

AGENDA
POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
September 11th, 2017 – 7:00 p.m.

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

B. ROLL CALL

C. NOTIFICATION OF COMMENTS

D. CORRESPONDENCE:

E. MANAGER'S REPORT

F. MINUTES: Minutes of the Pocono Township Planning Commission Meeting – 08/28/2017

G. NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW

1. Homes of the Poconos Final LDP (Former GMDC)

H. FINAL PLANS UNDER CONSIDERATION:

1. Desaki Hotel Revised Final Plan – Plans were administratively accepted at the 08/14/2017 P.C. Mtg. Deadline for P.C. consideration is 10/23/2017.

I. PRELIMINARY PLANS UNDER CONSIDERATION:

2. Sheldon Kopelson, Commercial Development (Lot 3) – Plan was accepted at the 08/13/2013 P.C. Meeting. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 08/28/2017 mtg. A resubmission has not occurred. Deadline for P.C. consideration extended to 06/11/2018.
3. Spa Castle Land Development – Land Development on Learn Road. The plans were administratively accepted at the February 13th, 2017 P.C. meeting. Tabled at the 08/28/2017 Mtg. Deadline for P.C. consideration is 10/09/2017.
4. Day Star Holiness Bible Church – Land Development on Learn Road. The Plans were administratively accepted at the 02/13/2017 P.C. Meeting. Review No. 1 distributed 3/10/2017. Tabled at the 08/28/2017 mtg. Deadline for P.C. consideration extended to 11/27/2017.
5. Poconos Hospitality Land Development Plan – The plans were administratively accepted at the 06/12/2017 P.C. Mtg. Review No. 1 was distributed 06/23/2017. Tabled at the 08/28/2017 mtg. Deadline for P.C. consideration is 09/25/2017.
6. Belanger Minor Subdivision – The plans were administratively accepted at the 05/08/2017 P.C. Mtg. Review No. 1 was distributed 06/07/2017. Tabled at the 08/28/2017 P.C. Mtg. Deadline for P.C. consideration extended to 1/08/2018.
7. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan – Plans were administratively accepted at the 08/14/2017. Plan was tabled at the 08/28/2017 P.C. Mtg. Deadline for consideration by the P.C. 10/23/2017.

J. SKETCH PLANS:

**K. PRESENTATION OF VARIANCE, SPECIAL EXCEPTIONS, CONDITIONAL USE, ET AL,
APPLICATIONS:**

L. UNFINISHED BUSINESS:

M. NEW BUSINESS:

N. COMMENTS BY AUDIENCE:

O. ADJOURNMENT:

POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
AUGUST 28, 2017
7:00 p.m.

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The Pocono Township Planning Commission Regular Meeting was held on August 28, 2017 at the Pocono Township Municipal Building, Tannersville, PA, and opened by Chairman Ron Swink at 7:00 p.m. followed by the Pledge of Allegiance.

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

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

CORRESPONDENCE:

- 1) Time extension was received for Day Star Bible until December 4, 2017.
- 2) Time extension was received for Belanger Final Minor until February 1, 2018.

MANAGER'S REPORT: None

MINUTES: Jeremy Sawicki made a motion, seconded by Dennis Purcell, to approve the minutes of 8/14/2017. All in favor. Motion Carried.

NEW PLANS AND SUBMISSIONS FOR PLANNING COMMISSION REVIEW: None

FINAL PLANS UNDER CONSIDERATION: None

PRELIMINARY PLANS UNDER CONSIDERATION:

1. Sheldon Kopelson, Commercial Development (Lot 3) - Plan was accepted at the 8/13/2013 P.C. mtg. The configuration of the minor subdivision is dependent on the Rt. 715 realignment. Tabled at the 8/14/2017 P.C. mtg. A resubmission has not occurred. Deadline for consideration extended to 6/30/2018.
Bob Demarest made a motion, seconded by Marie Guidry, to table the Sheldon Kopelson, Commercial Development (Lot 3). All in favor. Motion Carried.

POCONO TOWNSHIP PLANNING COMMISSION
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2. Spa Castle Land Development - Land Development on Birchwood Road. The plans were administratively accepted at the 12/14/2015 P.C. mtg. The Planning Module for this project was rejected by the Commissioners. Planning Review distributed 9/9/2016. Technical Review distributed 11/9/2016. Tabled at the 8/14/2017 P.C. mtg. Deadline for consideration is 10/9/2017.
Dennis Purcell made a motion, seconded by Scott Gilliland, to table Spa Castle Land Development. All in favor. Motion Carried.
3. Day Star Holiness Bible Church - Land Development on Learn Road. The plans were administratively accepted at the 2/13/2017 P.C. mtg. Review No. 1 distributed 3/10/2017. Tabled at the 8/14/2017 P.C. mtg. Deadline for consideration extended to 11/24/2017.
Marie Guidry made a motion, seconded by Dennis Purcell, to table the Day Star Holiness Bible Church. All in favor. Motion Carried.
4. Pocono Hospitality Land Development Plan - The plans were administratively accepted at the 5/8/2017 P.C. mtg. Review No. 1 was distributed 6/7/2017. Tabled at the 8/14/2017 P.C. mtg. Deadline for consideration is 9/25/2017.
Jeremy Sawicki made a motion, seconded by Dennis Purcell, to table the Pocono Hospitality Land Development Plan. All in favor. Motion Carried.
5. Belanger Minor Subdivision - The plans were administratively accepted at the 6/12/2017 P.C. mtg. Review No. 1 was distributed 6/23/2017. Tabled at the 8/14/2017 P.C. mtg. Deadline for consideration is 1/18/2018.
Scott Gilliland made a motion, seconded by Bob Demarest, to table the Belanger Minor Subdivision. All in favor. Motion Carried.
6. Running Lane Land Development Plan and Minor Subdivision/Lot Combination Plan - Plans were administratively accepted at the 8/14/2017 P.C. mtg. Review No. 1 was received 8/25/2017. Deadline for consideration is 11/13/2017.

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Chuck Niclaus, Niclaus Engineering Corp., represented the plan. Discussion took place surrounding applicants subdivision. Applicant will wait to submit the subdivision plans until more information is known through PennDot. Scott Gilliland made a motion, seconded by Jeremy Sawicki, to recommend to the Board of Commissioners that a portion of Wiscasset road be vacated as per PennDot's realignment. All in favor. Motion Carried.

7. Desaki Hotel Revised Final Plan - Plans were administratively accepted at the 8/14/2017 P.C. mtg. Review No. 1 was received 8/28/2017. Deadline for consideration is 11/13/2017.

Vincent Trapasso represented the plan and discussed the five-story, 100 room planned hotel.

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

SKETCH PLANS: None

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

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COMMENTS BY AUDIENCE: None

ADJOURNMENT:

Dennis Purcell made a motion, seconded by Jeremy Sawicki, to adjourn the meeting at 7:42 p.m. until 9/12/2017 at 7:00 p.m. All in favor. Motion Carried.



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Plains, PA 18705
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www.pennoni.com

September 6, 2017

TRAP1101

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

RECEIVED
SEP 07 2017
POCONO TOWNSHIP

RE: DEASKI HOTEL PROJECT
REVISED FINAL LAND DEVELOPMENT PLAN - REVIEW NO. 1
POCONO TOWNSHIP, MONROE COUNTY

Dear Commission Members:

Pennoni Associates, Inc. (PAI) is in receipt of comment letter from Boucher and James, Inc. dated August 27, 2017 regarding the above referenced project.

We offer the following point-by-point response as follows:

1. *All references to the Board of Supervisors must be revised to the Board of Commissioners. The plans were updated to read Board of Commissioners in the appropriate locations.*
2. *The revised Utility Plan has removed the fire hydrant located south of the proposed hotel, however Sheets 4 and 8 of the Land Development Plan still show this fire hydrant. The plan must be revised.*
 - a. *A review from the Fire Department dated April 2, 2014, requests three (3) fire hydrants be placed on the site, however only one (1) is now proposed on the Utility Plan. It has been indicated that the placement of the fire hydrant as shown on the Utility Plan was coordinated with the Brodhead Creek Regional Authority. Confirmation of the revised fire hydrant placement must also be confirmed with the Township Fire Department.*

The applicant is in the process of coordinating these changes with the Township Fire Chief.
3. *The radii of the curb and paint along the northern corner of the proposed access drive have been removed from Sheet 4 of the Land Development Plan and must be provided. The radii and paint text call outs were added to drawing CS-1001 (Sheet 4).*
4. *Plans prepared for the improvements to be completed by the Pennsylvania Department of Transportation show a proposed driveway north of the existing restaurant and a proposed driveway near the center of the southerly parking area. The locations of the proposed access drive and emergency driveway shown on Sheet 4 of the Land Development Plan must be coordinated with the Pennsylvania Department of Transportation.*

The construction locations of the proposed access drive and emergency driveway is being coordinated with PennDOT through the Highway Occupancy Permit process.

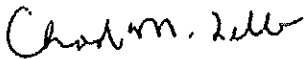
5. *The proposed treeline has been removed from Sheet 8 of the Land Development Plan and must be provided.*
The tree line was added to drawing CS-2001 (Sheet 8).
6. *The proposed Northern Red Oak tree, located east of Basin 2 and adjacent to the relocated storm sewer between Inlet I-E1 and the existing Inlet within the Route 0611 Right-of-Way, shall be shifted north so it is placed a minimum of 10-feet from the storm sewer pipe.*
The location of the proposed tree was revised as shown on drawing CS-2001 (Sheet 8).
7. *The proposed sanitary sewer lateral is shown crossing Inlet I-A1 on Sheet 7 of the Land Development Plan while the FES-A to I-A4 storm sewer profile on Sheet 9 shows the lateral crossing the storm sewer pipe between Inlets I-A1 and I-AO. In addition, the EX MH to Hotel sanitary sewer profile on Sheet 9 specifies a 24-inch HDPE storm sewer pipe and a separation of 1.5-feet between the storm and sanitary sewer pipes. However, the FES-A to I-A4 storm sewer profile proposes an 18-inch HDPE storm sewer pipe and provides a 4.4-foot separation. The plan and/or profiles must be revised.*
The location of the proposed sewer line and proposed storm inlets were corrected on the appropriate profiles shown on drawing CS-4001 (Sheet 9).
8. *The top of grate elevations of the inlets located within the Route 0611 Right-of-Way are low when compared to the existing contours. Proposed grading must be shown on the plan, or the top of grate elevations revised.*
The proposed PennDOT grading was added to the revised drawings. Proposed grading to reflect the applicant's improvements were added to the revised drawings.
9. *The Basin 1 Outlet Structure Details on Sheet 12 of the Land Development Plan and on Sheet 2 of the Post Construction Stormwater Management Plan, and the Outlet Structure Detail Trap 1 on Sheet 4 of the Erosion and Sedimentation Control Plan, must be revised to specify the new length of the proposed discharge pipe. In addition, the Basin 1 Pond Report must also be revised to utilize the new length of the proposed discharge pipe.*
The details were revised showing the correct length of the proposed discharge pipe as shown on drawings CS-6003 (Sheet 12), CS-9501 (Sheet 2), and CS-8502 (Sheet 4). The Basin 1 routing calculations were updated as shown in Appendix D of the PCSM Report. The basin outflow calculations did not change.
10. *The Riprap Apron at Pipe Outlet to An Existing Channel detail on Sheet 14 of the Land Development Plan specifies incorrect data for EW-D. EW-D has been changed to a concrete end section at the discharge point of a 24-inch by 38-inch RCP pipe. The detail must be revised. It is noted this detail is no longer provided on the Erosion and Sedimentation Control Plan. In addition, Standard Worksheet #20 in the Post Construction Stormwater Management Report must be revised to utilize the correct pipe size at EW-D.*
The Riprap Apron at Pipe Outlet to an Existing Channel was removed from drawing CS-6005 (Sheet 14) since the installation of EW-D is not included with this project. The calculations were also updated as shown in the PCSM and E&S report to be consistent.

11. *The Erosion and Sedimentation Control Plan, and the Post Construction Stormwater Management Plan have been revised and shall be submitted to the Monroe County Conservation District and the Pennsylvania Department of Environmental Protection for review. Correspondence to and from the agencies, including plans, must be submitted to the Township.*
The revised E&S and PCSM Plans and calculations are currently under review by the Monroe County Conservation District. We will forward the approval as soon as it is received.
12. *Standard Construction Detail #6-1 on Sheet 3 of the Erosion and Sedimentation Control Plan and the Vegetated Channel Detail on Sheet 3 of the Post Construction Stormwater Management Plan specify swales A through D. However, the Vegetated Channel Detail on Sheet 13 of the Land Development Plan specifies swales A through H. The details must be revised to reflect what is proposed by the Applicant.*
The Vegetated Channel Details as shown drawings CS-6004 (Sheet 13), CS-8501 (Sheet 3), and CS-9502 (Sheet 3) were updated to reflect the proposed swales as shown on the plans. The swale calculations were updated in both the E&S and PCSM reports to be consistent with what is shown on the plans.
13. *Inlet I-E1 located north of the existing PennDOT inlet and along Swale E must be relabeled as I-E6 on Sheet 1 of the Erosion and Sedimentation Control Plans.*
The Inlet was relabeled as shown drawing CS-8001 (Sheet 1).
14. *The runoff coefficients utilized in the storm sewer calculations for Runs D and E have been changed from what was utilized in the approved Post Construction Stormwater Management Report. Per Section 306.F and Table B-3 of the Stormwater Management Ordinance, the runoff coefficients must be revised. Storm sewer Runs D and E direct stormwater to storm sewer within the Route 0611 Right-of-Way, however this storm sewer is also proposed on the project site and the runoff coefficients must be in accordance with the Stormwater Management Ordinance.*
The runoff calculations for the both Runs D and E were submitted and reviewed by PennDOT. The runoff coefficients for the runs were updated to reflect PennDOT requirements as requested by PennDOT.
15. *The Invert in (west) at Inlet 26B is inconsistent between Sheet 6 of the Land Development Plan and the Storm Sewer Tabulation, and must be revised.*
This was corrected in the revised calculations located in Appendix F of the PCSM report.
16. *The following approvals are required for the Revised Land Development Plan:*
 - a. *Pocono Township -Revised Land Development Plan approval.*
 - b. *Pocono Township -Fire Department*
 - c. *Pennsylvania Department of Environmental Protection & Monroe County Conservation District - Letter of Adequacy and Revised NPDES Permit for Stormwater Discharges from Construction Activities*
 - d. *Pennsylvania Department of Transportation -Highway Occupancy Permit -review dated June 2, 2017 has been received with comments to be addressed.*

We feel that we have adequately addressed the comments. Attached are four (4) sets of the full sized revised plans, fourteen (14) sets of the half-size plans, three (3) copies of the PCSM Report, and three (3) copies of the E&S Report. If you have any questions or require additional information, please do not hesitate to call our office at 570-235-2959.

Sincerely,

PENNONI ASSOCIATES INC.



Chad M. Lello, PE
Project Engineer

CML/hrc

cc: Vincent Trapasso
File

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Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

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September 8, 2017

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

**SUBJECT: DAYSTAR BIBLE HOLINESS CHURCH, INC.
LAND DEVELOPMENT PLAN REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1730032R**

Dear Planning Commission Members:

Pursuant to the Township's request, we have completed our second review of the Land Development Plan Application for Daystar Bible Holiness Church, Inc. The submitted information consists of the following items.

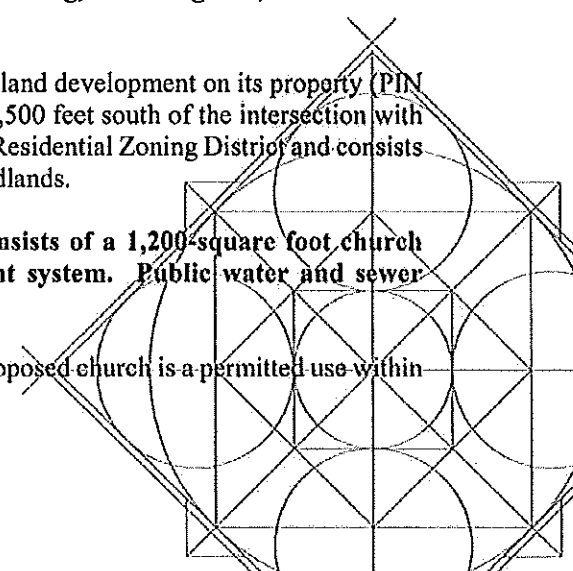
- Transmittal letter prepared by Hanover Engineering, dated August 7, 2017.
- Pocono Township Land Development Application.
- Response letter prepared by Hanover Engineering, dated August 7, 2017.
- Wetland and Waters Evaluation Report prepared by Hanover Engineering, dated July 24, 2017.
- Property Deed, Deed Book 2464, Page 6397.
- Property Deed, Deed Book 365, Page 1154.
- Will Serve Letter prepared by the Brodhead Creek Regional Authority, dated July 31, 2017.
- Pennsylvania Department of Conservation and Natural Resources PNDI Project Receipt dated August 7, 2017.
- United States Department of Agriculture Natural Resources Conservation Service Soil Report.
- Post Construction Stormwater Management Narrative Report prepared by Hanover Engineering, dated August 7, 2017.
- Land Development Plan (16 Sheets) prepared by Hanover Engineering, dated August 7, 2017.

