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January 10, 2018

Tobyhanna Township Board of Supervisors
105 Government Center Way
Pocono Pines, PA 18350

Attention: All Board Members

Subject: Exeter Blakeslee Lot 100 Land LLC
REVISED Final Land Development Plan & PCSM Plan
Project # 2017-003, Review #3

Dear Members:

Revised Final Land Development and Post-Construction Stormwater Management Plans with associated documents were received on December 14th, 2017 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 100 (Exeter Blakeslee Lot 100 Land LLC)
Application Classification: Final
Project Location: New Ventures Park Subdivision (~0.2 miles north of SR 115/I-80 Intersection)
Property Owner: S.I.D.E. Corporation
Plan Preparer: Reilly Associates, Inc.
Applicant/Developer: Exeter Blakeslee Lot 100 Land LLC

Zoning District: CI, Commercial Industrial District
Present Use: Vacant Lot
Number of Lots: One (1)
Total Lot Size: 207.10 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: 06/30/2017; Revised: 12/13/17), Overall Land Development Plan (Sheet No. 2; Dated: 06/30/2017; Revised: 12/13/17), Lot Layout/Easement Plan (Sheet No. 2A; Dated: 06/30/2017; Revised: 12/13/17), Land Development Plans (Sheet Nos. 3 thru 10; Dated: 06/30/2017; Revised: 12/13/17), Overall Grading and Drainage Plan (Sheet No. 11; Dated: 06/30/2017; Revised: 12/13/17), Grading and Drainage Plans (Sheet Nos. 12 thru 19; Dated: 06/30/2017; Revised: 12/13/17), Lighting & Landscaping Plan (Sheet No. 20; Dated: 06/30/2017; Revised: 12/13/17), Profiles (Sheet Nos. 21 thru 39; Dated: 06/30/2017; Revised: 12/13/17), Construction Details (Sheet Nos. 36 thru 39; Dated: 06/30/2017; Revised: 12/13/17), Stormwater Operation & Maintenance Plans (Sheet No. 44 & 45; Dated: 06/30/2017; Revised: 12/13/17),
- 2) Post Construction Storm Water Management Report (Dated: 02/06/2008; Revised: 11/27/2017),
- 3) Reilly Associates Transmittal/Cover (Dated: 12/14/2017) and
- 4) CD - Above referenced documents in electronic format (.pdfs).

The following is offered for your consideration:

A. ZONING

Exeter Blakeslee Lot 100 Land LLC proposes a warehouse/distribution facility on Lot No. 100 of the New Ventures Park which is located in a Commercial/Industrial (C/I) district. Said lot is located in the northeast quadrant of the subdivision. The plan depicts the main access through Lot 110 from Commercial Boulevard and a separate emergency vehicle access with swing-gates and fire department Knox box. The proposed facility includes a 1,004,400 square foot warehouse/distribution building structure with the potential of a 280,800 square foot future expansion. The development includes a bituminous pavement parking area for automobiles, a future employee parking area, two (2) bituminous pavement parking areas for trucks and a future truck parking area (East of the TRANSCO right-of-way) including a roadway extension from Lot 110. The Board of Supervisors granted conditional final approval of the Exeter Blakeslee Lot 100 LLC Land Development Plan on July 10, 2017 at their regular business meeting. [See attached correspondence (Dated: 07/14/2017)]

The Applicant's Engineer (Reilly Associates) has provided correspondence (Dated: 12/14/2017) which outlines the proposed revisions to the Final Land Development and Post-Construction Stormwater Management Plans. (See attached)

B. COMMENTS

- 1) Emergency Access Driveway – The proposed driveway detail has been revised to reduce the cross-section from ten (10") inches to six (6") inches of PennDOT No. 2A Subbase. The Fire Code Official should review and verify if this reduction is acceptable.
- 2) Development & Stormwater Agreements – The Township Solicitor should address any required amendments to the previously executed agreements.
- 3) Individual NPDES Permit for Stormwater Discharges Associated with Construction Activities – A copy of the revised Individual NPDES Permit should be provided to the Township.
- 4) The LDP Cover Sheet should include the revised date.

