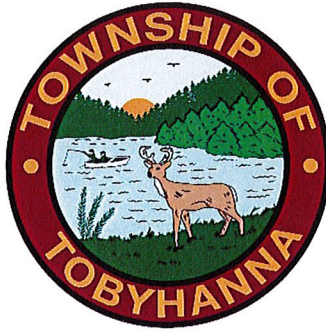


BOARD OF SUPERVISORS

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Autumn Canfield, MA
Assistant Manager

Jonathan Reiss, Esquire
Solicitor

April 18, 2018

Tobyhanna Township Planning Commission
105 Government Center Way
Pocono Pines, PA 18350

Attention: All Members

Subject: Exeter Blakeslee Lot 110 Land LLC
Final Land Development Plan Application
Project # 2018-002

Dear Commission Members:

A final land development plan application with associated documents were received on March 16th, 2018 for the project identified below. The plans were reviewed for conformity with the Zoning and Subdivision/Land Development Regulations of the Township of Tobyhanna.

Plan Name: Final Land Development Plans for Lot 110 (Exeter Blakeslee Lot 110 Land LLC)
Application Classification: Final
Project Location: New Ventures Park Subdivision (~0.2 miles north of SR 115/I-80 Intersection)
Property Owner: Exeter Blakeslee Lot 110 Land LLC
Plan Preparer: Reilly Associates, Inc.
Applicant/Developer: Exeter Blakeslee Lot 110 Land LLC

Zoning District: CI, Commercial Industrial District
Present Use: Vacant Lot
Number of Lots: One (1)
Total Lot Size: 65.97 acres
Proposed Use: Warehouse/Distribution Center

Data Submitted for Review:

- 1) Land Development Plan Set: Cover Sheet and Index with Site location Map, Existing Features Plan (Sheet No. 1; Dated: 03/13/2018), Overall Land Development Plan (Sheet No. 2; Dated: 03/13/2018), Lot Layout/Easement Plan (Sheet No. 3; Dated: 03/13/2018), Land Development Plans (Sheet Nos. 4 thru 7; Dated: 03/13/2018), Grading and Drainage Plans (Sheet Nos. 8 thru 11; Dated: 03/13/2018), Lighting & Landscaping Plan (Sheet No. 12; Dated: 03/13/2018), Profiles (Sheet Nos. 13; Dated: 03/13/2018), Stormwater Profiles (Sheet Nos. 14 thru 19; Dated: 03/13/2018), Construction Details (Sheet Nos. 20 thru 23; Dated: 03/13/2018), Stormwater Operation & Maintenance Plans (Sheet Nos. 24 thru 26; Dated: 03/13/2018),
- 2) Post Construction Storm Water Management Plans (Sheet Nos. 1 thru 20; Dated: 02/06/2008; Revised: 03/13/2018),
- 3) Post Construction Storm Water Management Report (Dated: 02/06/2008; Revised: 03/13/2018),
- 4) Traffic Impact and Improvement Summary for New Ventures Park Lot 110,
- 5) Property Indenture (Instrument # 201718701; Tax ID# 19/94311),
- 6) Reilly Associates Correspondence to Township Engineer - LDP Changes (Dated: 03/13/2018),
- 7) Reilly Associates Correspondence to Zoning Officer (Dated: 03/13/2018),
- 8) Reilly Associates Transmittal (Dated: 03/15/2018) and LDP Application w/ Review Checklist.

The following is offered for your consideration:

A. ZONING

Exeter Blakeslee Lot 110 Land LLC proposes a warehouse/distribution facility on Lot No. 110 of the New Ventures Park which is located in a CI, Commercial/Industrial district. Said lot is located in the northeast quadrant of the subdivision. The plan depicts the main access to Lot 110 via Commercial Boulevard and an emergency vehicle access through Lot 100 with gate and fire department Knox box. The proposed facility includes a 510,510 square foot warehouse/distribution building structure with no future expansion contemplated. The development includes two (2) bituminous pavement parking areas for trucks along the north and south sides of the proposed building. In addition, the development includes two (2) bituminous pavement parking areas for automobiles along the east and west sides of the proposed building.

Sewage service is to be obtained from the existing sewage collection/conveyance and treatment system which is owned by Aqua Pennsylvania Wastewater, Inc. General Note No. 11 indicates that the lot will be served by private on-lot water supply wells. The plan depicts a 100-foot wide buffer strip along the northerly and easterly boundaries of the site.

Stormwater management is proposed to mitigate the impact of the newly created impervious cover with subsurface storm sewer collection systems and infiltration basins. Post-developed stormwater runoff rates are planned to be reduced to or below the pre-developed rates. BMPs are also contemplated to mitigate anticipated pollution impacts from the development.

PennDOT's Construction Project #102578 includes roadway and traffic signal improvements at the intersection of State Route 115 and Commercial Boulevard are currently under construction and have been completed subject to PennDOT's punchlists and final inspection. On-site traffic impacts from the development are proposed to be mitigated by said improvements.

According to Article IX of the Township's Zoning Ordinance, specifically Section 155-17.B(6), warehouse/distribution is identified as a permitted use.

The following review comments contain either text directly from the Township Code and/or additional commentary.

1) Zoning Section 155-11

S. Notwithstanding any other provision of this chapter, any plan required to be submitted by this chapter shall also include a copy on computer readable media in either auto-cad R-14, auto-cad 2000, TIFF image format or ESRI Arc Info\arcview, with all required media containing Pennsylvania State Plane N, NAD 83 Coordinates, or such other electronic, digital or computer readable media or format as designated from time to time by resolution duly enacted by the Board of Supervisors. [Also, reference SALDO Section 135-12.J, 135-15.C and Township Code 124-86.E]

2) Zoning Section 155-17 Commercial/Industrial District

M.(1)(n) Submission of PennDOT encroachment or driveway permits, where applicable. **PennDOT has issued a Highway Occupancy Permit (#05046407) and Supplement No. 4 and No. 5 to S.I.D.E. Corporation for SR 115 & Commercial Boulevard improvements (See Attachments). On-site traffic impacts from the development are proposed to be mitigated by the traffic signal and roadway improvements described therein and under PennDOT's ECMS Project #102578.**

B. LAND DEVELOPMENT

Section 135-15.A. All plans shall contain:

(11) Name of architect, registered engineer or surveyor responsible for plan including seal and signature. [Also, SALDO Section 135-18.B(2)]

The Applicant's representative has advised that "The engineer/surveyor responsible for the plans will sign and seal on final plans."

(18) **The Township Solicitor should review any/all easements that were recorded for NVP Lot 100 and determine if any additional easements are required for NVP Lot 110.**

(20) A statement of ownership, signed, dated and notarized and consent from the owners to submit plans for Township approval.

The Applicant's representative has advised that "Signatures and other above information will be provided on final plans."

(21) A surveyor's certification of accuracy which is signed, dated and sealed.

The Applicant's representative has advised that "The surveyor responsible for the plans will sign and seal on final plans."

(23) & (24) Sanitary Sewer System [Also, SALDO Section 135-18.B(16)]

Attached for your reference is a copy of the Pennsylvania Department of Environmental Protection correspondence (Dated: December 2, 2009) which acknowledges sewage exemption for NVP Lot 110 at the time of the Preliminary LDP.

Aqua Pennsylvania Wastewater, Inc. purchased the Blakeslee wastewater collection, conveyance and treatment system from Tobyhanna Township on June 30, 2017. **A copy of Aqua's will serve letter for Lot 110 and service agreement should be provided to the Township.**

The plans depict a proposed sanitary sewer combination gravity main and low pressure system for collection/conveyance to an existing manhole in New Ventures Park.

A Traffic Impact and Improvement Summary for Lot 110 Final Plan has been prepared by Reilly Associates and is attached for your perusal. The fifth paragraph indicates that the Board of Supervisors and previous developer had negotiated and fair share contribution of \$50,000 for traffic impacts related to the SR940/SR115 intersection. Please refer also to attached Agreement for a Contribution in Lieu of Physical Mitigation at the Intersection of SR 115 and SR 940 (Dated: December 5, 2012).

