COOLBAUGH TOWNSHIP
MUNICIPAL CENTER
5520 MUNICIPAL DRIVE, TOBYHANNA, PA. 18466
(570) 894-8490 * FAX (570) 894-8413
WWW.COOLBAUGHTWP.ORG

Coolbaugh Township Planning Commission
August 13, 2024, 6:30 p.m.
Regular Meeting Agenda

Roll Call: _____ Kozen _____ Shincovich ____Schlegel _____ Pope ____ Peterson

___Solicitor Clark Connor ___Township Engineer, Greg Haas ___ Twp Secretary, Erin Masker

1. Approval of June 11, 2024 Meeting Minutes

2. Review of the Finish Line Auto Body Land Development Plan-(110 Summit Avenue, Pocono Summit)

3. Request to Table the Following:
   - Review of Northampton Farms Preliminary Major Subdivision (394/396 Memorial Blvd)
   - Review of Landston Equities, LLC. Preliminary Land Development Plan (394/396 Memorial Blvd)
   - Review of Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan (566 Memorial Blvd)
   - Review of Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan (566 Memorial Blvd)

4. Public Input

5. Adjournment

Current Land Development / Subdivision Plan Submission- Timelines

Project Name	Location	Plan Type	Acceptance Date	Expiration Date	BOS Approval Date
Pocono Mountain Corporate Center North	566 Memorial Drive, Tobyhanna, PA	Final Land Development Plan	January 18, 2024	November 29, 2024	
Pocono Mountain Corporate Center North Lot 2	566 Memorial Blvs, Tobyhanna	Preliminary Land Development Plan	June 11, 2024	December 31, 2024	
Haaretz, l.P.- Finish Line Auto Body	110 Summit Ave, Pocono Summit, PA	Land Development Plan	August 8, 2023	January 1, 2025	
Northampton Farms, LLC.	394/396 Memorial Blvd., Tobyhanna, PA	Major Subdivision Plan	May 9, 2022	December 31, 2024	
Landston Equities, LLC.	394/396 Memorial Blvd., Tobyhanna, PA	Land Development Plan	May 9, 2022	December 31, 2024	
RCI Properties, LLC.	Lot 24 Pocono Mountain Business Park	Land Development Plan	August 10, 2020	March 31, 2023	Withdrawn
Pocono Mountain Corporate Center North	566 Memorial Drive, Tobyhanna, PA	Preliminary Land Development Plan	November 8, 2021	April 20, 2023	Cond Approved 4/18/2023
Rekha Tolani, LLC/ Tolani Plaza	970 Route 196, Tobyhanna, PA	Land Development Plan	July 11, 2022	March 21, 2023	Cond Approval 02/07/2023
Imperial Realty Property Group, LLC.	1180 Corporte Center Dr., Tobyhanna, PA	Minor Subdivision Plan	May 9, 2022	December 20, 2022	Approved by BOS
WGH Trucking	Route 196, Tobyhanna, PA	Land Development Plan	February 13, 2023	June 13, 2023	Cond Approval 6/6/2023
Imperial Realty Property Group, LLC.	1180 Corporate Center Dr., Tobyhanna, PA	Land Development Plan	May 9, 2022	July 7, 2023	Cond Approval 7/5/23
ABC Pocono Homes	Prospect Street/ Route 423, Tobyhanna, PA	Subdivision Plan	June 13, 2023	December 30, 2023	Withdrawn
PMI/MP Municipal Authority Act 537 Plan	Corporate Center Drive, Tobyhanna	Act 537 Plan	December 12, 2023	May 1, 2024	Forwarded to the BOS

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COOLBAUGH TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 11, 2024
MINUTES

The meeting was called to order by Chairman Bernard Kozen at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna, PA.

Board Members present:
Bernard Kozen, Ann Shincovich, Michael Schlegel, Mike Peterson and David Pope
Board Members absent:
None
Staff present:
Solicitor H. Clark Connor, Township Engineer, Greg Haas and Township Secretary, Erin Masker
Staff absent:
None

1. Approval of May 14, 2024 Meeting Minutes

Mr. Peterson made a motion second by Ms. Shincovich to approve the meeting minutes from the May 14, 2024 meeting as presented.

- Discussion: None
- Vote: All in favor, motion passes.

2. Acceptance of Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan (566 Memorial Blvd, Tobyhanna)

Attorney Marc Kaplan was in attendance stating that they received the completion review from the Township Engineer and believe that the plan submitted on April 29th is ready for review by the Township Engineer. Mr. Haas agreed that there is sufficient information to complete a review of the submission. He stated that due to the change in the Township Ordinance, they missed the 21-day deadline to submit prior to the PC meeting.

Mr. Peterson made a motion second by Mr. Pope to Accept the Pocono Mountain Corporate Center North Lot 2 Preliminary Land Development Plan.

- Discussion: After some discussion it was agreed that the date of acceptance would be this evening's PC meeting date as it related to the 90-day procedural time requirements.
- Vote: All in favor, motion passes.

3. Review of the Northampton Farms Preliminary Major Subdivision Plan
4. Review of Landston Equities, LLC. Preliminary Land Development Plan (394/396 Memorial Blvd., Tobyhanna)

Agenda Items 3 & 4 were discussed together. Attorney Erick Schock was in attendance along with Rocco Caracciolo from Jaindl and Brent Tucker from Pidcock Company to discuss the plan and the changes that have been made since the last version was submitted. Attorney Schock stated that the new plan before the Commission this evening is a different layout which shows access from Veterans Drive. He stated that they have the legal right to access their property from Veterans Drive, but they are still working on the details of the agreement with Walmart, therefore it is still not finalized. The agreement details include road improvements, signal improvements and road maintenance since it is a private road. R. Caracciolo discussed the plan stating that the buildings have been made smaller to adhere to the Township's new 150' inner and 150' outer buffer

requirements. He stated that they are not required to adhere to this change as the plan would be reviewed under the previous ordinance that was in place but stated that they understand the importance of this change to the township and residents, and therefore they will accommodate the change. In shrinking the building, this will also lessen the trees that will be taken down, the number of docks on the building and the coverage area. He stated that they have received the township engineer's review letter and will continue to work through the comments but do not foresee any issues with satisfying them. He also mentioned that there will be a truck staging area which can be utilized by both warehouses as well as Walmart DC should they need to utilize it. M. Peterson asked if anything has been done with the HOP process yet since they are awaiting an agreement with Walmart and was advised that is correct. M. Peterson commended Greg on a very comprehensive review letter. He also stated that this use is permitted in the Industrial zoning where it is proposed. Ms. Shincovich asked about the stormwater retention basins. D. Pope asked where the snow storage areas will be. M. Peterson commented on the MCPC review letter recommendation about the removal of snow asked if there will be any improvements made for ensuring that snow is removed from trucks before leaving the site. Discussion took place on spray irrigation system, traffic impact study and stormwater. The applicant will await the review letter from the Township Engineer to begin addressing comments.