C. RECOMMENDATION

Based upon the aforementioned review, it is recommended that the proposed Revised Final Land Development Plan for Exeter Blakeslee Lot 100 Land LLC be **APPROVED** subject to the applicant's satisfactory response to the items listed above.

Please advise if you have any questions related to the 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 Representative – Reilly Associates (Christopher P. McDermott, PE & Jerry P. Sitko, PE/PLS)
Township Manager – John J. Jablowski, Jr. MPA
Township Zoning Officer – Barbara G. Nichols
Fire Code Official – Bureau Veritas North America, Inc. (William J. Burton, Operations Supervisor)
Township Solicitor – Jonathan J. Reiss, Esquire
File



ENGINEERING / ENVIRONMENTAL / SURVEYING
December 14, 2017

RECEIVED
DEC 14 2017
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Tobyhanna Township
105 Government Center Way
Pocono Pines, PA 18350

HAND DELIVERED

Attention: Bob McHale, P.E.

Re: Lot 100 New Ventures Park
Final Land Development Stormwater Changes

Dear Mr. McHale:

Below is a summary of changes to the Lot 100 Final LDP to expedite your review. The changes mostly involve items that affect the stormwater system:

1. The Underground Infiltration Bed #1 was removed and replaced with an Above Ground Infiltration Basin #4. Additional infiltration testing was performed at the new above ground basin location and is shown on the plans. Results of the testing are also included in the PCSM report. The overall concept of drainage to this new BMP has remained the same as the prior underground bed design; runoff will be collected from the north side of the building and conveyed to the above ground basin #4. Flow in excess of the 2 year storm will flow in the storm pipe 'R' run and to the detention basin, similar to the previous design.
2. A future employee parking area was added to the east side of the building. Runoff from this area will be collected in the storm pipe 'R' run and conveyed to the detention basin. Please note, this employee parking area was considered building impervious in the previous 1.5 million sq. ft. building layouts.
3. Overall, the proposed impervious coverage is much less than the previous 1.5 million sq. ft. building layout. The stormwater drainage areas and calculations have been updated for the current layout.
4. A portion of the storm sewer system to the northwest corner of the building has been revised to two smaller pipes rather than one large pipe. This portion was originally designed with steep sections and fewer structures. It has been redesigned to lessen the pipe slopes, incorporate additional structures, and introduce drops within the structures to slow the rate of water. There are other minor storm sewer tweaks around the site such as the shifting of an inlet or the deletion/addition of an inlet or manhole structure. The storm sewer changes have been updated in calculations and are included in the PCSM report.

P.O. Box 667, Stroudsburg, PA 18360 570 421-7320 FAX 570 421-7230



The above changes have been submitted to the Monroe County Conservation District and have undergone Review #1. All county comments have been addressed and the Land Development Plans have been updated to incorporate their comments and subsequent plan changes.

Other plan modifications included:

1. Identification of light duty paving areas and revision to pavement cross section
2. Revision to guard shack area; widening of pavement on approaches to guard shack
3. Adjustment to water storage tank location
4. Added 93 future employee parking spaces
5. Added curb cuts along main access drive.
6. Refinement of utility plan:
 - a. Electric service now enters via above grading pole extremely along Commercial Boulevard through Lot 110 to Lot 100 Main Drive.
 - b. Revised service plan to relocate manhole to park-side area and provide future stub connection in road right-of-way per Aqua PA request.
 - c. Minor revision to water distribution
 - d. Added dimensions to Williams (Transco) easement per William's request.

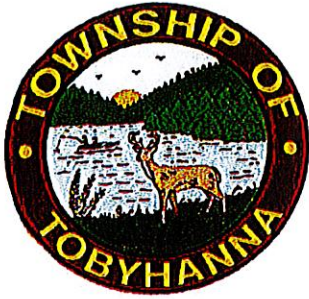
If you have any questions or concerns, please do not hesitate to contact me at (570) 421-7320.

Respectfully,

REILLY ASSOCIATES

A handwritten signature in black ink, appearing to read "Jerry P. Sitko".

