

**MOUNT POCONO BOROUGH PLANNING COMMISSION
REGULAR MEETING AGENDA
Wednesday, October 19, 2022 – 7:00 PM**

LOCATION: Borough Building located at 1361 Pocono Blvd, Mount Pocono

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
____ M. Penn, ____ P. Bucco, ____ R. Dorkoski, ____ A. M. Harris, ____ D. Staples, ____ E. Melbert,
____ C. Connor, ____ C. Niclaus, ____ D. Jackowski
- 4. Preliminary Announcements**
- 5. Consider Approval of Minutes**
 - a. Regular Meeting Minutes – August 17, 2022
- 6. Unfinished Business –**
 - a. Arya Village, 1221 Pocono Blvd. – Review (?)
 - b. Auto 4 Sale Conditional Use – Application Withdrawn
- 7. New Business**
 - a. Harbor Freight (Five Below) – Amended Land Development Plan
- 8. Project Updates**
- 9. Liaison Reports**
 - a. Borough Council
 - b. Zoning Hearing Board
- 10. Public Participation**
- 11. Adjournment**

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 17, 2022
7:00 P.M.**

Chairman M. Penn opened the regular meeting at 7:09 P.M.

Pledge of Allegiance was said by all.

Roll Call: Vice Chair P. Bucco, present; Commissioner R. Dorkoski, present via phone; Commissioner A. Harris, present; Commissioner D. Staples, absent; Commissioner E. Melbert, present; Commissioner T. Cramer, absent; Solicitor C. Connor, present; Borough Engineer C. Niclaus, present; and, Recording Secretary, D. Jackowski, present.

PRELIMINARY ANNOUNCEMENTS – Chairman M. Penn announced that Alexis Wilkinson is no longer the Borough Zoning Officer. He was advised that Shawn McGlynn, SFM Consulting, will be taking over the Zoning Officer duties starting on Monday, August 22, 2022, and will be in the office Monday's, Wednesday's, and Friday's. He was also advised that Mr. McGlynn will not be attending these meetings; however, in his opinion, it could be beneficial that the Zoning Officer be in attendance as Zoning questions may arise. It was also noted that the agenda will be sent to the Zoning Officer prior to the meeting and that questions or opinions could be asked prior to the meeting.

APPROVAL OF MINUTES – Commissioner A. Harris moved to accept the Regular Meeting minutes of Wednesday, June 15, 2022, as presented. Commissioner R. Dorkoski seconded. Motion carried unanimously.

UNFINISHED BUSINESS

Arya Village, 1221 Pocono Boulevard – In attendance representing the Arya Village project were the Applicant, Ms. Rupal Patel, and her Engineer, Christian Cobaugh.

The Applicant's Engineer C. Cobaugh reviewed the revised plans indicating that PennDOT wasn't going to allow an entrance off of SR 611 & Belmont Avenue and will have a right turn only on SR 196 (Sterling Road) with an in and out on Pine Hill Road. Borough Engineer C. Niclaus reminded the Applicant that a TIS is required to move ahead with a proper review of the plan. More discussion was had, including the buffer requirements; are they a Zoning issue or under SALDO. It was clarified if Zoning issues are involved the Applicant would have to go before the Zoning Hearing Board (ZHB) for variance(s) and that could take up to ninety (90) days.

The Planning Commission acknowledged that it was in receipt of the Borough Engineer's Technical Review #2 letter dated August 17, 2022. It was also acknowledged that there were nineteen (19) Zoning Ordinance Review items that were informational only and that the Zoning Officer shall be the jurisdictional entity on Zoning requirements. Also, there were thirty-two (32) Subdivision and Land Development Ordinance (SALDO) items outstanding; forty-two (42) Stormwater Management items; and three (3) general comments, including traffic comments not addressed and a Traffic Impact Study (TIS) that has not been submitted.

Commissioner R. Dorkoski questioned if the Applicant was looking for an approval that would give the Applicant the right to close on this property.

Solicitor C. Connor answered by stating that the Planning Commission does not have the right on whether the closing would take place or not. He advised that currently what has been submitted to the Planning Commission is not enough information for any recommendation to be made and reminded the Applicant that the Planning Commission is only a recommending body with final approval up to Borough Council. He stated that this cannot affect the closing of the property and that the Applicant has to decide if she would like to continue.

Commissioner R. Dorkoski stated that, with not receiving a complete submission, the Planning Commission cannot advise the Applicant to close on the property. He noted the following: can't see an implied approval at this time; parking space sizes are an issue; and pavers are not allowed; he reminded the Applicant "buyer beware."

After Solicitor C. Connor's suggestion to the Applicant that, again, there is not enough information and the plan needs to be cleaned up to come back before the Planning Commission and advice to the Commission not to accept this plan as-is, Vice Chair P. Bucco

**MOUNT POCONO PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 17, 2022
7:00 P.M.**

moved to accept a ninety (90) day time extension, conditional upon receiving a letter requesting such. Commissioner A. Harris seconded. Motion carried unanimously.

Commissioner E. Melbert moved to table the Arya Village project until the next regular Planning Commission meeting. Vice Chair P. Bucco seconded. Motion carried unanimously.

Commissioner R. Dorkoski moved that all the items that are outstanding that can be completed must be completed prior to coming before the Planning Commission. Vice Chair P. Bucco seconded. Motion carried unanimously.

NEW BUSINESS – Vice Chair P. Bucco moved to table the Caliper of Trees – SALDO 187-6 and Submission Requirements – SALDO 187-18 to 187-24. Commissioner R. Dorkoski seconded. After some discussion Vice Chair P. Bucco amended her motion to table Caliper of Trees – SALDO 187-6 and SALDO 187-39 Improvement Maintenance Guarantee instead. Commissioner R. Dorkoski seconded. Motion carried unanimously.

Submission Requirements – SALDO 187-18 to 187-24 – After an explanation from the Planning Commission Recording Secretary D. Jackowski, Vice Chair P. Bucco moved to adopt the following amendment to the SALDO 187-18 to 187-24 Submission Requirements: to decrease the number of submission plans from ten (10) down to four (4) including electronic submissions and to decrease likewise the number of any required supporting documents such as sewage planning module(s), including electronic submissions; approvals and/or permits from the Pennsylvania Department of Environmental Protection; and highway occupancy permit from six (6) down to two (2). Commissioner E. Melbert seconded. Motion carried unanimously.

PROJECT UPDATES – Solicitor C. Connor stated that the Development and Stormwater Agreements for the Clarius project have been finalized. He noted that Clarius is closing on the property this week and they have indicated that they have potential tenants for the warehouse and that eighty-six (86) acres will be cleared early this fall.

LIAISON REPORTS

Borough Council – Commissioner A. Harris stated that Borough Council at last night's meeting appointed a new Zoning Officer as was reported by Chairman M. Penn earlier in the meeting.

Zoning Hearing Board – No report.

PUBLIC PARTICIPATION – None

There being no public participation and no further business coming before the Planning Commission, Vice Chair P. Bucco moved to adjourn at 8:53 P.M. Commissioner A. Harris seconded. Motion carried unanimously.

Submitted by,

Diana Jackowski
Recording Secretary

Mount Pocono Borough Council
Regular Meeting Minutes,
Tuesday, September 6, 2022
6:30 P.M.

NOW, THEREFORE, be it RESOLVED as follows:

1. *Application fee for the approval of the Keeping of chickens shall be in the amount of \$65.00.*
2. *Fee for the renewal of an annual permit issued for the Keeping of Chickens shall be \$35.00.*
3. *No permits shall be issued, or renewals approved without the payment in full of the above described fees.*

Approved this 6 day of September, 2022 by Mount Pocono Borough Council.

Councilwoman E. Santiago seconded. Motion carried 7 – 0.

Consideration of sending a letter of support for the Pocono Mountain Regional Police Department’s LSA application for a License Plate Reader program and to purchase a police patrol vehicle. – Vice President L. Noonan moved to authorize the Borough Manager to send a letter of support for the Pocono Mountain Regional Police Department’s LSA application for a License Plate Reader program and to purchase a police patrol vehicle. Councilwoman C. Williams seconded. Motion carried 7 – 0.

Consideration of flooring estimates for restorations. – Vice President L. Noonan moved to table the flooring restoration estimates until more specific quotes are received for the downstairs. Councilwoman C. Williams seconded. Motion carried 7 – 0.

Consideration of approving Medico Construction estimate of \$3,811.99 for preventive maintenance on the 2008 Case 621 Ext wheel loader. – Vice President L. Noonan moved to approve the estimate cost of \$3,811.99 from Medico Construction for preventive maintenance on the 2008 Case 621 Ext wheel loader. Councilwoman A. Harris seconded. Motion carried 7 – 0.

Consideration of approving the Financial Requirement and Minimum Municipal Obligation (MMO) for the Borough’s Pension Plan for 2023 in the amount of \$27,852.00. – Vice President L. Noonan moved to approve the Financial Requirement and Minimum Municipal Obligation (MMO) for the Borough’s Pension Plan for 2023 in the amount of \$27,852.00. Councilman N. DeLano seconded. Motion carried 7 – 0.

Consideration of granting an extension of 90 days to allow the Mount Pocono Borough Council to render a decision on the Arya Village, LLC’s application for Land Development Plan. – Councilwoman C. Williams moved grant the ninety (90) day extension to allow the Borough Council to render a decision, but this extension does not guarantee an approval by Borough Council on the Arya Village, LLC’s Land Development Plan and authorized the Borough Manager to send a memo specifying this to the Applicant. Councilman N. DeLano seconded. Motion carried 7 – 0.

Consideration of placing an order with Hometown Press to establish a Borough Newsletter to be mailed out twice a year with costs being limited to just the postage. – After some discussion regarding interest from another party, Councilman N. DeLano moved to table the placing of an order with Hometown Press until the other offer is presented. Councilwoman D. Fulton seconded. Motion carried 7 – 0.

Consideration of approving a Touch a Truck event at this year’s Harvest Fest on Saturday, September 24, 2022. – Vice President L. Noonan moved to approve the Touch a Truck event at the Harvest Fest on Saturday, September 24, 2022. Councilwoman A. Harris seconded. Motion carried 7 – 0.