BACKGROUND INFORMATION

The Applicant, Daystar Bible Holiness Church, Inc., is proposing a land development on its property (PIN No. 12637200633003) located at 134 Learn Road, approximately 1,500 feet south of the intersection with Cherry Lane Road. The existing property is located within the R-1, Residential Zoning District and consists of an existing gravel drive taking access from Learn Road and woodlands.

The proposed land development has been revised and now consists of a 1,200-square foot church building with associated parking and stormwater management system. Public water and sewer services are also now proposed.

In accordance with Section 402.B.1 of the Zoning Ordinance, the proposed church is a permitted use within the R-1, Residential Zoning District.



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

ZONING ORDINANCE COMMENTS

1. Comment satisfied.
2. Comment satisfied.
3. In accordance with Section 512.A, a church requires 1 parking space for every 4 seats, plus 1 parking space for each 100 square feet of gross floor area, plus 1 parking space for each employee. *The required parking stall calculation on Sheet 1 indicates there will be 48 seats and 2 employees, therefore 24 parking spaces are required. The plan view on Sheet 1 notes 24 proposed parking spaces, however only 22 are shown in plan view. The required number of parking spaces must be shown in plan view. (Previous Comment) It is noted that the parking calculation on Sheet 1 has been revised. The plan now proposes a 1,200 square foot, 32 seat church with 1 employee. Therefore, 21 parking spaces are required, and 21 parking spaces are noted as proposed. Twenty-two (22) parking spaces are shown in plan view on Sheet 6. The plan must be revised.*
4. In accordance with Section 512.B, "handicapped accessible parking shall be provided in accordance with the Americans with Disabilities Act, as it may be amended from time to time." *In accordance with Section 208.2 of the 2010 ADA Standards for Accessible Design, 1 handicap parking space is required. Also, in accordance with Section 208.2.4, for every six or fraction of six parking spaces required by 208.2, at least 1 shall be a van parking space. Therefore, the required handicap parking space must be van accessible.*

The proposed handicap parking spaces must be provided with the appropriate signage, paved area, and accessible path to the proposed building. All associated details must be provided on the plan. (Previous Comment) Two (2) 10-foot wide handicap parking spaces with 6-foot and 7-foot access aisles are now proposed. One (1) handicap parking space must be van accessible. A van accessible parking space must have a width of 11-feet with a 5-foot wide access aisle, or have a width of 8-feet with an 8-foot wide access aisle. The handicap parking spaces must be revised.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

5. Comment satisfied.
6. In accordance with Section 306.2.6.C, "the Applicant shall be responsible for submission of the Plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies." In accordance with Sections 306.2.6.C and 406.6.J, the Applicant shall be responsible for submission of the Plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. *The proposed Land Development requires the following agency approvals.*

a. Pocono Township –Land Development Plan approval

b. Pocono Township – Connection of proposed sanitary sewer

- c. *Pocono Township – Fire Company*
- d. *Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption*
- e. *Brodhead Creek Regional Authority – Water service connection, Letter confirming available capacity, dated July 31, 2017, from BCRA has been received.*

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

7. In accordance with Sections 306.6, 406.6.H.1, and 611.A, the Township shall concurrently make its decision on the Sewage Facilities Planning Module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Land Development Plan approval shall be conditioned upon Department of Environmental Protection sewage planning approval. *(New Comment) The revised plan now shows public sewer service. The existing property is located within the Act 537 Service Area. A completed Sewage Facilities Planning Module Exemption must be submitted for review.*
8. In accordance with Section 306.13, “upon completion of all improvements, the Applicant shall provide to the Township two (2) paper sets of plans and one (1) compact disk with the plans in PDF format certified by the Applicant’s engineer showing all such improvements installed to document conformance with the Record Plan. Failure of the Applicant to provide as-built plans shall constitute a violation of this Ordinance, and shall be subject to all the enforcement proceedings contained in this Ordinance and may result in rescission of approval.” (See Section 408 for As-Built requirements.) An As-Built Plan deviating in any respect from the Record Plan will require a revised Land Development Plan to be submitted for approval. *Upon completion of the proposed improvements the required as-built plan must be prepared and submitted for review. (Previous Comment 7) This comment has been acknowledged.*
9. In accordance with Section 406.1.A, 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”. *(New Comment) The Erosion & Sediment Pollution Control Plan, and the Prop Sanitary Sewer Profile on Sheet 9 are drawn at scales of 1” = 15’ and must be revised. In addition, the scales noted for the storm sewer profiles on Sheet 8 and the Prop Sanitary Sewer Profile on Sheet 9 are incorrect and must be revised.*
10. In accordance with Sections 406.2, 3, and 4, a Site Context Map, Existing Resources and Site Analysis, and Resource Impact and Conservation Analysis are required. *The required mapping and analyses must be submitted. (Previous Comment 8)*
 - a. *An aerial photograph has been submitted as the Site Context Map. This is acceptable, however a partial waiver of Section 406.2 will be required. We would support this waiver request. (New Comment)*
 - b. *In accordance with Section 406.3, Existing Resources and Site Analysis, “for all land developments, an Existing Resources and Site Analysis shall be prepared to provide the Developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within five hundred (500) feet of the site. Conditions*

beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Planning Commission shall review the Plan to assess its accuracy, conformance with municipal ordinances, and likely impact upon the natural and cultural resources of the property." (New Comment) The Existing Resources and Site Analysis Plan shows existing features within approximately 200-feet of the existing property and must be revised.

- c. *In accordance with Section 406.3.E, the Existing Resources and Site Analysis must include "soil series, types and phases, as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service in the published soil survey for the county, and accompanying data published for each soil relating to its suitability for construction (and, in un-sewered areas, for septic suitability)". (New Comment) The existing soils must be shown on the Existing Resources & Site Analysis Plan.*
 - d. *In accordance with Section 406.3.G, the Existing Resources and Site Analysis must include "a viewshed analysis using GIS or other suitable methodology showing the location and extent of views into the property and along ridge lines from critical points along adjoining public roads and how the views will be affected by the proposed development and what design elements will be used to minimize the visual effects". (New Comment) A Viewshed Analysis Map has been submitted, however it does not meet the intent of this Section. A Viewshed Analysis pursuant to this Section must be submitted.*
 - e. *In accordance with Section 406.4.C.2, the Resource Impact and Conservation Analysis must include the "impacts of the proposed development on existing resources, correlated to the areas depicts in the Resource Impact and Conservation Analysis". (New Comment) The impacts to the existing woodlands (i.e. area of disturbance) shall also be listed on the Resource Impact and Conservation Analysis plan.*
- 11. *In accordance with Sections 406.5.D and 607.16.B, 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 existing safe sight stopping distances must be provided. (Previous Comment 9) The proposed treeline must be shown on Sheet 6 to confirm the available site distances.*
 - 12. *In accordance with Section 406.5.N, the Improvements Plan must include the "location of proposed shade trees, plus locations of existing vegetation to be retained". (New Comment) The proposed treeline must be shown on the plan.*
 - 13. *In accordance with Section 406.5.O, "a signature block in the lower right hand eighth of the Plan immediately above the title block for recommendation by the Planning Commission and for the approval of the Board of Commissioners shall be provided including a space for the date of recommendation/approval. Include provision for plan revisions including space for a brief description of the revision directly to the left of the title block." The required signature blocks must be provided on the plan. (Previous Comment 10) The Board of Supervisors signature block must be revised to reference the Board of Commissioners.*
 - 14. *In accordance with Section 406.5.P, the plan must include "signature blocks for the Township*

Engineer and Monroe County Planning Commission.” *The required signature blocks must be provided on the plan. (Previous Comment 11) The Township Engineer signature block must be revised to read “Pocono Township Engineer” with spaces for signature and date. In addition, the Monroe County Planning Commission signature block must be revised to include space for the month, day, and year.*

15. Previous Comment 12 satisfied.
16. In accordance with Section 406.5.S, the Improvements Plan must include the “name and address of project”. *(New Comment) The site address has been removed from the plan and must be provided.*
17. In accordance with Section 406.5.T, the plan must 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.” In addition, and in accordance with Section 406.6.F, “proof of legal interest in the property, a copy of the latest deed of record and current title search report” must be submitted with the Land Development Plan. *The current deed book and page for the existing property must be listed on the plan, and a copy of the current deed shall be provided with the next submission. (Previous Comment 13) The deed book and page number listed under the Site Data on Sheet 1 is inconsistent with the submitted deed and must be revised.*
18. Previous Comment 14 satisfied.
19. In accordance with Section 406.5.Y, the Improvements Plan must include a “north arrow (true or magnetic)”. *(New Comment) A north arrow must be provided on Sheet 11.*
20. Previous Comment 15 satisfied.
21. In accordance with Section 406.5.DD, the Improvements Plan must include a “Certificate of Accuracy and Compliance, in the form provided by the Township, dated and signed by the Registered Professional Land Surveyor responsible for the plan and embossed with his or her seal”. *(New Comment) The Certificate of Accuracy and Compliance must also include the Pocono Township Zoning Ordinance.*
22. Previous Comment 16 satisfied.
23. In accordance with Sections 406.6.A.3 and 408.3.B, turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives and parking and loading areas, but in any event for not less than a WB-50 truck. *(New Comment) Truck turning movement diagrams must be submitted to the Township and Fire Company for review.*
24. In accordance with Section 406.6.B, “exterior elevations of any proposed buildings including at least the front and side elevations” must be submitted with the Land Development Plan. *The required elevations must be submitted. (Previous Comment 17) A waiver request for this Section is listed on Sheet 1. A request on the form attached to this letter must be submitted with a justification for the request.*
25. Previous Comment 18 satisfied.

26. Previous Comment 19 satisfied.
27. Previous Comment 20 satisfied.
28. In accordance with Section 406.10, "prior to approval of the Land Development Plan, the applicant shall submit to the Township a *Land Development Plan Engineering Certification* stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this Ordinance or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations." *A note to this effect must be provided on the plan. (Previous Comment 21) A note containing language in this Section must still be provided on the plan.*
29. In accordance with Section 500, "No final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:
 - A. All improvements required by this Ordinance are installed to the specifications contained in Article VI of this Ordinance and other Township requirements and such improvements are certified by the Applicant's Engineer; or,
 - B. Proposed developer's agreements and performance guarantee in accord with Section 503 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners."

A performance guarantee, per Section 503, must be provided prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment 22) This comment has been acknowledged.
30. In accordance with Section 506.2.1, land development provisions for the private operation and maintenance of all development improvements "shall be in the form of deed covenants and restrictions clearly placing the responsibility of maintenance of all development improvements with the owner of the land development." *Ownership and maintenance of the proposed improvements must be in the form of deed covenants and restrictions. (Previous Comment 23)*
31. In accordance with Section 506.2.3, "in the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with Section 503.1 to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be fifteen (15) percent of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account, shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners." *A maintenance fund shall be established for the continued maintenance of the proposed rain garden. (Previous Comment 24) A restrictive covenant designating ownership, operation, and maintenance of all improvements except the sanitary sewer within the Right-of-Way of Learn*

Road to the property owner is provided on Sheet 1. The required maintenance fund must be established with the Township.

32. In accordance with Section 509, "all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this Ordinance shall, prior to final plan approval by the Board of Commissioners, and if so directed by the Board of Commissioners, enter into a legally binding development agreement with the Township whereby the developer guarantees the installation of the required improvements in accord with the approved plan and all Township requirements." *A development agreement must be executed prior to plan recordation. (Previous Comment 25) This comment has been acknowledged.*
33. Previous Comment 26 is satisfied.
34. Previous Comment 27 is satisfied.
35. Previous Comment 28 is satisfied.
36. In accordance with Sections 607.15.B and 615.2.F, a clear sight triangle seventy-five (75) feet from the intersection of such road centerlines if both roads are local roads or private access roads must be provided. *The required clear sight triangle is shown, however the proposed tree line along the southern boundary runs through the clear sight triangle and the existing trees must be removed. (Previous Comment 29) The required clear sight triangle is now shown on the plan. The proposed treeline must also be shown on the plan.*
37. Previous Comment 30 is satisfied.
38. Previous Comment 31 is satisfied.
39. In accordance with Section 607.16.M.2, "access drive entrances into all non-residential and non-agricultural use properties shall be no less than twenty-four (24') feet in width, shall not exceed thirty-six (36') feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of twenty (20') feet from where they intersect a road." *The proposed driveway taking access from Learn Road has a width of 20-feet, a width of 50-feet at the edge of cartway, and is not curbed. The proposed radii at the intersection with Learn Road is 15-feet. The proposed driveway must be revised to meet the requirements of this Section. (Previous Comment 32) A waiver request for this Section is listed on the plan. A request on the form attached to this review must be submitted with justification for the request. In addition, the proposed radii labels have been removed from the plan and must be provided.*
40. In accordance with Section 607.22.A, "in nonresidential developments, or higher density residential developments, or where other similar intensive uses exist or are anticipated, curbs shall be required if deemed necessary by the Board of Commissioners for public safety". *(New Comment) Rolled bituminous curb is only proposed along a portion of the proposed driveway and along the parking row located southwest of the proposed church. Curb stops are proposed along the parking row east of and adjacent to the church. As previously discussed, curb is required at the intersection of the proposed driveway and Learn Road. As a result of the proposed slope adjacent to the driveway, curb shall also extend the length of the proposed driveway.*

41. In accordance with Section 607.22.E, "curbs shall be constructed in accord with the most current PennDOT RC64M standard for plan concrete curbs and Americans with Disabilities Act standards". *(New Comment) Rolled bituminous curb is now proposed along a portion of the proposed driveway and along the parking row located southwest of the proposed church. Concrete curb must be provided.*
42. In accordance with Section 607.23, "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 the Americans with Disabilities Act standards." *(New Comment) The Typical Concrete Sidewalk Detail on Sheet 16 must be revised to have an aggregate base 6-inches deep.*
43. Previous Comment 33 satisfied.
44. In accordance with Section 608.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." *It appears monumentation exists at the property corners and the monumentation should be labeled. If no monumentation exists, monuments must be placed. (Previous Comment 34) A monument shall be placed at the intersection of the Learn Road Legal Right-of-Way and the northern property line.*
45. In accordance with Section 609.4.E, "the maximum slope of the earth detention basin embankments shall be four horizontal to one vertical". *(New Comment) The embankment at proposed Berm A (infiltration basin) is graded at a slope of 3 to 1 and must be revised.*
46. In accordance with Section 609.4.G, "the minimum top of width of the detention basin berm shall be ten (10) feet". *(New Comment) The berm width at Berm A (infiltration basin) is only 2-feet and must be revised.*
47. In accordance with Section 609.4.K.10.a, proposed Berm A (infiltration basin) shall have a minimum top of embankment 2-feet above the maximum water surface elevation. *(New Comment) The top of Berm A (infiltration basin) shall be 2-feet above the 100-year water surface elevation.*
48. In accordance with Section 610.A, "all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PADEP, and shall comply with the Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of Environmental Protection regulations for soil erosion and sedimentation control". *The proposed limit of disturbance is less than 1 acre, therefore a submission to the Monroe County Conservation District is not required. The following comments are based upon our review of the submitted E&S Plan, and Erosion and Sediment Pollution Control Narrative. (Previous Comment 35)*
 - a. *Step 3 of the Staging and Earthmoving Activities on Sheet 13 references subsurface infiltration beds and must be revised. (New Comment)*
 - b. *Erosion control matting shall also be provided at the proposed grading near FES-3. (New*

Comment)

- c. *Supporting calculations for Standard Construction Detail #9-1 must be submitted. (New Comment)*