Traffic engineering review comments are forthcoming from the Township's Traffic Engineer (L&V Engineering). Applicant to satisfactorily address any/all comments.

Section 135-17. Preliminary plan requirements.

D. Type of water supply and sewage disposal facilities proposed, i.e., on-lot, community or central. [Also, SALDO Sections 135-12.D(5)(e), 135-18.B(16) and 135-18.C]

Complete design plans for the proposed water supply facilities have not been provided for review. Copies of the approvals from both Bureau Veritas and Tobyhanna Township Volunteer Fire Company's Fire Chief should be provided to the Township.

AA. The owner/applicant shall make application to the Monroe County Conservation District regarding soil and erosion, PennDOT for a highway occupancy permit and any other permits that are required by Pennsylvania state law.

A copy of the Monroe County Conservation District Individual NPDES Completeness Notification letter (Dated: 04/04/2018) has been provided to the Township. A copy of the MCCD/PaDEP NPDES approval should be provided to the Township prior to the start of construction.

BB. The date of the Monroe County Planning Commission review should be added to the plan.

Section 135-18.B Final plan requirements.

- (23)** All final plans shall include any other federal or state permits that are required for development. This included but is not limited in the state of Pennsylvania to an erosion and sedimentation plan approval from Monroe County, PennDOT permit and DEP permits. If a permit from any other county, state or federal regulatory agency, which does have jurisdiction, cannot be obtained prior to final plan approval, the Board of Supervisors may grant conditional approval of the plan pending a copy of the appropriate permit filed with the Township prior to recording the final plan.
- (24)** Elevations and floor plans may be required by the Planning Commission or Board of Supervisors prior to approval of the final plans.

Agreements and Financial Security

The Township Solicitor will prepare a Development Agreement and a Stormwater Maintenance & Monitoring Agreement for execution by the property owner. Additional notes and/or revised text may be required by the Township Solicitor. The amount of the financial security will be determined by the Board of Supervisors. [SALDO Sec135-13.H]

The Applicant's Engineer should provide an Engineer's Cost Estimate for Site Improvements.

Several agreements have already been executed for NVP Lot 110. The Township Solicitor should consider appropriate reference to and transfer of responsibilities of said agreements in the new Development Agreement. Said agreements include, but are not limited to the following:

- 1) **Agreement for a Contribution in Lieu of Physical Mitigation at the Intersection of SR 115 and SR 940 (Dated: December 5, 2012). [Attached]**
- 2) **Agreement for Highway Occupancy Permit Application for Enclosed Surface Stormwater Drainage Facilities and Other Drainage Facilities (Dated: December 7, 2012). [Not Attached]**
- 3) **Traffic Signal Maintenance Agreement (Dated: December 7, 2012). [Not Attached]**

Chapter 124 – Stormwater Management

Section 124-86. Drainage plan contents.

The following items shall be included in the drainage plan:

B. The contents of the maps(s) shall include, but not be limited to:

(19) A fifteen-foot-wide access easement around all stormwater management facilities that would provide ingress from and egress to a public right-of-way.

General Note No. 23 (LDP Sheet Nos. 2 & 3) makes reference to a blanket easement which must be reviewed by the Township Solicitor, approved by the Board of Supervisors and included in the Development Agreement.

§ 124-88. Drainage plan review and approval

E. All required permits from PADEP must be obtained prior to approval.

Section 124-96.A Prior to final approval of the site's stormwater management plan, the property owner shall sign and record a maintenance agreement covering all stormwater control facilities which are to be privately owned.

A Stormwater Maintenance Agreement will be prepared by the Township Solicitor.

Section 124-97.A Municipal Stormwater Maintenance Fund

Persons installing stormwater storage facilities shall be required to pay a specified amount to the Municipal Stormwater Maintenance Fund to help defray costs of periodic inspections.

Given the number of subsurface infiltration basins and proposed storm inlets, an amount of \$5,100.00 is appropriate to cover the cost of periodic inspections performed by the municipality for a period of 10 years.

SALDO Waivers (Modifications)

As denoted on the LDP Cover Sheet, the Board of Supervisors approved waivers of the following SALDO and Stormwater Code Sections (with the Preliminary Plan):

- 1) Township Code 124-86.B(17) (vertical profiles for channels),
- 2) SALDO Section 135-12.D.(2),
- 3) SALDO Section 135-17.L and
- 4) SALDO Section 135-17.M.

Chapter 73 – Fire Lanes

A copy of the approval from the Tobyhanna Township Volunteer Fire Company's Fire Chief regarding fire lanes and signage should be provided to the Township.

International Fire Code

Upon compliance with the International Fire Code, a copy of the approval from Bureau Veritas should be provided to the Township.

Applicant should comply with any/all conditions of the Preliminary Land Development Plan approval - Grim, Beihn & Thatcher Correspondence (Dated: September 22, 2008). [Not Attached]

C. RECOMMENDATION

Based upon the aforementioned review, it is recommended that the proposed Final Land Development Plan for Exeter Blakeslee Lot 110 Land LLC be **APPROVED subject to the applicant's satisfactory response to the items listed above.**

Please advise if you have any questions regarding the application and/or review comments.

Respectfully Submitted,



Robert J. McHale, P.E.
Township Engineer

Cc: w/ enclosures
Property Owner/Applicant – Exeter Blakeslee Lot 100 Land LLC
Applicant's Rep. – Reilly Associates (Christopher P. McDermott, PE & Jerry P. Sitko, PE/PLS)
Township Manager – John J. Jablowski, Jr. MPA
Township Zoning Officer – Barbara G. Nichols
Township Solicitor – Jonathan J. Reiss, Esquire
Township Traffic Engineer – Jerilyn D. Luben, P.E. and Jacinta M. Vrabel, P.E.
File

Highway Occupancy Permit		Permit No. 05046407
Name and Address of Permittee: S.I.D.E. Coporation P.O. Box 1050 Blakeslee, PA 18610	County: Monroe	Issue Date: 2/1/2013
	County Contact Number: (570) 424-3024 Ext. 108	Expiration Date: 2/1/2014
	Issuing District Office: 5-0	Application Number: 16841
	District Contact Number: (610) 871-4473	Account Number:
	Municipalities: Tobyhanna Township	Permit Fee: 140.00

Immediately upon completion of the work Permittee shall notify the permit office where application was made. Subject to all the conditions, restrictions, and regulations prescribed by the Pennsylvania Department of Transportation, (see in particular 67 Pa. Code, Chapter 212, 441 and 459 and State Highway Law, 36 P.S. Section 670 - 411, 420 and 421) and subject to the plans, special conditions, or restrictions herein set forth or attached hereto. This permit shall be located at the work site and shall be available for inspection by any police officer or Department representative.

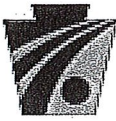
Location and Description of Work			Permit No. 05046407
1 of 3	State Route #: 0115 Segment(s): From 0340 To 0340 Offset(s): From 0226 To 0226	541: Install High Volume Driveway at 529: Remove Existing Low Volume Driveway at	
2 of 3	State Route #: 0115 Segment(s): From 0330 To 0340 Offset(s): From 1950 To 1847	171: Perform Roadway Improvement at 181: Install Auxiliary Lane at	
3 of 3	State Route #: 8002 Segment(s): From 0510 To 0510 Offset(s): From 1503 To 1879	171: Perform Roadway Improvement at	