- Discussion: J. Miller confirmed that there is no agreement with Walmart, being advised by Attorney Schock that they have agreed that we are allowed access and are still working on the agreement. Rachel O'Neill was in attendance representing Walmart Corporation and stated that the only thing that Walmart has agreed to is that they are permitted to have access off Veterans Drive.
- Vote: All in favor, motion passes.

5. Review of Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan (566 Memorial Blvd., Tobyhanna)

Ms. Shincovich made a motion second by Mr. Peterson to Table the Review of the Pocono Mountain Corporate Center North Lot 1 Final Land Development Plan.

- Discussion: None.
- Vote: All in favor, motion passes.

6. Request to Table the Review of the Finish Line Auto Body Land Development Plan-(110 Summit Avenue, Pocono Summit)

Mr. Pope made a motion second by Mr. Peterson to Table the Finish Line Auto Body Land Development Plan.

- Discussion: None
- Vote: All in favor, motion passes.

7. Public Input

J. Miller asked about the jurisdictional determination that was done on lot two by the Army Corps of Engineers which has not yet been addressed. He reviewed the timeline of events with the study that was done and where it has been left since. They are still needing to address the comments. L. O'Dell discussed her concerns about the noise from the PMCC North Lot 1 & 2 properties as she lives right behind where they are proposed. R. Caccioli stated that they have an expert that is working on that currently. J. Miller asked if there is a well on site being advised that there is and that it will not be affected by the work as there are protections in place. An NPDES permit will be completed as well as a pre-application meeting which the Township will be invited to. There is no tenant currently in place, which is not uncommon as they are built on spec, being advised that they meet the

Class A in the market which makes them appealing to the prospective tenants. D. Miller asked where the spray irrigation is on the site, being advised that it is along the wetlands spraying into the trees. He asked if there will be additional trees cut for this system being advised that there will be to install the pipe. A waiver has been requested which the BOS will review and consider when the plan is put forward for action. In the meantime, the encroachment comment that is the subject of the waiver will continue to be a comment on the review letter until the Board acts on it. The commission could recommend approval conditioned on the approval of the waiver once we are at that point. J. Miller questions the accuracy of the plans since they haven't addressed the comments in the ACOE review. Mr. Haas stated that the comment will remain and once addressed it may cause additional comments as well as a review by DEP. D. Miller stated that the spray irrigation system affects the forest depending on the type of system and may have greater impacts on the mature forest due to the major change that will take place as well as the water discharge rates. S. Anderson-Kreig stated that the water that is discharged should have to be filtered to eliminate salt before entering the forest.

8. Adjournment

There being no further business, a motion was made by Mr. Pope second by Mr. Peterson to adjourn the meeting. All in favor, motion passed. Meeting adjourned at 7:56pm.

Next Regular Commission Meeting: Tuesday, July 9, 2024 at 6:30pm at the Coolbaugh Township Municipal Center located at 5520 Municipal Drive, Tobyhanna.

Submitted by: _____ Date: _____
Dave Pope, Planning Commission Secretary

Compiled by: Erin M. Masker, Acting Recording Secretary

Witnessed by: _____ Date: _____
Bernard Kozen, Planning Commission Chairman

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KEYSTONE CONSULTING ENGINEERS

CIVIL ENGINEERS & SURVEYORS

863 Interchange Road, Kresgeville, PA 18333 • Phone 610-681-5233 • Fax 610-681-5248
East Office: Bethlehem, ***West Office***: Allentown, ***North Office***: Kresgeville

COOL-23-017

July 30, 2024

Coolbaugh Township Planning Commission
(via email to Erin Masker, Township Secretary / Administrative Assistant: emasker@coolbaughtwp.org)

RE: FINISH LINE AUTO BODY BUILDING ADDITION LAND DEVELOPMENT PLAN REVIEW #3

Dear Planners,

I have reviewed the above-referenced submission which included the following information.

- Plans titled "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR FINISH LINE AUTO BODY BUILDING ADDITION", prepared by Colwell-Naegele Associates, Inc., dated July 8, 2024 (Dwg. Numbers C0, C1, C2, D1, D2, D3, & D4)

The submitted items were reviewed for compliance with the applicable requirements of the following ordinances.

- **Chapter 344. Stormwater Management and Earth Disturbance**, adopted by the Board of Supervisors of the Township of Coolbaugh on June 17, 2014, by Ordinance No. 120-2014, with Amendments noted where applicable (SWM)

- **Chapter 355. Subdivision and Land Development**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable (SALDO)

- **Chapter 400. Zoning**, adopted by the Board of Supervisors of the Township of Coolbaugh on February 5, 2013, with Amendments noted where applicable (ZO)

My review comments are as follows:

CHAPTER 344. STORMWATER MANAGEMENT AND EARTH DISTURBANCE COMMENTS

1. SWM – Section 344-31., Section 344-32., and Attachment 1 – A Stormwater Management Operations & Maintenance Agreement shall be executed between the Applicant and the Township for the existing and proposed drainage and stormwater management facilities. [reference also SALDO Section 355-27.F. and Section 355-30.A.]

CHAPTER 355. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. SALDO – Section 355-16.I., Section 355-18.N., Section 355-27.C.(14), Section 355-27.F., Section 355-30.A., Section 355-33.B.(2), Section 355-36., Section 355-37., Section 355-38., Section 355-39., and Section 355-42. – Improvements documentation and a proposed plan of succession of ownership and continued operation and maintenance of all development improvements will be required in accordance with Article V. A Development Agreement and financial security for all proposed site improvements will be necessary. [reference also SWM - Section 344-30.]

   A construction cost estimate, prepared by Colwell-Naegele Associates, Inc., dated August 28, 2023, was previously provided and still is acceptable. Therefore, the amount of required financial security for this project is **$17,710.00**.

2. SALDO – Section 355-23. – The Surveyor's Certification provided on Dwg. Number C0 shall be signed and sealed.

3. SALDO – Attachment 5 – The Owner's Certification provided on Dwg. Number C0 shall be signed, notarized, and dated.

CHAPTER 400. ZONING COMMENTS

1. ZO - Section 400-16.C. – The Township Fire Chief should review the updated proposed site layout for safe and convenient access for fire protection. Any review comments shall be satisfactorily addressed.

If you have any questions regarding this project, please do not hesitate to contact me at your convenience.

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.