49. In accordance with Section 615.2, "unless other provisions of this Ordinance require more trees or vegetation, each development site shall include a minimum of twelve (12) deciduous or evergreen trees for each one (1) acre. Each deciduous tree shall be two and one-half (2.5) inch caliper or greater and each evergreen tree shall be six to seven (6 to 7) feet in height or greater. As an alternate, ten (10) trees for each one (1) acre shall be required if deciduous trees are four (4) inches in caliper or greater and evergreen trees are eight to ten (8 to 10) feet in height or greater. Five (5) shrubs two and one-half (2.5) feet in height or greater may be substituted for one tree of two and one-half (2.5) inch caliper for a maximum of twenty (20) percent of the tree requirement." *Twenty-four (24) deciduous or evergreen trees shall be provided. No trees are proposed. Existing woodland outside the proposed area of construction will remain. In accordance with Section 615.2.C, "if healthy, existing trees will be preserved which will generally meet the requirements of this section, the Township may, in its discretion, permit the existing tree(s) to serve as a credit toward the number of shade trees required to be planted." (Previous Comment 36) The Applicant is utilizing a 159 tree credit permitted by preserving 74 existing individual trees to comply with this requirement. In accordance with Section 615.2.C, the Township shall determine if the existing trees can serve as credit toward this requirement.*
50. In accordance with Section 615.2.B, "existing vegetation designated "TO REMAIN" in accord with Subsection A.3, 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 (1) foot outside the drip line 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, compaction of, soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan." *The required protection must be shown in plan view and be added to the Staging of Earthmoving Activities on Sheet 3 and within the Erosion and Sediment Pollution Control Plan Narrative. (Previous Comment 37) The response indicates the 5-foot wide stone row delineates the trees to be protected, however trees to remain exist between this wall and the proposed grading, and along Learn Road. The required tree protection must be provided and shown on the plan.*
51. In accordance with Section 615.3.B.1, "one (1) planting island shall be provided for every ten (10) parking stalls. There shall be no more than fifteen (15) contiguous parking stalls in a row without a planting island." *Twenty-two (22) parking spaces are shown in plan view (24 spaces are required), therefore 2 planting islands are required and must be provided on the plan. In accordance with Section 615.3.B.5, "planting islands shall be a minimum of nine (9) feet by eighteen (18) feet in dimension, underlain by soil (not base course material); mounded at no more than three-to-one (3:1) slope, not less than a five-to-one (5:1) slope; and shall be protected by curbing or bollards. Each planting island shall contain a minimum of one (1) shade tree plus shrubs and/or ground cover sufficient to cover the entire area." (Previous Comment 38) Eleven (11) parking spaces are shown along the eastern most parking row. Therefore, a planting island consisting of 1 shade tree plus shrubs and/or groundcover must be provided.*
52. Previous Comment 39 satisfied.
53. In accordance with Section 615.4.A.1, street trees are required "along all existing streets abutting

or within the proposed subdivision or land development" and shall be planted in accordance with Section 615.4.C. *Five (5) street trees are required and none are proposed. Woodlands exist along Learn Road and are proposed to remain. In accordance with Section 615.B, "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". (Previous Comment 40) In addition to the limits of existing woodlands, the revised plan identifies 6 existing individual trees to remain along Learn Road. As previously discussed, the Township shall determine if the existing trees and woodlands are acceptable street trees. Per Section 615.B, a waiver will be required to permit the use of the existing trees and woodlands.*

54. In accordance with Section 615.5.D, "storm water basins shall be buffered with landscaping from adjacent properties in accord with Section 615.6". *In accordance with Table 615-2 and Section 615.6.D.6, a berm with 6 ornamental trees is required. Existing trees are proposed to remain on the project site. In accordance with Section 615.6.D.7, "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township." (Previous Comment 41) Five (5) ornamental trees are required along Berm A (infiltration basin). Woodlands exist to the north and west of Berm A. No additional trees are proposed. In accordance with Section 615.6.D.7, the Township shall determine if the existing woodlands will provide an effective buffer of the proposed stormwater management facilities.*
55. In accordance with Section 615.6.C and Table 615-1, Property Line and Road Right-of-Way Buffers, a 10-foot wide, low intensity buffer is required along the southern line, and 20-foot wide, high intensity buffers are required along the eastern and northern property lines. *(New Comment)*
 - a. *Eight (8) canopy and 4 ornamental trees are required along the southern property line. Woodlands exist along this property line. The proposed treeline must be shown on Sheet 10. No additional trees are proposed.*
 - b. *Fourteen (14) evergreen, 6 ornamental, and 6 canopy trees are required along the eastern property line. Individual trees and woodlands exist along this property line. The proposed treeline must be shown on Sheet 10. No additional trees are proposed.*
 - c. *Nineteen (19) evergreen, 8 ornamental, and 8 canopy trees are required along the northern property line. Woodlands exist along this property line. The proposed treeline must be shown on Sheet 10. No additional trees are proposed.*

In accordance with Section 615.6.C.7, "existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Township. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township." The Township shall determine if the existing individual trees and woodlands provide sufficient property line buffers.

56. In accordance with Sections 615.7.B.5 and 615.9.B.7, the landscape plan shall include "a planting schedule listing the scientific and common name, size, quantity, and root condition of all proposed plants. *(New Comment) The landscape schedule, and specifications of the proposed landscaping must be provided on the plan.*

57. In accordance with Section 615.7.C, "required plants shall be maintained in a healthy, vigorous condition and be kept free of refuse and debris for the life of the project to achieve the required visual effect of the buffer or screen. It shall be the ultimate responsibility of successive property owners to ensure that the required plants are properly maintained. Dead or diseased plants shall be removed or treated promptly by the property owner and replaced at the next growing season." *(New Comment) A note to this effect must be placed on the plan.*
58. In accordance with Sections 615.7.D.2 and 615.9.B.11, landscaping shall be considered an improvement for the purposes of installation and the provision of a performance guarantee in accord with this Ordinance. In addition, the Developer or landowner shall provide to the Township a performance guarantee equal to the amount necessary to cover the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of 18 months following the installation and approval of the landscaping. *(New Comment) A note to this effect must be placed on the plan. In addition, the proposed landscaping must be included in the construction cost estimate.*
59. Previous Comment 42 satisfied.
60. In accordance with Section 615.9.B.8, the landscape plan shall include "a schedule showing all landscape requirements and plants proposed for each category". *(New Comment) A schedule of required and proposed landscaping must be provided on the plan.*
61. In accordance with Section 616.1.B.1, "the requirements herein apply to outdoor lighting for uses including the following: business, personal service, multifamily residential, commercial, industrial, public recreational and institutional, except Subsections F and G, which apply to all uses". *Lighting is required and a plan must be submitted for review. (Previous Comment 43) A Landscape and Lighting Plan has been submitted and shows wall mounted lighting. A lighting schedule and cut sheets must be provided.*
62. In accordance with Section 616.1.F.3, "the use of floodlights and wall-mounted luminaires shall not be permitted to illuminate parking areas unless it can be proven to the satisfaction of the Township that the employment of no other means is possible". *(New Comment) A waiver request for this Section is listed on Sheet 1. A request on the form attached to this letter must be submitted with a justification for the request.*

The response indicates this request is being submitted to permit use of wall-mount lights only. The proposed layout provides space for pole mounted lights around the parking areas. Therefore, we would not support this request. Sheet 10 shall be revised to also include pole mounted lighting with associated foot-candles.

63. In accordance with Section 619.B, common open spaces, recreation areas, and/or in-lieu-of fees "shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this Section 619". In addition, and in accordance with Section 619.E.5, "if a non-residential subdivision or land development is required to dedicate common open space, the following amounts of common open space shall be required, unless revised by resolution of the Board of Commissioners". *It does not appear that Prime Open Space as defined by Section 619.E.3 exists on the property, therefore 6% of the property area should be dedicated as Common Open Space. Alternatively, and in accordance with Section 619.F, a fee in-lieu-of dedicating open space as determined by the Township may be provided. (Previous Comment 44) The response indicates a fee in-lieu-*

of open space will be provided to the Township. It appears 0.80 acres of disturbance is proposed, therefore the calculated fee in-lieu-of is \$1,120.00. The Limit of Disturbance, in acres, must be listed on the plan to confirm the fee in-lieu-of. The Township shall determine if open space and/or recreational facilities shall be provided, or if a fee in-lieu-of will be accepted.

64. Previous Comment 45 satisfied.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The proposed development discharges toward Bulgers Run which has a Chapter 93 Classification of High Quality (HQ), and is within District B-2 of the McMichaels Creek Watershed.

65. In accordance with Section 301.E, "the existing points of concentrated drainage that discharges 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 the Ordinance". *(New Comment) Two (2) Points of Interest (POI) exist and must be analyzed separately in both the predevelopment and post development calculations. As shown on the Pre-Development Drainage Plan, POI 1 is located near the northwestern property corner and POI 2 is located at the existing 15-inch RCP pipe crossing Learn Road.*
66. In accordance with Section 301.L, "roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment." *(New Comment) The proposed roof drains must be shown on the plan.*
67. In accordance with Sections 301.M, 303.E, and 304.A.2.d, all stormwater runoff, other than rooftop runoff, shall be treated for water quality prior to discharge to surface or groundwater. *(New Comment) Water quality devices must be provided at inlets Int-1 and Int-3.*
68. In accordance with Section 302.B.1, an Existing Resource and Site Analysis Map (ERSAM) must be provided and must show "environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, floodplains, buffer areas, hydrologic soil groups A and B (areas conducive to infiltration), any existing recharge areas, existing structures, property boundary line, areas of impervious surface, soils lines and descriptions from the most recent Monroe County Soil Survey, existing well locations, existing septic systems, existing contours, soil testing locations keyed to testing results, existing drainage structures, photograph location (if available), and the ratio of disturbed area to the entire site area and measures taken to minimize earth disturbance". *An Existing Resource and Site Analysis Map must be provided. (Previous Comment 46) The existing soils must be delineated on the submitted Existing Resources and Site Analysis plan.*
69. In accordance with Section 303.A, "for water quality and streambank erosion, the objective is to design a water quality BMP to detain the proposed conditions' 2-year, 24-hour design storm flow to the existing conditions' 1-year, 24-hour design storm flow using the SCS Type II distribution". *Calculations must be provided showing the peak rate of the proposed 2-year storm event is less than that of the predevelopment 1-year storm event. (Previous Comment 47) As discussed in Comment 65, calculations must be provided for each Point of Interest.*

70. In accordance with Section 304.A.1.a, "regulated activities will be required to recharge (infiltrate), where practicable, a portion of the runoff created by the development as part of an overall Stormwater Management Plan designed for the site. The volume of runoff to be recharged shall be determined from Sections 304.A.3.a or 304.A.3.b, depending upon demonstrated site conditions." *A rain garden is proposed to infiltrate the 2-year through 10-year storm events. Calculations must be provided demonstrating the volume infiltrated meets the required recharge volume. (Previous Comment 48) Recharge volume calculations must still be provided.*
71. In accordance with Section 304.A.2.a, "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone" is required. *Soil testing and associated profiles must be provided to confirm any existing limiting zone is a minimum of 24 inches below the bottom of the proposed rain garden. (Previous Comment 49) Soil profiles from on-site testing must still be provided for Berms A and B.*
72. In accordance with Section 304.A.2.b, "an infiltration and/or percolation rate sufficient to accept the additional stormwater load and drain completely as determined by field tests conducted by the Applicant's design professional" must be provided. *An assumed infiltration rate of 0.25 inches/hour is utilized. A tested infiltration rate must be utilized. Infiltration calculations must be performed and the results provided. (Previous Comment 50) Tested infiltration rates have been submitted for Berm A. The testing locations must be shown on the plan. It is noted that Berm B will be constructed with amended soils and a perforated pipe.*
73. In accordance with Section 304.A.2.c, "the recharge facility shall be capable of infiltrating the recharge volume within 4 days." *Calculations must be provided showing the volume stored under the spillway elevation is infiltrated within 4 days. (Previous Comment 51) The response indicates calculations showing the stormwater will be infiltrated in 4 days have been submitted, however they do not appear to have been provided.*
74. In accordance with Section 304.B, "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." *Soils testing must be performed and the results must be provided. (Previous Comment 52) Soil profiles from on-site testing must still be provided for Berms A and B.*
75. In accordance with Section 305.A and Table 305.1, the proposed 2-, 5-, 25-, 50-, and 100-year storm events must be reduced to the predevelopment 1-, 2-, 5-, 10-, and 50-year storm events, respectively. *Peak flow calculations for the predevelopment conditions must be provided, and the peak rate requirements of District B-2 must be met. (Previous Comment 53) As discussed in Comment 65, calculations must be provided for each Point of Interest.*
76. In accordance with Section 305.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". *(New Comment) Calculations have been provided that route the on- and off-site drainage areas through Berms A and B. The calculations show that the stormwater within Berm B will reach the spillway elevation of 357.50 during the 10-year storm event and will overtop the spillway during the 25-, 50-, and 100-year storm events. The spillway of Berm B will discharge stormwater to Learn Road. The size and capacity of Berm B are a concern.*

- a. *The contour areas utilized in the Pond Report for Berm B are larger than those shown on Sheet 6 and must be revised.*

Berm B shall be revised to provide adequate capacity for on- and off-site drainage areas.

77. In accordance with Section 306.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-2 in Appendix B of this Ordinance". *(New Comment) The existing on-site impervious areas must be considered meadow in the predevelopment peak flow calculations.*
78. In accordance with Section 306.D, "all calculations using the Rational Method shall use rainfall intensities consistent with appropriate times-of-concentration for overland flow and return periods from the Design Storm Curves from PA Department of Transportation Design Rainfall Curves (1986) (Figures B-2 to B-4). Times-of-concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of Urban Hydrology for Small Watersheds, NRCS, TR-55 (as amended or replaced from time to time by NRCS)." *The time of concentration for all inflow and bypass areas is 7 minutes. Supporting time of concentration paths and calculations must be provided. (Previous Comment 54) The following comments are based upon our review of the submitted time of concentration calculations:*
 - a. *The length of the Shallow Concentrated Flow in the Post-01B Berm A (Off Site) time of concentration calculation appears incorrect and should be revised. In addition, the lengths of the Sheet Flow and Shallow Concentrated Flows in the Post-01B Berm A (On Site) time of concentration calculation appear incorrect and should also be revised.*
 - b. *The lengths and slopes of the Sheet Flows in the Post-01E-Berm B (On Site) time of concentration calculation appear incorrect and should be revised.*
79. Previous Comment 55 satisfied.
80. In accordance with Sections 307.C and 307.D, storm sewers must be able to convey the proposed conditions runoff from a 50-year design storm with a minimum of 1-foot of freeboard. *(New Comment) Storm sewer calculations must be provided for the proposed storm sewer, and for the existing storm sewer crossing Learn Road to confirm capacity.*
81. In accordance with Section 403.B, "map(s) of the project area shall be submitted on 24-inch x 36-inch sheets and/or shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Monroe County." *A Stormwater Management Site Plan was not provided and must be submitted for review. The drainage maps must include drainage area lines, time of concentration paths, etc., and shall also include all required items listed in this Section. (Previous Comment 56)*
 - a. *In accordance with Section 403.B.7, the maps shall include "soil names and boundaries; along with any limitations associated with the soil type and the proposed resolution of the listed limitations". (New Comment) The existing soils must be delineated on the Pre-Development and Post-Development Drainage Plans.*
 - b. *In accordance with Section 403.B.15, the maps shall include the "existing and proposed land use(s). (New Comment) The proposed treeline must be shown on Sheet 12 and the*

Post-Development Drainage Plan.

- c. *In accordance with Section 403.B.22, the map shall include "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". (New Comment) The required statement must be provided on the plan.*

- d. *In accordance with Section 403.B.23, the plan shall include "the following signature block for the Design Engineer (Pennsylvania licensed professional engineer):*

I, (Design Engineer), on this date (date of signature), hereby certify that the Stormwater Management Site Plan meets all design standards and criteria of the Pocono Township Stormwater Management Ordinance. The word "certify" is an expression of professional opinion by the undersigned and does not constitute a guarantee or warranty."

(New Comment) The required signature block must be provided on the plan.

82. In accordance with Section 701.A, "for subdivisions and land developments the Applicant shall provide a performance guarantee to the Municipality for the timely installation and proper construction of all stormwater management controls as required by the approved stormwater Management Site Plan in the amount and method of payment provided for in the Subdivision and Land Development Ordinance." *The required performance guarantee must be provided prior to plan recording. (Previous Comment 57) This comment has been acknowledged.*
83. In accordance with Section 702.A, "the Stormwater Management Site Plan for the development shall contain an operation and maintenance plan prepared by the Applicant and approved by the Municipal Engineer. The operation and maintenance plan shall outline required routine maintenance actions and schedules necessary to insure proper operation of the stormwater management facilities." *The required operation and maintenance plan must be provided. (Previous Comment 58) This comment has been acknowledged.*
84. In accordance with Section 703.A, "prior to approval of the site's Stormwater Management Site Plan, the Applicant shall sign and record a Maintenance Agreement in the form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned." *The required maintenance agreement must be provided prior to plan recording. (Previous Comment 59) This comment has been acknowledged.*

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

85. Hydrograph No. 19 routes inflow to Berm A through Berm B. The hydrograph shall be revised to route inflow to Berm A through Berm A. ***(New Comment)***
86. The meadow areas utilized in the Pre-Area-02 (Off-Site) rational coefficient calculation appear high when compared to the Pre-Development Drainage Plan and should be revised.