Jerry P. Sitko



BOARD OF SUPERVISORS

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570-646-1212
Fax: 570-646-9025

105 GOVERNMENT CENTER WAY, POCONO PINES, PA 18350

www.tobyhannatownship.org

July 14, 2017

Exeter Blakeslee Lot 100 Land, LLC
Attn: Jason A. Honesty
101 West Elm Street, Suite 600
Conshohocken, PA 19428

Subject: Exeter Blakeslee Lot 100 Land LLC Final Land Development Plan

Dear Mr. Honesty:

Please accept this letter as notice that your Final Land Development Plans for Lot 100 (Exeter Blakeslee Lot 100 Land LLC), consisting of sheets 1-39, prepared by Reilly Associates (Christopher P. McDermott, P.E.) dated June 30, 2017 for the property identified as Lot 100 Commercial Boulevard, Tax Map Number 19/14/1/3-3, said Plan being made a part hereof and incorporated herein by reference although not physically attached hereto (the "Plan"), was granted conditional final approval by the Tobyhanna Township Board of Supervisors at their July 10, 2017 regular business meeting. The approval of your land development plan was subject to and conditional on you complying with all of the following conditions:

1. The Applicant shall comply with all the comments and requirements set forth in the Township Engineer's review letter dated July 5, 2017, a copy of which is attached and specifically incorporated herein by reference.
2. The Applicant shall complete any and all improvements, if any, as shown on the Plan in a manner acceptable to the Township.
3. The Applicant shall also satisfy and pay all outstanding Township Professional Consultant bills in relation to this Plan in accordance with Sections 135-12(G) and 135-13(E) of the Tobyhanna Township Subdivision and Land Development Ordinance and Section 503 of the Pennsylvania Municipalities Planning Code.
4. The Applicant shall agree to and execute any additional agreements, if any, deemed necessary by the Township in order to address, secure, and resolve the conditions set forth herein or within the July 5, 2017 Township Engineer review letter.
5. The Applicant shall comply with all applicable Township, County, State and Federal Statutes, Ordinances, Rules and Regulations not otherwise discussed in the aforementioned July 5, 2017 review letter and/or this approval in accordance with

Section 135-18(B)(23) of the Tobyhanna Township Subdivision and Land Development Ordinance.

6. The Applicant shall obtain any and all required approvals and/or permits from the Township, County, State or other applicable entities where applicable.

The Conditional Final Approval is subject to fulfillment of all of the foregoing conditions, if applicable, and no permit shall be issued nor shall development take place on the property and the Plan shall not be recorded unless and until all such conditions are fulfilled in their entirety.

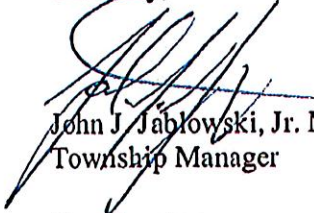
You are required to submit (1) complete set of Mylars and (1) complete set of print or bond paper, plus any other plans needed for recording purposes and personal use, to the Township for signatures. Once the signatures from the Planning Commission and the Board of Supervisors are obtained you will be notified. You will be required to record the plans at the Monroe County Courthouse within the applicable time period. Once the plans are recorded with the Monroe County Recorders Office, you shall forward a copy of the recorders receipt to the Township within 10 days of receiving the same from the Court.

Failure to comply with all of the conditions herein shall make this approval null and void.

Before the Developers Agreement and Stormwater Management Agreement are prepared, please submit to the Township an opinion of probable costs for the public improvements part of the land development. Once the opinion of probable cost is approved by the Township Engineer, the Development Agreement and Stormwater Management Agreement will be prepared and forwarded to you by the Township Solicitor. When the agreements are signed and executed by the Township and Applicant, these documents will also need to be recorded at the Monroe County Recorder's Office simultaneously with the Record Plan and you shall provide the Township with a copy of the recorders receipt.

Thank you and should you have any questions, please do not hesitate to contact us.

Sincerely,



John J. Jablowski, Jr. MPA
Township Manager

Cc: w/enclosure
Nick Hasapes, ARCO Design/Build Northeast, Inc.
Denise Yarnoff, Riley Hollin & Colagreco
Chris McDermott, P.E., Reilly Associates
Maureen Minnick, SEO/Zoning Officer
Robert J. McHale, Township Engineer
Jonathan J. Reiss, Esquire