Gregory S. Haas, P.E.

c.c. H. Clark Connor, Esquire (via email: hcconnor@ptd.net)
Russell R. Kresge, P.E., KCE (via email: rkresge@kceinc.com)
Tomas Keane, Zoning Officer (via email: tkeane@coolbaughtwp.org)
Jude Colwell, P.E., CNA Engineering (via email: jcolwell@c-nengineering.com)

Colwell-Naegele Associates, Inc.
CONSULTING ENGINEERS

July 8, 2024

Coolbaugh Township
5520 Municipal Drive
Tobyhanna, PA 18466

Attention: Coolbaugh Township Planning Commission
(via email to Erin Masker, Township Secretary / Administrative Assistant:
emasker@coolbaughtwp.org)

Reference: Haaretz, L.P.
Finish Line Auto Body – Building Addition
Land Development Plan
1100 Summit Ave.
Coolbaugh Township, Monroe County

Dear Commission Members,

Our office is in receipt of KCE, Inc. comments dated August 28, 2023 and offers the following in response in **bold text** below:

CHAPTER 344. STORMWATER MANAGEMENT AND EARTH DISTURBANCE COMMENTS

1. *SWM – Section 344-11.B.(24) and Section 344-27.G. – The proposed Stormwater Management Easement shall include the area of proposed Swale 1. [reference also SALDO – Section 355-27.B.(2)(d), Section 355-30.A., and Section 355-46.A.]*
   The easement has been revised to include Swale 1.
2. *SWM – Section 344-31., Section 344-32., and Attachment 1 – A Stormwater Management Operations & Maintenance Agreement shall be executed between the Applicant and the Township for the existing and proposed drainage and stormwater management facilities. [reference also SALDO Section 355-27.F. and Section 355-30.A.]*
   The SW O&M agreement will be executed by the owner and provided under separate cover.
   Please provide the amount of the required fee listed in item 9 of the agreement.

CHAPTER 355. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. *SALDO – Section 355-16.I., Section 355-18.N., Section 355-27.C.(14), Section 355-27.F., Section 355-30.A., Section 355-33.B.(2), Section 355-36., Section 355-37., Section 355-38., Section 355-39., and Section 355-42. – Improvements documentation and a proposed plan of succession of ownership and continued operation and maintenance of all development improvements will be required in accordance with Article V. A Development Agreement and financial security for all proposed site improvements will be necessary. [reference also SWM - Section 344-30.]*
   A construction cost estimate (attached) prepared by Colwell-Naegele Associates, Inc., dated August 28, 2023, has been provided and is acceptable. Therefore, the amount of required financial security for this project is ***$17,710.00.***

Although the location of the building addition has been changed, we feel that the previous cost estimate is still valid. Please confirm and the owner will provide financial security under separate cover.

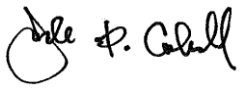
2. *SALDO – Section 355-27.B.(2)(d), Section 355-27.C.(13), Section 355-30.A., Section 355-46.C., and Section 355-55. – All existing overhead electric lines, utility poles, and their associated utility easements, if applicable, within the property shall be shown and labeled on the Plan. It appears that the proposed building addition will be situated beneath existing overhead lines. A letter, or letters, from the utility company(ies) shall be provided stating that they have reviewed the Plan, concur with it as presented, and can provide service to the building addition. [reference also SWM – Section 344-11.B.(7), Section 344-11.B.(10), and Section 344-11.B.(13)]*
   The addition has been moved to the rear of the existing building to avoid conflict with overhead utilities. A letter of intent to serve from PPL is enclosed. The building is otherwise served by on-lot sewer, water, and heated by propane delivery.
3. *SALDO – Attachment 5 – The Owner's Certification provided on Dwg. Number C0 shall be signed, notarized, and dated.*
   The 'Owner's Certification' will be signed, dated, and notarized following resolution of all other comments.

CHAPTER 400. ZONING COMMENTS

1. *ZO - Section 400-16.C. – The Township Fire Chief should review the proposed site layout for safe and convenient access for fire protection. The Applicant should email the Plan directly to George Dobson at coolbaughfire@gmail.com.*
   A copy of the revised plan has been sent to Chief Dobson for comment.

Please contact me with any questions.

Thank you,



Jude P. Colwell, P.E.

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

FOR

FINISH LINE AUTO BODY

BUILDING ADDITION

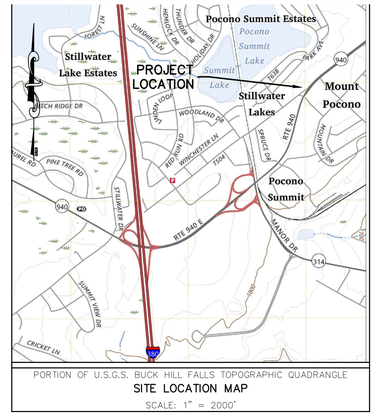
COOLBAUGH TOWNSHIP

MONROE COUNTY, PENNSYLVANIA

OWNER:	HAARETZ, LP 1616 MAIN ST. PECKVILLE, PA 18452
CONTACT:	ALLAN PISARZ
TELEPHONE:	(570) 351-3582
DEED REFERENCE:	DB 2623 PG 2571
INSTRUMENT NO.:	202237301
TAX ASSESSMENT NO.:	03/5A/1/16
LOT AREA:	3.401 AC. (DEED)
NUMBER OF LOTS:	1 EXISTING / 1 PROPOSED

ZONE: C-3 COMMERCIAL VILLAGE DISTRICT
EXISTING USE: MOTOR VEHICLE REPAIR

DEVELOPMENT STANDARDS		
FEATURES REGULATED	REQUIREMENTS	PROPOSED
MINIMUM LOT AREA (ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL)	1.0 Ac.	148,147 SQ. FT. (3.4010 Ac.)
MINIMUM LOT WIDTH (ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL)	150 FT.	285 FT.
MINIMUM LOT DEPTH (ON-SITE WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL)	200 FT.	485 FT.
FRONT YARD SETBACK	25 FT.	165 FT.
SIDE YARD SETBACK	15 FT.	40 FT.
REAR YARD SETBACK	40 FT.	130 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	20 FT.
MAXIMUM LOT COVERAGE (BUILDING)	15%	6%
MAXIMUM LOT COVERAGE	50%	22%



PORTION OF U.S.G.S. BUCK HILL FALLS TOPOGRAPHIC QUADRANGLE
SITE LOCATION MAP
SCALE: 1" = 2000'

PROJECT NOTES:

1. NO VARIANCES HAVE BEEN GRANTED BY THE COOLBAUGH TOWNSHIP ZONING HEARING BOARD FOR THE PROPOSED LAND DEVELOPMENT PLAN.
2. NO SALDO WAIVERS HAVE BEEN REQUESTED OF THE TOWNSHIP PLANNING COMMISSION.
3. ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATION CONTAINED IN THE COOLBAUGH TOWNSHIP ZONING ORDINANCE.
4. NO CERTIFICATE OF COMPLIANCE PURSUANT TO THE ZONING ORDINANCE SHALL BE ISSUED/OR ANY DWELLING OR BUILDING IN ANY SUBDIVISION OR LAND DEVELOPMENT, NOR SHALL ANY DWELLING OR BUILDING BE USED OR OCCUPIED, UNTIL SUCH TIME AS ALL IMPROVEMENTS REQUIRED TO SERVICE AND PROVIDE ACCESS TO SAID DWELLING OR BUILDING HAVE BEEN INSTALLED BY THE DEVELOPER AND APPROVED BY THE TOWNSHIP.
5. THE BUILDING IS SERVED BY ON-LOT SANITARY SEWER AND WATER.
6. DEED RESTRICTIONS AND COVENANTS ARE AS FOLLOWS, AS PER THE DEED OF RECORD:
   - 6.1. RESTRICTIONS, COVENANTS, NOTES, EASEMENTS, ETC., AS SET FORTH ON THE SUBDIVISION PLAN TITLED "FINAL PLAN, RESUBDIVISION OF LOTS 14, 15 & 16 OF LANDS OF FIFTH ST. CORP., FORMERLY R.C. CRAMER LUMBER CO., COOLBAUGH TOWNSHIP, MONROE COUNTY, PA", DATED 8 AUGUST 1988, AS PREPARED BY ACHTERMAN ASSOCIATES, CONSULTING ENGINEERS, OF EAST STROUDSBURG, PENNSYLVANIA AND RECORDED IN THE MONROE COUNTY RECORDER'S OFFICE IN PLOT BOOK VOLUME 60, PAGE 356.
   - 6.2. LOT NO. 15, AS SHOWN ON THE AFORESAID MAP, WILL NOT BE USED FOR A LUMBER OR BUILDING SUPPLY (WHOLESALE OR RETAIL) BUSINESS OR A HARDWARE, HOME IMPROVEMENT OR HOME CENTER TYPE BUSINESS AND THE GRANTEE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, AGREES THAT THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE GRANTEE AND ITS SUCCESSORS AND ASSIGNS.
   - 6.3. UNDER AND SUBJECT TO AN EASEMENT FOR A JOINT DRIVEWAY TO BE USED AND MAINTAINED IN COMMON WITH LOT 16 AS SHOWN ON SAID MAP. THE SAID DRIVEWAY HAS A WIDTH OF FORTY FEET AND ADJOINS THE FIFTH COURSE OF THE ABOVE-DESCRIBED PARCEL ON THE SOUTHWESTERLY SIDE THEREOF AND EXTENDS A DISTANCE OF ONE HUNDRED FEET NORTHWESTERLY FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID PA L.R. NO. 196, THE SIXTH COURSE OF THE ABOVE-DESCRIBED PARCEL.
   - 6.4. AND ALSO UNDER AND SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS IN THE CHAIN OF TITLE.
   - 6.5. THERE ARE NO KNOWN AGREEMENTS OF LEASE, EASEMENT, OR SALE OF ANY MINERAL, GAS, OR SIMILIAR SUBSTANCE BASED ON REVIEW OF THE CURRENT DEED OF RECORD.
7. THE SITE HAS NOT BEEN EVALUATED FOR THE PRESENCE OF WETLANDS. THE PROPOSED IMPROVEMENT ARE STRICTLY LIMITED TO DISTURBANCE OF EXISTING IMPERVIOUS AREA.
8. HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO ROADS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 1242, NO. 428, §420) AND FOR ACCESS TO ROADS UNDER THE JURISDICTION OF COOLBAUGH TOWNSHIP PURSUANT TO THE COOLBAUGH TOWNSHIP ROAD ENCROACHMENT ORDINANCE.
9. HIGHWAY OCCUPANCY PERMIT #545438 HAS BEEN PREVIOUSLY ISSUED BY PENNDOT FOR THE EXISTING SHARED DRIVEWAY.
10. THE PROPERTY IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MAP NO. 42089C 0323E, WITH AN EFFECTIVE DATE OF MAY 2, 2013.
11. NO PUBLIC STREETS OR OTHER FACILITES ARE TO BE OFFERED FOR DEDICATION TO COOLBAUGH TOWNSHIP. NO PRIVATE STREETS ARE PROPOSED.
12. EXISTING CONDITIONS AND PROPERTY BOUNDARY ARE DEPICTED AS PER A BOUNDARY AND TOPOGRAPHIC PREPARED BY DONALD JULIAN, P.L.S. OF ESC DESIGN CONSULTANTS, DATED JUNE 28, 2023.
    - 12.1. THE RELATIVE POSITIONAL PRECISION OF THE PROPERTY CORNER MARKERS AS REPRESENTED ON THIS PLAN MEETS OR EXCEEDS 0.07 FEET PLUS 50 PPM, AS SPECIES IN THE 'STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYS IN THE COMMONWEALTH OF PENNSYLVANIA', DATED NOVEMBER 19, 2021 FOR COMMERCIAL PROPERTIES, PUBLISHED BY PENNSYLVANIA SOCIETY OF LAND SURVEYORS.
13. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE IMPLEMENTED FOR ANY EARTH DISTURBANCE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PENNSYLVANIA CODE, TITLE 25, CHAPTER 102 – EROSION AND SEDIMENTATION CONTROL.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL 1-800-242-1776

PA1System Inc. SERIAL # 20231900077

ACT 287
THE FOLLOWING IS A LIST OF AGENCIES AND UTILITIES WITH FACILITIES WITHIN THE PROJECT AREA.

THE CONTRACTOR SHALL CONFIRM THE SIZE, TYPE, AND LOCATION OF EACH EXISTING AND PROPOSED, UTILITY SERVICE MAIN, LATERAL, AND METER WITH THE OWNER AND EACH RESPECTIVE UTILITY COMPANY. COLWELL-NAEGELE ASSOCIATES CANNOT GUARANTEE ACCURACY OF EXISTING UNDERGROUND UTILITIES.

UTILITY COMPANIES

PENCOR SERVICES/
BLUE RIDGE COMMUNICATION
CONTACT: RUSTY KNAUB
EMAIL: daylinknaub@usicllc.com

PENNSYLVANIA AMERICAN WATER CO.
578 ROUTE 196
TOBYHANNA, PA 18466
CONTACT: DAVE ALTMILLER
EMAIL: dave.altmiller@amwater.com
PHONE: 570-894-4008

PPL ELECTRIC UTILITIES
503 MARKET STREET
WILKES-BARRE, PA 18702
CONTACT: DOUG HAUPT
EMAIL: dlhaupt@pplweb.com

COOLBAUGH TOWNSHIP
5520 MUNICIPAL DR.
TOBYHANNA, PA 18466
CONTACT: KYLE KNECHT
EMAIL: kknecht@coolbaughtwp.org
PHONE: 570-894-8490

UGI UTILITIES, INC.
2121 CITY LINE RD
BETHLEHEM, PA. 18017
CONTACT: TIMOTHY STEWARD
EMAIL: tsteward@ugi.com

MOUNT POCONO MUNICIPAL AUTHORITY
1361 POCONO BLVD. SUITE 101
MT POCONO, PA 18344
CONTACT: RICH GANNON
EMAIL: mpmunicipalauthority2@gmail.com
PHONE: 570-839-8963

PLAN REVISIONS		
REV. NO.	DATE	DESCRIPTION
1	8/24/23	MONROE COUNTY CONSERVATION DISTRICT COMMENTS
2	8/28/23	MONROE COUNTY PLANNING COMMISSION COMMENTS
3	8/28/23	COOLBAUGH TOWNSHIP ENGINEER COMMENTS
4	9/18/23	BUILDING ADDITION CORNER
5	1/3/24	COOLBAUGH TOWNSHIP ENGINEER COMMENTS / BUILDING ADDITION LOCATION
6	7/8/24	REVISED BUILDING ADDITION LOCATION