In addition, the meadow area has remained unchanged between the Pre-Area-POI-2-(Off Site) and the Post-01C (Inl-1) (Off Site) runoff coefficient calculations. However, the predevelopment calculations utilize meadow in 'C' and 'D' soils while the post development calculations utilize

- meadow in 'C' soils only. The runoff coefficient calculations must be revised. *(New Comment)*
87. The impervious area utilized in the Post-01A Area (Off Site) runoff coefficient calculation appears low when compared to the Post-Development Drainage Plan and should be revised. *(New Comment)*
88. The area of woods in the Post-01B (Berm A) (Off-Site) runoff coefficient calculation appears low when compared to the Post-Development Drainage Plan and should be revised. *(New Comment)*
89. Woods and meadow are utilized in the Post-01C (Inl-1) (On Site) runoff coefficient calculation, however none are specified within the limit of disturbance. In addition, meadow is utilized in the Post-01E (Berm B) runoff coefficient calculation, however none is specified within the limit of disturbance. The plan or runoff coefficient calculations must be revised. *(New Comment)*
90. The Pre-Development Peak Flows listed in Table 4 are inconsistent with the Hydrograph Return Period Recap and must be revised. *(New Comment)*
91. It appears the elevation of the 4-inch perforated pipe in the bottom of Berm B is lower than the outlet elevation of 854.00. Elevations of the perforated pipe must be provided on the plan. *(New Comment)*
92. Per the Pennsylvania Department of Environmental Protection Best Management Practices Manual, the minimum soil depth in Berm B shall be 18-inches. The Berm B – Bioretention Basin Cross Section on Sheet 15 must be revised. *(New Comment)*
93. The material of the proposed berms must be provided on the plan. *(New Comment)*
94. The proposed 18-inch HDPE pipe between FES-3 and Inl-3 discharges into an existing 15-inch RCP pipe. The proposed HDPE pipe must be revised to have a minimum diameter of 15-inches, or the existing downstream pipes shall be upgraded to 18-inch diameter pipes. *(New Comment)*
95. Less than 2-foot of cover is proposed over the storm sewer between inlets Inl-2 and Inl-1, and across the parking lot. A minimum 2-foot of cover shall be provided or documentation submitted confirming the cover provided is adequate for the proposed HDPE pipe. *(New Comment)*

MISCELLANEOUS COMMENTS

96. The disposition of the existing gravel drive between the proposed driveway entrance and where the proposed parking ties into the existing gravel drive must be addressed. In addition, it appears the existing gravel drive is utilized to access the existing 100-foot PP&L Easement that traverses the northern portion of the existing property. Access to this easement during and after construction shall be addressed. *(Previous Comment 60) The response indicates the existing access road will remain in place during construction until the proposed access is accessible.*
97. Previous Comment 61 satisfied.
98. The Site and Zoning Data on Sheet 1 must be revised to identify the actual proposed distances related to the front, side, and rear yard setbacks. *(Previous Comment 62) The front, side, and rear yard setbacks listed in the Site data on Sheet 1 are still inconsistent with those dimensioned*

on Sheet 6. The Site Data on Sheet 1 must be revised for consistency. It is noted the required setbacks per the Zoning Ordinance are met.

99. Previous Comment 63 satisfied.

100. Previous Comment 64 satisfied.

PLAN REVISION COMMENTS

101. The proposed sanitary sewer has been revised and it is now proposed to connect to the existing sewer main along Learn Road. As proposed, the sewer main in Learn Road will be extended with a 4-inch pipe to a cleanout. In accordance with Section 26.1 of the Pennsylvania Department of Environmental Protection's Domestic Wastewater Facilities Manual cleanouts may be used for special conditions and shall not be substituted for manholes.

The existing sanitary sewer main along Learn Road shall be extended and maintain the same diameter pipe, and be provided with a manhole at its terminus. The 4-inch sanitary sewer lateral must connect to this extended sanitary sewer main.

102. Spot elevations shall be provided along the proposed handicap spaces, ramps, access aisles, and accessible routes. Details for proposed ramps must be provided on the plan accordingly.
103. Sanitary sewer details shall be taken from the Pocono/Hamilton Joint Sewer System Procedures Manual. In addition, Note 12 on Sheet 7 shall be expanded to also reference the Manual.
104. On Sheet 1, the Sheet Index indicates the Erosion & Sediment Pollution Control Details (Sheets 13 and 14) are to be recorded, but the Erosion & Sediment Pollution Control Plan will not be recorded. The sheets to be recorded must be clarified.
105. It shall be clarified if the proposed High Visibility Fence shown on Sheet 6 is the same as the High Visibility Barrier Fence detailed on Sheet 14, and if this fence is temporary or permanent.
106. On Sheet 6, the parking row located southeast of the church is proposed with a slope greater than 8 percent. The grading along this parking row must be revised to have a maximum slope of 5 percent to reduce the occurrence of unexpected door closure. In addition, a 10% slope is proposed across the parking space nearest inlet Inl-1 and must be revised.
107. On Sheet 6, bituminous curb is specified along the length of the westernmost parking space located southwest of the proposed church, however it is not shown on the plan, and the plan must be revised.
108. The proposed storm sewer pipe between inlet Inl-3 and the existing 15-inch RCP pipe, and the existing 15-inch RCP pipe shall be shown in the FES-3 to Inl-3 Profile on Sheet 8.
109. A dimension between the sanitary sewer lateral and the 18-inch storm sewer shall be provided in the Inl-2 to FES-1 Profile on Sheet 8 to confirm 18-inches of separation is provided.
110. On Sheet 10, the number of 7-inch to 14-inch and 15-inch to 29-inch existing trees appears incorrect and should be revised.

111. On Sheet 11, Erosion and Sedimentation Note 5 is incorrect and must be revised.
112. The sump elevations listed in the Structure Table on Sheet 12 shall also be provided in the storm sewer profiles on Sheet 8.
113. On Sheet 15, General PCSM Note 1 discusses subsurface infiltration beds and vegetated swales, which are not proposed. The note must be revised.
114. On Sheet 15, details for both plastic and concrete end sections are provided. The types of end sections must be specified on the plan and/or in the profile.
115. A Reserved Parking Penalties Sign (R7-8F) shall also be provided. A detail shall be provided on the plan.

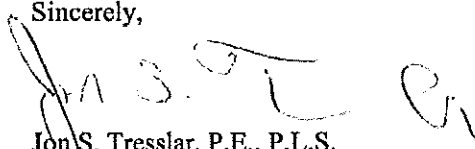
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the number of comments, the receipt of a revised plan submission may generate new comments.

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

We recommend the above comments be addressed to the satisfaction of Pocono Township prior to approval of the proposed land development.

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

Sincerely,



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

JST/mep/cg

Attachment

cc: Donna Asure – Township Manager
Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Salvatore J. Caiazzo, P.E., Hanover Engineering – Applicant's Engineer
Victor Chester, Daystar Bible Holiness Church – Applicant/Owner
Melissa E. Prugar, P.E. – Boucher & James, Inc.



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August 25, 2017

Jon S. Tresslar, P.E., P.L.S.
Township Engineer
Boucher & James, Inc.
2738 Rimrock Drive
Stroudsburg, Pa. 18360
Phone: 570-629-0300

RECEIVED
AUG 26 2017
POCONO TOWNSHIP

**Re: Pocono Hospitality Land Development Plan
Pocono Township MCPC Review #91-17**

Dear Mr. Jon S. Tresslar:

On behalf of our client, Poconos Hospitality, Inc., regarding the above-referenced project we offer the following response to the Review Comment Letter dated June 7, 2017.

ZONING ORDINANCE

1. In accordance with Section 405.C.3, the principal permitted building height is 50-feet. *The proposed building height must be provided under the Zoning Requirements on Sheet 1.*

RESPONSE: The Principal building height has been added to the Zoning Requirements section of the Cover sheet.

2. In accordance with Section 405.E, "all proposed signs shall conform to the requirements of Article VII of this Ordinance". *Any proposed signs must be approved per Article VII.*

RESPONSE: Signage is being designed to conform with this ordinance and specifications will be provided when design is complete. Representative symbols will be updated at that time.

3. In accordance with Section 512.A, one (1) parking space for each rental unit plus one (1) parking space for each employee on the peak shift must be provided. *The number of employees on the peak shift shall be listed under the Zoning Requirements on Sheet 1 to confirm the number of required parking spaces.*

RESPONSE: The number of employees at peak shift is 5 + 99 rooms requires a total of 104 parking spaces. This information has been added to the cover sheet accordingly.

4. In accordance with Section 512.B, "handicapped accessible parking shall be provided in

accordance with the Americans with Disabilities Act, as it may be amended from time to time". *In accordance with the 2010 ADA Standards for Accessible Design, 5 handicap parking spaces are required for the proposed 105 parking spaces. Four (4) handicap parking spaces are shown on the Grading Plan and PCSM Plan (Sheet 4), therefore 1 is still required. In addition, and in accordance with Section 208.2.4 of the abovementioned Standards, one (1) 11-foot wide parking space (or 8-foot wide parking space with an 8-foot wide access aisle) shall be shown and labeled on the plan. The proposed handicap parking spaces shall also be clearly shown on the Land Development Plan (Sheet 3) with the handicap symbol and required signage. Associated details must also be provided on the plan.*

RESPONSE: An additional handicapped accessible parking stall has been added and dimensions proving conformance to the ADA Standards.

5. In accordance with Sections 512.D.1 and 512.D.2, "every building or structure, lot or land hereafter put to a commercial or industrial use or an existing building or structure enlarged shall provide one off-street truck loading and unloading space for the first 5,000 square feet or less of gross floor area, plus a minimum of one additional off-street truck loading area for each additional 10,000 square feet of gross floor area". "An off-street truck loading space shall be a minimum of 12-feet in width and a minimum of 35 feet in length." *The gross floor area shall be noted on the plan, and the required 12-foot by 35-foot loading space(s) must be shown and labeled on the plan.*

RESPONSE: The gross floor area has been labelled on the plan and 3 loading spaces have been added to the plan in the dropoff (southwestern) side of the building.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

6. In accordance with Sections 306.2.6.C and 406.6.J, the Applicant shall be responsible for submission of the Plan and all required supporting documentation to the Monroe County Planning Commission, the Monroe County Conservation District, PennDOT, and all other governing agencies. *Submission must be made to the Monroe County Planning Commission and Monroe County Conservation District. All submission, and reviews and approvals must be provided to the Township. In addition, the emergency access is proposed along S.R. 0611. Due to the change in use, the Pennsylvania Department of Transportation should be contacted to determine if a submission is required.*

RESPONSE: MCPC has reviewed this plan and provided comment, Preliminary plan review has begun with the Conservation District, and we have spoken and sent materials to PennDOT. PennDOT is only concerned that we are not increasing traffic flow to the intersection of MCTA Dr. and Rt. 611. We have provided PennDOT the only Traffic analysis for this permit on record (from 2011) and the new Traffic analysis for review. These reports show that flows are not increased, therefor we anticipate PennDOTs approval of this design. We will provide this

letter approval when we obtain it.

7. In accordance with Sections 306.6 and 406.6.H.1, the Township shall concurrently make its decision on the Sewage Facilities Planning Module, and if approval is granted, the completed sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Land Development Plan approval shall be conditional upon Department of Environmental Protection sewage planning approval. *The hotel is proposed to connect to public sewer, and is located within the Act 537 Service Boundary. A completed Sewage Facilities Planning Module Exemption must be submitted for review.*

RESPONSE: A Sewer Planning Module Exemption Mailer has been submitted to the Township for signature before we submit to DEP. The Township has had this since June 20th.

8. In accordance with Section 306.13, "upon completion of all improvements, the Applicant shall provide to the Township two (2) paper sets of plans and one (1) compact disk with the plans in PDF format certified by the Applicant's engineer showing all such improvements installed to document conformance with the Record Plan. Failure of the Applicant to provide as-built plans shall constitute a violation of this Ordinance, and shall be subject to all the enforcement proceedings contained in this Ordinance and may result in rescission of approval." (See Section 408 for As-Built requirements.) An As-Built Plan deviating in any material respect from the Record Plan will require a revised Land Development Plan to be submitted for approval. *Upon completion of the proposed improvements, the required as-built plan must be prepared and submitted for review.*

RESPONSE: As-built plans will be provided accordingly.

9. In accordance with Sections 406.2, 406.3, and 406.4, a Site Context Map, Existing Resources and Site Analysis, and Resource Impact and Conservation Analysis are required. *The required mapping and analyses must be submitted for review.*

RESPONSE: An aerial image has been underlain on Sheet #2. In this exhibit, all details of this ordinance are covered.

10. In accordance with Sections 406.5.C, 406.6.A.1, and 406.6.A.2, the plan shall include the typical cross sections, location, alignment, width, profile and proposed names of all proposed roads and road rights-of-way, including all road extensions or spurs that are reasonably necessary to provide adequate road connections and facilities to adjoining development or undeveloped areas; preliminarily-engineered profiles for proposed roads." *Cross sections and a centerline profile in accordance with Section 406.6.A.2 must be provided for proposed Flute Road. The Flute Road Right-of-Way extends between M.C.T.A. Drive and Melrose Drive, and a 20-foot wide cartway exists from Melrose Drive to just east of the hotel property's eastern property line. The Township shall determine if Flute Road should connect M.C.T.A. Drive to the existing 20-foot wide cartway and if improvements per Table VI-1 will be required along the existing cartway.*

RESPONSE: A cross section detail has been added to Sheet 15 and a profile has been

added to Sheet 13

11. In accordance with Sections 406.5.D and 607.12, the plan shall include information indicating available and safe stopping sight distances for all driveways, access drives, roads, etc., which must be in compliance with the most current version of the Pennsylvania Department of Transportation specifications. *The required and available sight distances must be provided at the intersections of M.C.T.A. Drive and the proposed access driveway with Flute Road.*

RESPONSE: Required and available sight distances have been added to the Land Development sheet.

12. In accordance with Section 406.5.E, the plan shall include the "location of proposed swales, drainage easements, stormwater and other management facilities". *A drainage easement that permits, but does not obligate the Township to enter the property to inspect and maintain the proposed stormwater management facilities must be provided. Refer to Note 14 referenced in Comment 18 below.*

RESPONSE: Stormwater drainage easements have been added to all stormwater management facilities.

13. In accordance with Section 406.5.M.1, the plan shall include the "locations of existing and proposed utility easements". *Proposed sanitary sewer extends along Flute Road. An easement shall be provided for the proposed sanitary sewer along Flute Road and to manhole B2-2-4.*

RESPONSE: A sanitary easement has been added to the lateral.

14. In accordance with Sections 406.5.N and 406.6.M, a landscaping plan documenting compliance with Section 615 and the locations of existing vegetation to be retained must be provided. *Proposed landscaping must be provided in accordance with Section 615 and a plan submitted for review.*

RESPONSE: A landscaping plan and associated details have been added to the set. Sheets 8 and 9

15. In accordance with Section 406.5.Q.3, the plan shall include "zoning district boundary lines within one thousand (1,000) feet of the proposed land development, shown on a location map". *The existing zoning district boundaries shall be shown on the Location Map provided on Sheet 1.*

RESPONSE: The zoning district boundaries have been added to the location map on Sheet 1.

16. In accordance with Section 406.5.Z, the plan shall include a "graphic scale and written scale". *Graphic and written scales are provided on the plans, however they do not appear correct and the plans should be revised.*

RESPONSE: This has been corrected in all sheets.

17. In accordance with Section 406.5.AA, the plan shall include "names of present adjoining property owners and the names of all adjoining subdivisions, if any, including property owners and/or subdivisions across adjacent roads, along with the current tax map number for each property shown". *The property owner(s) across S.R. 0611 must be provided on the plan.*

RESPONSE: Property label has been added to pages 4-7.

18. In accordance with Section 406.5.FF, "the following items shall be on all Land Development Plans in the form of protective covenants and/or notes:" Notes 8, 9, 10, 12 and 14 must be provided on the plan. *In addition, per Section 406.5.FF.13, a list of waivers requested/granted must be provided on a plan to be recorded.*

RESPONSE: These notes have been added to the cover sheet.

19. In accordance with Sections 406.6.A.3 and 408.3.B, turning movement diagrams shall be provided to demonstrate that the largest truck or emergency vehicle servicing the development can safely and conveniently navigate the proposed roads, drives and parking and loading areas, but in any event for not less than a WB-50 truck. *Turning movement diagrams for the required WB-50 truck, and a fire truck must be provided. The fire truck turning movement diagram must also be provided to the Fire Chief for review.*

RESPONSE: A turning plan has been added to the planset being sheet 11

20. In accordance with Section 406.6.B, "exterior elevations of any proposed buildings including at least the front and side elevations" must be provided. *Elevations of the proposed hotel must be submitted.*

RESPONSE: Plan elevations are included in this submission.

21. In accordance with Section 406.6.F, "proof of legal interest in the property, a copy of the latest deed of record and a current title search report" must be provided. *The current property deed and title report must be bmitted.*

RESPONSE: The current deed and agreement of sale are included in this submission.