Diana Jackowski <diana@mountpocono-pa.gov>

Fwd: Conditional Use Hearing- 1170 Pocono Blvd-MPB

1 message

Lindsay Scerbo <lindsay@sfmconsultingllc.org>
To: Diana Jackowski <diana@mountpocono-pa.gov>

Fri, Oct 14, 2022 at 3:47 PM

Hi Diana,

I forgot to copy you on the original email, so sorry about that! But Ostap Sharak is withdrawing his Conditional Use application for [1170 Pocono Blvd](#), which the hearing was supposed to be on Tuesday, Oct. 18.

Just keeping you in the loop :)

Enjoy your weekend and I'll see you Monday morning (which is probably when you're reading this lol)

Lindsay Scerbo
Zoning Researcher
Pocono Township (570) 629-1922 ext. 1218
Mount Pocono Borough (570) 664-2023
<https://www.sfmconsultingllc.org>

----- Forwarded message -----

From: **AUTO 4 SALE INC TEAM** <sales@auto4salepa.com>
Date: Fri, Oct 14, 2022 at 2:50 PM
Subject: Re: Conditional Use Hearing- [1170 Pocono Blvd-MPB](#)
To: Lindsay Scerbo <lindsay@sfmconsultingllc.org>
Cc: Shawn McGlynn <smcglynn@sfmconsultingllc.org>, Joshua Walker <office@mountpocono-pa.gov>

Please withdraw our application at this time. We currently in talks with survey company Mendola & Associates on getting new survey done with all new planning proposal.
It will probably take a little time because they are booked for months ahead. When all paper work will be ready we will be resubmitting our application right away.
Please let us know what will be left from our deposit and what will go to our escrow account.

Thank you so much

570.972.1122
[1170 Pocono Blvd](#)
[Mount Pocono, PA 18344](#)
<http://www.auto4salepa.com>



From: Lindsay Scerbo <lindsay@sfmconsultingllc.org>
Sent: Friday, October 14, 2022 9:51 AM
To: AUTO 4 SALE INC TEAM <sales@auto4salepa.com>
Cc: Shawn McGlynn <smcglynn@sfmconsultingllc.org>; Joshua Walker <office@mountpocono-pa.gov>
Subject: Conditional Use Hearing- [1170 Pocono Blvd-MPB](#)

INTEROFFICE MEMORANDUM

TO: MOUNT POCONO BOROUGH PLANNING COMMISSION
FROM: SHAWN MCGLYNN, ZONING OFFICER
SUBJECT: HARBOR FREIGHT/FIVE BELOW LDP AMENDMNER
DATE: OCTOBER 18, 2022
CC: JOSHUA WALKER, BOROUGH MANAGER, CHARLES NICLAUS,
BOROUGH ENGINEER

RECEIVED
OCT 18 2022
MT. POCONO BOROUGH

In accordance with §215-107, B (7) the following is a report from the Zoning Office regarding the proposed amendment to the Harbor Freight/Five Below LDP.

Specifically, this is an amendment to the previously approved LDP for Harbor Freight/Five Below for the additional allocation of space, creating a separate 8,784 square foot leasehold/tenant space in the rear of the approved leasehold for Five Below. To this end, the Zoning Officer has the following comments and observations:

1. The property is situated in the C-2 Zoning District.
2. Chapter 215 Attachment 1, *Schedule of Use Regulations* provides for a range of uses which may be permitted to occupy the space.
3. Currently there is no proposed tenant. The applicant states that a tenant will be obligated to fit within the permitted uses described under the Zoning Ordinance.
4. Based on the wide range of uses permitted, parking requirements could vary from just three examples: 185 parking spaces (restaurant) to the existing 53 retail parking spaces (Kmart) to 76 parking spaces (exercise club).
5. Without an identified tenant, it is impossible to determine sewage requirements/EDUs or water supply/sprinkler flow requirements for the proposed tenant space.
6. Based on the proposed layout, a traditional retail tenant is unlikely because there is no possibility of a store-front display area. A likely tenant will be using the proposed space for more private uses (fitness gym, restaurant, club).
7. There may be a likelihood that the proposed tenant space could be further subdivided, as the long hallways permit. Any further internal subdivision of the proposed tenant space will require Land Development.
8. Due to the lack of frontage for the proposed tenant space, the ability for signage/advertising will be severely limited, in accordance with §215-87 B(1)(b) whereby the area of a wall sign is limited to 20% of the area of the building wall, including doors and windows. This signage issue, along with the lack of frontage/display area, will deter most retail tenants.
9. Building Code and Fire Safety must be considered, specifically because the proposed tenant space is accessed by a long hallway and proposes to discharge occupants from both the approved and the proposed tenant spaces into one rear service area. Building Code/Fire Safety analysis should be provided.

--

Shawn F. McGlynn BCO, ICC, PENNBOC
T: 484.330.9088
F: 484.623.4615
www.sfmconsultingllc.org

Sent from my iPad

 **CONNOR LETTER - 10-13-22.pdf**
892K

Charles Niclaus, PE <cniclaus@barryisett.com>

Fri, Oct 14, 2022 at 9:14 AM

To: Shawn McGlynn <smcglynn@sfmconsultingllc.org>, Diana Jackowski <diana@mountpocono-pa.gov>, Joshua Walker <office@mountpocono-pa.gov>

Shawn, have you made a decision on whether it's a LDP? Even if what's in the letter is correct, wouldn't an appeal of the decision be necessary? If that has not been decided, does it change what would be your decision?

Thanks, Chuck

[Quoted text hidden]

Shawn McGlynn <smcglynn@sfmconsultingllc.org>

Sun, Oct 16, 2022 at 1:39 PM

To: "Charles Niclaus, PE" <cniclaus@barryisett.com>

Cc: Clark Connor <hconnor@ptd.net>, Diana Jackowski <diana@mountpocono-pa.gov>, James Fareri <jfareri@newmanwilliams.com>, Joshua Walker <office@mountpocono-pa.gov>, Lindsay Scerbo <lindsay@sfmconsultingllc.org>

Chuck,

I believe the additional tenant space, along with the exterior modifications proposed requires LDP approval. The Zoning Ordinance does not specifically authorize the Zoning Officer to enforce SALDO, nor does SALDO authorize the Zoning Officer to administer it.

That being stated, Section 215-107 under Subsection B (7), states that "the Zoning Officer shall not have the power to permit any activity which does not conform to this Chapter or all other Ordinances of the Borough known to the Zoning Officer." I take this to mean that I (as the Borough's Zoning Officer) am empowered to enforce SALDO. This includes making interpretations as to applicability.

So, I agree, if Pablo wants to dispute my interpretation, an appeal must be filed with the ZHB. I have copied the Borough's Solicitor and PC Solicitor on this email for their interpretation.

Thanks,

Shawn McGlynn

Mount Pocono Borough Zoning Officer

[Quoted text hidden]

Diana Jackowski <diana@mountpocono-pa.gov>

Mon, Oct 17, 2022 at 8:34 AM

To: Clark Connor <hconnor@ptd.net>, Michael Penn <michael_penn@me.com>, Shawn McGlynn

<smcglynn@sfmconsultingllc.org>, Ann Marie Harris <amharris@mountpocono-pa.gov>, Dakota Staples <drsenterprises1017@gmail.com>, Chuck Niclaus <cniclaus@barryisett.com>, Patty Bucco <njct602@aol.com>, Erin Melbert <erim@melbert.net>, Richard Dorkoski <richd327@gmail.com>

Cc: Claudette Williams <cwilliams@mountpocono-pa.gov>, Norman DeLano Jr <ndelano@mountpocono-pa.gov>

Good Morning All -

Please email stream regarding the Harbor Freight - Five Below (Mount Pocono Plaza Shopping Center) including Borough Zoning Officer and the Applicant's letter regarding amending the LDP to be reviewed this Wednesday at the PC

10/17/22, 8:35 AM

Mount Pocono Borough Mail - Fwd: Mt. Pocono, LLC - Mount Pocono Plaza Shopping Center

meeting.

Thank you.

[Quoted text hidden]

--

Respectfully,

Diana Jackowski
Administrative Assistant
Mount Pocono Borough
1361 Pocono Boulevard, Suite 100
Mount Pocono, PA 18344
PH: 570-839-8436 ext. 302
FAX: 570-839-0981
diana@mountpocono-pa.gov



CONNOR LETTER - 10-13-22.pdf

892K



Newman Williams, P.C.

ATTORNEYS AT LAW

A Professional Corporation

P. O. Box 511
712 Monroe Street
Stroudsburg, PA 18360
570.421.9090

www.newmanwilliams.com

Marc R. Wolfe, Esquire
mwolfe@newmanwilliams.com

October 13, 2022

RECEIVED

OCT 14 2022

MT. POCONO BOROUGH

H. Clark Connor, III, Esquire
P.O. Box 235
Swiftwater, PA 18370

**RE: Mt. Pocono, LLC - Mount Pocono Plaza Shopping Center
Our File No. 56800**

Dear Clark:

Please be advised that Mt. Pocono, LLC (the "Owner" and/or the "Developer") has been advised it must submit a Land Development Plan for the proposed reuse of part of the former K-Mart store property which is part of the Mount Pocono Plaza Shopping Center (the "Center"). The Land Development Plan for the Center was approved in 1989 and included the former K-Mart space.

The Developer previously received approval to use part of the former K-Mart store for the Harbor Freight store, the Planet Fitness and the Ollie's Bargain Outlet store. Minimal interior and exterior changes are proposed for the conversion of the former K-Mart space into separate demised areas.

In order to keep the project on schedule, the Developer has requested that its proposed development plan for the former K-Mart space be on the October 19, 2022 Borough Planning Commission Agenda, however, the Developer by making that request reserved the right to contest the interpretation that its plan to convert the remaining vacant portion of the former K-Mart space to a Five Below store with a smaller vacant "future tenant" space behind that constitutes land development.

The Developer's plans for the space in question involve the following:

1. The construction of interior demising walls as well as other interior renovations.
2. The installation of bollards along the Tenant's frontage.
3. The construction of a canopy along the Tenant's frontage.