LIST OF DRAWINGS	
DWG. NUMBER	DESCRIPTION
C0	COVER SHEET
C1	EXISTING CONDITIONS AND DEMOLITION PLAN
C2	SITE LAYOUT PLAN
D1 TO D4	NOTES AND DETAILS

1 RECORDATION OF PLANS: ALL SHEETS INCLUDED IN THIS PLAN SHALL BE RECORDED WITH THE MONROE COUNTY RECORDER OF DEEDS.

JULY 8, 2024

Colwell-Naegele Associates, Inc.
CONSULTING ENGINEERS
P.O. BOX B • CLARKS SUMMIT
PENNSYLVANIA 18411
tele. 570.586.5091
fax. 570.586.5073

MONROE COUNTY RECORDER OF DEEDS

A COPY OF THE SIGNED FINAL PLAN SHALL BE RECORDED IN THE OFFICE OF THE MONROE COUNTY RECORDER OF DEEDS WITHIN NINETY (90) DAYS AFTER APPROVAL OF THE FINAL PLAN OR THE APPROVAL OF THE PLANNING COMMISSION SHALL BE NULL AND VOID.

RECORDED IN MAP BOOK _____ PAGE _____

MONROE COUNTY PLANNING COMMISSION
PLAN REVIEW / RECOMMENDATION CERTIFICATE

THE MONROE COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, HAS RECEIVED A COPT OF THIS PLAN FOR REVIEW AND COMMENT ON _____. THIS DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE MONROE COUNTY PLANNING COMMISSION AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

_____
PLANNING DIRECTOR (OR STAFF DESIGNEE)

COOLBAUGH TOWNSHIP PLANNING COMMISSION
PLAN REVIEW / RECOMMENDATION CERTIFICATE

AT A MEETING HELD ON_____, 2023, THE COOLBAUGH TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND RECOMMENDED PRELIMINARY/FINAL PLAN APPROVAL TO THE BOARD OF SUPERVISORS.

_____ _____
_____ _____
_____

COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS
PLAN REVIEW / RECOMMENDATION CERTIFICATE

AT A MEETING HELD ON_____, 2023, THE COOLBAUGH TOWNSHIP BOARD OF SUPERVISORS GRANTED PRELIMINARY/FINAL PLAN.

_____ _____
_____ _____
_____

CERTIFICATES OF ACCURRACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE COOLBAUGH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

AUGUST 28, 2023

_____
JUDE P. COLWELL, P.E.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JUDE PAUL COLWELL
ENGINEER
No. PE 074853

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE COOLBAUGH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____

_____
DONALD JULIAN, P.L.S.

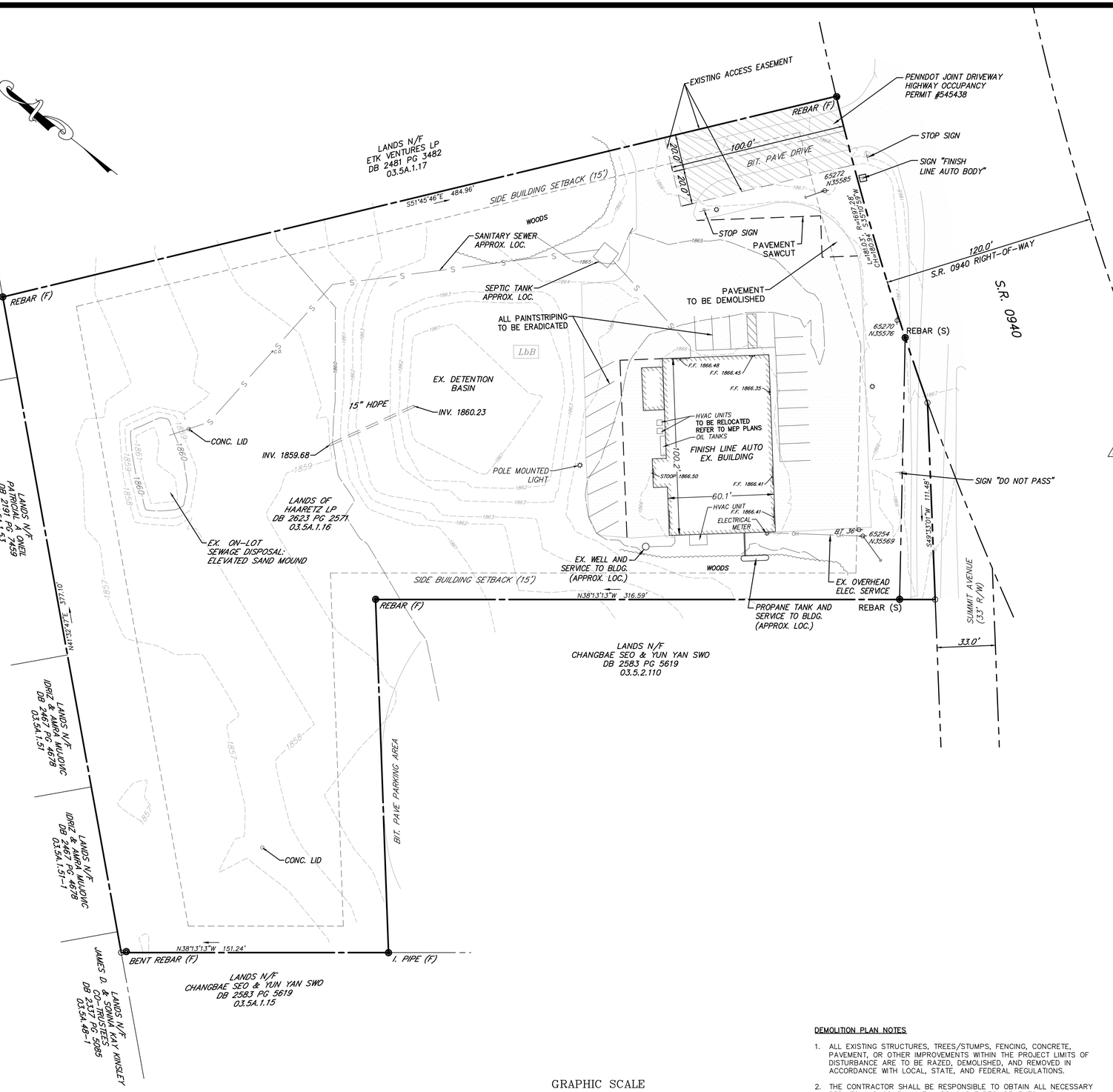
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE __ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, MANAGER OF _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT _____, ARE LANDOWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND THEY DESIRE THE SAME TO BE RECORDED ACCORDING TO LAW.

_____

MY COMMISSION EXPIRES _____ _____, 20_____

_____
SIGNATURE OF NOTARY PUBLIC



GRAPHIC SCALE

0 15 30 60

(IN FEET)

1 inch = 30 ft.