22. In accordance with Section 406.6.I, "a list of any public utility, environmental or other permits required and if none are required a statement to that effect. The Township may require a Professional Engineer's certification of such list". *The required list must be provided on the plan.*

RESPONSE: A list of on-site public utilities has been added to the Pa OneCall block on the cover sheet and a note calling out the necessity of an NPDES permit in order to break ground.

23. In accordance with Section 406.6.T, "design plans and calculations, signed and sealed by a professional engineer for any retaining walls over four feet (4') in height" must be provided. *Retaining walls greater than 4-feet in height are proposed, therefore design calculations must be provided prior to construction. A retaining wall detail and a note to this effect must be provided on the plan.*

RESPONSE: Preliminary wall design is included in this submission. Final design will be submitted at the time of construction. A note to this affect has been added to the cover sheet in the General Notes.

24. In accordance with Section 406.7, "a community impact analysis including the following information shall be required for land developments containing fifteen (15) or more dwelling units or residential lots in the aggregate; all non-residential developments (with the exception of agricultural development) with buildings containing in excess of twenty (20,000) thousand square feet of floor space in the aggregate; or development of any kind impacting thirty (30) acres of land or more in the aggregate" must be provided. *The community impact analysis must be submitted.*

RESPONSE: A copy of the community impact analysis is included with this submission.

25. In accordance with Section 406.10, "prior to approval of the Land Development Plan, the applicant shall submit to the Township a Land Development Engineering Certification stating that the proposed layout of proposed roads, lots, and open lands complies with the Township's ordinances, particularly those sections governing the design of subdivision roads and stormwater management facilities, and that all improvements will be installed in accord with the specific requirements of this Ordinance or any waivers or modifications granted by the Township. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the Township's current regulations." *A note to this effect must be placed on a plan to be recorded.*

RESPONSE: A note with a signature block to this affect has been added to the cover sheet on the left side.

26. In accordance with Section 408.1.A, the "location, widths, and names of all existing or prior platted streets and utility rights-of-way, parks, and other public open spaces, permanent buildings and structures, houses or permanent easements, and zoning and municipal boundary lines within five hundred (500) feet of the tract" shall be provided. *The required information within 500-feet of the project site must be provided on the plan.*

RESPONSE: Additional labelling and an aerial image has been added and shown on Sheet 3.

27. In accordance with Section 408.1.E, the "location, arrangement, and dimensions of truck loading and unloading spaces and docks" must be provided on the plan. *The required loading space(s) must be shown on the plan. Refer to Comment 5.*

RESPONSE: Loading spaces have been added and displayed on the Land Development sheet.

28. In accordance with Section 408.1.I, the "location, size, height, and orientation of all signs other than signs flat on a building" must be provided on the plan. *All proposed signage must be shown and labeled, and all associated details must be provided on the plan.*

RESPONSE: This will be provided and approved prior to recording.

29. In accordance with Section 500, "No final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

- A. All improvements required by this Ordinance are installed to the specifications contained in Article VI of this Ordinance and other Township requirements and such improvements are certified by the Applicant's Engineer; or,
- B. Proposed developer's agreements and performance guarantee in accord with Section 503 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners."

*A performance guarantee, per Section 503, must be provided prior to plan recordation.
A construction cost estimate shall be submitted for review.*

RESPONSE: A performance guarantee will be provided prior to recording.

30. In accordance with Section 505, in the event the Developer offers, and the Board of Commissioners agree to accept, the dedication of any improvements following their completion, the Developer shall provide to the Board of Commissioners an improvement construction maintenance guarantee in an amount determined by the Board of Commissioners but not less than fifteen (15%) percent of the cost of all required improvements as estimated by the applicant's engineer and approved by the Township Engineer". *The designation of Flute Road as a public or private street must be discussed. If offered to the Township and accepted the required improvement construction maintenance guarantee will be required.*

RESPONSE: This "Flute Road" will be designated and designed as a Private Access Drive. It will not connect through to the neighboring residential development to the south.

31. In accordance with Section 506.1, "the Developer shall provide a plan for the succession of ownership, operation and maintenance prepared by the Applicant for consideration and approval by the Township, and such plan shall be made part of the development deed covenants and restrictions". *The required plan shall be completed and provided to the Township.*

RESPONSE: This plan will be provided by the developer prior to recording.

32. In accordance with Section 506.2.1, land development provisions for the private operation and maintenance of all development improvements "shall be in the form of deed covenants and restrictions clearly placing the responsibility of maintenance of all development improvements with the owner of the land development." *Ownership and maintenance of the proposed improvements must be in the form of deed covenants and restrictions.*

RESPONSE: These deed covenants will be provided prior to recording.

33. In accordance with Section 506.2.3, "in the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with Section 503.1 to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be fifteen (15) percent of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account, shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the Board of Commissioners." *A maintenance fund shall be established for the continued maintenance of the proposed stormwater management facilities, and Flute Road if required.*

RESPONSE: A maintenance fund will be set up prior to recording.

34. In accordance with Section 509, "all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this Ordinance shall, prior to final plan approval by the Board of Commissioners, and if so directed by the Board of Commissioners, enter into a legally binding development agreement with the Township whereby the developer guarantees the installation of the required improvements in accord with the approved plan and all Township requirements." *A development agreement must be executed prior to plan recordation.*

RESPONSE: A development agreement will be executed prior to recording.

35. In accordance with Section 601.1.F.5.a.1, "steep slope area is defined as those areas having an original unaltered slope of twenty (20) percent or greater. The establishment of slopes shall be made by a topographic survey performed by a registered surveyor, or other means acceptable to the Township." *It appears steep slopes exist on the property. These areas shall be delineated on the plan, and the restrictions and requirements in Section 601.1.F.5.b must be provided.*

RESPONSE: A waiver from this has been approved by the Planning Commission since all areas that are this steep are manmade and not original.

36. In accordance with Section 601.1.F.6, "natural areas containing rare or endangered plants

and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the Applicant's Existing Resources and Site Analysis Plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development." *The required PNDI must be completed and all measures taken for any listed endangered plants and animals.*

RESPONSE: A PNDI has been completed for this site and is included with this submission.

37. In accordance with Section 601.1.N, "lots and/or parcels shall be laid out and graded to provide positive drainage away from buildings and to prevent damage to neighboring lots, tracts, or parcels. Stormwater management shall be provided in accord with Township stormwater regulations." *The proposed grading at the northeastern corner of the hotel is such that the slope is approximately 0.5% and shall be revised. In addition, proposed spot elevations along the sidewalk located adjacent to the eastern side of the hotel are higher than the first floor elevation. One of which is at elevation 1200.40 and appears to be located adjacent to two (2) doors with proposed elevations of 1199. The spot elevations must be revised to provide positive drainage away from the hotel.*

RESPONSE: Grading in this area has been completely redone and this issue is cleared.

38. In accordance with Section 607.5, "roads that are extensions of, or obviously in alignment with, existing roads shall bear the names of the existing roads. Subdivision and road names shall not be repeated or be similar to those existing within the Township or adjacent areas; and, all road names shall be subject to the approval of the Township for conformance with the enhanced 911 emergency call system. Road name signs of a design approved by the Township shall be installed by the developer at his expense at each road intersection." *The name Flute Road shall be addressed with regard to it being an existing and approved name, or a proposed name. If proposed, it must be approved by the Township. In addition, a street name sign must be shown and labeled, and associated details must be provided on the plan.*

RESPONSE: This "Flute Road" will be designated and designed as a Private Access Drive, therefore not needing a name.

39. In accordance with Section 607.8.D, "the cartway edge at intersections shall be rounded by a tangential arc with a minimum radius of forty (40) feet for local roads and roads of lesser classification and fifty (50) feet for collector roads and roads of high classification. The right-of-way arc shall be congruent with the cartway arc." *The cartway radii at the intersection of Flute Road and M.C.T.A. Drive must be 40-feet, and the cartway and right-of-way radii must be labeled on the plan.*

RESPONSE: This "Flute Road" will be designated and designed as a Private Access Drive. 24 foot radii are provided as provided at similar projects in the area as well as similar entrances.

40. In accordance with Sections 607.8.E, 607.28, and 607.29, pavement signs, traffic signals, and pavement markings shall be required when considered necessary by the Board of Commissioners to ensure safe traffic or pedestrian circulation. All traffic signs, traffic signals, and pavement markings shall meet the most current requirements of PennDOT including the Manual for Uniform Traffic Control Devices. In the case of traffic signals, the Developer, any subsequent owner, or any subsequent Property Owners Association or similar entity shall be responsible for the long-term operation, maintenance, and replacement of the traffic signal and all associated facilities, signs, and pavement markings. *A double yellow line and speed limit signs shall be provided along Flute Road, and stop signs shall be provided at the intersections of M.C.T.A. Drive and the proposed access driveway with Flute Road. Associated details shall be provided on the plan.*

RESPONSE: This "Flute Road" will be designated and designed as a Private Access Drive, therefore not requiring speed limits signs and signs. Whoever, a stop sign has been added at the entrance when existing the site.

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

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

Per footnote 'd', "the travelway width shall be delineated with solid white lines conforming to PennDOT standards". The pavement striping shall be shown on the plan and details shall be provided.

RESPONSE: This "Flute Road" will be designated and designed as a Private Access Drive, therefore not requiring travel lane striping.

42. In accordance with Section 607.9 and Table VI-2, the Local Road or Marginal Access Street must be constructed with 6-inches compacted base material, 4-inches binder course, and 1.5-inches wearing course. *A pavement section for Flute Road must be*

provided on the plan.

RESPONSE: A pavement cross section is provided for Flute Road in the Construction Details.

43. In accordance with Sections 607.11.A.1 and 607.11.A.2, "access easements shall be shown and labeled on the plan to indicate the purpose, easement users, and the rights of said users", and the "ownership and maintenance responsibility shall be noted on the plan for each easement". *An existing access easement is shown from the proposed development through the northern property and to S.R. 0611. Knock down emergency access gates (one on each property) are proposed to limit the easement to emergency vehicles. A portion of this proposed emergency access consists of lawn and should be revised to utilize a more stable surface.*

RESPONSE: The existing access easement is proposed to be abandoned with this plan as the "Enforcer Lane" was never built within that easement. A new access easement has been drafted and Bearing and distance table added to Sheet to the land development. This access easement will encompass the area that the "Enforcer Lane" was built on, a portion of MCTA Drive, and the proposed Private drive to the hotel. This easement will be a part of the Access Agreement formed with MCTA.

44. In accordance with Section 607.11.B.2, "all existing and proposed utility easement shall be shown and labeled on the plan and included in the restrictive covenants as appropriate". *Proposed sanitary sewer extends along Flute Road. An easement shall be provided for the proposed sanitary sewer along Flute Road and to manhole B2-2-4.*

RESPONSE: A sanitary easement has been added to the sanitary sewer line.

45. In accordance with Section 607.13.E, "a leveling area for all road intersections shall be provided in accord with "PennDOT Publication 13M, Design Manual Part 2, Highway Design, latest edition" requirements based on average daily traffic for the intersecting roads." *The required leveling area for Flute Road must be shown on the plan and profile.*

RESPONSE: This "Flute Road" will be designated and designed as a Private Access Drive, although, we have added a 20' long, 2% levelling/transition area where the drive connects to MCTA Drive.

46. In accordance with Section 607.15, "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 (2) to ten (10) feet above the center-line grades of the intersecting roads". *Clear sight triangles shall be shown at the intersections of M.C.T.A. Drive and the proposed access driveway with Flute Road. Applicable notes shall be provided on the plan.*

RESPONSE: A 75' clear sight triangle has been added to the intersection of MCTA Drive and our access drive.

47. In accordance with Section 607.16.M.1, "the access drive within the legal right-of-way of the public road, or for a distance of at least twenty (20') feet from the edge of the cartway, whichever is greater, shall not have a grade in excess of four (4%) percent. The grade of any access drive shall not exceed ten (10%) percent." *The proposed grading along the proposed access drive has a 5% slope within 20-feet of the Flute Road cartway and shall be revised.*

RESPONSE: This "Flute Road" will be designated and designed as a Private Access Drive.

48. In accordance with Section 607.16.M.2, "access drive entrances into all non-residential and non-agricultural use properties shall be no less than twenty-four (24') feet in width, shall not exceed thirty-six (36') feet in width at the road line, unless provided with a median divider, and shall be clearly defined by curbing. The curbs of these driveway entrances shall be rounded with a minimum radius of twenty (20') feet from where they intersect a road." *Curbing must be provided along the access drive, and the radii at the intersection of the access drive and Flute Road must be 20-feet and labeled on the plans.*

RESPONSE: Curbing has been added at this intersection accordingly.

49. In accordance with Section 607.19.A, "the maximum slope of any earth embankment or excavation shall not exceed one (1) foot vertical to three (3) feet horizontal unless stabilized by a retaining wall or cribbing, except as approved by the Board of Commissioners for special conditions". *The proposed grading below Riprap Apron B is approximately two (2) to one (1) and must be revised.*

RESPONSE: This grading has been revised and design changed in this area.

50. In accordance with Section 607.20.A.2, "no forest mat, roots or stones larger than six (6) inches shall be incorporated into the subgrade." *A note to this effect must be placed on the plan.*

RESPONSE: This note has been added to the grading plan.

51. In accordance with Section 607.20.A.3, "the subgrade shall be compacted to not less than ninety-seven (97) percent of the determined dry weight (dry mass) density of the material on the site as determined in accord with PTM No. 106, Method B". *A note to this effect must be placed on the plan.*

RESPONSE: This note has been added to the grading plan.

52. In accordance with Section 607.22.E, "curbs shall be constructed in accord with the most current PennDOT RC64M standard for plain concrete curbs and Americans with Disabilities Act standards". *The required top of curb width of 8-inches must be indicated on the Monolithic Concrete Curb/Sidewalk Detail at Parking Areas on Sheet 7.*

RESPONSE: This detail has been edited accordingly.

53. In accordance with Section 607.23, "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." *The depth of the concrete must be indicated in the Monolithic Concrete Curb/Sidewalk Detail at Parking Areas on Sheet 7. In addition, per Section 676 of PennDOT Publication 408 and the RC-67M, gravel shall be placed at a depth of 6-inches and the detail must be revised.*

RESPONSE: This detail has been edited accordingly.

54. In accordance with Section 608.A.4, "monuments shall be set at all outbound locations where permanent monuments did not exist at the tie 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." *Monuments shall be placed as required.*

RESPONSE: All property corners are marked already by existing monumentation and are labelled on the Existing Conditions Plan.

55. In accordance with Section 609.3, "stormwater drainage and management shall comply with all Pennsylvania Department of Environmental Protection, PennDOT, and other agency rules and regulations". *An NPDES Permit from the Pennsylvania Department of Environmental Protection is required and must be provided upon receipt.*

RESPONSE: Approval from the Monroe County Conservation District shall be provided to Pocono Township upon receipt.

56. In accordance with Section 609.4.G, "the minimum top width of the detention basin berm shall be ten (10) feet". *A top of berm at elevation 1175.00 having a width of 10-feet is proposed in the Stormwater Basin Detail on Sheet 7. It does not appear the proposed grading provides the required width of 10-feet. The grading should be revised and the berm elevation at 1175.00 shall be delineated on the plan.*

RESPONSE: A waiver of this section has been granted so that we may leave the existing berm intact.

57. In accordance with Section 609.4.K.3, "emergency spillways shall be constructed of reinforced concrete or other material approved by the Township Engineer". *The material of the proposed emergency spillway must be indicated on the Permanent Emergency Spillway Detail on Sheet 7, and shall consist of material that can withstand the 100-year basin inflow, as required in Section 609.4.K.5.*

RESPONSE: A spillway analysis has been provided under Appendix G of the PCSM Report. The analysis shows that for the 100 year storm, assuming the

basin outlet structure is blocked, the spillway will remain stable utilizing an N.A.G. P300 matting.

58. In accordance with Section 609.4.K.5, "the minimum capacity of all emergency spillways shall be the peak flow rate from the one-hundred-year design storm after development". *Emergency spillway calculations showing the spillway of the existing basin can handle the 100-year basin inflow with 1-foot of freeboard must be submitted for review.*

RESPONSE: A waiver of this section has been granted so that we may leave the existing berm intact.

59. In accordance with Section 609.4.L.1, "anti-seep collars shall be installed around the pipe barrel within the normal saturation zone of the detention basin berms". *Anti-seep collars shall be provided in accordance with Section 609.4.L. Associated details and calculations must be submitted for review.*

RESPONSE: An antiseep collar and detail has been added to the basin profile and construction details accordingly.

60. In accordance with Section 609.4.M.1, "all outlet pipes through the basin berm shall be reinforced concrete pipe with watertight joints". *The proposed discharge pipe from the existing basin will be HDPE and must be revised to be RCP.*

RESPONSE: We are no longer proposing a revised basin outlet pipe, as we will be utilizing the existing SBCPP pipe in its entirety.