4. Loading dock geometry changes at the rear of the future Tenant frontage. Specifically, the width was reduced from 14 feet wide to 10 feet wide.

The exterior work, as you can discern from the above summary, is minor. Pennsylvania case law is quite clear that minor exterior improvements such as proposed here do not constitute land development. Rather, “the MPC, when viewed as a whole, clearly is intended to apply to the allocation of land in such a way that issues related to public use, water management, sewers, streets and the like must be addressed. Consistently with this focus, the case law typically involves the division of a tract of land into smaller parcels for the construction of either residential or commercial buildings.” *Upper Southampton Twp. v. Upper Southampton Twp. Zoning Hearing Bd.*, 594 Pa. 58, 68, 934 A.2d 1162, 1168 (2007). This division of land found within the MPC implicates many legitimate governmental concerns affecting the general public, such as sanitary sewer, water, storm water management, parking areas, driveways, roadways, curbs, and sidewalks. *Id* at 1169.”

In *Borough of Moosic v. Zoning Hearing Board of Borough of Moosic*, 11 A.3d 564 (Pa. Cmwlth. 2010) “this Court has held on numerous occasions that various minor improvements do not constitute land development under the MPC, including an antenna and its accessory structures, **a medical office building on the grounds of a completed shopping center**, *Kirk v. Smay*, 28 Pa. Commw. 13, 367 A.2d 760 (Pa. Cmwlth. 1976), **and a billboard**, *Marshall Township Board of Supervisors v. Marshall Township Zoning Hearing Board*, 717 A.2d 1 (Pa. Cmwlth. 1998).” See *Bretz v. Buckingham Twp.*, 40 A.3d 763 (Pa. Commw. Ct. 2012). **Even in situations where a roof was being constructed over a restaurant’s patio the court has found that this type of development was certainly not the type of large-scale development of land described in *Upper Southampton. Borough of Moosic v. Zoning Hearing Bd.*, 11 A.3d 564, 568 (Pa. Commw. Ct. 2010).** In *Borough of Moosic* the court stated that **“the Borough’s very broad interpretation of the SALDO and MPC as requiring land development approval for any improvement to property, no matter how minor, is inconsistent with the Supreme Court’s decision in *Upper Southampton* and this Court’s case law.”** *Id.* (Emphasis Added)

None of the exterior improvements proposed by the Developer for the Five Below/vacant future tenant spaces involve large scale development impacting governmental concerns affecting the public, such as sanitary sewer, water, and parking areas. The former K-Mart store building was general retail and that use is continued with the Five Below tenancy and will likely continue with the future tenant space. All that this reuse involves is some very minor exterior alterations and interior renovations, none of which individually or cumulatively under foregoing case law is large scale development that rises to the level of requiring land development plan approval.

After you have had the opportunity to review this material I will welcome the opportunity to further discuss the issue so that it can be resolved before the October 19, 2022 Planning Commission meeting.

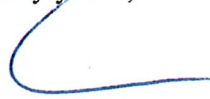
H. Clark Connor, III, Esquire

Page 3

October 13, 2022

Thank you for your attention to this matter.

Very truly yours,



Marc R. Wolfe

MRW/aml

cc: Joshua Walker, Borough Manager
Shawn McGlynn, Zoning Officer
Pablo Medeiros.
Rhett N. Chiliberti, P.E.

G:\home\Alma\MT. POCONO, LLC\FIVE BELOW\CONNOR LETTER - 10-13-22.docx



Diana Jackowski <diana@mountpocono-pa.gov>

Fwd: Mt. Pocono, LLC - Mount Pocono Plaza Shopping Center

4 messages

Shawn McGlynn <smcglynn@sfmconsultingllc.org> Fri, Oct 14, 2022 at 8:58 AM
To: "Chuck Niclaus, PE <cniclaus@barryisett.com> (cniclaus@barryisett.com)" <cniclaus@barryisett.com>, Diana Jackowski <diana@mountpocono-pa.gov>

FYI

----- Forwarded message -----

From: **Alma Lebson** <alebson@newmanwilliams.com>
Date: Thu, Oct 13, 2022 at 4:17 PM
Subject: Mt. Pocono, LLC - Mount Pocono Plaza Shopping Center
To: H. Clark Connor III Esquire (hconnor@ptd.net) <hconnor@ptd.net>
CC: Joshua Walker, Borough Manager (office@mountpocono-pa.gov) <office@mountpocono-pa.gov>, Shawn McGlynn - Hamilton Twp. ZO (smcglynn@sfmconsultingllc.org) <smcglynn@sfmconsultingllc.org>, Pablo J. Medeiros (pmedeiros@heidenbergproperties.com) <pmedeiros@heidenbergproperties.com>, Rhett N. Chiliberti, P.E. (rhett.chiliberti@colliersengineering.com) <rhett.chiliberti@colliersengineering.com>, Marc Wolfe <mwolfe@newmanwilliams.com>

Please see attached letter.

RECEIVED

OCT 14 2022

MT. POCONO BOROUGH

Alma Lebson

Assistant to Marc R. Wolfe, Esq.



P.O. Box 511

712 Monroe Street

Stroudsburg, PA 18360

t: (570) 421-9090 Ext. 232

f: (570) 424-9739

e: alebson@newmanwilliams.com

www.newmanwilliams.com



CONFIDENTIALITY NOTICE: This email and any documents accompanying this email transmission may contain information which is a privileged and confidential attorney-client communication and/or work product of counsel. If you are not the intended recipient, any disclosure, copying, distribution, and/or taking of any action in reliance on the contents of this email information is strictly prohibited and may result in legal action being instituted against you. Kindly reply to the sender advising of the error in transmission and delete the message and any accompanying documents from your system immediately.



525 Main Street, Suite 200, Stroudsburg, PA 18360
272.200.2050 272.200.2051
barryisett.com

RECEIVED
OCT 13 2022
MT. POCONO BOROUGH

October 13, 2022
Project #313618.014

Planning Commission
Mount Pocono Borough
1361 Pocono Boulevard
Mount Pocono, PA 18344

Dear Planning Commission Members:

RE: HARBOR FREIGHT & FIVE BELOW LAND DEVELOPMENT PLAN
Mount Pocono Borough, Monroe County, Pennsylvania
Land Development Plan Review Final (**Amendment**)

Materials Submitted for Review

1. Land Development Plan Set, sheets 1 - 9, latest revision 8/30/22, prepared by Colliers Engineering and Design.
2. Engineer Revisions email dated 9/8/22.
3. Owner/Applicant correspondence dated 10/12/22.

The project proposes reuse of a 18,456 SF area **and the separation of another approximately 19,000 SF reuse area into a 9,505 SF area for Five Below and a residual 8,784 SF area (plus common area)** in an existing Shopping Center building located in the Mount Pocono Plaza located on the south side of Route 940 bordering the intersection of Oak Street to the east and opposite the intersection of Industrial Park Drive at the main driveway, bearing the tax map parcels 10/111456, 10/13/2/2-1C and 10/13/2/2-2C. The applicant proposes to divide the former K-Mart store into separate demised areas and Harbor Freight is proposing a loading dock at the rear of its proposed store area. **Five Below is the proposed tenant for the 9,505 SF area and the remaining area is for a future tenant.** Subsequently, the applicant proposes to change the existing two-way driveway at the rear of the stores to a one-way circulation to accommodate the new loading provisions. The subject lots include 19.57 acres in area and tax parcels are not differentiated on the overall plan. The lots are within the C-2 Commercial - General zoning district.

Based upon our review, the following comments are offered for an **amended** final review:

Subdivision and Land Development Ordinance (SALDO)

1. In lieu of a developer's agreement and improvement securities, **occupancy permits will not be issued until site improvements and landscaping features are completed to the satisfaction of the Borough.**

2. It should be discussed if a recreation facility fee will be applicable for any part of this project (187-61, Res #8 2017). **A recreation fee shall be applicable for the improvements area. The exterior sitework impervious area is approximately 8,000 sf including the docks area, front building sidewalk and Route 940 sidewalk. At \$0.25 / SF, the recreation fee would be \$2,000.00.**
3. Illumination should be illustrated for the loading and trailer parking areas (187-62.1.C, 187-62.2). **Illumination should be shown in intensity values to the property lines. This has not been completed.**

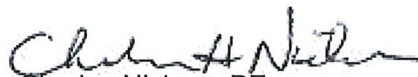
General Comments

1. **Certifications on the cover sheet should be executed.**
2. **Besides the interior space of an existing unit being divided into 2 units, the principal revisions of this amendment include a canopy and bollards being installed along the tenant frontage, and a reduction in the size of the rear loading dock for the newly divided area. However, a ramp has been added where the 75' loading zone was previously designated. A 43' loading area is now designated which would be suitable for a Box type or single unit truck.**
3. **Additional materials requested by the zoning officer have been provided in an email from the Owner/Applicant. The zoning officer should comment on the suitability of the materials provided.**
4. **The minor nature of the revisions appears to be suitable for this to proceed as an amendment to the approved Land Development Plan. If the Planning Commission agrees, this should be moved on to the Borough Council with a recommendation from the Planning Commission.**

These comments are made with the understanding that all features are accurately displayed on the submitted plans and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices. Other comments may be added as additional information becomes available or should change.

Please do not hesitate to contact me at our office (272-200-2012) if you should have any questions regarding this letter.

Sincerely,



Charles Niclaus, PE
Borough Engineer
Barry Isett & Associates, Inc.

RECEIVED

OCT 13 2022

Colliers
Engineering & Design

www.colliersengineering.com

Colliers Engineering & Design, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. Colliers Engineering & Design, Inc. is a member of the Colliers Group of Companies. Colliers Group of Companies is an Equal Opportunity Employer. Minorities and women are encouraged to apply.

