

July 31, 2018

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

**RE: *Application for Waiver of Land Development
Pocono Springs – Temporary Sales Trailer
Pocono Manor Investors, LP
Lot 3 of Pocono Manor Properties
PIN 19635500002881
Pocono Manor, PA 18349***

Dear Board of Supervisors,

Kimley-Horn & Associates, Inc. on behalf of Pocono Manor Investors, LP, is requesting a waiver of Land Development in order to install temporary access trails and a pad area to provide a sales trailer. These site improvements will be temporary until the formal land development will take place. The intent of the proposed temporary site improvements is to provide a safe and stable access to the proposed Phase I development area for the future Pocono Springs Planned Commercial Retail and Entertainment Dining Development. It will allow potential tenants and brokers to tour the site and to envision proposed store locations.

The temporary site improvements will consist of an asphalt driveway connection to Kalahari Boulevard with associated stormwater drainage culvert, gravel access trails, tree clearing (stumps to remain), temporary E&S controls and a sales trailer with restroom, vehicular parking area and generator area.

The items listed below are being submitted for review and determination that the temporary site improvements associated with the subject tract are of a de minimis nature and will not require a land development application. Therefore, the following documents are submitted for review and approval of a Waiver of Land Development of the above-referenced project:

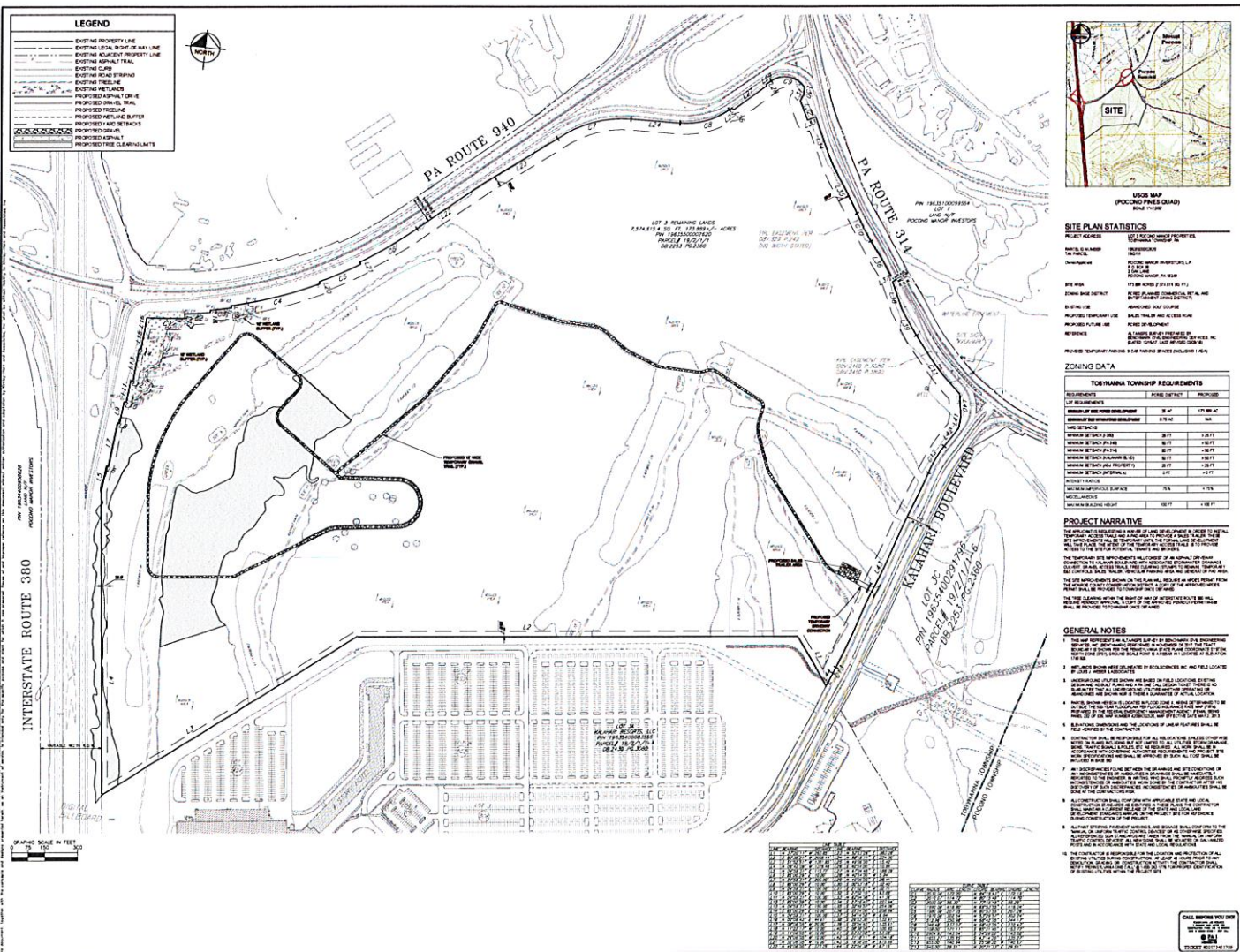
- One (1) copy of the Site Improvement Plan and Details Plan prepared by Kimley-Horn, dated 07/12/2018, Sheets C-100 and C-110 respectively.