61. In accordance with Section 610.A, "all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PADEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of Environmental Protection regulations for soil erosion and sedimentation control". *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. The following comments are based upon our review of the Erosion and Sediment Plan and Report, and associated notes and details.*

- a. *Per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual, the rock construction entrance must have a minimum length of 50-feet, and the plan must be revised. The Standard Construction Detail for the proposed construction entrance must be provided on the plan.*

RESPONSE: The rock construction entrance has been lengthened to conform to this ordinance.

- b. *Stage 2 in the Specific Staging of Earthmoving Activities on Sheet 9 references Lumber Street and should be revised.*

RESPONSE: Stage 2 has been revised.

- c. *Stage 4 in the Specific Staging of Earthmoving Activities on Sheet 9 references silt barriers 1 to 11 while the plan view and Compost Filter Sock detail on Sheet 10 indicate 23 silt barriers. The Staging must be revised.*

RESPONSE: The staging has been updated.

- d. *Stage 5 in the Specific Staging of Earthmoving Activities on Sheet 9 references Diversion Berm B, however it appears only Diversion Berm A is shown on the plan and the Staging should be revised. In addition, a detail for the proposed diversion berm(s) must be provided on the plan.*

RESPONSE: The staging has been revised as requested and a detail has been added for the berm.

- e. *Standard E&S Worksheet #19 in the Erosion and Sediment Control Report lists a Top of Embankment Elevation at 1173.90 while the water surface elevation listed in Standard Construction Detail #7-2 on Sheet 10 is 1174.00. The top of embankment shall be set above the high water surface elevation per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual.*

RESPONSE: The E&S features shall be revised as part of the NPDES review process.

62. In accordance with Section 611.A, "all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy". *The hotel is proposed to connect to public water and sewer, and is located within the Act 537 Service Boundary. A completed Sewage Facilities Planning Module Exemption must be submitted for review, and evidence of adequate water supply must be submitted.*

RESPONSE: This exemption mailer has been submitted to the Township and is under review.

63. In accordance with Section 616.1.D, "lighting plans shall be submitted for review and approval of any installation of lighting in connection with a land development application for any use identified in Subsection (b) of this Section." *A lighting plan must be submitted for review.*

RESPONSE: A lighting plan has been designed and is included in this planset.

64. In accordance with Section 619.B, common open spaces, recreation areas, and/or in-lieu-of fees "shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this Section 619". In addition, and in accordance with Section 619.E.5, "if a non-residential subdivision or land development is required to dedicate common open space, the following amounts of common open space shall be required, unless revised by resolution of the Board of Commissioners". *The amount of Prime Open Space shall be determined and indicated on the plan, and the required amount of Common Open Space shall*

be dedicated to the Township. Alternatively, and in accordance with Section 619.F, and if agreed upon by the Board of Commissioners and Applicant, a fee in-lieu-of dedicating open space as determined by the Township Fee Schedule may be provided.

RESPONSE: This will be provided prior to recording.

65. In accordance with Section 620.B, a parking space shall be 10-feet wide by 18-feet long. *The width of the proposed parking spaces must be revised to provide the required 10-feet.*

RESPONSE: A waiver has been granted to allow 46 spaces along the southern side of the property to be 9' wide, while the rest have been edited to be 10' minimum.

66. In accordance with Section 620.D, "off-street parking areas and perimeter travel lanes shall be designed with pavement sections as specified below, as a function of anticipated traffic loads" as defined in this Section. *The anticipated traffic load must be determined and the Private Access Drive/Parking Paving Detail on Sheet 7 shall be revised accordingly to indicate the required thickness of the stone base, and binder and wearing courses.*

RESPONSE: Along with this submission is a Trip Generation Report showing the estimated daily flows. The current Private Access Drive/Parking Paving Detail provides adequate structure and stability to handle this amount of traffic.

67. In accordance with Section 620.F "parking lot landscaping shall conform to the provisions of Section 615". *A landscape plan must be submitted for review.*

RESPONSE: A landscaping plan and associated details have been designed by a Landscape Architect added to the set.

68. In accordance with Section 620.G, "parking and loading areas shall conform to the outdoor lighting provisions of Section 616". *A lighting plan must be submitted for review.*

RESPONSE: A lighting plan and associated details have been added to the set.

69. In accordance with Section 622, a "Traffic Impact Study shall be submitted to the Township, as part of a Preliminary Plan and Final Plan for any subdivision or land development application expected to generate more than 250 new trips per day; for residential subdivisions or land developments containing fifteen (15) or more dwelling units or residential lots in aggregate; or all non-residential developments (with the exception of agricultural development) with buildings containing in excess of twenty (20,000) thousand square feet of floor space in the aggregate; development of any kind impacting thirty (30) acres of land or more in the aggregate". *A Traffic Impact Study must be submitted for review.*

RESPONSE: With this submission is a trip generation analysis that analyzes the traffic generated by the police barracks and the proposed use as a 96 room hotel. This report indicates that the traffic generation slightly less than the previous use.

STORMWATER MANAGEMENT ORDINANCE

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

70. In accordance with Section 301.L, "roof drains should not be connected to streets, sanitary or storm sewers or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater. Considering potential pollutant loading, roof drain runoff in most cases will not require pretreatment." *The proposed roof drains must be shown on the plan.*

RESPONSE: Roof drains have been added to the Land Development Plan.

71. In accordance with Sections 301.M, 303.E, and 304.A.2.d, all stormwater runoff, other than rooftop runoff, shall be treated for water quality prior to discharge to surface or groundwater. *Water quality devices must be provided prior to stormwater entering the underground basin.*

RESPONSE: Water Quality filters have been proposed for Inlets A3, A3A, A4, B5 & B6 as labeled on the profiles. A detail of the water quality filter has been provided within the detail sheets.

72. In accordance with Section 302.B.1, an Existing Resource and Site Analysis Map (ERSAM) must be provided and must show "environmentally sensitive areas including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, floodplains, buffer areas, hydrologic soil groups A and B (areas conducive to infiltration), any existing recharge areas, existing structures, property boundary line, areas of impervious surface, soils lines and descriptions from the most recent Monroe County Soil Survey, existing well locations, existing septic systems, existing contours, soil testing locations keyed to testing results, existing drainage structures, photograph location (if available), and the ratio of disturbed area to the entire site area and measures taken to minimize earth disturbance". *An Existing Resource and Site Analysis Map must be submitted for review.*

RESPONSE: The ERSAM has been provided as Sheet 3 within the plan set.

73. In accordance with Section 304.A.1.a, "regulated activities will be required to recharge (infiltrate), where practicable, a portion of the runoff created by the development as part of an overall Stormwater Management Plan designed for the site. The volume of runoff to be recharged shall be determined from Sections 304.A.3.a or 304.A.3.b, depending upon demonstrated site conditions." *Calculations must be provided demonstrating the volume infiltrated meets the required recharge volume.*

RESPONSE: Calculations have been provided within the PCSM Report under Appendix E verifying that the infiltration volume meets the recharge volume.

74. In accordance with Section 304.A.2.a, "a minimum depth of 24 inches between the bottom of the BMP and the limiting zone" is required. *The testing at the proposed underground basin was completed at elevations 1185.65± and 1186.60±. The basin bottom is proposed at elevation 1186.00. Additional testing must be provided at a depth 2-feet below the basin bottom.*

RESPONSE: Additional infiltration testing and test pits were performed for both the existing basin and the underground infiltration bed. After encountering limiting zones beneath the existing basin, the underground stone bed was removed from the existing basin and additional storage was provided within the underground infiltration bed. The Supplemental Infiltration test has been provided under Appendix B of the PCSM Report.

75. In accordance with Section 304.A.2.c, "the recharge facility shall be capable of infiltrating the recharge volume within 4 days." *Calculations must be provided showing any stormwater stored within the existing basin can be infiltrated within 4 days. A safety factor per Section 304.B.3 must be applied to the tested infiltration rates.*

RESPONSE: Calculations have been provided under Appendix E of the PCSM Report showing that the infiltration facility dewater within 4 days. Safety factors are not necessary, as the infiltration tests were performed with a double ring infiltrometer.

76. In accordance with Section 304.B.2, "provide site-specific infiltration test results (at the level of the proposed infiltration surface) in accordance with the BMP Manual and/or ASTM Guide No. D5126 to determine the appropriate hydraulic conductivity rate". *The infiltration testing was completed only 12-inches below existing grade. Additional testing must be completed at the bottom elevation of the underground basin.*

RESPONSE: Supplemental infiltration testing was performed at the elevation of the bottom of the infiltration BMPs. The results of the supplemental testing have been provided under Appendix B of the PCSM Report.

77. In accordance with Section 305.E, "off-site areas that drain through a proposed development site are not subject to release rate criteria when determining allowable peak runoff rates. However, on-site drainage facilities shall be designed to safely convey off-site flows through the development site". *It appears the total areas of Existing Drainage Areas 1 and 2 include both on-site and off-site areas when compared to the Predevelopment Drainage Area Map. These total areas are then utilized in combination with on-site drainage areas (already included within the Existing Drainage Areas 1 and 2) to determine the predevelopment peak flows for each storm event. The on-site and off-site drainage areas shall only be counted once in the predevelopment peak flow calculations, and the calculations shall be revised to reduce the on-site peak flow as required in Table 305.1. For example, the 2-year post development peak flow shall be less than or equal to the 1-year on-site predevelopment peak flow plus the 2-year off-site predevelopment peak flow.*

RESPONSE: The drainage areas have only been counted once within our calculations which has been discussed and confirmed with Boucher & James.

78. In accordance with Section 307.A, "any stormwater management facility (i.e., BMP, detention basin) designed to store runoff and requiring a berm or earthen embankment required or regulated by this Ordinance shall be designed to provide an emergency spillway to handle flow up to and including the 100-year proposed conditions. The height of embankment must provide a minimum 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year proposed conditions inflow. Should any stormwater management facility require a dam safety permit under PADEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety which may be required to pass storms larger than the 100-year event." *Emergency spillway calculations showing that the spillway of the existing basin can handle the 100-year basin inflow with 1-foot of freeboard must be submitted for review.*

RESPONSE: As stated in the comment #58 response, a waiver of this requirement has been granted in order to retain the original basin dimensions. A spillway analysis has been provided under Appendix H of the PCSM Report showing stability during the 100 year storm assuming a blocked outlet structure.

79. In accordance with Section 307.D, "storm sewers must be able to convey proposed conditions runoff from a 50-year design storm without surcharging inlets, where appropriate". *Calculations for existing and proposed on-site storm sewer must be submitted for review.*

RESPONSE: A collection and conveyance analysis has been provided under Appendix F of the PCSM Report for the storm structures B3 through B7. All other storm structures and pipes have been analyzed as part of the basin/infiltration bed to which they are connected.

80. In accordance with Sections 308.A and 403.A.4, any earth disturbance must be conducted in conformance with PA Title 25, Chapter 102, "Erosion and Sediment Control", and all reviews and letters of adequacy from the County Conservation District must be submitted. *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. The following comments are based upon our review of the Erosion and Sediment Plan and Report, and associated notes and details.*

- a. *Per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual, the rock construction entrance must have a minimum length of 50-feet, and the plan must be revised. The Standard Construction Detail for the proposed construction entrance must be provided on the plan.*

RESPONSE: The rock construction entrance has been revised as requested.

- b. *Stage 2 in the Specific Staging of Earthmoving Activities on Sheet 9 references Lumber Street and should be revised.*

RESPONSE: The above reference to Lumber Street has been removed.

- c. *Stage 4 in the Specific Staging of Earthmoving Activities on Sheet 9 references silt barriers 1 to 11 while the plan view and Compost Filter Sock detail on Sheet 10 indicate 23 silt barriers. The Staging must be revised.*

RESPONSE: The staging has been revised as requested.

- d. *Stage 5 in the Specific Staging of Earthmoving Activities on Sheet 9 references Diversion Berm B, however it appears only Diversion Berm A is shown on the plan and the Staging should be revised. In addition, a detail for the proposed diversion berm(s) must be provided on the plan.*

RESPONSE: The staging has been revised as requested and a detail for the berm has been added.

- e. *Standard E&S Worksheet #19 in the Erosion and Sediment Control Report lists a Top of Embankment Elevation at 1173.90 while the water surface elevation listed in Standard Construction Detail #7-2 on Sheet 10 is 1174.00. The top of embankment shall be set above the high water surface elevation per the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Manual.*

RESPONSE: The E&S measures shall be revised during the NPDES review process.

- 81. In accordance with Section 308.B.1, "areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase to maintain maximum infiltration capacity". *The Specific Staging of Earthmoving Activities on Sheet 9 must include a step early in the Staging to protect the proposed infiltration areas.*

RESPONSE: The staging has been revised as requested.

- 82. In accordance with Section 403, "a note on the maps shall refer to the associated computations and Erosion and Sediment Control Plan by title and date. The cover sheet of the computations and Erosion and Sediment Control Plan shall refer to the associated maps by title and date." *Notes shall be placed on the plans and reports referencing the other documents with title and date, and any subsequent revision dates.*

RESPONSE: The above mentioned notes shall be added before the plan is recorded.

- 83. In accordance with Section 403.B.10, the map shall include "the name of the development, the name and address of the Applicant of the property, and the name and individual or firm preparing the plan". *The Grading Plan and PCSM Plan (Sheet 4) must*

include the name and address of the Applicant.

RESPONSE: The name and applicant has been included on the Grading Plan.

84. In accordance with Section 403.B.12, the map shall include "a graphic and written scale of one (1) inch equals no more than fifty (50) feet; for tracts of two hundred (200) acres or more, the scale shall be one (1) inch equals no more than one hundred (100) feet". *A graphic and written scale is provided on the Grading Plan and PCSM Plan (Sheet 4), however they do not appear correct and the plan should be revised.*

RESPONSE: The correct graphic and written scale has been added to the Grading Plan.

85. In accordance with Section 403.B.14, the map shall include "the total tract boundary and size with accurate distances to hundreds of a foot and bearings to the nearest second". *The Grading Plan and PCSM Plan (Sheet 4) shall include dimensions along the property boundary.*

RESPONSE: The property descriptions have been added to the Grading Plan.

86. In accordance with Section 403.B.19, the map shall include "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". *A drainage easement that permits, but does not obligate the Township to enter the property to inspect and maintain the proposed stormwater management facilities must be provided. Refer to Note 14 referenced in Comment 18.*

RESPONSE: 20' Wide stormwater drainage easements have been added to the plan.

87. In accordance with Section 403.B.22, the map shall include "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". *The required statement must be provided on the Grading Plan and PCSM Plan (Sheet 4).*

RESPONSE: This note has been added to the Grading Plan and PCSM Plan. This statement will be signed at the time of recording.

88. In accordance with Section 403.B.23, the plan shall include "the following signature block for the Design Engineer (Pennsylvania licensed professional engineer):

I, (Design Engineer), on this date (date of signature), hereby certify that the Stormwater Management Site Plan meets all design standards and criteria of the Pocono Township Stormwater Management Ordinance. The word "certify" is an expression of professional opinion by the undersigned and does not constitute a guarantee or warranty."

The required signature block must be provided on the Grading Plan and PCSM Plan (Sheet 4).

RESPONSE: This note has been added to the Grading Plan and PCSM Plan.

89. In accordance with Section 701.A, "for subdivisions and land developments the Applicant shall provide a performance guarantee to the Municipality for the timely installation and proper construction of all stormwater management controls as required by the approved Stormwater Management Site Plan in the amount and method of payment provided for in the Subdivision and Land Development Ordinance." *The required performance guarantee must be provided prior to plan recording.*

RESPONSE: This will be provided prior to recording.

90. In accordance with Section 702.A, "the Stormwater Management Site Plan for the development shall contain an operation and maintenance plan prepared by the Applicant and approved by the Municipal Engineer. The operation and maintenance plan shall outline required routine maintenance actions and schedules necessary to insure proper operation of the stormwater management facilities." *The required operation and maintenance plan must be provided.*

RESPONSE: This will be provided prior to recording.

91. In accordance with Section 703.A, "prior to approval of the site's Stormwater Management Site Plan, the Applicant shall sign and record a Maintenance Agreement in the form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned." *The required maintenance agreement must be provided prior to plan recording.*

RESPONSE: This will be provided prior to recording.

STORMWATER MANAGEMENT AND STORM SEWER DESIGN COMMENTS

92. The invert out elevation of 1162.40 listed in the Summary for Pond EX BASIN: EX BASIN is inconsistent with that listed in the Stormwater Basin Detail on Sheet 7. The Summary or Detail must be revised.

RESPONSE: The invert out elevations of the outfall pipe have been revised to be consistent throughout the details and calculations.

93. The emergency spillway at the existing basin must be shown and labeled on the plan.

RESPONSE: The requested spillway label has been added.

94. The infiltration tests shown on the plan shall be labeled per those provided in the Post Construction Stormwater Management Report.