PLAN PREPARER AND CONTACT INFORMATION:

JUDE P. COLWELL, P.E.
COLWELL-NAEGELE ASSOCIATES, INC.
P.O. BOX B, CLARKS SUMMIT, PA 18411
PHONE: (570) 586-5091 / FAX: (570) 586-5073

RECEIVING WATERSHED:

THE PROJECT SITE DRAINS TO POCONO SUMMIT LAKE AND IS WITHIN THE WATERSHED OF THE UPPER TUNKHANNOCK CREEK. PENNSYLVANIA CODE TITLE 25, CHAPTER 93 WATER QUALITY STANDARDS ESTABLISHES THE DESIGNATED USE OF THE POCONO SUMMIT LAKE WATERSHED AS A HIGH QUALITY COLD WATER FISHERY, MIGRATORY FISHES (HQ-CWF, MF).

EARTH DISTURBANCE:

TOTAL EARTH DISTURBANCE ASSOCIATED WITH THIS PROJECT WILL BE 8,170 S.F. (0.19 Ac.)

SOIL TYPES:

THE USDA/NRCS SOIL TYPES PRESENT WITHIN THE LIMITS OF DISTURBANCE ARE:

LbB -- Lackawanna channery loam, 0 to 8 percent slopes, extremely stony

GENERAL NOTES:

1. REFER TO SHEETS D-1 THROUGH D-2 FOR NOTES AND DETAILS PERTINENT TO EROSION AND SEDIMENT POLLUTION CONTROL.
2. STEEP SLOPES SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS (NORTH AMERICAN GREEN DS75, STAPLE PATTERN B OR APPROVED EQUAL), OR SPRAYED BONDED FIBER MATRIX APPLIED AT A RATE OF 3,000 – 4,000 lbs/ac. REFER TO NOTES AND DETAILS ON SHEET D-1.
3. THERE ARE NO RIPARIAN AREAS WITHIN THE MAPPING LIMITS OF THESE PLANS.
4. THE PROJECT IS ANTICIPATED TO BEGIN ON APRIL 1, 2024 WITH FINAL STABILIZATION ANTICIPATED BY JULY 1, 2024.

CONTRACTOR NOTES:

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. IF UNFORESEEN CIRCUMSTANCES ARE DISCOVERED– I.E. SOIL EROSION, DISPLACED STONE, UNINTENDED LOSS OF VEGETATION; APPROPRIATE MEASURES SHALL BE TAKEN TO REMEDY THE SITUATION UNDER THE DIRECTION OF THE ENGINEER AND/OR THE MONROE COUNTY CONSERVATION DISTRICT.

⚠ ZONING NOTES:

PER ZONING SECT. 400-90.B.

VEHICLE OR EQUIPMENT REPAIR OPERATIONS AND VEHICLE OR EQUIPMENT SALES OR RENTAL OPERATIONS. IN ADDITION TO ALL OTHER APPLICABLE STANDARDS, ALL VEHICLE OR EQUIPMENT REPAIR OPERATIONS AND ALL VEHICLE OR EQUIPMENT SALES OR RENTAL OPERATIONS OF NEW AND USED AUTOMOBILES, TRUCKS, MOTORCYCLES, MOBILE HOMES, RECREATION VEHICLES, BOATS, AND TRAVEL TRAILERS AND OTHER VEHICLES AND EQUIPMENT SHALL BE SUBJECT TO THE FOLLOWING SPECIFIC REGULATIONS AND REQUIREMENTS:

(1) REPAIR AND SERVICE. ALL REPAIR, SERVICE OR SIMILAR ACTIVITIES SHALL BE CONDUCTED WITHIN A COMPLETELY ENCLOSED BUILDING WHERE ADEQUATE MEASURES SHALL BE TAKEN TO MINIMIZE MOTOR NOISE, FUMES AND GLARE.

(2) EXTERIOR STORAGE.

(A) PARTS AND OTHER MATERIALS. EXTERIOR STORAGE OF DISMANTLED VEHICLES, TIRES, AUTO PARTS AND SIMILAR MATERIALS SHALL NOT BE PERMITTED EXCEPT IN A DESIGNATED STORAGE AREA IN ACCORD WITH SUBSECTION B(2)(C). USED TIRES AND PARTS SHALL NOT BE STORED ON THE PREMISES IN EXCESS OF WHAT WOULD NORMALLY ACCUMULATE IN A WEEK OF NORMAL OPERATION.

(B) VEHICLES.

[1] ONLY VEHICLES WITH CURRENT LICENSE AND CURRENT REGISTRATION WAITING TO BE REPAIRED OR SERVICED OR WAITING TO BE PICKED UP BY THE VEHICLE OWNER MAY BE STORED IN ANY UNSCREENED EXTERIOR AREA. ANY VEHICLE STORED FOR MORE THAN 30 DAYS SHALL BE STORED IN A DESIGNATED AREA IN ACCORD WITH SUBSECTION B(2)(C).

[2] NOT MORE THAN FOUR VEHICLES PER SERVICE STALL MAY BE STORED OUTSIDE A FULLY ENCLOSED BUILDING.

[3] PROOF OF CURRENT LICENSE AND CURRENT REGISTRATION OR OWNERSHIP OF ANY VEHICLE SHALL BE REQUIRED UPON DEMAND BY THE ZONING OFFICER.

(C) DESIGNATED STORAGE AREA.

[1] ALL OPERATIONS STORING PARTS, MATERIALS OR VEHICLES OUTDOORS SHALL ESTABLISH A DESIGNATED STORAGE AREA MEETING PRINCIPAL STRUCTURE SETBACK REQUIREMENTS.

[2] A SECURE AND DURABLE FENCE, SIX FEET TO 10 FEET IN HEIGHT, SHALL BE ERECTED AROUND THE PERIMETER OF THE STORAGE AREA AND THE AREA SHALL BE SCREENED.

[3] THE AREA SHALL BE STABILIZED WITH PAVING OR OTHER SUITABLE MATERIAL TO PREVENT MUD AND MINIMIZE DUST.

LEGEND

DESCRIPTION	EXISTING
MINOR CONTOUR	686
MAJOR CONTOUR	690
STORM SEWER	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
OVERHEAD UTILITY LINES	OHW
BITUMINOUS PAVEMENT	
PAVEMENT DEMOLITION	
EASEMENT	
SOIL CLASSIFICATION	SwB
UTILITY POLE	
LIGHT POST	
OVERHEAD GARAGE DOOR	OHD
WATER WELL	W

DEMOLITION PLAN NOTES

1. ALL EXISTING STRUCTURES, TREES/STUMPS, FENCING, CONCRETE, PAVEMENT, OR OTHER IMPROVEMENTS WITHIN THE PROJECT LIMITS OF DISTURBANCE ARE TO BE RAZED, DEMOLISHED, AND REMOVED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND COMPLY WITH APPLICABLE REQUIREMENTS AND REGULATIONS FOR SITE DEMOLITION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT EACH APPLICABLE UTILTY SERVICE FOR SHUT-OFF AND DISCONNECTION PRIOR TO DEMOLITION, AS WELL AS PA ONE-CALL NOTIFICATION.