Permit Conditions		Permit No. 05046407
1 of 37	THIS PERMIT AUTHORIZES WORK ONLY IN DEPARTMENT HIGHWAY RIGHT OF WAY.	
2 of 37	AN INSPECTOR, WHEN AVAILABLE, WILL BE ASSIGNED ON MORE THAN A SPOT INSPECTION BASIS. PERMITTEE WILL BE CHARGED ALL INSPECTION COSTS INCURRED BY THE DEPARTMENT.	
3 of 37	A CERTIFICATE OF INSURANCE SHALL BE SUBMITTED TO THE DEPT. BY THE PERMITTEE OR ITS CONTRACTOR 30 DAYS PRIOR TO START OF WORK.	
4 of 37	PERMITTEE SHALL PROVIDE SECURITY IN A FORM ACCEPTABLE TO THE DEPARTMENT, IN THE AMOUNT OF: \$973,890.00 PRIOR TO START OF WORK WITHIN THE RIGHT OF WAY.	
5 of 37	CONTACT COUNTY PERMIT INSPECTOR AT LEAST 3 WORK DAYS IN ADVANCE OF PAVING A DRIVEWAY/LOCAL ROAD OR POURING CURB OR SIDEWALK.	
6 of 37	CONTACT COUNTY PERMIT INSPECTOR AT LEAST 3 WORK DAYS IN ADVANCE OF CONCRETE PAVEMENT OR SHOULDER RESTORATION.	
7 of 37	CONTACT COUNTY PERMIT INSPECTOR AT LEAST 3 WORK DAYS PRIOR TO START OF WORK AT 570-424-3024 x108.	
8 of 37	PERMITTEE'S CONTRACTOR MUST PROVIDE PROPOSED WORK SCHEDULE 3 DAYS BEFORE START OF WORK. ALSO, PROVIDE AN EMERGENCY PHONE CONTACT NUMBER TO THE DEPARTMENT.	
9 of 37	HIGHWAY OCCUPANCY PERMIT 05046400 WAS ISSUED TO THE TOWNSHIP OF TOBYHANNA FOR THE INSTALLATION OF THE STORMWATER FACILITIES ASSOCIATED WITH THIS PERMIT. HIGHWAY OCCUPANCY PERMIT 05046399 WAS ISSUED TO THE TOWNSHIP OF TOBYHANNA FOR THE INSTALLATION OF A LOW VOLUME LOCAL ROAD. S.I.D.E. CORPORATION WILL BE CHARGED ALL INSPECTION FEES IN RELATION TO THESE PERMITS.	
10 of 37	ONCE THE PROPERTIES ARE SOLD, THE PERMIT MUST BE TRANSFERRED INTO THE NEW PROPERTY OWNER NAMES.	

Permit Conditions		Permit No. 05046407
11 of 37	MATERIAL CERTIFICATIONS MUST BE PROVIDED, BY AN APPROVED MANUFACTURER LISTED IN THE DEPARTMENTS PUBLICATION 35 BULLETIN 15, FOR ALL MATERIALS AND STRUCTURES WITHIN PENN DOT R/W.	
12 of 37	PERMITTEE MUST NOTIFY THE DISTRICT T.O.C. OFFICE AT 610-871-4600 PRIOR TO SETTING UP A LANE CLOSURE OR DETOUR.	
13 of 37	PERMITTEE MUST NOTIFY THE DISTRICT CRC OFFICE AT 610-871-4555 THREE (3) DAYS IN ADVANCE OF A LANE CLOSURE OR DETOUR.	
14 of 37	ALL PERMANENT SIGNS ERECTED MUST BE FABRICATED BY AN APPROVED SIGN MANUFACTURER LISTED IN THE DEPARTMENTS PUBLICATION 35, BULLETIN 15.	
15 of 37	PERMITTEE SHALL PROVIDE A NEW, EXECUTED CERTIFICATE OF INSURANCE ANNUALLY TO THE DISTRICT PERMIT OFFICE.	
16 of 37	PERMITTEE IS RESPONSIBLE FOR ENSURING THAT MUD, SILT AND OTHER DEBRIS IS REMOVED FROM VEHICLES AND TIRES (BY POWER WASH, ETC.) BEFORE ENTERING ONTO THE HIGHWAY.	
17 of 37	DRAINAGE INSTALLED BY THIS PERMIT IS THE RESPONSIBILITY OF THE PERMITTEE TO CONTINUALLY MAINTAIN OR REPLACE.	
18 of 37	<p>LANE CLOSURES WILL NOT BE PERMITTED DURING THE FOLLOWING PERIODS: EASTER WEEKEND FRIDAY 6:00AM TO TUESDAY 9:00AM; MEMORIAL DAY WEEKEND - FRIDAY 6:00AM TO TUESDAY 9:00AM; FOURTH OF JULY HOLIDAY REQUEST INFORMATION FROM DISTRICT OR COUNTY PERMIT OFFICE; LABOR DAY WEEKEND FRIDAY 6:00AM TO TUESDAY 9:00AM; COLUMBUS DAY WEEKEND FRIDAY 6:00AM TO MONDAY 9:00AM; THANKSGIVING WEEKEND WEDNESDAY 6:00AM TO MONDAY 9:00AM; CHRISTMAS HOLIDAY-DECEMBER REQUEST INFORMATION FROM DISTRICT OR COUNTY PERMIT OFFICE; NEW YEARS HOLIDAY REQUEST INFORMATION FROM DISTRICT OR COUNTY PERMIT OFFICE.</p> <p>Consider adding and implementing traffic restrictions for special events that attract large volumes of traffic in area of HOP. Examples: Musikfest, Pocono Raceway Sprint Cup Events, Das Awkscht Fescht and Wheels of Time.</p>	
19 of 37	NO LANES MAY BE RESTRICTED BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM OR BETWEEN THE HOURS OF 3:00 PM TO 6:00 PM.	
20 of 37	MINIMUM WORK ZONE TRAFFIC CONTROL TO BE IN ACCORDANCE WITH PUB. 213, FIGURE(S): 5, 7, 8, 10A, 10B, 16, 17, 18, 21, 22, AND 24. SEE PUB 212 FOR ADDITIONAL DETAILS. IF THE STANDARD PATA FIGURES REQUIRE MAJOR MODIFICATIONS, A MPT PLAN WILL BE REQUIRED.	
21 of 37	ALL DISTURBED AREAS OUTSIDE THE PAVEMENT OR SHOULDER SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED BEFORE THE START OF WORK.	
22 of 37	ACCESS SIGNING AND PAVEMENT MARKINGS MUST BE MAINTAINED BY PERMITTEE.	
23 of 37	PERMITTEE MUST MAINTAIN ACCESS FROM THE PAVEMENT EDGE TO AT LEAST 150 FEET OUTSIDE THE HIGHWAY RIGHT OF WAY.	
24 of 37	SURFACE DRAINAGE MAY NOT BE DIRECTED ONTO STATE HIGHWAY RIGHT OF WAY.	
25 of 37	SHOULDERS MUST BE RESTORED IN ACCORDANCE WITH APPROPRIATE SECTION OF PUB. 408 AND ROADWAY CONSTRUCTION STANDARDS RC-25M.	
26 of 37	CURB MUST BE INSTALLED IN ACCORDANCE WITH PENNDOT ROADWAY STANDARDS RC-64M AND RC-67M.	
27 of 37	DEPARTMENT MUST BE NOTIFIED IN WRITING UPON COMPLETION OF WORK.	
28 of 37	IT IS THE PERMITTEE'S RESPONSIBILITY TO KEEP VEGETATION TRIMMED IN ORDER TO MAINTAIN MINIMUM SIGHT DISTANCE. NO OBJECTS MAY BE PLACED WITHIN THE LINE OF SIGHT.	
29 of 37	FULL ROADWAY OVERLAY IS REQUIRED.	
30 of 37	DEPARTMENT MUST BE NOTIFIED IN WRITING TWO WEEKS IN ADVANCE OF PRE-CONSTRUCTION MEETING.	
31 of 37	GUIDE RAIL MUST BE INSTALLED IN ACCORDANCE WITH DEPARTMENT'S ROADWAY CONSTRUCTION STANDARDS.	
32 of 37	GUIDE RAIL END TREATMENTS MUST BE INSTALLED IN ACCORDANCE WITH DEPARTMENT R.C.54 STANDARDS ON THE SAME DAY AS EXISTING GUIDE RAIL IS REMOVED.	