REV	DATE	DESCRIPTION
1	08/22/22	ISSUED FOR PERMIT
2	08/22/22	ISSUED FOR PERMIT
3	08/22/22	ISSUED FOR PERMIT
4	08/22/22	ISSUED FOR PERMIT
5	08/22/22	ISSUED FOR PERMIT
6	08/22/22	ISSUED FOR PERMIT
7	08/22/22	ISSUED FOR PERMIT
8	08/22/22	ISSUED FOR PERMIT
9	08/22/22	ISSUED FOR PERMIT
10	08/22/22	ISSUED FOR PERMIT
11	08/22/22	ISSUED FOR PERMIT
12	08/22/22	ISSUED FOR PERMIT
13	08/22/22	ISSUED FOR PERMIT
14	08/22/22	ISSUED FOR PERMIT
15	08/22/22	ISSUED FOR PERMIT
16	08/22/22	ISSUED FOR PERMIT
17	08/22/22	ISSUED FOR PERMIT
18	08/22/22	ISSUED FOR PERMIT
19	08/22/22	ISSUED FOR PERMIT
20	08/22/22	ISSUED FOR PERMIT

RHETT N. CHILBERTI
PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER, LICENSE NUMBER 107378

PRELIMINARY & FINAL
LAND DEVELOPMENT PLANS
FOR
HEIDENBERG
PROPERTIES
PROPOSED HARBOR
FREIGHT
LOCATION:
336 ROUTE 610
MT. POCONO, PA 18344
MT. POCONO PLAZA
MONROE COUNTY, PA

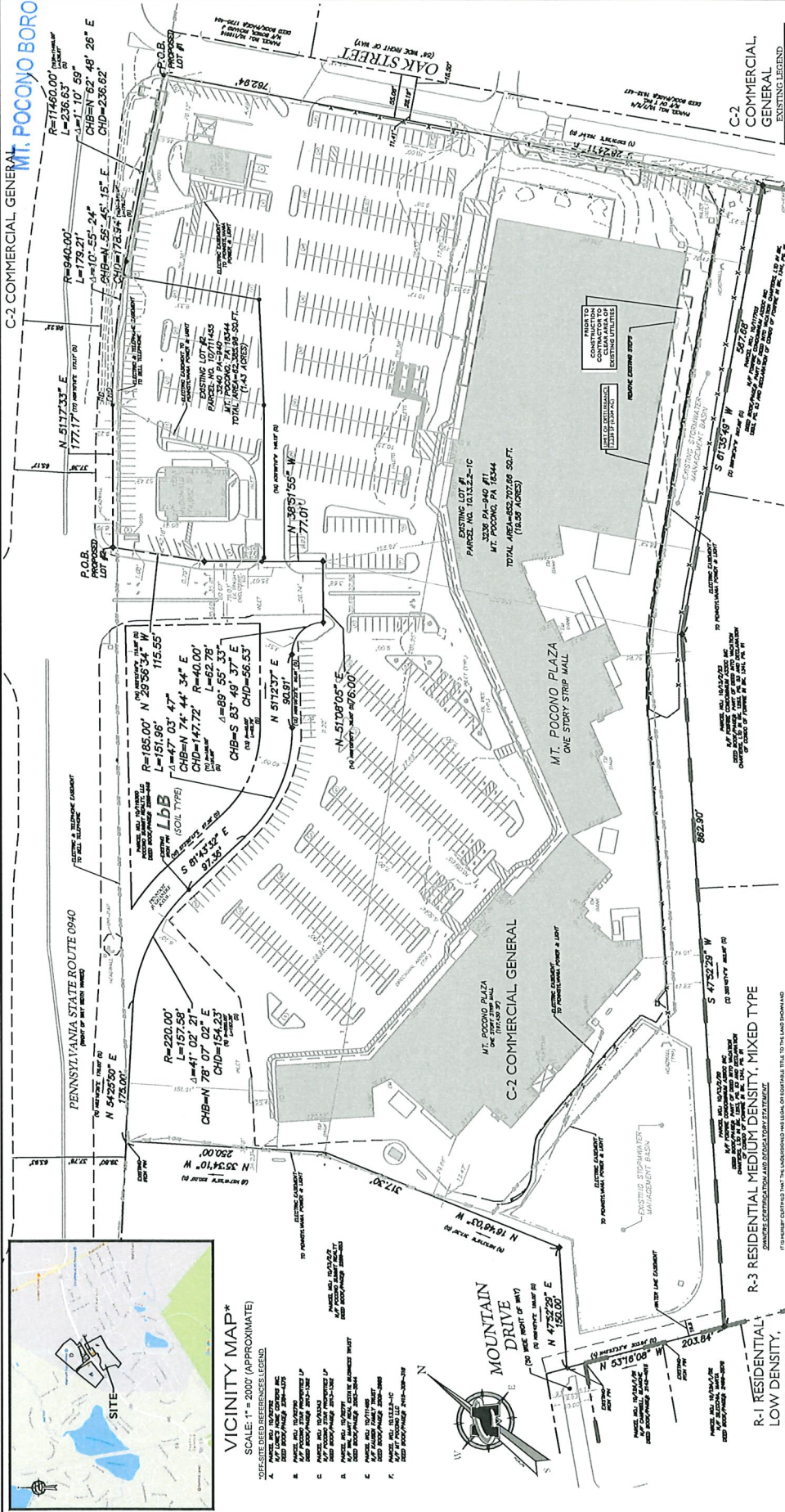
Colliers

1000 COLLIERS DRIVE
POCONO, PA 18344
PHONE: 610.861.0221
FAX: 610.861.0222
WWW.COLLIERSGROUP.COM

EXISTING CONDITIONS & SITE
EXISTING LEGEND

DATE: 08/22/22

SCALE: 1" = 400'



SITE DATA CHART:

THE PLAN ET REFERENCES ARE PROVIDED BY THE PLANNING AND ZONING COMMISSION'S CONSTRUCTION DIVISION.

DATE: 08/22/22

SCALE: 1" = 400'

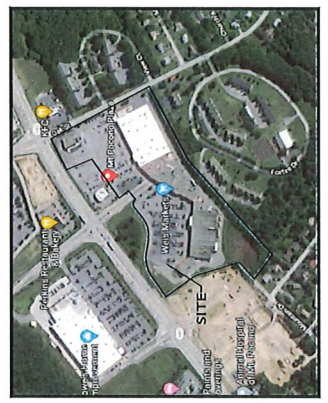
INDEX OF SHEETS

1. OVERALL SITE PLAN
2. EXISTING CONDITIONS & SITE LEGEND
3. EXISTING LEGEND
4. EXISTING LEGEND
5. EXISTING LEGEND
6. EXISTING LEGEND
7. EXISTING LEGEND
8. EXISTING LEGEND
9. EXISTING LEGEND
10. EXISTING LEGEND
11. EXISTING LEGEND
12. EXISTING LEGEND
13. EXISTING LEGEND
14. EXISTING LEGEND
15. EXISTING LEGEND
16. EXISTING LEGEND
17. EXISTING LEGEND
18. EXISTING LEGEND
19. EXISTING LEGEND
20. EXISTING LEGEND

APPROVED BY: RHETT N. CHILBERTI, P.E., License No. 107378

DATE: 08/22/22

SCALE: 1" = 400'



DEFINITIONS:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL BEARINGS ARE TRUE BEARINGS.
3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
8. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
11. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
12. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
13. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
14. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
15. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
16. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
17. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
18. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
19. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.
20. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY UNLESS OTHERWISE NOTED.

R-3 RESIDENTIAL MEDIUM DENSITY, MIXED TYPE

R-1 RESIDENTIAL LOW DENSITY, SINGLE FAMILY

RECORDERS OF DEEDS CERTIFICATE:

DATE: 08/22/22

SCALE: 1" = 400'

APPROVED BY: RHETT N. CHILBERTI, P.E., License No. 107378

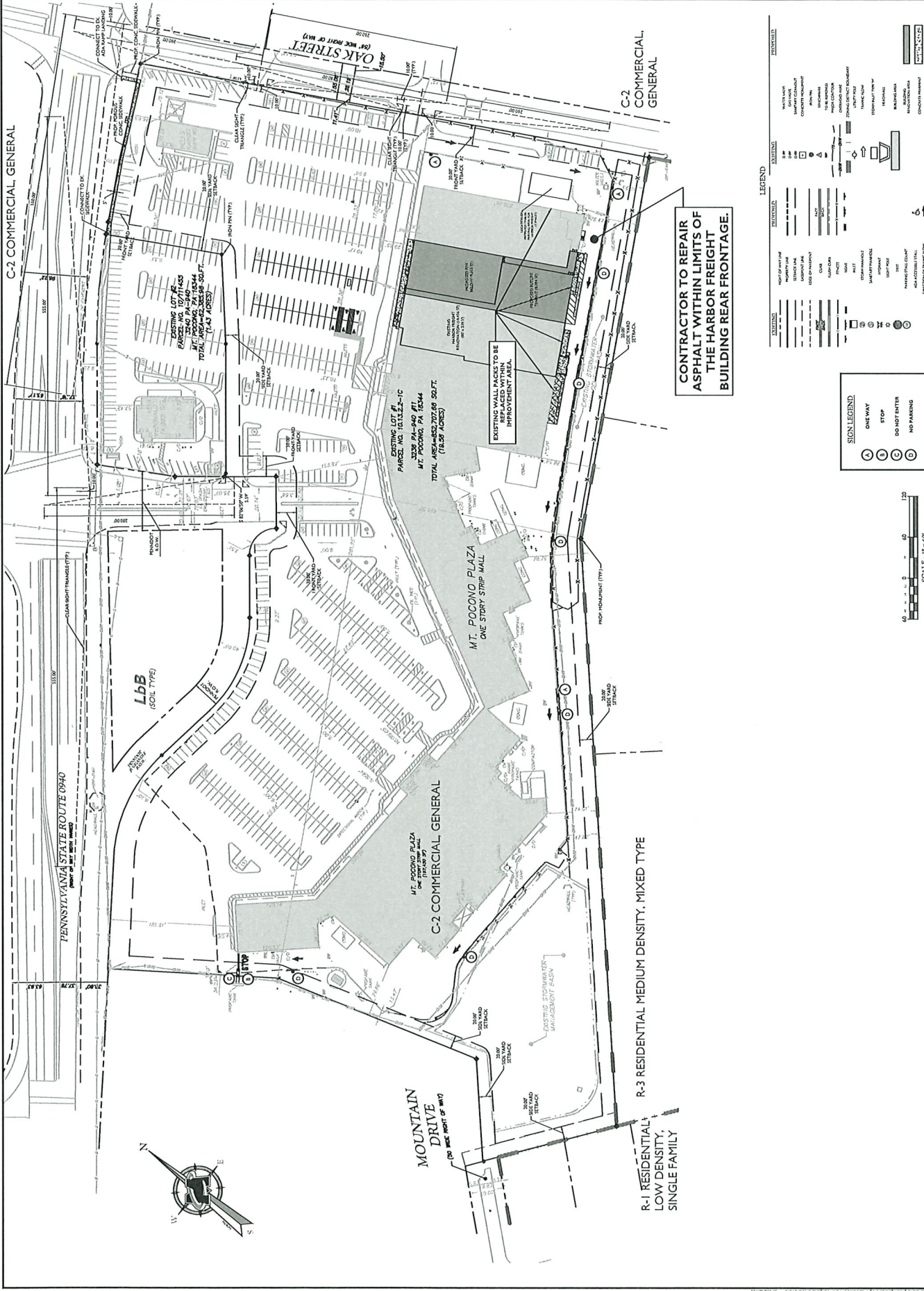
DATE: 08/22/22

SCALE: 1" = 400'

APPROVED BY: [Signature]

DATE: 08/22/22

SCALE: 1" = 400'



CONTRACTOR TO REPAIR OF ASPHALT WITHIN LIMITS OF THE HARBOR FRONTAGE BUILDING REAR FRONTAGE.