Please contact me at 267-687-0150 or Tony.Diggan@kimley-horn.com should you have any questions pertaining to this project.

Sincerely,

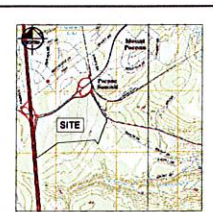


Tony Diggan, P.E.
Project Manager



LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOCAL RIGHT-OF-WAY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING ASPHALT TRAIL
- EXISTING FENCE
- EXISTING NETLANDS
- PROPOSED ASPHALT DRIVE
- PROPOSED DRIVE-THRU REAL
- PROPOSED DRIVE-THRU BUFFER
- PROPOSED ASPHALT DRIVE
- PROPOSED DRIVE-THRU REAL
- PROPOSED DRIVE-THRU BUFFER
- PROPOSED ASPHALT DRIVE
- PROPOSED DRIVE-THRU REAL
- PROPOSED DRIVE-THRU BUFFER
- PROPOSED TREE CLEARING LIMITS



SITE PLAN STATISTICS

PROJECT NAME: WAWER OF LAND DEVELOPMENT
PROJECT NUMBER: 19-20-116
OWNER: POCO MANOR INVESTORS, L.P.
DATE: 10/27/2019

GENERAL DATA

ACRES: 17.00
TOTAL AREA: 17.00 ACRES (731,100 SQ. FT.)
NET AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL DEVELOPABLE AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL IMPROVABLE AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL PAVED AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL UNPAVED AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL CURB CUT AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL DRIVEWAY AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL SIDEWALK AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL BIKEWAY AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL TRAIL AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL OPEN SPACE AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL BUFFER AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE LINE AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE POINT AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE CORNER AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE END AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE JUNCTION AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE INTERSECTION AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE CROSSING AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE OVERLAP AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE GAP AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE BREAK AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE OBSTRUCTION AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE ENCROACHMENT AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE VIOLATION AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE DEFICIENCY AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE DAMAGE AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE REPAIR AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE REPLACEMENT AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE REMOVAL AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE CONSTRUCTION AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE MAINTENANCE AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE INSPECTION AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE RECORDING AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE ASSESSMENT AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE COMPLIANCE AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE ENFORCEMENT AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE APPEAL AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE LITIGATION AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE SETTLEMENT AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE RESOLUTION AREA: 17.00 ACRES (731,100 SQ. FT.)
TOTAL FENCE FINAL AREA: 17.00 ACRES (731,100 SQ. FT.)

ZONING DATA

TOWNSHIP REQUIREMENTS

REQUIREMENT	PLANNED DISTRICT	PROPOSED
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	30 FT.
MINIMUM LOT DEPTH	30 FT.	30 FT.
MINIMUM LOT FRONT SETBACK	10 FT.	10 FT.
MINIMUM LOT SIDE SETBACK	5 FT.	5 FT.
MINIMUM LOT REAR SETBACK	5 FT.	5 FT.
MINIMUM LOT CORNER SETBACK	5 FT.	5 FT.
MINIMUM LOT FRONT YIELD	1.00	1.00
MINIMUM LOT SIDE YIELD	1.00	1.00
MINIMUM LOT REAR YIELD	1.00	1.00
MINIMUM LOT CORNER YIELD	1.00	1.00
MINIMUM LOT FRONT SETBACK	10 FT.	10 FT.
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MINIMUM LOT SIDE YIELD	1.00	1.00
MINIMUM LOT REAR YIELD	1.00	1.00
MINIMUM LOT CORNER YIELD	1.00	1.00

PROJECT NARRATIVE

The project consists of a 17.00-acre site located at the intersection of PA Route 314 and Kalahari Boulevard in Pocomo Springs, Pennsylvania. The site is currently vacant and is being developed for a temporary sales trailer. The project is subject to the following conditions:

- The applicant shall provide a site plan showing the location of the trailer and any other structures on the site.
- The applicant shall provide a site plan showing the location of any parking spaces on the site.
- The applicant shall provide a site plan showing the location of any landscaping on the site.
- The applicant shall provide a site plan showing the location of any fencing on the site.
- The applicant shall provide a site plan showing the location of any signage on the site.
- The applicant shall provide a site plan showing the location of any utilities on the site.
- The applicant shall provide a site plan showing the location of any easements on the site.
- The applicant shall provide a site plan showing the location of any encroachments on the site.
- The applicant shall provide a site plan showing the location of any violations on the site.
- The applicant shall provide a site plan showing the location of any deficiencies on the site.
- The applicant shall provide a site plan showing the location of any damages on the site.
- The applicant shall provide a site plan showing the location of any repairs on the site.
- The applicant shall provide a site plan showing the location of any replacements on the site.
- The applicant shall provide a site plan showing the location of any removals on the site.
- The applicant shall provide a site plan showing the location of any constructions on the site.
- The applicant shall provide a site plan showing the location of any maintenances on the site.
- The applicant shall provide a site plan showing the location of any inspections on the site.
- The applicant shall provide a site plan showing the location of any recordings on the site.
- The applicant shall provide a site plan showing the location of any assessments on the site.
- The applicant shall provide a site plan showing the location of any compliance on the site.
- The applicant shall provide a site plan showing the location of any enforcement on the site.
- The applicant shall provide a site plan showing the location of any appeals on the site.
- The applicant shall provide a site plan showing the location of any litigations on the site.
- The applicant shall provide a site plan showing the location of any settlements on the site.
- The applicant shall provide a site plan showing the location of any resolutions on the site.
- The applicant shall provide a site plan showing the location of any final actions on the site.

GENERAL NOTES

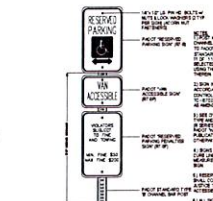
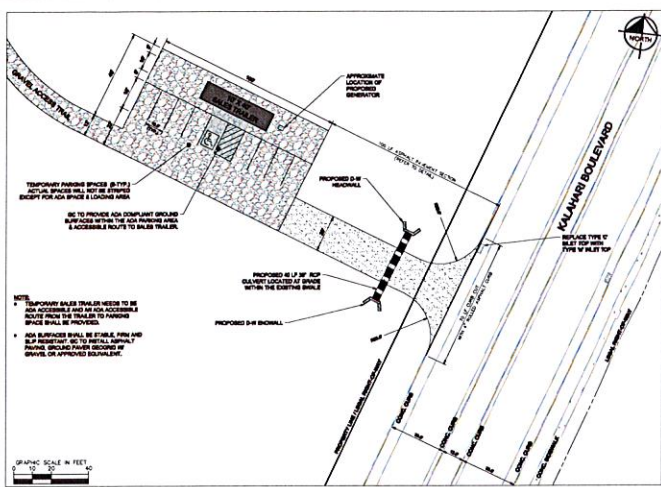
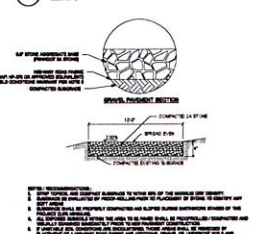
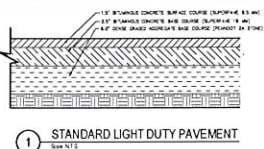
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- The applicant shall provide a site plan showing the location of any final actions on the site.

Kimley Horn

WAWER OF LAND DEVELOPMENT
SITE IMPROVEMENT PLAN
TEMPORARY SALES TRAILER

POCOMO MANOR INVESTORS, L.P.
PROJECT NAME: POCO SPRINGS
PARCEL No. 19-20-116, POCO MANOR INVESTORS, L.P. POCO SPRINGS, PENNSYLVANIA