Permit Conditions		Permit No. 05046407
33 of 37	AGREEMENT OF RELEASE WERE FROM THE FOLLOWING PROPERTY OWNERS: POCONO HOSPITAL CORP. RECORDED IN MONROE COUNTY, ON 10/19/2012, IN RECORD BOOK 2409, PAGE 7783. BLUE RIDGE REAL ESTATE COMPANY RECORDED IN MONROE COUNTY, ON 10/19/2012, IN RECORD BOOK 2409, PAGE 7792.	
34 of 37	THIS PERMIT IS LIMITED TO AN ANTICIPATED ADT OF 3807 OR 1904 VEHICLES PER DAY FOR THE DRIVEWAY AT SR 0115, SEGMENT 0340, OFFSET 0226. WHEN THE TRAFFIC ENTERING AND EXITING THE PROPERTY EXCEEDS THIS AMOUNT, A NEW PERMIT MUST BE OBTAINED. IF THE USE OF THE PROPERTY CHANGES, A NEW PERMIT MUST BE OBTAINED.	
35 of 37	AS-BUILT PLANS, IN A .PDF FORMAT; WILL BE REQUIRED PRIOR TO THE CLOSE OUT OF THIS PERMIT.	
36 of 37	PERMITTEE MUST NOTIFY THE DISTRICT SPECIAL HAULING PERMIT OFFICE AT 610-871-4167 AT LEAST FOURTEEN (14) BUSINESS DAYS IN ADVANCE OF ANY LANE RESTRICTION OR DETOUR.	
37 of 37	THE PERMITTEE HAS INDEMNIFIED THE DEPARTMENT. THE INDEMNIFICATION WAS RECORDED IN MONROE COUNTY ON 10/19/2012, IN RECORD BOOK 2409, PAGE 7805.	

<p>Acknowledgement of Completion</p> <p>Permit work has been completed:</p> <p>Date: _____</p> <p>By: _____</p>	<p>_____ Barry J Schoch, P.E. Secretary of Transportation</p> <p>_____ Michael W. Rebert, P.E. District Executive</p>
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pennsylvania
DEPARTMENT OF TRANSPORTATION

Date: 06/12/2017
Subject: Highway Occupancy Permit Application No. 16841 - Supplement No. 5 - HOP Supplement Issued
To: S.I.D.E. Coporation
P.O. Box 1050
Blakeslee, PA 18610
From: PennDOT Engineering District 5-0
1002 Hamilton Street
Allentown, PA 18101

Dear Applicant,

Your application for a supplement to your Highway Occupancy Permit has been approved and a supplement was issued by the Department. When you leave this window, you may click on Attachments to download and/or print the supplement. Please note, a copy of the permit (including all issued supplements) and relevant work plans shall be made available at the work site for inspection by any police officer or representative of the Department.

DEVELOPMENT DESCRIPTION: Arcadia S.I.D.E. Coporation / Liberty Petroleum Distributors, LLC

MUNICIPALITY: Tobyhanna Township, Monroe County

PennDOT has completed its review of the Supplemental Transportation Impact Study (TIS) for the project noted above. The TIS is approved as submitted.

The Study identified the following:

- Proposed Development: Refer to attached spreadsheet for uses and sizes. In addition to changes to previously approved industrial uses, the development will now include a 5,302 SF convenience market with 14 fueling positions and a 1,590 SF fast-foot restaurant with drive-thru.

Previously Permitted: New Weekday/AM/PM/Sat Trips = 3194/396/446/79

Revised TIS: New Weekday/AM/PM/Sat Trips = 6410/498/741/423

- Phasing/Buildout: Anticipated Opening Year = 2017*

*after completion of PennDOT Project along SR 0115

- Access type/Improvements: Signalized high volume driveway (Commercial Blvd) at SR 0115

- Offsite Improvements:

- If required, perform future signal timing adjustments at SR 0115/Commercial Blvd.

This approval is for the Supplemental TIS only, and is based on the presented land use, trip generation, Design Horizon Year, and proposed mitigation. Any modifications to these parameters will require a revision of the TIS.

If you have any questions regarding this matter, you may contact Melissa Maupin, District Permit Manager, at (610)871-4466.

Highway Occupancy Permit Supplement

Supplement No.: 05046407- 04

The original permit, bearing number shown on this supplement, was issued to: S.I.D.E. Coporation P.O. Box 1050 Blakeslee, PA 18610	Original Permit No.: 05046407	Supplement Type: Change in Work
	County: Monroe	Supplement Issue Date: 6/12/2017
	Issuing District Office: 5-0	Permit Expiration Date: 2/1/2018
	District Contact No.: (610) 871-4470	Application No.: 16841-05
	Municipalities: Tobyhanna Township	Account No.:
		Supplement Fee: \$ 10.00

Commonwealth of Pennsylvania

Under and subject to all the minimum conditions and regulations prescribed by the PA Department of Transportation (see in particular 67 PA Code, Chapter 441 and 459) and on the original permit.

Supplement Description : Change in Work	Supplement No.: 05046407-04
SUPPLEMENT PERMIT #05046407 FOR A CHANGE IN WORK WITH APPROVED REVISED TRAFFIC STUDY.	

Supplement Conditions		Supplement No.: 05046407-04
1 of 3	LOT 1 DEVELOPMENT MAY NOT OPEN TO THE PUBLIC PRIOR TO THE COMPLETION OF THE DEPARTMENT PROJECT.	
2 of 3	SIGNAL TIMING CHANGES WILL NOT BE PERMITTED UNTIL AFTER THE SITE HAS BEEN IN OPERATION.	
3 of 3	REVISED CONDITION 34 OF 37: THIS PERMIT IS LIMITED TO AN ANTICIPATED ADT (TOTAL/AM/PM/SAT) OF 6410/498/741/423 OR 3207 VEHICLES PER DAY FOR THE DRIVEWAY AT SR 0115, SEGMENT 0340, OFFSET 0226. WHEN THE TRAFFIC ENTERING AND EXITING THE PROPERTY EXCEEDS THIS AMOUNT, A NEW PERMIT MUST BE OBTAINED. IF THE USE OF THE PROPERTY CHANGES, A NEW PERMIT MUST BE OBTAINED.	

Leslie S. Richards

Secretary of Transportation

Michael W. Rebert, P.E.

District Executive

Traffic Impact and Improvement Summary for Lot 110 Final Plan

This narrative summarizes how required traffic improvements will be addressed for development of Lot 110 in New Ventures Park. Exeter Blakeslee Lot 110 Land LLC is submitting Final Land Development Plans for Lot 110 in New Ventures Park. In 2008, Preliminary Plans for the development of Lot 110 in New Ventures Park were conditionally approved by the Tobyhanna Township Supervisors. One of those conditions included addressing traffic issues to the satisfaction of the Township and PennDOT. A Traffic Impact Study dated August 1, 2011 (see attached cover and Executive Summary) was finalized and subsequently approved by PennDOT. The following improvements were identified in the 2011 study:

Required Improvements

The required improvements, proposed to be constructed on S.R. 115 and Commercial Boulevard, include a dedicated westbound right and left turn lane. Also proposed is a southbound left-turn lane, with storage length of 200 feet and widening of S.R. 115 to accommodate a northbound right-turn deceleration lane with a storage length of 275 feet, and an additional northbound thru lane at the intersection. Signalization is proposed at this intersection.

Mitigation Improvements

These are the improvements that are needed to maintain "no-build" LOS conditions at off-site intersections during the build and future years:

- *The mitigation improvements identified for the S.R. 940 and S.R. 115 intersection include northbound and southbound left turning lanes on the S.R. 115 approaches.*
- *Additionally, potential queuing conflicts may justify lengthening of the westbound left turning bay from 156 feet to approximately 200 feet to offer some level of service benefits. However, by providing new left-turn lanes on the north and southbound approaches, more green time can be allocated to the westbound approach, thereby mitigating left-turn lane queuing issues.*
- *The developer intends to discuss a fair share contribution toward improvements at this intersection. The details will be completed outside of this study.*
- *Signalization of Water Street and the I-80 westbound ramp should be further explored. A full warrant study is recommended to determine if signalization is appropriate at these locations.*
- *LOS drops at Chestnut Road intersections are only mitigated by signalization, however, the volumes at these intersections are too low to warrant signalization improvements.*

The required improvements at the intersection of Route 115 and Commercial Boulevard have been recently completed through a grant program administered through the Pocono Mountain Industrial Development Authority as funded by PennDOT under an economic development program.