SIGN LEGEND
ONE WAY
STOP
DO NOT ENTER
NO PARKING



LEGEND

EXISTING:

- EXISTING WALL
- EXISTING ROOF
- EXISTING FLOOR
- EXISTING CEILING
- EXISTING STAIR
- EXISTING ELEVATOR
- EXISTING MECHANICAL ROOM
- EXISTING ELECTRICAL PANEL
- EXISTING TELEPHONE ROOM
- EXISTING FIBER OPTIC
- EXISTING PLUMBING
- EXISTING HANGAR
- EXISTING CURB
- EXISTING DRIVE
- EXISTING WALKWAY
- EXISTING BIKEWAY
- EXISTING FENCE
- EXISTING SIGN

PROPOSED:

- PROPOSED WALL
- PROPOSED ROOF
- PROPOSED FLOOR
- PROPOSED CEILING
- PROPOSED STAIR
- PROPOSED ELEVATOR
- PROPOSED MECHANICAL ROOM
- PROPOSED ELECTRICAL PANEL
- PROPOSED TELEPHONE ROOM
- PROPOSED PLUMBING
- PROPOSED HANGAR
- PROPOSED CURB
- PROPOSED DRIVE
- PROPOSED WALKWAY
- PROPOSED BIKEWAY
- PROPOSED FENCE
- PROPOSED SIGN

UTILITIES:

- PROP. HOUSING (TYP)
- PROP. SIDEWALK
- PROP. DRIVE
- PROP. BIKEWAY
- PROP. FENCE
- PROP. SIGN

Colliers Engineering & Design
www.collierengineering.com
3000 State Street, Suite 100, Philadelphia, PA 19104
(215) 381-1111

Spring Business at **MASTEC**

 MASTEC is a leader in providing engineering and construction services to the infrastructure industry. For more information, please visit www.mastec.com
 MASTEC is an Equal Opportunity Employer.
 MASTEC PROJECT NUMBER: 2023020105
 MASTEC PROJECT NAME: MT. POCONO PLAZA
 MASTEC PROJECT LOCATION: 19102
 MASTEC PROJECT DATE: 01/15/2023

REV	DATE	DESCRIPTION
1	01/15/23	ISSUE FOR PERMITTING
2	01/15/23	ISSUE FOR PERMITTING
3	01/15/23	ISSUE FOR PERMITTING
4	01/15/23	ISSUE FOR PERMITTING
5	01/15/23	ISSUE FOR PERMITTING
6	01/15/23	ISSUE FOR PERMITTING
7	01/15/23	ISSUE FOR PERMITTING
8	01/15/23	ISSUE FOR PERMITTING
9	01/15/23	ISSUE FOR PERMITTING
10	01/15/23	ISSUE FOR PERMITTING

PRELIMINARY & FINAL LAND DEVELOPMENT PLANS FOR HEIDENBERG PROPERTIES PROJECT PROPOSED HARBOR FREIGHT LOCATION

RHETT N. CHILBERTI
PHYSICIAN, REGISTERED PROFESSIONAL ENGINEER, LICENSE NUMBER 000187

LOCATION:
3236 ROUTE 940
MT. POCONO, PA 18344
MT. POCONO PLAZA
MT. POCONO BOROUGH
MONROE COUNTY, PA

DATE: 01/15/2023

PROJECT: MASTEC PROJECT NUMBER: 2023020105

SCALE: 1" = 40'

DATE: 01/15/2023

PROJECT: MASTEC PROJECT NUMBER: 2023020105

SCALE: 1" = 40'

OVERALL SITE PLAN

SHEET NUMBER: 2 of 9

DATE: 01/15/2023

PROJECT: MASTEC PROJECT NUMBER: 2023020105

SCALE: 1" = 40'

NOTED DO NOT SCALE DRAWINGS FOR CONSTRUCTION

Collters Engineering & Design
www.colltersengineering.com

10000 Old York Road, Suite 100, P.O. Box 100
Poccono, PA 18344
Tel: 610-353-1111
Fax: 610-353-1112
www.colltersengineering.com

MASSER
Engineering & Design
10000 Old York Road, Suite 100
Poccono, PA 18344
Tel: 610-353-1111
Fax: 610-353-1112
www.masserengineering.com

REV	DATE	DESCRIPTION
1	10/10/23	ISSUED FOR PERMIT
2	10/10/23	REVISIONS TO PERMIT
3	10/10/23	REVISIONS TO PERMIT
4	10/10/23	REVISIONS TO PERMIT
5	10/10/23	REVISIONS TO PERMIT
6	10/10/23	REVISIONS TO PERMIT
7	10/10/23	REVISIONS TO PERMIT
8	10/10/23	REVISIONS TO PERMIT
9	10/10/23	REVISIONS TO PERMIT
10	10/10/23	REVISIONS TO PERMIT

RHETT N. CHILBERTI
PROFESSIONAL REGISTERED ARCHITECT
ARCHITECTURE
10000 Old York Road, Suite 100
Poccono, PA 18344
Tel: 610-353-1111
Fax: 610-353-1112
www.rnchilberti.com

FOR HEIDENBERG PROPERTIES
PRELIMINARY & FINAL LAND DEVELOPMENT PLANS
PROPOSED HARBOR FREIGHT
LOCATION: 3236 ROUTE 940 MT. POCONO, PA 18344
MT. POCONO PLAZA MONROE COUNTY PA

ENLARGED SITE PLAN
3 of 9

SITE DATA CHART:

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

2. ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE AS SHOWN ON THE ATTACHED UTILITY LOCATIONS AND DEPTHS SHEET.

3. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.

4. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

9. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

PARKING CALCULATIONS:

EXISTING: 100 SPACES
PROPOSED: 200 SPACES
TOTAL: 300 SPACES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

2. ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE AS SHOWN ON THE ATTACHED UTILITY LOCATIONS AND DEPTHS SHEET.

3. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.

4. ALL UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

9. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (SS-19).

LIST OF GRANTED WAIVERS ON 10/10/23:

1. WAIVER FROM THE REQUIREMENT TO PROVIDE A 30' FRONT YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

2. WAIVER FROM THE REQUIREMENT TO PROVIDE A 20' SIDE YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

3. WAIVER FROM THE REQUIREMENT TO PROVIDE A 10' REAR YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

4. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' SIDE YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

5. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' REAR YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

6. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' SIDE YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

7. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' REAR YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

8. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' SIDE YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

9. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' REAR YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

10. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' SIDE YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

LIST OF PREVIOUSLY GRANTED WAIVERS ON 10/10/23:

1. WAIVER FROM THE REQUIREMENT TO PROVIDE A 30' FRONT YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

2. WAIVER FROM THE REQUIREMENT TO PROVIDE A 20' SIDE YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

3. WAIVER FROM THE REQUIREMENT TO PROVIDE A 10' REAR YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

4. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' SIDE YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

5. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' REAR YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

6. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' SIDE YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

7. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' REAR YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

8. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' SIDE YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

9. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' REAR YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

10. WAIVER FROM THE REQUIREMENT TO PROVIDE A 5' SIDE YARD SETBACK FOR THE PROPOSED RENOVATION OF THE EXISTING FITNESS CENTER.