RESPONSE: The supplemental infiltration tests which are being utilized for the calculations have been labeled on the plans.

MISCELLANEOUS COMMENTS

95. Signature blocks and certifications, Site Data, and Zoning Requirements shall be placed on a plan showing the proposed development (i.e., Land Development Plan, Sheet 3).

RESPONSE: All sheets from this planset will be recorded, therefor, the cover sheet signatures should suffice. In addition, there is not physical space for all of these items on the LDP and GRD sheets, so signature blocks, etc would need to be placed on a separate sheet after the LDP and GRD sheets anyway....defeating the purpose of having the signatures and notes on these sheets.

96. Grading and a swale are proposed within the existing 42-foot wide PP&L Right-of-Way. Evidence permitting the proposed construction must be provided to the Township.

RESPONSE: PP&L has been contacted, given plans to review, and we anticipate approval.

97. The executed agreement to access M.C.T.A. Drive referenced in General Note 6 on Sheet 1 must be provided upon receipt.

RESPONSE: This agreement is included in this submission.

98. On Sheet 1, Sheets 7 and 10 listed in the Sheet List Table should be switched to match the plan set.

RESPONSE: This sheet list has been updated accordingly.

99. On Sheets 3 and 4, relocation of the proposed sanitary sewer should be considered to place it outside of the edge of pavement of Flute Road. This will eliminate traffic disruption and pavement removal and replacement should repair or replacement of the sanitary sewer ever be necessary.

RESPONSE: The sanitary line has been revised to remove the manhole from the pavement.

100. On Sheet 4, the top of wall elevation of 1199.50 along the southeastern retaining wall appears low when compared to the proposed grades, and the top of wall elevation along the retaining wall adjacent to the emergency access drive appears high when compared to the proposed grades. The proposed elevations and/or grading should be revised.

RESPONSE: All wall elevations have been revised and walls themselves re-evaluated due to changes in BMP design.

101. On Sheet 4, the top of curb elevations along the southeastern retaining wall and nearest top of wall elevation of 1202.00 appear to be higher than the bottom of wall elevation, and should be revised.

RESPONSE: All wall elevations have been revised and walls themselves re-evaluated due to changes in BMP design.

102. On Sheet 4, a proposed 1198 contour is shown through the proposed building which has a first floor elevation of 1199. The proposed grading should be revised.

RESPONSE: This grading has been revised.

103. On Sheet 6, the proposed grading between A2 and A in Profile View of A to A3 Sta: 0+00 – 1+55.32, between B2 and B in Profile View B to B3 Sta: 0+00 – 1+61.71, and at B5 in Profile View of B3 to B5 Sta: 0+00 – 1+65.89 is inconsistent with that shown in the plan view and must be revised.

RESPONSE: The above profiles have been revised to reflect the proposed grading.

104. On Sheet 6, the invert out elevation at C1 and C1A in Profile View of Ex Inlet to C1 Sta: 0+00 – 1+21.83 is not consistent with that shown in the Stormwater Basin Detail on Sheet 7, and must be revised.

RESPONSE: The invert out elevations have been revised to be consistent between the profiles, details and calculations.

105. On Sheet 7, a Monolithic Concrete Curb/Sidewalk Detail at Parking Areas is provided. The construction of the curb and sidewalk should not be poured monolithically.

RESPONSE: We would like to further discuss the use of monolithic curb/sidewalk, as it is a detail we have used on a number of similarly designed projects in the past.

106. Spot elevations are provided along the proposed handicap spaces and accessible route, however the spots and scaled distances show slopes exceeding what is permitted by the 2010 ADA Standards for Accessible Design. Larger scale plans shall be provided showing the design of the proposed handicap parking spaces, ramps, and accessible routes with distances, slopes, and spot elevations.

RESPONSE: The Grading Plan now shows a 1:10 scale viewport of this area to provide greater detail.

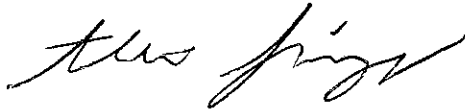
107. The proposed Land Development requires the following agency approvals.

- a. Pocono Township – Subdivision Plan and Land Development Plan approvals – **In process**
- b. Pocono Township – Connection of proposed sanitary sewer – **Copy of planset and request to be sent**
- c. Pocono Township – Fire Department – **Copy of planset and request to be sent**

- d. Pennsylvania Department of Environmental Protection & Monroe County Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities – **In process**
- e. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module Exemption – **Waiting for Township signature in order to send to DEP.**
- f. Brodhead Creek Regional Authority – **Ability to Serve Letter included in this submission.**

Please distribute these materials accordingly. Also, please contact our office if you need any additional copies or information.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Kinzey".

Alex B. Kinzey, S.I.T.

cc: Pam Tripus, Pocono Township Secretary
Charlie Vogt, Pocono Township Manager



Boucher & James, Inc.
CONSULTING ENGINEERS

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Fax 570-629-0306

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Bethlehem, PA 18018
610-419-9407
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September 8, 2017

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

**SUBJECT: DOUGLAS & COLETTE BELANGER FINAL MINOR SUBDIVISION REVIEW NO. 2
POCONO TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 1630015R**

Dear Planning Commission Members:

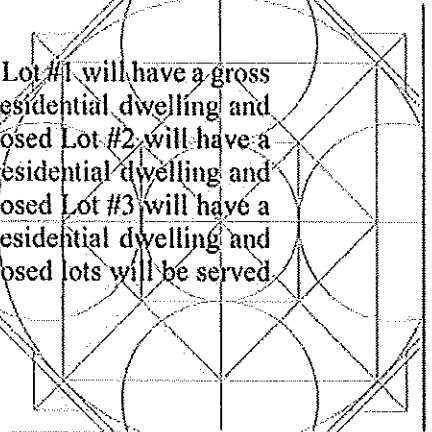
Pursuant to the Township's request, we have completed our second review of the Final Minor Subdivision Plan Application for Douglas and Colette Belanger. The submitted information consists of the following items.

- Response letter prepared by Bue-Morris Associates, Inc., dated August 10, 2017.
- PADEP General NPDES Permit Application.
- Erosion & Sediment Control Plan Narrative prepared by Bue-Morris Associates, Inc., dated May 15, 2017, revised August 10, 2017.
- Post Construction Stormwater Management Report prepared by Bue-Morris Associates, Inc., dated May 15, 2017, revised August 10, 2017.
- Final Minor Subdivision Plans (18 sheets) prepared by Bue-Morris Associates, Inc., dated May 15, 2017, revised August 10, 2017.

BACKGROUND INFORMATION

The Applicants, Douglas and Colette Belanger, are proposing to subdivide their existing property located on the southern side of Cherry Lane Church Road, approximately 500 feet east of its intersection with Fish Hill Road. The existing property also has frontage on the southern side of Cherry Lane Road (S.R. 1001) approximately 300 feet south of its intersection with Cherry Lane Church Road. The existing property (Parcel No. 12/92605) is located within the R-1, Residential Zoning District and consists of existing trails, and miscellaneous structures and basketball court, an unnamed watercourse, wetlands, steep slopes and woodlands.

The Applicants are proposing three (3) single family residential lots. Proposed Lot #1 will have a gross area of 10.22 acres (9.32 acres net) and will include one (1) single family residential dwelling and associated driveway taking access from Cherry Lane Road (S.R. 1001). Proposed Lot #2 will have a gross area of 11.34 acres (10.57 acres net) and will include a single family residential dwelling and associated driveway taking access from Cherry Lane Road (S.R. 1001). Proposed Lot #3 will have a gross area of 10.27 acres (7.92 acres net) and will include a single family residential dwelling and associated driveway taking access from Cherry Lane Church Road. The proposed lots will be served by on-lot water and sewer, and stormwater berms are proposed.



Based upon our review, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

1. In accordance with Section 402.B.1.a, the proposed single family dwellings are permitted uses within the R-1, Low Density Residential Zoning District. *(Previous Comment) No action is required.*
2. Comment satisfied.
3. Comment satisfied.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

4. In accordance with Sections 305.5, 404.3 and 406.6.H.1, the Township shall concurrently make its decision on the Sewage Facilities Planning Module, and if approval is granted, the complete sewage planning documents shall be forwarded to the Pennsylvania Department of Environmental Protection. Minor subdivision plan approval shall be conditional upon Department of Environmental Protection sewage planning approval. *Sewage Facilities Planning Modules must be submitted, and approvals provided upon receipt. (Previous Comment) The response indicates a Sewage Facilities Planning Module will be submitted.*
5. In accordance with Sections 305.7, 406.6.O, and 607.16.J, if a highway occupancy permit shall be required for access to a Township or State road, approval of the Land Development Plan shall be conditioned upon the issuance of a highway occupancy permit by the Township and/or PennDOT, as the case may be. *Highway Occupancy Permits issued for the proposed driveways have been submitted, however these permits expired in 2014. Extension of the existing permits, or new permits for Lots #1 and #2 must be provided to the Township upon receipt. In addition, the proposed driveway pipe on Lot #2 discharges into an existing pipe crossing Cherry Lane Road (S.R. 1001). Approval of this discharge from PennDOT will be required. (Previous Comment) The response indicates permits will be provided upon receipt. Correspondences to and from the Pennsylvania Department of Transportation, with associated plans, shall also be provided to the Township. In addition, it is noted proposed Pipe P.1 connects to an existing inlet in the Cherry Lane Road Right-of-Way and will also require review and approval from the Pennsylvania Department of Transportation.*
6. In accordance with Section 307.2, "Minor Residential Land Development Plans shall be processed in accord with the requirements for minor subdivisions in Section 305 of this Ordinance. All information and design requirements of this Ordinance applicable to land developments shall also apply to Minor Residential Land Developments except as provided in this Section 307. The Board of Commissioners may, based upon the character of the project and site conditions, waive the applicability of any or all of the land development requirements including the requirement for a survey of the project parcel." *This plan has been reviewed per Section 307.2. (Previous Comment) No action required.*
7. In accordance with Sections 404.1.A and 406.1.A, "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". *The scales provided on the plan sheets do not appear correct and should be revised.*

(Previous Comment) The plan scales are still incorrect. For example, the southeastern property lines of Proposed Lot #1 dimensioned on the plan as 270.32 feet and 522.00 feet measure 267 feet ± and 516 feet ±, respectively. The plans must be revised.

8. In accordance with Sections 404.1.C, and 406.1.C, "the survey shall not have an error of closure greater than one (1) in ten thousand (10,000) feet and shall include a boundary closure report". *The data for Line 2h is missing from the chart provided on Sheet 6, and the lengths of Line 2hp are inconsistent between the chart and lot closure report, and must be revised. The length of the eastern property line between the title line and right-of-way line (16.89-feet) on Lot #3 must be labeled on the plan. In addition, Lot #3 does not close within 1 in 10,000 when utilizing the right-of-way data and must also be revised. (Previous Comment) The response indicates lot closure reports are included, however none have been provided and must be submitted. The length of Line 2hp and the closure of Lot #3 must still be addressed.*
9. In accordance with Sections 404.2.F, 406.5.T, and 406.6.F, proof of legal interest in the property, a copy of the latest deed of record and a current title search report must be submitted. The Deed Book Volume and page number reference of the latest source(s) of title to the land being subdivided must also be provided on the plan. *A property deed has been provided. The page number listed in General Note 2 on Sheet 2 is incorrect and must be revised. A current title search report shall also be submitted. (Previous Comment) The deed page has been revised. The response indicates a title search is included, however one has not been provided and must be submitted.*
10. Comment satisfied.
11. Comment satisfied.
12. Comment satisfied.
13. Comment satisfied.
14. Comment satisfied.
15. Comment satisfied.
16. In accordance with Sections 406.2 and 406.4, a Site Context Map, and Resource Impact and Conservation Analysis are required. *An Existing Resource and Site Analysis Map has been submitted showing existing features within 200-feet of the existing property. The Site Context Map, and Resource Impact and Conservation Analysis shall also be submitted. (Previous Comment) Waivers from Sections 406.2 and 406.4 were requested and were recommended to the Board of Commissioners by the Township Planning Commission at its meeting held on July 31, 2017. As discussed, we have no objection to this request provided an aerial photograph be submitted. The response indicates the Aerial Map on Sheet 1 has been provided. The existing features and project site depicted on the Aerial Map are unclear. A high quality aerial photograph must be included as a 24-inch by 36-inch plan sheet and must clearly show the project site and existing features within 1,000 feet of the property.*
17. In accordance with Section 406.3.A, "a vertical aerial photograph enlarged to a scale not less detailed than 1 inch = 400 feet, the site boundaries clearly marked" must be submitted. *An aerial photograph showing areas within 500-feet of the site must be submitted. (Previous*

Comment) The response indicates the Aerial Map on Sheet 1 has been provided, however this map does not clearly depict the existing features or project site. Refer to Comment 16.

18. Comment satisfied.

19. Comment satisfied.

20. In accordance with Section 406.6.G, "in the case of individual on-lot wells, information documenting water table depth and potential for affecting ground water supply" must be submitted. *This documentation shall be submitted prior to obtaining a building permit. (Previous Comment) This comment has been acknowledged.*

21. Comment satisfied.

22. In accordance with Section 406.6.J, "confirmation that the soil erosion and sedimentation control plan has been accepted for review by the Monroe County Conservation District (see Section 610)" shall be provided. *Submissions to and approvals from the Monroe County Conservation District must be provided. (Previous Comment) The response indicates the response to the Monroe County Conservation District's Incompleteness Review Letter dated June 19, 2017 is included, however it has not been provided and must be submitted.*

23. Comment satisfied.

24. In accordance with Section 500, "no final plan shall be signed by the Board of Commissioners for recording in the office of the Monroe County Recorder of Deeds until:

A. All improvements required by this Ordinance are installed to the specifications contained in Article VI of this Ordinance and other Township requirements and such improvements are certified by the Applicant's Engineer; or,

B. Proposed developer's agreements and performance guarantee in accord with Section 503 and the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, have been accepted by the Board of Commissioners."

A performance guarantee, per Section 503, must be provided prior to plan recordation. A construction cost estimate shall be submitted for review. (Previous Comment) The response indicates a cost estimate will be provided for review. The cost estimate must be submitted for review, and the performance guarantee must be completed prior to plan recording.

25. In accordance with Section 506.2.3, "in the case where roads, drainage facilities, a central sewage treatment system or central water supply, or any other improvements are to remain private, the developer shall provide for the establishment of an escrow fund in accord with Section 503.1 to guarantee the operation and maintenance of the improvements. Said fund shall be established on a permanent basis with administrative provisions approved by the Board of Commissioners. The amount of said fund shall be fifteen (15) percent of the construction cost of the system as verified by the Township Engineer. The maintenance and operation of the improvements and the administration of any required maintenance fund account, shall be clearly established as the joint responsibility of the owner(s) of each structure or dwelling unit served by such system. Such responsibility and the mechanism to accomplish same shall be established by deed covenants and restrictions which shall be subject to the approval of the

Board of Commissioners.” *A maintenance fund shall be established for the continued maintenance of the proposed stormwater management facilities. (Previous Comment) As required, the maintenance fund shall be in the amount of 15% of the construction cost, which can be determined from the construction cost estimate. The maintenance fund shall be established prior to plan recording.*

26. In accordance with Section 509, “all applicants proposing any subdivision and/or land development requiring the installation of improvements as required by this Ordinance shall, prior to final plan approval by the Board of Commissioners, and if so directed by the Board of Commissioners, enter into a legally binding development agreement with the Township whereby the developer guarantees the installation of the required improvements in accord with the approved plan and all Township requirements.” *A development agreement must be executed prior to plan recordation. (Previous Comment) This comment has been acknowledged.*

27. In accordance with Section 601.1.F.5.b.(1) and 601.1.F.5.b.(5), “no more than thirty-five (35) percent of the original ground cover within any designated steep slope area on the property may be disturbed by grading, filling or other means. At least sixty-five (65) percent of the original ground cover must remain undisturbed during the establishment, alteration or maintenance of the property.” “The Final Plan shall be recorded with a steep slope easement. The easement shall be comprised of at least sixty-five (65) percent of the total existing area and located within the original boundaries of the steep slope area. Allocation of the easement should be made as evenly as possible throughout the lots to allow each lot adequate room for additional grading, accessory structures, etc.” *The areas of the steep slope easements are 65% of the existing steep slope areas, however the easements do not include 65% of the steep slope areas (i.e., easement qrst on Lot #1 has an area of 4,451 square feet, and only 1,550 square feet of steep slopes are located within the easement). The previously approved Tanalo Estates provided steep slope easements in the same manner. The Township shall determine if they will accept a waiver of the proposed easements which protect less than the required 65% of the existing steep slopes. In addition, the metes and bounds list on Sheet 3 for easement abcd on Lot #1 does not appear correct, and should be revised. The steep slope easements shall be shown on a plan to be recorded. (Previous Comment) Easement abcd is still incorrect and must be revised.*

Waivers from Sections 601.1.F.5.b.(1) and 601.1.F.5.b.(5) were requested and were recommended to the Board of Commissioners by the Township Planning Commission at their meeting held on July 31, 2017. The proposed steep slope easements are consistent with those shown on a previously approved plan for Tanalo Estates.