The previous developer of the project, Arcadia Properties, LLC, and Tobyhanna Township had agreed to a financial contribution from the developer to the township to satisfy the mitigation improvements that were identified in the study. Currently, the successor developer of Lot 100 (Exeter Blakeslee Lot 110 Land LLC) for the land development paid that amount for the offsite traffic mitigation related to both the development of Lots 100 and 110 in the amount of \$50,000.

Liberty Petroleum Distributors recently obtained approvals to develop Lot 1 in New Ventures Park. As part of the approval process, PennDOT and the township required a supplement to the study to reflect additional traffic generated by Lot 1, in addition to that already proposed on Lots 100 and 110. The result of that supplement was a recommendation to revise the signal timing of the light at Route 115 and Commercial Boulevard. Revised signal plans have been approved by PennDOT and will be incorporated in the installation of the signal.

It should be noted that the proposed traffic generation in the 2011 report included both Lots 100 and 110, and traffic generation numbers for Lot 110 were based on the development of a 1.5 million square-foot building, with over 400 employees. The final land development plans for Lot 110 included an initial 1,004,000 ft.² building expandable to 1.2 million, with an initial anticipated employee count of 80 full-time employees over a 24-hour period. Both the square footage and number of employees are less than that anticipated for the study. The building's square foot of Lot 110 (510,510 SF) has decreased slightly from 600,000 SF, and anticipated traffic in the study remained the same. As such, the likely traffic generation will be less than that anticipated by the approved study. Therefore, there will be no increased traffic mitigation measures necessary for this development of Lot 110. Attached please find title sheets from the approved studies and an updated traffic generation chart that was provided in the study for the development of Lot 1.

W:\17052.06 - Lot 110\Traffic\Lot 110-Traffic impact and improvement summary for final plan.docx

Attachments

Attachments

Engineering

Environmental

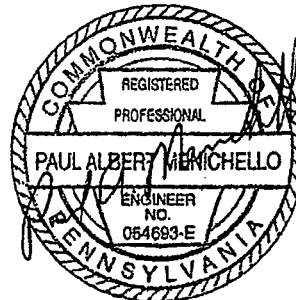
Surveying

ARCADIA PROPERTIES, L.L.C.

**New Ventures Park
Development**

**TOBYHANNA TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

TRAFFIC IMPACT STUDY



Prepared for:

Arcadia Properties, L.L.C.
100 Gateway Drive
Suite 310
Bethlehem, PA 18017

December 21, 2007
REVISED August 1, 2011

Prepared by:

REILLY ASSOCIATES
Consulting Engineers
P.O. Box 667
Stroudsburg, PA 18360
(570) 421-7320

RA File No. 06074



Aracdia Properties, LLC
At
New Ventures Park
Tobyhanna Township
Monroe County, Pennsylvania

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APPENDICES

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Executive Summary

Introduction

New Ventures Park is an approved industrial subdivision, consisting of 17 lots, in Tobyhanna Township, Monroe County, Pennsylvania. Several lots have already been developed. Arcadia Properties, L.L.C. has proposed to develop two vacant lots (100 & 110) for warehouse distribution facilities within the existing municipally approved subdivision. Both lots 100 and 110 front and have access from Commercial Boulevard. Traffic to the proposed development will utilize the existing main access located at the intersection of S.R. 115 and Commercial Boulevard, which is currently un-signalized. Lots 100 & 110 consist of 207.10 acres and 65.97 acres, respectively. The expected employment is approximately 606 employees, accounting for both proposed buildings.

This traffic impact study (TIS), though primarily prepared in conjunction with the proposed lot 100 and Lot 110 land development plans, takes into consideration the entire industrial park developed and proposed. The future build-out of the remaining undeveloped lots within New Ventures Park has also been considered as part of this study.

The site is located in the Commercial-Industrial (CI) zoning district of Tobyhanna Township. Adjacent lands include residential and industrial uses. A project location map is provided in Figure 1.

Study Area

The intersections located in close proximity to the proposed development were chosen to be included in the study. The intersections were included due to the potential impact of increased traffic and delay resulting from the proposed development. Study area limits were coordinated with Tobyhanna Township, Tunkhannock Township and PennDOT.

The study intersections are listed below:

1. S.R. 940 and S.R. 115
2. S.R. 115 and Chestnut Road
3. S.R. 115 and Ferncrest Road (T-639)
4. S.R. 115 and Water Street (proposed Keswick Drive)
5. S.R. 115 and Commercial Blvd (New Ventures Park)
6. S.R. 115 and I-80 WB Off-ramp
7. S.R. 115 and I-80 EB Off-ramp

The areas surrounding the proposed development site include a mix of industrial, warehouse, office, commercial, and residential development. Intersections located within the study area are shown in Figure 2.

Existing Transportation System

Major roadways located in the study area include the following:

S.R. 115 – S.R. 115 in the project area is a two-lane undivided state highway and is classified as a minor arterial.

S.R. 940 – S.R. 940 in the project area is a two-lane undivided state highway and is classified as a minor arterial.

Chestnut Road – Chestnut Road is a two-lane local roadway which forms the westbound approach to the S.R. 115 / Chestnut Road intersection.

Ferncrest Road (T-639) – Ferncrest Road is a two-lane township roadway which forms the westbound approach to the S.R. 115 / Ferncrest Road intersection.

Water Street – Water Street is a two-lane local roadway which forms the westbound approach to the S.R. 115 / Water Street intersection. This roadway will be renamed Keswick Drive in the future.

Commercial Boulevard – Commercial Boulevard is a two-lane private roadway. The road serves as the main access road to the New Ventures Industrial Park. Commercial Boulevard is the west approach to the S.R. 115 and Commercial Boulevard intersection.

I-80 West Bound Off-Ramp – Interstate ramp serves as an access off-ramp to I-80 westbound approach. The ramp is the west approach to the S.R. 115 and off-ramp intersection.

I-80 East Bound Off-Ramp – Interstate ramp serves as an access off-ramp to I-80 eastbound approach. The ramp is the east approach to the S.R. 115 and off-ramp intersection.

Manual Traffic Counts and Volumes

Based on the proposed land development land uses, residential components, the critical design periods were chosen to:

	<u>Planning Period</u>	<u>Time Period</u>
1.	AM Peak Hour	6:30 AM to 9:30 AM
2.	PM Peak Hour	2:30 PM to 5:30 PM
3.	SAT Peak Hour	10:00 AM to 2:00 PM

Automated 24-hour counts were conducted on May 8, 13 and 14, 2008 and again on April 28 to May 3, 2011. Manual peak hour turning movement counts were conducted on Thursday, April 19, 2007 and Saturday, April 21, 2007. The peak hour is determined by the four highest consecutive 15-minute periods. The following AM Peak Hour, PM Peak Hour and SAT Peak Hour were identified for the study:

Study Intersection Peak Hour Time Periods

<u>Intersection</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Sat Peak Hour</u>
1. S.R. 940/S.R. 115	7:15 am – 8:15 am	4:15 pm – 5:15 pm	1:00 pm – 2:00 pm
2. S.R. 115/Chestnut Rd.	8:15 am – 9:15 am	4:15 pm – 5:15 pm	11:30 am – 12:30 pm
3. S.R. 115/Ferncrest Rd.	6:45 am – 7:45 am	3:30 pm – 4:30 pm	12:30 pm – 1:30 pm
4. S.R. 115/Keswick Dr.	6:45 am – 7:45 am	3:00 pm – 4:00 pm	12:45 pm – 1:45 pm
5. S.R. 115/Commercial Blvd.	7:30 am – 8:30 am	4:30 pm – 5:30 pm	11:00 am – 12:00 pm
6. S.R. 115/Route 80 WB Ramps	7:30 am – 8:30 am	4:30 pm – 5:30 pm	11:00 am – 12:30 pm
7. S.R. 115/Route 80 EB Ramps	7:30 am – 8:30 am	4:15 pm – 5:15 pm	11:00 am – 12:00 pm

Build Year “Opening Day” Conditions Without Proposed Development

The intersections located in the study area were analyzed for opening day conditions without development. Construction of the project is expected to begin in 2009. Therefore the opening day conditions were analyzed for the year 2009. Existing traffic volumes were increased at an annual growth rate of 2.0% as agreed by the Township and PennDOT, to be consistent with growth projections for other projects within the study area. The completion of a nearby mixed-use residential development, Keswick Pointe, is anticipated by this time, and has been accounted for in the background growth. No other significant development has been identified. No physical improvements at any of the study intersections were considered. However the signal timing at the existing signalized intersections was optimized for improved Levels of Service.