LEGEND

EXISTING: 1" = 10'-0"

PROPOSED: 1" = 10'-0"

UTILITIES: 1" = 10'-0"

SETBACKS: 1" = 10'-0"

ADDITIONAL: 1" = 10'-0"

REMOVAL: 1" = 10'-0"

CONSTRUCTION: 1" = 10'-0"

LANDSCAPE: 1" = 10'-0"

ASPHALT: 1" = 10'-0"

CONCRETE: 1" = 10'-0"

WOOD: 1" = 10'-0"

STEEL: 1" = 10'-0"

GLASS: 1" = 10'-0"

BRICK: 1" = 10'-0"

STONE: 1" = 10'-0"

PAVING: 1" = 10'-0"

LANDSCAPING: 1" = 10'-0"

UTILITIES: 1" = 10'-0"

SETBACKS: 1" = 10'-0"

ADDITIONAL: 1" = 10'-0"

REMOVAL: 1" = 10'-0"

CONSTRUCTION: 1" = 10'-0"

LANDSCAPE: 1" = 10'-0"

ASPHALT: 1" = 10'-0"

CONCRETE: 1" = 10'-0"

WOOD: 1" = 10'-0"

STEEL: 1" = 10'-0"

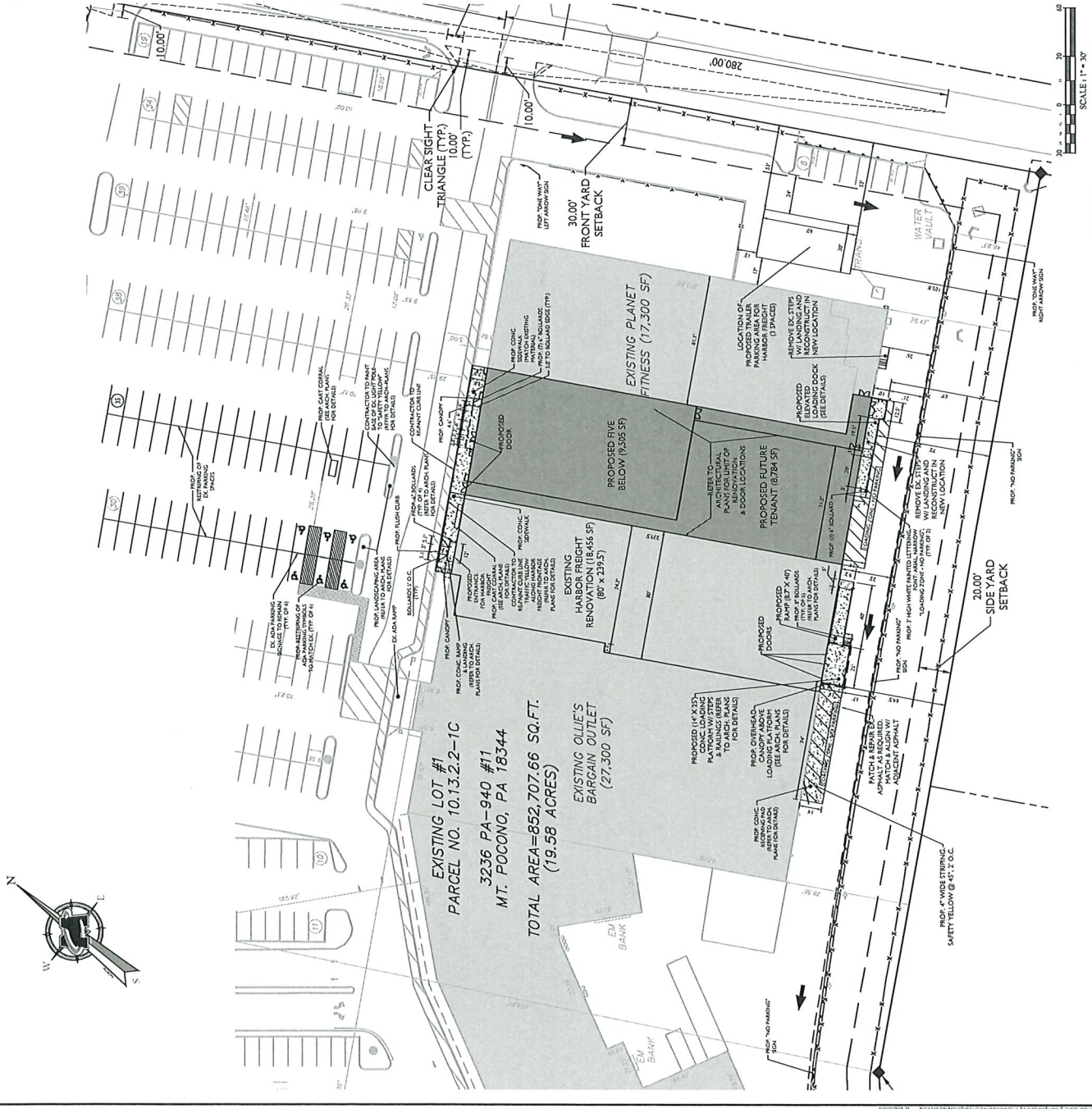
GLASS: 1" = 10'-0"

BRICK: 1" = 10'-0"

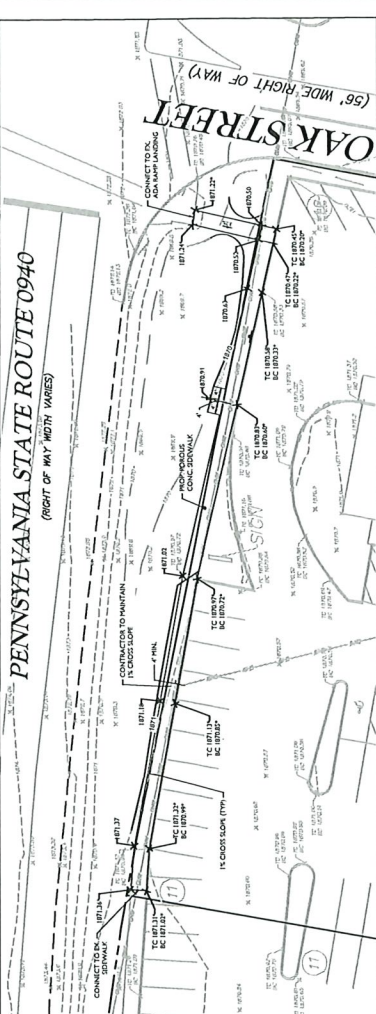
STONE: 1" = 10'-0"

PAVING: 1" = 10'-0"

LANDSCAPING: 1" = 10'-0"



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



PROPOSED SIDEWALK IMPROVEMENT AREA

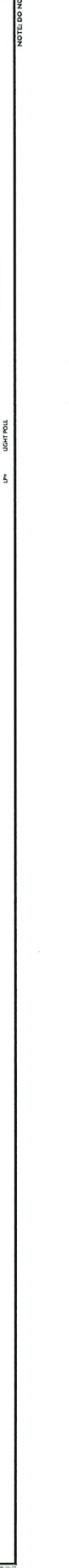
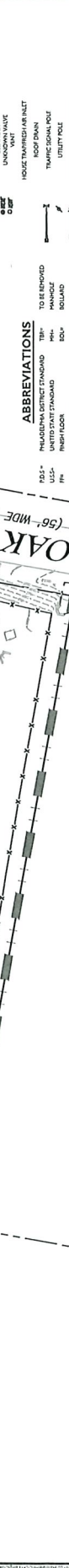
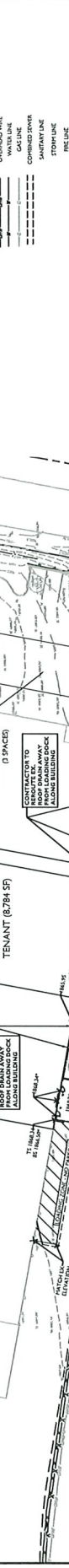
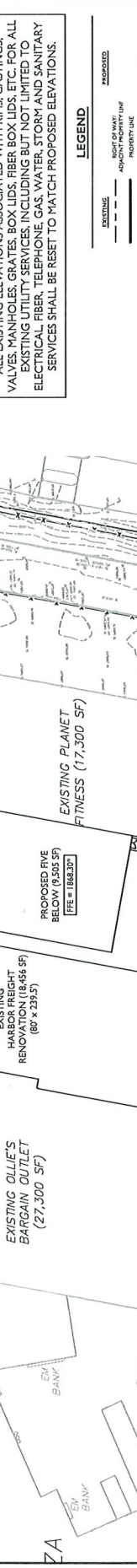
SCALE: 1" = 20'

SCALE: 1" = 30'

SLOPES SHOWN ON PLANS ARE FOR PERMITTING PURPOSES. CONTRACTOR TO UTILIZE SPOT ELEVATIONS TO CONSTRUCT IMPROVEMENTS. REFER TO ARCHITECTURAL, STRUCTURAL, MEP DRAWINGS FOR BUILDING UTILITIES AND BUILDING DETAILS.

HEIGHT DESIGNATION ON THE PLAN REPRESENTS EXISTING SPOT ELEVATIONS AND EXISTING INVERTS WHICH HAVE BEEN CALCULATED/INTERPOLATED AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL EXISTING ELEVATIONS ASSOCIATED WITH RIMS, CASTINGS, VALVES, MANHOLES, GRATES, BOX LIDS, FIBER LIDS, ETC. FOR ALL EXISTING UTILITY SERVICES INCLUDING BUT NOT LIMITED TO ELECTRICAL, FIBER, TELEPHONE, GAS, WATER, STORM AND SANITARY SERVICES SHALL BE RESET TO MATCH PROPOSED ELEVATIONS.



Colliers Engineering & Design

www.colliersengineering.com

MASSER

PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF PENNSYLVANIA

PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF PENNSYLVANIA

PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF PENNSYLVANIA

PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF PENNSYLVANIA

PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF PENNSYLVANIA

NO.	DATE	REVISIONS
1	11/25/22	ISSUED FOR PERMIT
2	11/25/22	ISSUED FOR PERMIT
3	11/25/22	ISSUED FOR PERMIT
4	11/25/22	ISSUED FOR PERMIT
5	11/25/22	ISSUED FOR PERMIT
6	11/25/22	ISSUED FOR PERMIT
7	11/25/22	ISSUED FOR PERMIT
8	11/25/22	ISSUED FOR PERMIT
9	11/25/22	ISSUED FOR PERMIT
10	11/25/22	ISSUED FOR PERMIT
11	11/25/22	ISSUED FOR PERMIT
12	11/25/22	ISSUED FOR PERMIT
13	11/25/22	ISSUED FOR PERMIT
14	11/25/22	ISSUED FOR PERMIT
15	11/25/22	ISSUED FOR PERMIT
16	11/25/22	ISSUED FOR PERMIT
17	11/25/22	ISSUED FOR PERMIT
18	11/25/22	ISSUED FOR PERMIT
19	11/25/22	ISSUED FOR PERMIT
20	11/25/22	ISSUED FOR PERMIT
21	11/25/22	ISSUED FOR PERMIT
22	11/25/22	ISSUED FOR PERMIT
23	11/25/22	ISSUED FOR PERMIT
24	11/25/22	ISSUED FOR PERMIT
25	11/25/22	ISSUED FOR PERMIT
26	11/25/22	ISSUED FOR PERMIT
27	11/25/22	ISSUED FOR PERMIT
28	11/25/22	ISSUED FOR PERMIT
29	11/25/22	ISSUED FOR PERMIT
30	11/25/22	ISSUED FOR PERMIT
31	11/25/22	ISSUED FOR PERMIT
32	11/25/22	ISSUED FOR PERMIT
33	11/25/22	ISSUED FOR PERMIT
34	11/25/22	ISSUED FOR PERMIT
35	11/25/22	ISSUED FOR PERMIT
36	11/25/22	ISSUED FOR PERMIT
37	11/25/22	ISSUED FOR PERMIT
38	11/25/22	ISSUED FOR PERMIT
39	11/25/22	ISSUED FOR PERMIT
40	11/25/22	ISSUED FOR PERMIT
41	11/25/22	ISSUED FOR PERMIT
42	11/25/22	ISSUED FOR PERMIT
43	11/25/22	ISSUED FOR PERMIT
44	11/25/22	ISSUED FOR PERMIT
45	11/25/22	ISSUED FOR PERMIT
46	11/25/22	ISSUED FOR PERMIT
47	11/25/22	ISSUED FOR PERMIT
48	11/25/22	ISSUED FOR PERMIT
49	11/25/22	ISSUED FOR PERMIT
50	11/25/22	ISSUED FOR PERMIT