DATE: 10/27/2019
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO. C-100



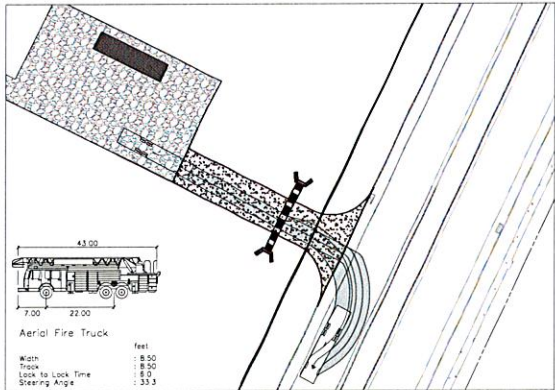
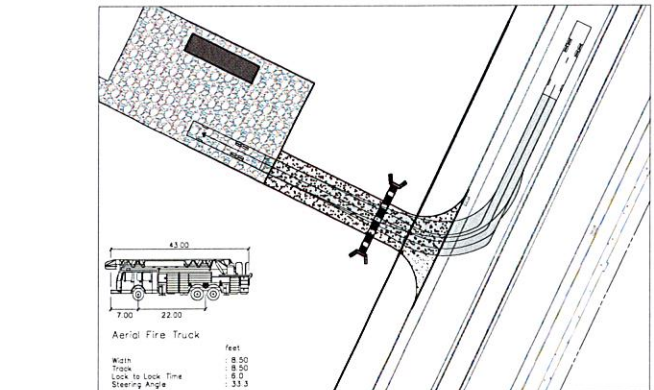
1 STANDARD LIGHT DUTY PAVEMENT
 See N.T.S.

2 TEMPORARY GRAVEL ACCESS TRAIL
 See N.T.S.

3 TEMPORARY SALES TRAILER & KALAHARI DRIVEWAY ENLARGEMENT
 See P. 12

4 RESERVED PARKING SIGN DETAILS
 See N.T.S.

5 RESERVED PARKING SPACE W/ PROTRUSION & VAN ACCESSIBLE SIGN
 See N.T.S.



6 FIRE TRUCK INGRESS ENLARGEMENT
 See P. 12

7 FIRE TRUCK EGRESS ENLARGEMENT
 See P. 12

Kimley Horn
 CIVIL ENGINEERS, ARCHITECTS, PLANNERS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1100 FAX: 303.733.1101
 WWW.KIMLEYHORN.COM

**WAIVER OF LAND DEVELOPMENT
 SITE IMPROVEMENT DETAILS
 TEMPORARY SALES TRAILER**

POCONO MANOR INVESTORS, L.P.
 PROJECT NAME: POCONO SPRINGS
 PARCEL No. 18-2-1-1, 18-2-1-2, 18-2-1-3, 18-2-1-4, 18-2-1-5, 18-2-1-6, 18-2-1-7, 18-2-1-8, 18-2-1-9, 18-2-1-10, 18-2-1-11, 18-2-1-12, 18-2-1-13, 18-2-1-14, 18-2-1-15, 18-2-1-16, 18-2-1-17, 18-2-1-18, 18-2-1-19, 18-2-1-20, 18-2-1-21, 18-2-1-22, 18-2-1-23, 18-2-1-24, 18-2-1-25, 18-2-1-26, 18-2-1-27, 18-2-1-28, 18-2-1-29, 18-2-1-30, 18-2-1-31, 18-2-1-32, 18-2-1-33, 18-2-1-34, 18-2-1-35, 18-2-1-36, 18-2-1-37, 18-2-1-38, 18-2-1-39, 18-2-1-40, 18-2-1-41, 18-2-1-42, 18-2-1-43, 18-2-1-44, 18-2-1-45, 18-2-1-46, 18-2-1-47, 18-2-1-48, 18-2-1-49, 18-2-1-50, 18-2-1-51, 18-2-1-52, 18-2-1-53, 18-2-1-54, 18-2-1-55, 18-2-1-56, 18-2-1-57, 18-2-1-58, 18-2-1-59, 18-2-1-60, 18-2-1-61, 18-2-1-62, 18-2-1-63, 18-2-1-64, 18-2-1-65, 18-2-1-66, 18-2-1-67, 18-2-1-68, 18-2-1-69, 18-2-1-70, 18-2-1-71, 18-2-1-72, 18-2-1-73, 18-2-1-74, 18-2-1-75, 18-2-1-76, 18-2-1-77, 18-2-1-78, 18-2-1-79, 18-2-1-80, 18-2-1-81, 18-2-1-82, 18-2-1-83, 18-2-1-84, 18-2-1-85, 18-2-1-86, 18-2-1-87, 18-2-1-88, 18-2-1-89, 18-2-1-90, 18-2-1-91, 18-2-1-92, 18-2-1-93, 18-2-1-94, 18-2-1-95, 18-2-1-96, 18-2-1-97, 18-2-1-98, 18-2-1-99, 18-2-1-100

C-110