Build Year “Opening Day” Conditions With Proposed Development

The intersections located in the study area were also analyzed for opening day conditions with development

The proposed Arcadia site is planned for warehouse/distribution facilities. The total parcel area is 273.07 acres. Lot 100 will contain a 1,522,000 SF building, while Lot 110 will include a 600,000 SF building. The volume of traffic to be generated from the proposed land development was estimated using the Institute of Transportation Engineers, “Trip Generation Manual,” 7th Edition, 2003 for the land use identified (See Table ES-1).

With-Development conditions were achieved by adding the site generated traffic to the Build Year without development volumes.

Further evaluations of the trips generated in the remaining undeveloped lots within New Ventures Park were also considered in this study, for conservatism. User types and development square footages for those lots were determined by either utilizing active land development plan information from the Township, or by using designated use type identified in publicly available New Ventures Park Development data, as demonstrated in Table 5. Major variations of these uses would require subsequent studies.

**TABLE ES-1
New Ventures Park
Trip Generation**

Land Use Category	Units	AM Peak Hour Trips		PM Peak Hour Trips		Sat. Peak Hour Trips		Avg. Weekday Volume	Saturday Volume
		Entering	Exiting	Entering	Exiting	Entering	Exiting	2-way	2-way
Warehouse (150)									
Lot 1	14,000 SF	5	1	2	5	1	1	69	17
Lot 4	12,000 SF	4	1	1	4	1	0	60	15
Lot 8 (Phase 3)	24,000 SF	9	2	3	8	2	1	119	29
Lot 14	48,000 SF	18	4	6	17	4	2	238	59
Lot 100	435 employees*	161	61	91	165	26	17	1,692	435
Lot 110	171 employees*	63	24	36	65	10	7	665	171
Warehouse Totals		260	93	139	264	44	28	2,843	726
Office (130)									
Lot 12	12,000 SF	16	2	3	15	3	2	132	28
Lot 13	6 employees	3	0	0	2	0	0	20	3
Office Totals		19	2	3	17	3	2	152	31
Gen. Light Industrial (110)									
Lot 5	12,000 SF	10	1	1	10	1	1	84	16
Industrial Totals		10	1	1	10	1	1	84	16
Motor Vehicle Service Station									
Lot 9 (16,125 SF)**	unknown	5	6	6	6	--	--	115	--
MV Totals		5	6	6	6	0	0	115	0
SUMMARY									
		AM Peak Hour Trips		PM Peak Hour Trips		Sat. Peak Hour Trips		Avg. Weekday Volume	Saturday Volume
		Entering	Exiting	Entering	Exiting	Entering	Exiting	2-way	2-way
Site Totals***		294	102	149	297	48	31	3,194	773

* Based upon PennDOT recommend rate of 1/3,500SF

** Based upon approved plan

***NOTE: All other lots within the park are already developed and have been accounted for in existing volumes.

Future Conditions Without Proposed Development

The intersections located in the study area were analyzed for future conditions without development. Construction of the project is expected to begin in 2009. Therefore the future conditions were analyzed for the year 2019. Existing traffic volumes were increased at an annual growth rate of 2.0% as agreed by the Township and PennDOT, to be consistent with growth projections for other projects within the study area. No physical improvements at any of the study intersections were considered. However the signal timing at the existing signalized intersections was optimized for the future traffic volumes.

Future Conditions With Proposed Development

The intersections located in the study area were analyzed for future conditions with development. Anticipated site generated traffic was added to the Future without development condition. Physical improvements and signal timing adjustments were considered at study intersections experiencing notable level of service drops.

Distribution of Site Generated Traffic

The distribution of the traffic generated from the industrial park was based upon approximate existing data for AM weekday peak hour, PM weekday peak hour, and SAT weekend peak hour. Manual traffic counts were performed demonstrating existing traffic flow patterns. Therefore, the distribution of the additional site generated traffic is expected to be similar to existing traffic flow patterns. It was estimated that site generated trips will be distributed as shown in Figures 9, 10, 11, 12, 13, and 14.

Required Improvements

Required Improvements are those improvements, proposed at the site access road, in order to maintain “no-build” LOS during the build and future years.

The required improvements, proposed to be constructed on S.R. 115 and Commercial Boulevard, include a dedicated westbound right and left turn lane. Also proposed is a southbound left-turn lane, with storage length of 200 feet and widening of S.R. 115 to accommodate a northbound right-turn deceleration lane with a storage length of 275 feet and an additional northbound thru lane at the intersection. Signalization is proposed at this intersection.

Mitigation Improvements

These are the improvements that are needed to maintain “no-build” LOS conditions at off-site intersections during the build and future years.

The mitigation improvements identified for the S.R. 940 and S.R. 115 intersection include northbound and southbound left turning lanes on the S.R. 115 approaches.

Additionally, potential queuing conflicts may justify lengthening of the westbound left turning bay from 156 feet to approximately 200 feet to offer some level of service benefits. However, by providing new left-turn lanes on the north and southbound approaches, more green-time can be allocated to the westbound approach, thereby mitigating left-turn lane queuing issues.

The developer intends to discuss a fair share contribution toward improvements at this intersection. The details will be completed outside of this study.

Signalization of Water Street and the I-80 WB ramp should be further explored. A full warrant study is recommended to determine if signalization is appropriate at these locations.

LOS drops at Chestnut Road intersections are only mitigated by signalization however the volumes at these intersections are too low to warrant signalization improvements.

Signal Warrants

Per the request of the Department, further evaluation of all eight (8) Manual on Uniform Traffic Control Devices (MUTCD) were considered to determine if any other warrants, beyond the peak-hour warrant, were satisfied. The S.R. 115 and Commercial Boulevard intersection meets the two (2) of eight (8) MUTCD warrants for a traffic signal. It satisfies the Eight-Hour volume and Peak-Hour volume warrants in the build year (2009).

In addition, peak-hour traffic signal warrant analyses were performed for the I-80 off-ramps. The I-80 westbound ramp also meets the Peak Hour warrant for signalization. Though the unsignalized ramps appear to have significant approach control delays, the overall operations still exhibit a LOS of A or B in both the Build-Year and Future conditions with required improvements in place. This indicates that the intersection is still operating under capacity. However, based upon discussions with the Department, since the warrant condition was satisfied, RA evaluated coordinated signalization of the site signal and ramp and determined that while demonstrating slight decreases in approach delays, the overall LOS did not show great improvement therefore signalization is not recommended at this time. The Department or Township should monitor and evaluate if signalization is desired.

Traffic signal warrant calculations can be found in Appendix F.

Summary of Results

The results of this study can be summarized by viewing the Levels of Service (LOS) for the intersections. A summary of the Levels of Service are provided in Tables ES-2, ES-3 and ES-4.

Detailed analyses utilizing Synchro and HCS can be found in the study.