RYAN M. ARMOUR
LANDSCAPE ARCHITECT
1500 W. 13th Street, Suite 100, P.O. Box 21500, Phoenix, AZ 85061
Tel: 602.998.1111 Fax: 602.998.1112

FOR HEIDENBERG PROPERTIES
PROPOSED HARBOR FREIGHT

LOCATION:
3336 ROUTE 940
MT. POCONO, PA 18344
MT. POCONO PLAZA
MONROE COUNTY PA

DATE: 11/25/22
PROJECT: HARBOR FREIGHT RENOVATION
DRAWN BY: R.M.A.
CHECKED BY: R.M.A.
SCALE: AS SHOWN

LANDSCAPE PLAN & DETAILS
7 of 9

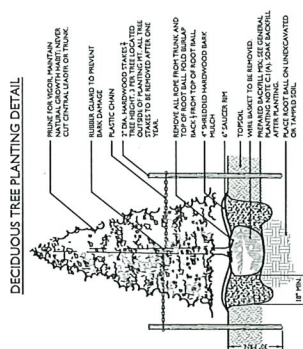
GENERAL PLANTING NOTES:

1. THE PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY.
2. REFER TO SHEET FOR GENERAL NOTE.
3. REFER TO SHEET FOR GENERAL NOTE.
4. REFER TO SHEET FOR GENERAL NOTE.
5. REFER TO SHEET FOR GENERAL NOTE.
6. REFER TO SHEET FOR GENERAL NOTE.
7. REFER TO SHEET FOR GENERAL NOTE.
8. REFER TO SHEET FOR GENERAL NOTE.
9. REFER TO SHEET FOR GENERAL NOTE.
10. REFER TO SHEET FOR GENERAL NOTE.
11. REFER TO SHEET FOR GENERAL NOTE.
12. REFER TO SHEET FOR GENERAL NOTE.
13. REFER TO SHEET FOR GENERAL NOTE.
14. REFER TO SHEET FOR GENERAL NOTE.
15. REFER TO SHEET FOR GENERAL NOTE.
16. REFER TO SHEET FOR GENERAL NOTE.
17. REFER TO SHEET FOR GENERAL NOTE.
18. REFER TO SHEET FOR GENERAL NOTE.
19. REFER TO SHEET FOR GENERAL NOTE.
20. REFER TO SHEET FOR GENERAL NOTE.
21. REFER TO SHEET FOR GENERAL NOTE.
22. REFER TO SHEET FOR GENERAL NOTE.
23. REFER TO SHEET FOR GENERAL NOTE.
24. REFER TO SHEET FOR GENERAL NOTE.
25. REFER TO SHEET FOR GENERAL NOTE.
26. REFER TO SHEET FOR GENERAL NOTE.
27. REFER TO SHEET FOR GENERAL NOTE.
28. REFER TO SHEET FOR GENERAL NOTE.
29. REFER TO SHEET FOR GENERAL NOTE.
30. REFER TO SHEET FOR GENERAL NOTE.
31. REFER TO SHEET FOR GENERAL NOTE.
32. REFER TO SHEET FOR GENERAL NOTE.
33. REFER TO SHEET FOR GENERAL NOTE.
34. REFER TO SHEET FOR GENERAL NOTE.
35. REFER TO SHEET FOR GENERAL NOTE.
36. REFER TO SHEET FOR GENERAL NOTE.
37. REFER TO SHEET FOR GENERAL NOTE.
38. REFER TO SHEET FOR GENERAL NOTE.
39. REFER TO SHEET FOR GENERAL NOTE.
40. REFER TO SHEET FOR GENERAL NOTE.
41. REFER TO SHEET FOR GENERAL NOTE.
42. REFER TO SHEET FOR GENERAL NOTE.
43. REFER TO SHEET FOR GENERAL NOTE.
44. REFER TO SHEET FOR GENERAL NOTE.
45. REFER TO SHEET FOR GENERAL NOTE.
46. REFER TO SHEET FOR GENERAL NOTE.
47. REFER TO SHEET FOR GENERAL NOTE.
48. REFER TO SHEET FOR GENERAL NOTE.
49. REFER TO SHEET FOR GENERAL NOTE.
50. REFER TO SHEET FOR GENERAL NOTE.

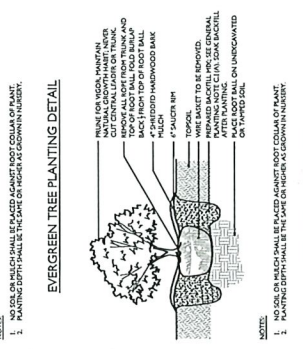
GENERAL NOTES:

1. THE SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
2. REFER TO SHEET FOR GENERAL NOTE.
3. REFER TO SHEET FOR GENERAL NOTE.
4. REFER TO SHEET FOR GENERAL NOTE.
5. REFER TO SHEET FOR GENERAL NOTE.
6. REFER TO SHEET FOR GENERAL NOTE.
7. REFER TO SHEET FOR GENERAL NOTE.
8. REFER TO SHEET FOR GENERAL NOTE.
9. REFER TO SHEET FOR GENERAL NOTE.
10. REFER TO SHEET FOR GENERAL NOTE.
11. REFER TO SHEET FOR GENERAL NOTE.
12. REFER TO SHEET FOR GENERAL NOTE.
13. REFER TO SHEET FOR GENERAL NOTE.
14. REFER TO SHEET FOR GENERAL NOTE.
15. REFER TO SHEET FOR GENERAL NOTE.
16. REFER TO SHEET FOR GENERAL NOTE.
17. REFER TO SHEET FOR GENERAL NOTE.
18. REFER TO SHEET FOR GENERAL NOTE.
19. REFER TO SHEET FOR GENERAL NOTE.
20. REFER TO SHEET FOR GENERAL NOTE.
21. REFER TO SHEET FOR GENERAL NOTE.
22. REFER TO SHEET FOR GENERAL NOTE.
23. REFER TO SHEET FOR GENERAL NOTE.
24. REFER TO SHEET FOR GENERAL NOTE.
25. REFER TO SHEET FOR GENERAL NOTE.
26. REFER TO SHEET FOR GENERAL NOTE.
27. REFER TO SHEET FOR GENERAL NOTE.
28. REFER TO SHEET FOR GENERAL NOTE.
29. REFER TO SHEET FOR GENERAL NOTE.
30. REFER TO SHEET FOR GENERAL NOTE.
31. REFER TO SHEET FOR GENERAL NOTE.
32. REFER TO SHEET FOR GENERAL NOTE.
33. REFER TO SHEET FOR GENERAL NOTE.
34. REFER TO SHEET FOR GENERAL NOTE.
35. REFER TO SHEET FOR GENERAL NOTE.
36. REFER TO SHEET FOR GENERAL NOTE.
37. REFER TO SHEET FOR GENERAL NOTE.
38. REFER TO SHEET FOR GENERAL NOTE.
39. REFER TO SHEET FOR GENERAL NOTE.
40. REFER TO SHEET FOR GENERAL NOTE.
41. REFER TO SHEET FOR GENERAL NOTE.
42. REFER TO SHEET FOR GENERAL NOTE.
43. REFER TO SHEET FOR GENERAL NOTE.
44. REFER TO SHEET FOR GENERAL NOTE.
45. REFER TO SHEET FOR GENERAL NOTE.
46. REFER TO SHEET FOR GENERAL NOTE.
47. REFER TO SHEET FOR GENERAL NOTE.
48. REFER TO SHEET FOR GENERAL NOTE.
49. REFER TO SHEET FOR GENERAL NOTE.
50. REFER TO SHEET FOR GENERAL NOTE.

DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

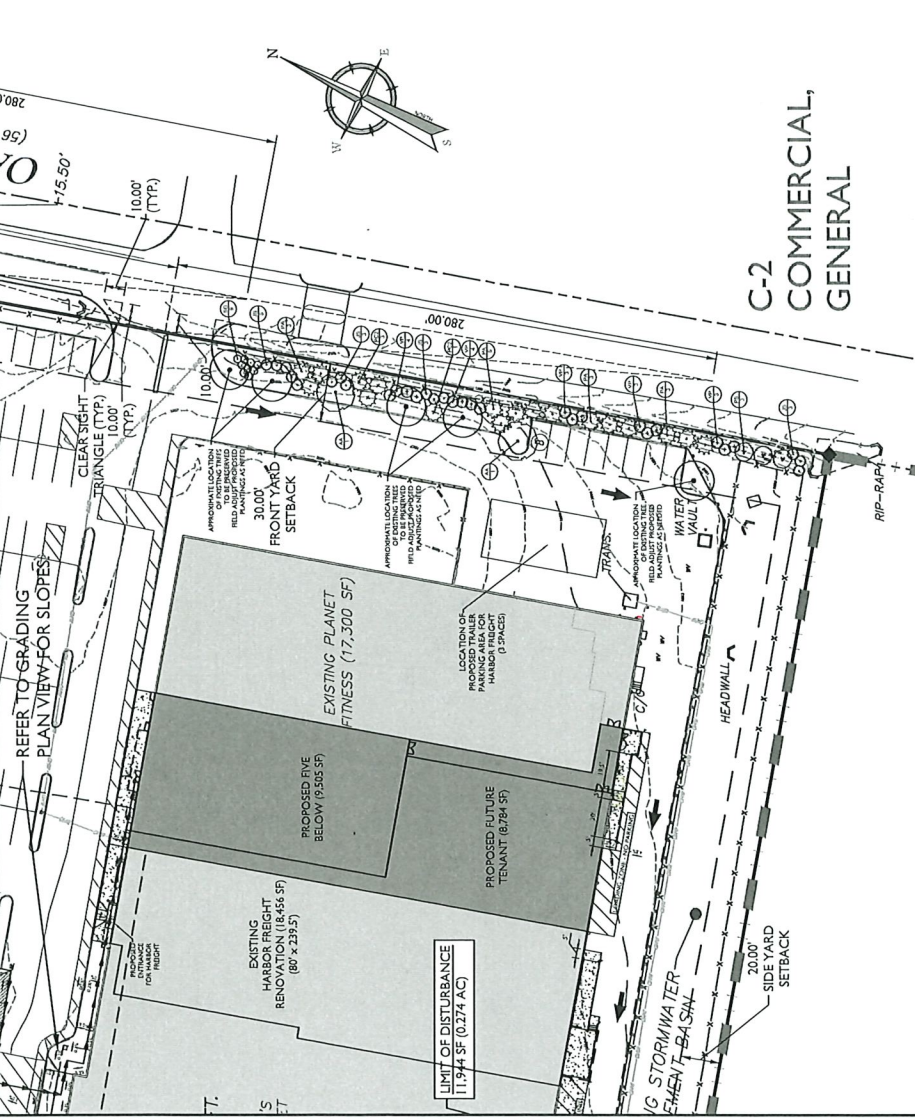


TABLE OF REQUIRED PLANT UNITS

DESCRIPTION	REQUIRED	PROPOSED
1. 12" DIA. EVERGREEN TREE	1	1
2. 12" DIA. EVERGREEN TREE	1	1
3. 12" DIA. EVERGREEN TREE	1	1
4. 12" DIA. EVERGREEN TREE	1	1
5. 12" DIA. EVERGREEN TREE	1	1
6. 12" DIA. EVERGREEN TREE	1	1
7. 12" DIA. EVERGREEN TREE	1	1
8. 12" DIA. EVERGREEN TREE	1	1
9. 12" DIA. EVERGREEN TREE	1	1
10. 12" DIA. EVERGREEN TREE	1	1
11. 12" DIA. EVERGREEN TREE	1	1
12. 12" DIA. EVERGREEN TREE	1	1
13. 12" DIA. EVERGREEN TREE	1	1
14. 12" DIA. EVERGREEN TREE	1	1
15. 12" DIA. EVERGREEN TREE	1	1
16. 12" DIA. EVERGREEN TREE	1	1
17. 12" DIA. EVERGREEN TREE	1	1
18. 12" DIA. EVERGREEN TREE	1	1
19. 12" DIA. EVERGREEN TREE	1	1
20. 12" DIA. EVERGREEN TREE	1	1
21. 12" DIA. EVERGREEN TREE	1	1
22. 12" DIA. EVERGREEN TREE	1	1
23. 12" DIA. EVERGREEN TREE	1	1
24. 12" DIA. EVERGREEN TREE	1	1
25. 12" DIA. EVERGREEN TREE	1	1
26. 12" DIA. EVERGREEN TREE	1	1
27. 12" DIA. EVERGREEN TREE	1	1
28. 12" DIA. EVERGREEN TREE	1	1
29. 12" DIA. EVERGREEN TREE	1	1
30. 12" DIA. EVERGREEN TREE	1	1

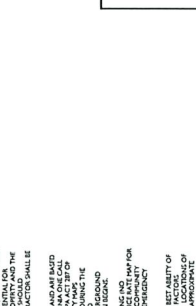
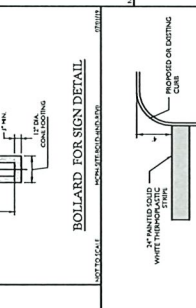
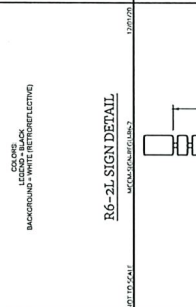
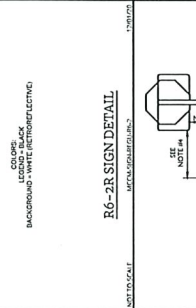
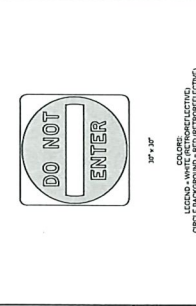
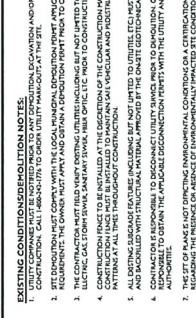
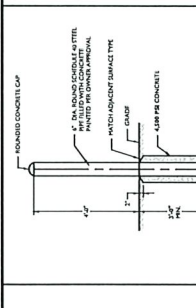
PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
PA	2	ACER RUBRUM / AUTUMN FLAME / AUTUMN FLAME RED MAPLE	9 B & B	6' - 7'
PA	14	PICEA ABIES / NORWAY SPRUCE	B & B	6' - 7'
PC2	4	PICEA PUNGENS / COLORADO SPRUCE	B & B	6' - 7'
PS	3	PINUS STROBUS / WHITE PINE	B & B	6' - 7'
SHRUBS	14	BOTANICAL / COMMON NAME	CONT.	SIZE
JS	14	JUNIPERUS X PRITZERIANA / SEA GREEN JUNIPER	24-30" MIN.	
SG	9	SPHAEJA X BUXALDA / GOLDFLAME / GOLDFLAME SPREA	18"-24" MIN.	
VP	17	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	30"-36" MIN.	

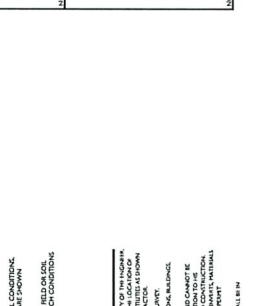
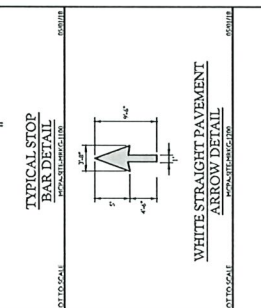
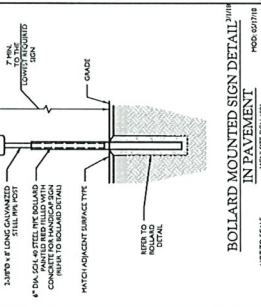
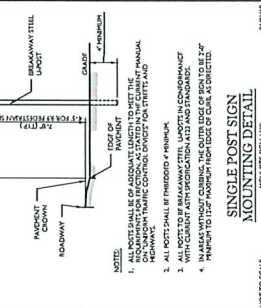
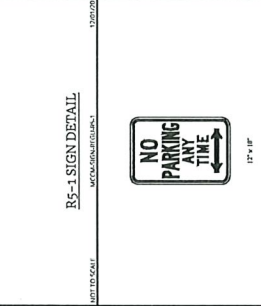
Colliers Engineering & Design
www.colliersengineering.com

MASER
REGISTERED PROFESSIONAL ENGINEER
2020020005

811
MICHIGAN BOARD OF PROFESSIONAL ENGINEERS
FOR STATE ELECTRIC DESIGN NUMBER
00171 WWW.CALIBRI.COM



NO.	DESCRIPTION	DATE	BY	CHKD BY
1	ISSUED FOR PERMITTING	08/14/12	RL	RL
2	ISSUED FOR PERMITTING	08/14/12	RL	RL
3	ISSUED FOR PERMITTING	08/14/12	RL	RL
4	ISSUED FOR PERMITTING	08/14/12	RL	RL
5	ISSUED FOR PERMITTING	08/14/12	RL	RL
6	ISSUED FOR PERMITTING	08/14/12	RL	RL
7	ISSUED FOR PERMITTING	08/14/12	RL	RL
8	ISSUED FOR PERMITTING	08/14/12	RL	RL
9	ISSUED FOR PERMITTING	08/14/12	RL	RL
10	ISSUED FOR PERMITTING	08/14/12	RL	RL



RHETT N. CHILBERTI
REGISTERED PROFESSIONAL ENGINEER
FOR STATE ELECTRIC DESIGN NUMBER
00171 WWW.CALIBRI.COM

PRELIMINARY & FINAL LAND DEVELOPMENT PLANS

FOR
HEIDENBERG PROPERTIES

PROJECT:
PROPOSED HARBOR FREIGHT

LOCATION:
3236 ROUTE 940
MT. POCONO, PA 18344
MT. POCONO PLAZA
MONROE COUNTY, PA

DETAILS PLAN

8 of 9

DETAILS PLAN

8 of 9

DETAILS PLAN

8 of 9

DETAILS PLAN

8 of 9

DETAILS PLAN

8 of 9

EXISTING CONDITIONS/RESOLUTION NOTES

- UTILITY LOCATIONS SHALL BE NOTED PER TO ANY EXISTING ELEVATION AND/OR CONSTRUCTION RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.

GRADING, DRAINAGE AND UTILITY NOTES

- THE ACCURACY AND COMPLETENESS OF THE INFORMATION HAS BEEN CHECKED TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND RECORDS TO BE OBTAINED PRIOR TO CONSTRUCTION.

CONCRETE CURB DETAIL

CONCRETE CURB DETAIL

TYPICAL SITE CONCRETE PAVEMENT (NON - HARBOR FREIGHT)

TYPICAL SITE CONCRETE PAVEMENT (NON - HARBOR FREIGHT)

TYPICAL PAVEMENT TIE-IN SECTION

TYPICAL PAVEMENT TIE-IN SECTION

TYPICAL PAVEMENT TIE-IN SECTION

TYPICAL PAVEMENT TIE-IN SECTION

TYPICAL PAVEMENT TIE-IN SECTION

TYPICAL PAVEMENT TIE-IN SECTION

