviewed the Preliminary Land Development Plans prepared by Bohler Engineering dated May 30, 2025, for the above-referenced project. Based on our review of the submitted materials and the clarifications requested, we offer the following comments:

1. The property is located in the R-1 Zoning District and has a land area of 71.90 +/- acres.
2. It has been determined that the proposed use of the property, as described, would fall under the Zoning Use Classification of General Industrial Uses.
 - a. Section 470-8 of the Township Zoning Ordinance defines a General Industrial Use as "manufacturing or storage uses which, because of their shipping, storage and other requirements, are not compatible in close proximity to residential areas."
3. In accordance with Section 470-17 and Attachment 1, Use Schedule, of the Township Zoning Ordinance, General Industrial Uses are not permitted within the R-1 Zoning District.
4. As the proposed use of the property does not classify as an essential service, the requirement outlined in Section 470-57(D) of the Township Zoning Ordinance, which states that "unhoused equipment shall be enclosed with a chain-link fence six feet in height," does not apply. While Chapter 470 does not contain specific design regulations pertaining to fencing, any applicable provisions outlined in Chapter 390, Subdivision and Land Development, must still be met.

If you have any questions, please contact the Zoning Office at (570) 629-1922 ext. 1 or via email at zoning@poconopa.gov.

Sincerely,



Shawn McGlynn
Pocono Township Zoning Officer
SFM Consulting LLC

Cc: Property file
Jerrod Belvin – Township Manager
Leo DeVito, Esq. – Township Solicitor
Lisa Pereira, Esq. – Broughal & DeVito, LLP
Amy R. Montgomery, P.E. – T&M Associates
Melissa E. Hutchinson, P.E. – T&M Associates
Krisann MacDougall, Township Planning Commission Secretary
Paradise Summit LLC – Property Owner
Swiftwater Pond, LLC – Applicant
Mary Bachert, RLA, LLA – Bohler Engineering (mbachert@bohlereng.com)
Kristina Heaney – Monroe County Conservation District