**TABLE ES-2
Overall Levels of Service - AM**

Intersection	Existing	Opening Day No Development	Opening Day With Development	Future No Development	Future With Required Improvements
S.R. 940 and S.R. 115	A	A	A	A	A
S.R. 115 and Chestnut Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Ferncrest Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Water Street (Unsignalized)	A	A	A	A	A
S.R. 115 and Commercial Blvd (Unsignalized)	A	A	A	A	A
S.R. 115 and I-80 WB Ramp (Unsignalized)	A	A	A	A	A
S.R. 115 and I-80 EB Ramp (Unsignalized)	A	A	A	A	A

**TABLE ES-3
Overall Levels of Service - PM**

Intersection	Existing	Opening Day No Development	Opening Day With Development	Future No Development	Future With Required Improvements
S.R. 940 and S.R. 115	A	A	B (2.2 sec. Delay Inc.)	B	B
S.R. 115 and Chestnut Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Ferncrest Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Water Street (Unsignalized)	A	A	A	A	A
S.R. 115 and Commercial Blvd (Unsignalized)	A	A	A	A	A
S.R. 115 and I-80 WB Ramp (Unsignalized)	A	A	A	B	A
S.R. 115 and I-80 EB Ramp (Unsignalized)	A	A	A	A	A

TABLE ES-4
Overall Levels of Service – SAT

Intersection	Existing	Opening Day No Development	Opening Day With Development	Future No Development	Future With Required Improvements
S.R. 940 and S.R. 115	B	B	C (2.3 Sec. Delay Inc.)	E	F (5.4 Sec. Delay Inc.)
S.R. 115 and Chestnut Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Ferncrest Road (Unsignalized)	A	A	A	A	A
S.R. 115 and Water Street (Unsignalized)	A	A	A	A	B (1.1 Sec. Delay Inc.)
S.R. 115 and Commercial Blvd (Unsignalized)	A	A	A	A	A
S.R. 115 and I-80 WB Ramp (Unsignalized)	A	A	A	A	A
S.R. 115 and I-80 EB Ramp (Unsignalized)	A	A	A	A	A

CONCLUSIONS

The warehousing facilities being proposed by Arcadia Properties L.L.C., located within the existing New Ventures Park, has been examined in detail. This report investigated the effects of generated site traffic. It is concluded that the project will not adversely affect the public health, safety, and welfare from a traffic perspective, if required improvements are made. These conclusions are specifically premised upon the information and analyses contained in the report.

**LIBERTY PETROLEUM
DISTRIBUTORS, LLC**

**TOBYHANNA TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

**SUPPLEMENTAL
TRAFFIC IMPACT STUDY**

Prepared for:

Liberty Petroleum Distributors, LLC
1492 Oliver Road
New Milford, PA 18834

October 2015
Revised April 2017

Prepared by:

REILLY ASSOCIATES
Consulting Engineers
49 South Main St.
Suite 200
Pittston, PA 18640
(570) 654-2473

RA File No. 15062.01

ADT CHART

**TABLE ES-1
New Ventures Park
Trip Generation
(Revised for 2017 Conditions)**

Land Use Category	Units	AM Peak Hour Trips		PM Peak Hour Trips		Sat. Peak Hour Trips		Avg. Weekday Volume	Saturday Volume
		Entering	Exiting	Entering	Exiting	Entering	Exiting	2-way	2-way
Warehouse (150)									
Lot 1 (Liberty Petroleum)								2761	
								60	15
Lot 8 (Phase 3)	24,000 SF	9	2	3	8	2	1	119	29
Lot 14	48,500 SF	18	4	6	17	4	2	241	59
Lot 100	435 employees*	161	61	91	165	26	17	1,692	435
Lot 110	171 employees*	63	24	36	65	10	7	665	171
Warehouse Totals		255	92	137	259	43	27	5538	709
Office (130)									
Lot 12	12,000 SF	16	2	3	15	3	2	132	28
Lot 13	6 employees	3	0	0	2	0	0	20	3
Office Totals		19	2	3	17	3	2	152	31
Gen. Light Industrial (110)									
Lot 5 (Combined with Lot 3)	42,000 SF	40	4	4	40	4	4	84	46
Industrial Totals		40	4	4	40	4	4	84	46
Motor Vehicle Service									
Station									
Lot 9 (16,125 SF)**	unknown	5	6	6	6	--	--	115	--
MV Totals		5	6	6	6	0	0	115	0
SUMMARY									
		AM Peak Hour Trips		PM Peak Hour Trips		Sat. Peak Hour Trips		Avg. Weekday Volume	Saturday Volume
		Entering	Exiting	Entering	Exiting	Entering	Exiting	2-way	2-way
Site Totals***		279	100	146	282	46	29	5805	740

* Based upon PennDOT recommend rate of 1/3,500SF

** Based upon approved plan

***NOTE: All other lots within the park are already developed and have been accounted for in existing volumes.



Pennsylvania Department of Environmental Protection

HC 1, Box 95-B
Swiftwater, PA 18370
December 2, 2009

cc: Heidi
Bob McHale
Phyllis
John B.

Pocono District Office

Heidi A. Pickard, Secretary
Tobyhanna Township
HC 89 Box 289
Pocono Pines, PA 18350

RECEIVED
DEC 03 2009

(570) 895-4040
FAX(570)895-4041

BY:-----

Re: New Ventures Lot 110
4626 GPD
APS: 708145
DEP Code No: 2-45919162-3E
Tobyhanna Township, Monroe County

Ladies and Gentlemen:

This confirms the Department's determination that the above-referenced project is exempt from the requirement to revise the official plan for new land development. This determination is based in part on municipal and other sign-offs.

Please reference the DEP Code Number 2-45919162-3E, when either corresponding on this project or applying for permits.

If you have any questions, please call me at 570-895-4049.

Sincerely,

Robert T. Corby, Jr.
Sewage Planning Specialist
Water Quality Program

cc: Shawn Langen, Arcadia Properties, LLC
Reilly Associates



**AGREEMENT FOR A CONTRIBUTION IN LIEU OF PHYSICAL MITIGATION AT
THE INTERSECTION OF SR 115 AND SR 940**

THIS AGREEMENT made this 5th day of DECEMBER 2012, by and between Arcadia Properties, LLC and Arcadia New Ventures No. 1, LLC, having a mailing address of 100 Gateway Drive, Suite 310, Bethlehem, PA 18017 ("Arcadia") and the Township of Tobyhanna, a Township of the Second Class, having an address of 105 Government Center Way, Pocono Pines, Monroe County, Pennsylvania 18350 ("Township").

WHEREAS, Arcadia has applied for land development approval for the property situate in Tobyhanna Township, Monroe County, Pennsylvania identified as Tax Map Parcel Nos. 19/14/1/3-3 and 19/94311, hereinafter referred to as the "Property".

WHEREAS, Arcadia desires to develop the Property in accordance with the Preliminary Land Development Approvals that Arcadia received from the Township and as set forth in the two Conditional Approval Letters from the Township Solicitor dated September 22, 2008 ("Conditional Approval").

WHEREAS, the Conditional Approval letters dated September 22, 2008 addressed both Tax Map Parcel No. 19/14/1/3-3 representing the proposed development on Lot 100 ("Lot 100"), and Tax Map Parcel No. 19/94311 representing the proposed development on Lot 110 ("Lot 110").

WHEREAS, the aforementioned September 22, 2008 Conditional Approval letters are valid and enforceable and are specifically incorporated herein by reference as if attached hereto.

WHEREAS, pursuant to the Conditional Approval letters and the Pennsylvania Department of Transportation review letters on Arcadia' proposed land development plan, Arcadia is required to either construct the physical improvements or provide an acceptable contribution to the Township in lieu of constructing the same in order to mitigate their traffic impacts at the intersection of SR 115 and SR 940.

WHEREAS, Arcadia and the Township agree that this Agreement represents the agreed on financial contribution in lieu of physical mitigation for the intersection at SR 115 and SR 940 that Arcadia will pay to the Township.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and further intending to be legally bound thereby, the parties hereto agree as follows:

1. The foregoing recitals are incorporated herein and made a part hereof.

2. In accordance with Pennsylvania Department of Transportation ("Penn DOT") review letters dated July 14, 2011, August 19, 2011 and September 22, 2011, Arcadia agrees to and shall provide the Township with the requisite financial contribution in lieu of physical mitigation for the intersection at SR 115 and SR 940 in relation to the land development plan that is the subject of the above-referenced Conditional Approval, said amount to be determined and agreed to by Penn DOT and the Township pursuant to the applicable cost estimates.