28. In accordance with Section 601.1.F.6, “natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented (e.g., by the Statewide Natural Diversity Inventory), whereas for others, only the general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Township Map of Potential Conservation Lands or by the Applicant’s Existing Resources and Site Analysis Plan by incorporating them into proposed conservation open space areas or avoiding their disturbance in areas proposed for development.” *The required PNDI must be completed and all measures taken for any listed endangered plants and animals. (Previous Comment) The response indicates the documentation will be submitted.*

29. Comment satisfied.

30. In accordance with Section 606.3.A, "each lot or area plotted for residential use shall provide, inside of the required yards, an area containing not less than one thousand (1,000) square feet for each dwelling unit. Such area shall have an average slope not greater than fifteen (15) percent and shall be accessible from the existing or proposed road by means of a driveway or private access road having a maximum grade of twelve (12) percent. In the case of lots using an on-site sewage disposal system, in addition to such area, there shall be sufficient area for the sewage disposal field in accord with Department of Environmental Protection regulations (see Section 903 for commercial and industrial lots)." *The proposed driveway on Lot #2 has a slope of 14%. It appears the proposed driveway on Lot #1 also has a slope exceeding 12%. A waiver is requested to permit a 14% driveway slope on Lot 2. A waiver may also be required for the driveway on Lot #1. The request indicates the previously approved Tanalo Estates proposed driveways at 14%. (Previous Comment) A waiver from Section 606.3.A was requested and was recommended to the Board of Commissioners by the Township Planning Commission at its meeting held on July 31, 2017. The waiver is requested to permit driveway slopes up to 14% on Lots #1 and #2 which are consistent with those proposed on the previously approved plan for Tanalo Estates.*

31. In accordance with Section 607.4.A, "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 Ordinance based on the classification of the road within the proposed development". *Cherry Lane Church Road has a travelway width of 20-feet with no shoulders. Table VI-1 requires a 26-foot wide travelway including 4-foot wide shoulders along Local Roads. Cherry Lane Church Road shall be widened to 22-feet to provide the required 4-foot wide shoulder along the proposed subdivision.*

On Sheet 17, the Lot #1 Driveway Paving Diagram depicts both paved and gravel shoulders. The existing 4-foot wide paved shoulder shall be noted as such in the detail. It appears the gravel shoulder is proposed. The gravel shoulder shall be indicated as being existing or proposed with a width. The gravel shoulder shall also be noted as paved. (Previous Comment) The detail has been revised.

A waiver from Section 607.4.A was requested and was recommended to the Board of Commissioners by the Township Planning Commission at its meeting held on July 31, 2017. The request indicates improvements were not required along Cherry Lane Church Road with two (2) proposed dwellings on the approved plan for Tanalo Estates. Only one (1) proposed dwelling will access Cherry Lane Church Road with the current plan.

32. In accordance with Section 607.16.L.3, "the driveway within the legal right-of-way of the public road, or for a distance of at least twenty (20') feet from the edge of the cartway, whichever is greater, shall not have a grade in excess of four (4%) percent. At no point shall the maximum grade of any driveway exceed twelve (12%)." *The proposed driveway on Lot #2 has a slope of 14%. It appears the proposed driveway on Lot #1 also has a slope exceeding 12%. A waiver has been requested from Section 606.3.A. Refer to Comment 29. If the requested waiver is recommended for approval, a partial waiver from 607.16.L.3 will also be required for the maximum grade of 12%. (Previous Comment) A waiver from Section 607.16.L.3 was requested for the proposed 14% driveway slopes and was recommended to the Board of Commissioners by the Township Planning Commission at their meeting held*

on July 31, 2017. The waiver is requested to permit driveway slopes up to 14% on Lots #1 and #2 which are consistent with those proposed on the previously approved plan for Tanalo Estates.

33. Comment satisfied.

34. In accordance with Section 607.16.L.5, "for driveways serving single residential units, the minimum width shall be twelve (12') feet. Width of shared driveways shall be minimum of fifteen (15') feet. Pullover areas shall be required to provide safe passage of two (2) vehicles." *The width of the proposed driveway on Lot #2 is only 10-feet and must be revised. (Previous Comment) A waiver from Section 607.16.L.5 was requested and was recommended to the Board of Commissioners by the Township Planning Commissioner at their meeting held on July 31, 2017. The waiver is requested to permit a driveway width of only 10-feet on Lot #2 which is inconsistent with that on a previously approved plan for Tanalo Estates.*

35. In accordance with Section 609.3, "stormwater drainage and management shall comply with all Pennsylvania Department of Environmental Protection, PennDOT, and other agency rules and regulations". *An NPDES Permit from the Pennsylvania Department of Environmental Protection and a permit from the Pennsylvania Department of Transportation for the driveway pipe connection on Lot #2 are required, and must be provided upon receipt. (Previous Comment) This comment has been acknowledged.*

36. In accordance with Section 610.A, "all soil erosion and sedimentation control plans shall meet the specifications of the Monroe County Conservation District and PADEP, and shall comply with Commonwealth of Pennsylvania, Title 25, Chapter 102 Department of Environmental Protection regulations for soil erosion and sedimentation control". *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall be provided upon receipt. (Previous Comment) All previous comments have been addressed.*

37. In accordance with Section 611.A, "all subdivisions and land developments shall be served by an adequate water supply and sewage disposal system; and the developer shall provide evidence documenting said adequacy". *On-lot water and sewer are proposed for each lot. Approvals from the Pennsylvania Department of Environmental Protection shall be provided upon receipt. Refer to Comments 4 and 20. (Previous Comment) This comment has been acknowledged.*

38. In accordance with Section 619.B, common open spaces, recreation areas, and/or in-lieu-of fees "shall apply to any subdivision for which a preliminary plan or a combined preliminary/final plan and any land development for which a plan is submitted after the effective date of this Section 619". In addition, and in accordance with Section 619.E.5, "if a non-residential subdivision or land development is required to dedicate common open space, the following amounts of common open space shall be required, unless revised by resolution of the Board of Commissioners". *The amount of Prime Open Space shall be determined and indicated on the plan, and the required amount of Common Open Space shall be dedicated to the Township. Alternatively, and in accordance with Section 619.F, and if agreed upon by the Board of Commissioners and Applicant, a fee in-lieu-of dedicating open space as determined by the Township Fee Schedule may be provided.*

General Note 19 on Sheet 2 indicates the Applicant is proposing to provide to the Township a fee in-lieu-of open space or recreational facilities. The Open Space Fee per the Township Fee

Schedule is \$1,400.00 per dwelling unit. Therefore, the calculated fee in-lieu-of for the three (3) proposed residential dwelling units is \$4,200.00. The Township shall determine if open space and/or recreational facilities shall be provided, or the offer of the fee in-lieu-of will be accepted. (Previous Comment) This comment has been acknowledged.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

39. In accordance with Section 303.I.6.b, "a 50-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 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." *A wetland buffer has been provided, however some areas appear to be delineated only 40-feet from the existing wetlands and should be revised. (Previous Comment) A waiver of Section 303.I.6.b was requested and was recommended to the Board of Commissioners by the Township Planning Commission at its meeting held on July 31, 2017. The wetland buffer is shown as it was on the approved plan for Tanalo Estates.*
40. Comment satisfied.
41. Comment satisfied.
42. Comment satisfied.
43. Comment satisfied.
44. Comment satisfied.
45. Comment satisfied.
46. In accordance with Section 305.B, "proposed condition rates of runoff from any Regulated Activity shall not exceed the peak release rates of runoff prior to development for the design storms specified on the Stormwater Management District Watershed Map (Ordinance Appendix B) and Section 305, of this Ordinance." The proposed development is located within District B-1, therefore the proposed 2-, 5-, 10-, 25-, 50-, and 100-year storm events must be reduced to the predevelopment 1-, 2-, 5-, 10-, 25-, and 100-year storm events.
 - a. *The Summary of Runoff Rates for Entire Drainage Areas is not consistent with the hydrographs and must be revised. (Previous Comment) The 50- and 100-year post development peak flows listed in Table 6 for Proposed Area A-L1, and the 25-, 50-, and 100-year post development peak flows listed in Table 6 for Proposed Area A-L2 are inconsistent with the hydrographs and must be revised. In addition, the predevelopment and post development peak flows listed in Table 6 for Area B are inconsistent with the hydrograph and must also be revised.*
 - b. *Comment satisfied.*
 - c. *Comment satisfied.*

d. Comment satisfied.

47. In accordance with Section 306.E, "Runoff Curve Numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex method shall be obtained from Table B-2 in Appendix B of this Ordinance". *Curve number calculations have been provided and indicate all soils are in Hydrologic Soil Group 'C'. The MoB and WmC soils are classified as 'D' soils on the USDA NRCS Websoil Survey. Table 1: Soil Information in the PCSM Report, and the CN calculations must be revised. (Previous Comment) As previously discussed, and in consideration of the previously approved plan, we find the soils acceptable provided approval is received from the Monroe County Conservation District and Pennsylvania Department of Environmental Protection.*
48. In accordance with Section 307.C, "any other stormwater conveyance facility and/or channel that does not fall under Chapter 105 regulations must be able to convey, without damage to the stormwater structure or roadway, runoff from the 50-year design storm with a minimum 1.0 foot of freeboard measured below the lowest point along the top of the roadway. Any facility that constitutes a dam as defined in PADEP Chapter 105 regulations may require a permit under dam safety regulations. Conveyance facilities to or exiting from stormwater management facilities (i.e., detention basins) shall be designed to convey the design flow to or from that structure. Roadway crossings located within designated floodplain areas must be able to convey runoff from a 100-year design storm. Any facility located within a PennDOT right-of-way must meet PennDOT minimum design standards and permit submission requirements." *No inflows are indicated in the 25-year hydrographs for Swales #1 and B. No discharge occurs from the proposed berms within the Swale #1 drainage area during the 25-year storm. However, discharge does occur during the 25-year storm within the Swale B drainage area. There is also overland flow that contributes to both Swales #1 and B during the 25- and 100-year storm events. The swale calculations shall be revised. (Previous Comment) The response indicates the swale calculations have been revised to include the entire drainage area, however the submitted calculations do not reflect this change. For example, the calculations for Swale #1 include the disturbed area of 1.889 acres only. The overland areas not controlled by the proposed berms must also be included in the calculations. The contributing area to Swale #1 appears to be approximately 3.25 acres. The calculations for Swale #1 and Ex-Swale B must still be revised.*
49. In accordance with Section 307.D, "storm sewers must be able to convey proposed conditions runoff from a 50-year design storm without surcharging inlets, where appropriate". *Discharge from the proposed berms upslope of the storm sewer pipes does occur during the 100-year storm event and must be included in the pipe calculations. The inverts in and out at Pipe #1 are inconsistent between the pipe calculation and the Lot #2 Driveway Profile on Sheet 18, and must be revised. In addition, pipe calculations for the existing pipes A-1 and A-2 shall also be provided. (Previous Comment) The drainage area utilized in the storm pipe calculations includes the disturbed areas only, and not the overland areas. The calculations for Pipe #1, Ex. Pipe-A1, and Ex. Pipe-A2 must still be revised to include the entire drainage areas.*
50. In accordance with Sections 308.A and 403.A.4, any earth disturbance must be conducted in conformance with PA Title 25, Chapter 102, "Erosion and Sediment Control", and all reviews and letters of adequacy from the County Conservation District must be submitted. *Submission to and approval from the Monroe County Conservation District, and NPDES approval shall*

be provided upon receipt. (Previous Comment) All previous comments have been addressed.

51. In accordance with Section 403, "a note on the maps shall refer to the associated computations and Erosion and Sediment Control Plan by title and date. The cover sheet of the computations and Erosion and Sediment Control Plan shall refer to the associated maps by title and date." *Notes shall be placed on the plans and reports referencing the other documents with title and date, and any subsequent revision dates. (Previous Comment) The incorrect revision date must be revised in General Note 2 on Sheet 2 to be consistent with the Post Construction Stormwater Management Report and Erosion and Sediment Control Plan Narrative, and a plan revision date must still be added to the Post Construction Stormwater Management Report and Erosion and Sediment Control Plan Narrative.*
52. Comment satisfied.
53. In accordance with Section 403.B.12, the map shall include "a graphic and written scale of one (1) inch equals no more than fifty (50) feet; for tracts of two hundred (200) acres or more, the scale shall be one (1) inch equals no more than one hundred (100) feet". *The scales provided on the plan sheets do not appear correct and should be revised. (Previous Comment) Refer to Comment 7.*
54. Comment satisfied.
55. Comment satisfied.
56. Comment satisfied.
57. In accordance with Section 701.A, "for subdivisions and land developments the Applicant shall provide a performance guarantee to the Municipality for the timely installation and proper construction of all stormwater management controls as required by the approved Stormwater Management Site Plan in the amount and method of payment provided for in the Subdivision and Land Development Ordinance." *The required performance guarantee must be provided prior to plan recording. (Previous Comment) This comment has been acknowledged.*
58. In accordance with Section 703.A, "prior to approval of the site's Stormwater Management Site Plan, the Applicant shall sign and record a Maintenance Agreement in the form and substance satisfactory to the Board of Commissioners, covering all stormwater control facilities that are to be privately owned." *The required maintenance agreement must be provided prior to plan recording. (Previous Comment) This comment has been acknowledged.*

STORMWATER MANAGEMENT DESIGN COMMENTS

59. Comment satisfied.
60. Comment satisfied.
61. Comment satisfied.
62. Comment satisfied.

MISCELLANEOUS COMMENTS

63. Comment satisfied.

64. Comment satisfied.

65. Comment satisfied.

66. Comment satisfied.

67. Comment satisfied.

68. Comment satisfied.

69. Comment satisfied.

70. Comment satisfied.

71. Comment satisfied.

72. Comment satisfied.

73. Comment satisfied.

74. Comment satisfied.

75. Comment satisfied.

76. Comment satisfied.

77. Comment satisfied.

78. The proposed Minor Subdivision requires the following agency approvals.

- a. Pocono Township – Subdivision Plan and Land Development Plan approvals
- b. Pennsylvania Department of Environmental Protection & Monroe County Conservation District – Letter of Adequacy and NPDES Permit for Stormwater Discharges from Construction Activities *An Incompleteness Review Letter dated June 19, 2017 was issued by the Monroe County Conservation District. No approval has been received to date.*
- c. Pennsylvania Department of Environmental Protection – Sewage Facilities Planning Module
- d. Pennsylvania Department of Transportation – Highway Occupancy Permits for proposed driveways and storm sewer installation

(Previous Comment) This comment has been acknowledged.

PLAN REVISION COMMENTS

79. On Sheet 1, the reference to the Board of Supervisors in the surveyor certification must be revised to reference the Board of Commissioners.
80. On Sheet 1, the Township Engineer signature block must be revised to read "Pocono Township Engineer" with spaces for signature and date.
81. As previously discussed, one (1) set of signature blocks on Sheet 1 is appropriate. The signature blocks on Sheets 6 should be removed.
82. On Sheet 2, Restrictive Covenant 3.c shall be revised to indicate the utility easement is provided along the road rights-of-way. In addition, drainage easements are no longer required and Restrictive Covenant 3.a should be removed.
83. On Sheet 14, the "Township's Engineer's Proposed Schedule of Construction Inspection" must be revised to "Proposed Schedule of Construction Inspection".

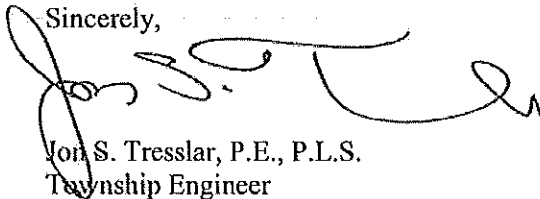
The above comments represent a thorough and comprehensive review of the information submitted with the intent of giving the Township the best direction possible. However, due to the nature of comments in this review, the receipt of new information may generate new comments.

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

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

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

Sincerely,



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

JST/mep/cg

cc: DonnaASURE, Township Manager
Pam Tripus – Township Secretary
Michael Tripus – Township Zoning Officer
Leo DeVito, Esquire – Township Solicitor
Lisa Pereira, Broughal & DeVito, LLP
Sarah J. Bue-Morris, P.E., Bue-Morris Associates, Inc. – Applicant's Engineer
Deanna L. Schmoyer, P.E., D&D Engineering & General Construction, LLC
Douglas & Colette Belanger – Applicants/Owners
Drew Wagner, P.E. – Monroe County Conservation District
Melissa E. Prugar, P.E. – Boucher & James, Inc.