UTILITY NOTES

1. THE CONTRACTOR SHALL CONFIRM THE SIZE, TYPE, AND LOCATION OF EACH EXISTING AND PROPOSED. UTILITY SERVICE MAIN, LATERAL, AND METER WITH EACH RESPECTIVE UTILITY COMPANY. COLWELL-NAEGELE ASSOCIATES CANNOT GUARANTEE ACCURACY OF EXISTING UNDERGROUND UTILITIES.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL 1-800-242-1776

PA1System Inc. SERIAL # 20231900077

CNA
Colwell-Naegele Associates, Inc.
CONSULTING ENGINEERS
P.O. BOX B · CLARKS SUMMIT
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fax. 570.586.5073

SEALS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JUDE PAUL COLWELL
ENGINEER
No. PE 074853

PROJECT

FINISH LINE AUTO BODY BUILDING ADDITION

110 SUMMIT AVE.
COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

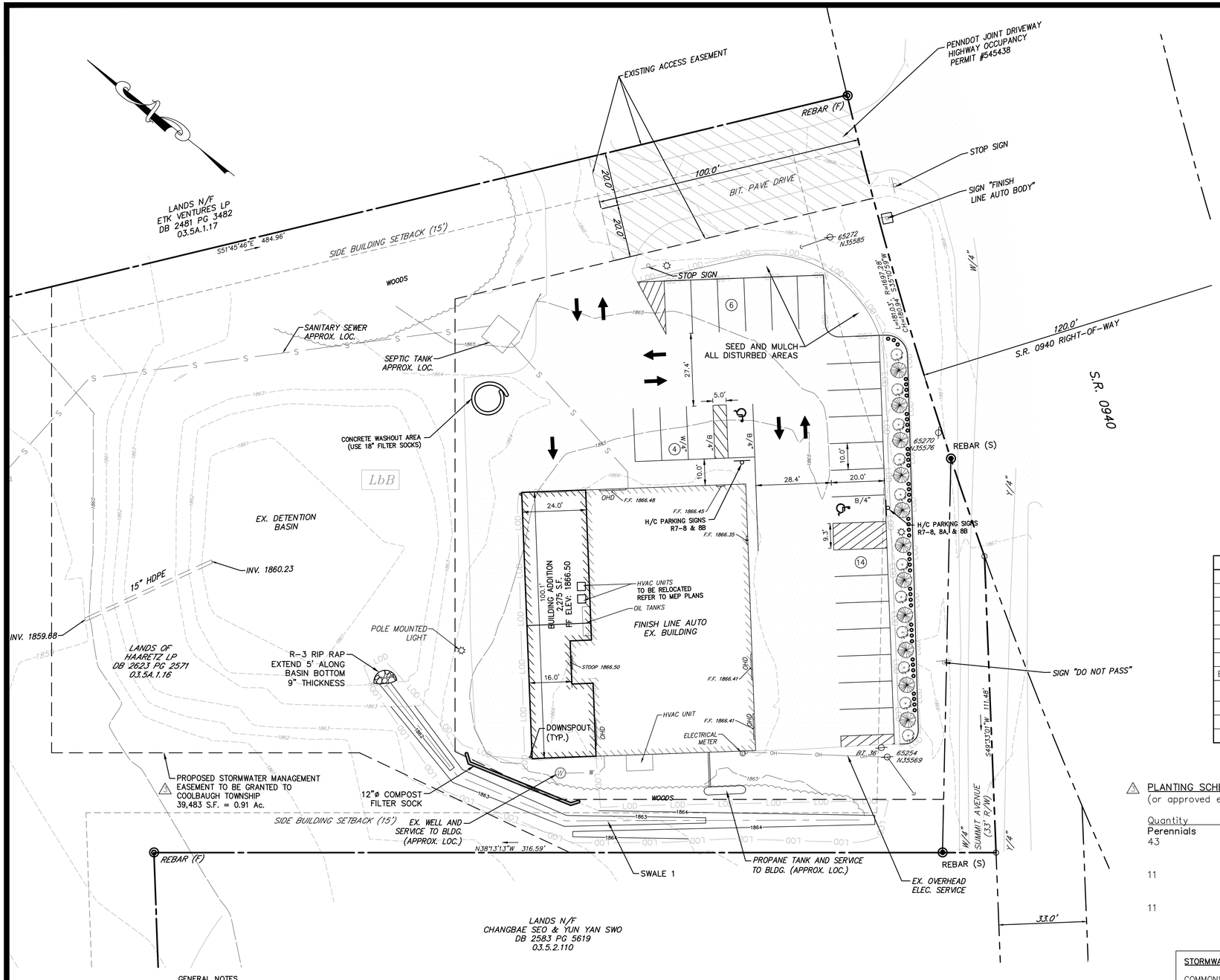
DRAWING TITLE

EXISTING CONDITIONS AND DEMOLITION

REVISIONS

NO.	DATE	DESCRIPTION
⚠	8/24/23	MCCD COMMENTS
⚠	8/28/23	MCPC COMMENTS
⚠	8/28/23	TWP ENGINEER COMMENTS
⚠	9/18/23	BLDG. ADDITION CORNER
⚠	1/3/24	TWP COMMENTS/BLDG. ADDITION
⚠	7/8/24	REVISED BUILDING ADDITION

JOB NO :	221014
SCALE :	1"=30'
DATE :	7-7-2023
PROJ ENG :	J. COLWELL
DRAWN BY :	J. COLWELL
CHECKED BY :	R. NAEGELE
DRAWING NO :	C1



GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS
NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL 1-800-242-1776

PA1System Inc. SERIAL # 20231900077

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND/OR REPAIR OF ALL ROADS OR OTHER EXISTING CONDITIONS DAMAGED AS A RESULT OF HIS/HER WORK.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND COMPLY WITH REQUIREMENTS AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC AND JOB SAFETY.
4. PRIOR TO CONSTRUCTION, CONSULT WITH LOCAL OFFICIALS AND UTILITY COMPANIES TO DETERMINE THE LOCATION OF FACILITIES WITHIN PROJECT LIMITS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PA ONE-CALL SERVICE BEFORE BEGINNING ANY EXCAVATION WORK.
6. ALL UTILITIES DAMAGED OR DESTROYED SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIC UTILITY. ALL COST INCURRED TO FIX OR REPLACE THE UTILITY SHALL BE BORNE BY THE CONTRACTOR.
7. CONTRACTOR SHALL INSURE POSITIVE FLOW OF DRAINAGE SO THAT NO PONDING OF STORMWATER WILL OCCUR.
8. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR IN THE FIELD.
9. THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS AT ALL TIMES TO THE JOB SITE.
10. PENNDOT SPECIFICATIONS NOTE: ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408/2011, INCLUDING INITIAL EDITION AND ALL CHANGE NUMBERS, UNLESS OTHERWISE NOTED.
11. COMPACTION NOTE: FILLS SHALL BE PLACED IN LIFTS AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS OF PENNDOT PUBLICATION 408, LATEST EDITION.
12. DUST CONTROL: DURING GRADING OPERATIONS, NECESSARY MEASURES FOR DUST CONTROL SHALL BE EXERCISED.
13. THE OWNER OR ITS SUCCESSORS MAY NOT ALTER ANY ASPECT OF THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN WITHOUT PRIOR APPROVAL FROM THE TOWNSHIP, COUNTY CONSERVATION DISTRICT, AND/OR PA DEP.
14. GRADING AND PLACEMENT OF SUBBASE MATERIAL SHALL BE CAREFULLY CONTROLLED TO ENSURE POSITIVE DRAINAGE OF MINIMUM 1% SLOPE.