3. Arcadia agrees to and shall pay the Township, and the Township hereby agrees to accept, \$50,000.00 as the financial contribution in lieu of physical mitigation for the intersection at SR 115 and SR 940 in relation to the above-referenced Conditional Approval, subject to Penn DOT's approval and the below distribution schedule:

- a. Arcadia shall make a payment in the amount of \$35,500.00 to the Township as a contribution in lieu of physical mitigation for the intersection at SR 115 and SR 940 at the time of building permit application for Lot 100; and,
- b. Arcadia shall make a payment in the amount of \$14,500.00 to the Township as a contribution in lieu of physical mitigation for the intersection at SR 115 and SR 940 at the time of building permit application for Lot 110.

4. If the improvements associated with the physical mitigation for the intersection at SR 115 and SR 940 are deemed necessary by Penn DOT at a time prior to a building permit application for either Lot 100 or Lot 110, and Arcadia proceeds with its development set forth in the Conditional Approval, Arcadia shall make the full payment of \$50,000.00 to the Township at such time the improvements are deemed necessary.

5. In the event that Arcadia does not proceed with the land development that is the subject of the Conditional Approval and/or proceed with building permit applications for either Lot 100 or Lot 110 within two (2) years from the date of this Agreement, the amount to be paid to the Township as a contribution in lieu of physical mitigation may be increased prior to or concurrent with the issuance of any building permit for either of the above-referenced lots based upon updated estimates by the Township Engineer and said increases will be within the sole discretion of the Township and/or Penn DOT. The contribution amount set forth herein will be reviewed on a biannual basis until Arcadia proceeds with a building permit application and said amount may be increased accordingly, as deemed appropriate by the Township.

6. Arcadia agrees to and shall provide the Township with an acceptable and binding Declaration of Covenants, Restrictions and Conditions, executed by the owner of the Property, to be recorded with the Monroe County Recorder of Deeds prior to or at the time of final plan approval, memorializing the above-referenced contribution amount and distribution time frame in order to ensure the requirement for the same runs with the land.

7. The above-referenced financial contribution shall be paid to the Township on or before the date of a building permit application for the Property as set forth above, and the failure to provide

such contribution shall be the basis for a denial of any permit and/or associated plans relating to the Property.

8. If Arcadia fails to comply with any provision of this Agreement in a manner acceptable to the Township, the Township may, at any time, deny any application of Arcadia and/or rescind any previously approved application until such time as Arcadia satisfactorily complies with the provisions of this Agreement.

9. This Agreement shall be construed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania.

10. The provisions of this Agreement shall be severable. If any provision is found to be invalid, unenforceable, unconstitutional and/or void, the remaining provisions of this Agreement shall, nevertheless, remain valid and binding.

11. If any ambiguity or ambiguities in this Agreement should be claimed by either party, or if any court should determine that any ambiguity exists in this Agreement, any such ambiguity shall be resolved in favor of the Township and against the other parties hereto.


12. This Agreement and the obligations and requirements contained herein shall continue and be valid and enforceable in perpetuity and shall run with the Property, unless otherwise agreed to by the Township in the future.

13. This Agreement shall be construed to be covenants running with the land and binding upon Arcadia, its heirs, successors and assigns, and specifically the purchasers of the above-referenced Lot 100, Lot 110 and/or the Property that is the subject of the Conditional Approval

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have hereby set their hands and seals the day and year first above written.

Arcadia Properties, LLC

Date: 12-5-12

By: 

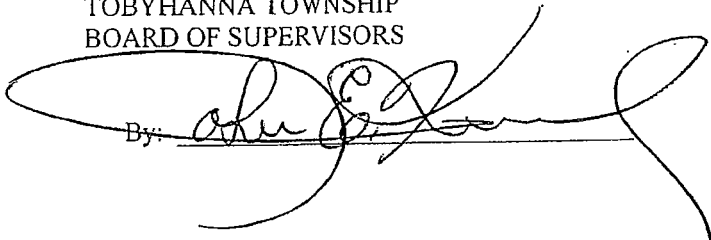
Arcadia New Ventures No. 1, LLC

Date: 12-5-12

By: 

TOBYHANNA TOWNSHIP
BOARD OF SUPERVISORS

Date: _____

By: 

ACKNOWLEDGMENTS

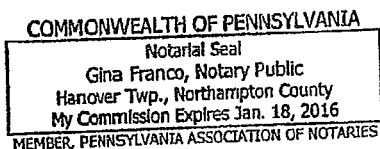
COMMONWEALTH OF PENNSYLVANIA :

:SS.

COUNTY OF Northampton :

ON THIS 5th day December, A.D., 2012, before me a Notary Public, personally appeared Richard E. Thulin, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.



Gina Franco (SEAL)
Notary Public

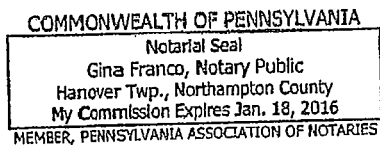
COMMONWEALTH OF PENNSYLVANIA :

:SS.

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Gina Franco (SEAL)
Notary Public

ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA :

:SS.

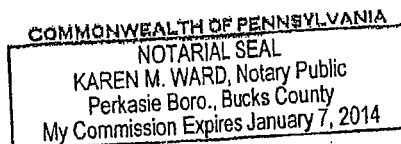
COUNTY OF BUCKS :

ON THIS 10th day December, A.D., 2012, before me a Notary Public, personally appeared John E. Kerrick known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Karen M. Ward (SEAL)

Notary Public





MONROE COUNTY
CONSERVATION DISTRICT

Conserving Natural Resources for the Future

Technical Section Tel (570) 629-3060 • Environmental Education Tel (570) 629-3061
8050 Running Valley Road • Stroudsburg, PA 18360 • Fax (570) 629-3063 • www.mcconservation.org

April 4, 2018

Mr. Jason Honesty
Exeter Blakeslee Lot 100 and Lot 110 Land, LLC
101 West Elm Street, Suite 600
Conshohocken, Pa 19428

Re: Completeness Notification Letter – Individual NPDES Permit for Stormwater Discharges Associated with Construction Activities
New Ventures Park Lot 100 and 110, PAD450038
Tobyhanna Township, Monroe County, PA

Dear Mr. Honesty:

The Monroe County Conservation District (District) has reviewed the above referenced application for completeness. The completeness review is the first step in a series of reviews conducted by DEP and/or the District.

The District has determined that the application package contains sufficient detail to enable DEP and the District to conduct the technical review, and has been accepted for that purpose. A notification will be published in the Pennsylvania Bulletin for a 30 day public comment period for this application.

This is not a final action by the DEP and/or the District on this application. The completeness review is the first in a series of reviews conducted by DEP and the District. The application will now move to the technical review stage of the permit review process. During the technical review, the adequacy of the application and its components will be evaluated to determine if sufficient information exists to render a decision on the technical merits of your application.

This letter serves as notice that there is an obligation under 25 Pa. Code § 92a.82(b) that requires the notice of this permit application from the Pennsylvania Bulletin be posted near the entrance to the premises, and at the facility or location where the discharge is proposed, if the project facility or location is remote from the premises.

April 4, 2018

I hope you find this information helpful in understanding the permit review process. If you have additional questions about your application, please contact Drew Wagner at 570-629-3060 and refer to PAD450044. You may also follow your application through the review process, please visit *eFACTS on the Web* at:

<http://www.ahs2.dep.state.pa.us/eFactsWeb/default.aspx>

Sincerely,



Adam Schellhammer
District Manager

cc: Brian Mackowski, DEP-NERO (w/enclosure)
Tobyhanna Township Supervisors, Planning Commission, Engineer and Zoning Officer (via email)
Eric Koopman, MCPC (via email)
Jerry Sitko – Reilly Associates (via email)
File