STORMWATER CERTIFICATION-DESIGN ENGINEEER

I, JUDE P. COLWELL, P.E., ON THIS DATE JULY 8, 2024, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE COOLBAUGH TOWNSHIP STORMWATER MANAGEMENT AND EARTH DISTURBANCE ORDINANCE.

AUGUST 28, 2023

JUDE P. COLWELL, P.E.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JUDE PAUL COLWELL
ENGINEER
No. PE 074853

UTILITY NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO CONTACT PA ONE CALL AT LEAST 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION OR DEMOLITION WORK FOR THE IDENTIFICATION OF UTILITIES IN THE VICINITY OF THE WORK AREA.
2. THE EXISTING UTILITIES SHOWN ON PLANS ARE FOR REFERENCE ONLY AND ARE NOT TO BE CONSTRUED AS AN ACCURATE OR ALL-INCLUSIVE REPRESENTATION OF THE UTILITIES PRESENT WITHIN THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATIONS OF ALL UTILITIES WITHIN THE WORK AREA PRIOR TO THE START OF WORK.
3. THE PROPOSED UTILITIES SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE ENGINEER TO DETERMINE SIZES AND LOCATION PRIOR TO CONSTRUCTION.
4. ALL UTILITIES DAMAGED OR DESTROYED SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIC UTILITY OWNER. ALL COST INCURRED TO REPAIR OR REPLACE THE UTILITY SHALL BE BORNE BY THE CONTRACTOR.
5. ALL PROPOSED IMPROVEMENTS, INCLUDING ALL ON-SITE STORM DRAINAGE FACILITIES, ARE PRIVATE AND WILL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER, AND WILL NOT BE THE RESPONSIBILITY OF COOLBAUGH TOWNSHIP.
6. THE NEAREST EXISTING FIRE HYDRANT IS LOCATED APPROXIMATELY 1,400 FEET NORTHEAST OF THE SITE, NEAR THE INTERSECTION OF SR 940 AND SHOPPING CENTER DRIVE, ADJACENT TO LOWE'S.

PARKING CALCULATIONS
OFF-STREET PARKING REQUIREMENTS

MOTOR VEHICLE REPAIR, WITHOUT SALES:
(INCLUDING LUBE, TUNE-UP, TIRE, BRAKE AND MUFFLER SERVICE)

FOUR PER SERVICE BAY, STATION OR LIFT. THIS MAY INCLUDE STACKING LANE SPACES. HIGH TURNOVER USES, SUCH AS QUICK OIL-CHANGE SHOPS, SHALL HAVE A MINIMUM OF ONE STACKING SPACE LOCATED BEFORE AND ONE AFTER EACH WORK BAY/STATION. SHOPS WHERE CUSTOMERS LEAVE VEHICLES FOR LATER PICK-UP MAY PLACE PARKING ELSEWHERE ON THE PROPERTY.

6 SERVICES BAYS = 24 PARKING SPACES REQUIRED
24 PARKING SPACES ARE PROPOSED, NOT INCLUDING VEHICLE STACKING

STORMWATER MANAGEMENT
A REDUCTION IN IMPERVIOUS AREA OF 700 S.F. IS PROPOSED AS A RESULT OF THIS PROJECT. NO ADDITIONAL STORMWATER MANAGEMENT IS REQUIRED.

ALL ROOF DOWNSPOUTS SHALL BE DIRECTED TO SPLASH PADS TO PREVENT EROSION.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
MINOR CONTOUR	686	686
MAJOR CONTOUR	690	690
STORM SEWER		
SANITARY SEWER	SAN	S
PROPERTY LINE		
RIGHT-OF-WAY LINE		
WATER UTILITY SERVICE		W
ELECTRIC UTILITY SERVICE	OHW	UE
BITUMINOUS PAVEMENT		
OVERHEAD GARAGE DOOR	OHD	OHD
POLE MOUNTED LIGHT	☼	
WATER WELL	Ⓦ	

⚠ PLANTING SCHEDULE
(or approved equal per SALDO 355 Attachment 4)

Quantity	Scientific Name	Common Name	Symbol
Perennials			
43	Juniperus communis (24" min. height, 18" min. spread)	Common Juniper	
11	Prunus virginiana (Min. height of 4-6 ft. at the time of planting)	Common Chokecherry	
11	Myrica pennsylvanica (36" min. height, 24" min. spread; and symmetrically branched to the ground)	Northern Bayberry	

STORMWATER STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LACKAWANNA

ON THIS, ____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____, OF PENNSYLVANIA, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF HAARETZ, LP AND THAT HE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, DISPOSES AND SAYS THAT ANY REVISION TO THE DRAINAGE PLAN MUST BE APPROVED BY THE TOWNSHIP, AND THAT THE E&S PLAN MUST BE APPROVED BY THE MONROE COUNTY CONSERVATION DISTRICT.

_____ _____
SIGNATURE OF OFFICER TITLE

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE INFORMATION AND STATEMENTS GIVEN ABOVE ARE TRUE AND CORRECT.

SIGNATURE OF OFFICER: _____

SIGNATURE OF NOTARY PUBLIC: _____

MY COMMISSION EXPIRES ON: _____, 20____

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CONSULTING ENGINEERS
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fax. 570.586.5073

SEALS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JUDE PAUL COLWELL
ENGINEER
No. PE 074853

PROJECT

FINISH LINE AUTO BODY BUILDING ADDITION

110 SUMMIT AVE.
COOLBAUGH TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

DRAWING TITLE

SITE LAYOUT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
⚠	8/24/23	MCCD COMMENTS
⚠	8/28/23	MCPC COMMENTS
⚠	8/28/23	TWP ENGINEER COMMENTS
⚠	9/18/23	BLDG. ADDITION CORNER
⚠	1/3/24	TWP COMMENTS/BLDG. ADDITION
⚠	7/8/24	REVISED BUILDING ADDITION

JOB NO :	221014
SCALE :	1"=20'
DATE :	7-7-2023
PROJ ENG :	J. COLWELL
DRAWN BY :	J. COLWELL
CHECKED BY :	R. NAEGELE
DRAWING NO :	C2