

**LAND USE ANALYSIS REPORT for
George E. Hatchard
Parcel No. 03.6.1.7-7, PA Route 611
Coolbaugh Township, Monroe County, Pennsylvania
August 6, 2021**

SCOPE OF WORK

- Review of current recorded instruments
- Review of available maps
- Review of local Zoning and SALDO regulations
- Review of available mapping data such as topography, soils, wetlands/watercourse, man-made features, etc. that would influence the buildable area.
- Preparation of summary letter report of our findings.
- This scope of work does not include any field work, preparation of any sketch plans or engineering design, calculations, or permitting.

CONTENTS

This report includes criteria and constraints of the tract of land, identifies the anticipated approval agencies, and it identifies concerns and offers a conclusion for feasibility. The Appendix provides specific information summarized in the report such as records, mapping, and supporting data.

LAND USE SUMMARY

George E. Hatchard (The Client) has requested through Michael Baxter and Associates that Hanover Engineering Associates, Inc. prepare a land use analysis consisting of a desktop review of the subject property to determine use and feasibility.

Land Development for industrial and related uses is permitted in Coolbaugh Township. Subdivision would be limited to two (2) lots due to the lot size and minimum area requirements.

Development of the property may be limited or prohibitive due to the likely presence of wetlands. Avoidance of wetland impacts may be challenging and permitting may be cost prohibitive.

Access to S.R. 611 will require PennDOT approvals and required improvements pending the proposed use and traffic generation.

Testing will be required to determine suitability of on-site sewage disposal. Testing will also be required for proposed stormwater facilities. Soils are have hydric properties and are poorly drained.

A title search, accurate boundary survey, and any easement locations will be an essential part in the design process.

With the information available at the time of this study, development of this site does seem feasible. However, the extent of a potential development project could be limited by presence of wetlands and availability of on-lot sewage disposal. Field investigation and testing will be required to determine suitable locations.

SITE LOCATION

The site is located in Coolbaugh Township, Monroe County along Memorial Boulevard (State Route 611) and Belmont Avenue (T-628), bordered on the southeast by the Mount Pocono Borough line. The property being considered for development is currently owned by George E. Hatchard, 2824 Dewberry Road, Yor, PA 17404-6616.

The tax parcel ID is 03.6.1.7-7 and the Map Number is 3635600632755. The existing land use is undeveloped. The land cover is forested with tree and shrub vegetation with no apparent steep slopes with possible wetland areas.

The parcel contains 7.55 acres according to the deed. Tax parcel data lists the area as 8.27 acres.

Public Sewer and Water supply are not available at this location. Electric and Communications utilities are present along Belmont Avenue. PA eMap does show that the property is within the service area of PA American Water, but we are not aware of any viable connection locations.

The surrounding area and adjoining properties are mostly unimproved forest. A mixture of industrial, commercial, and residential uses is found to the north and south along the S.R. 611 corridor.

The frontage along State Route 611 contains a small embankment, sloping down from the road. The roadway is single lane southbound and two lanes northbound which tapers to a single lane at the intersection with Belmont Avenue. Guide rail is installed along the entire shoulder length along the property. The speed limit is 50 miles per hour.

The intersection at S.R. 611 and Belmont Avenue is unsignalized, with stop signs at the side approaches to S.R. 611. Belmont Avenue is a two-lane Township road (T-628) that loops back to S.R. 611. The road appears to be closed to through traffic and would likely require improvement if used as a primary access.

The topography and slopes is rolling terrain with no steep slopes, gradually sloping up from south to north.

Red Run flows just to the south of the property and may have associated wetland systems on the property. National Wetland Inventory lists a wetland area 1.86 acres in size. See Environmental Constraints Section below.

Soils on the property are depressions, hills and mountains, of loamy till. They are poorly drained and have a high water table. They are not prone to flooding. Hydrologic Soil Group D. They are not prime farmland soils.

We conducted a preliminary search of the Pennsylvania Natural Diversity Inventory for this study. The results were “no known impact”.

LOCAL PLANNING REGULATIONS

Coolbaugh Township has adopted a Zoning Ordinance and Subdivision & Land Development Ordinance (SALDO). The Township regulations are codified and available on the Township’s website: <https://coolbaughtwp.org/resources/ordinances/>. Monroe County Planning Commission also conducts a review of all subdivision and land development plans in conjunction with the Township Planning Commission.

Figure 1 -Google Earth Map

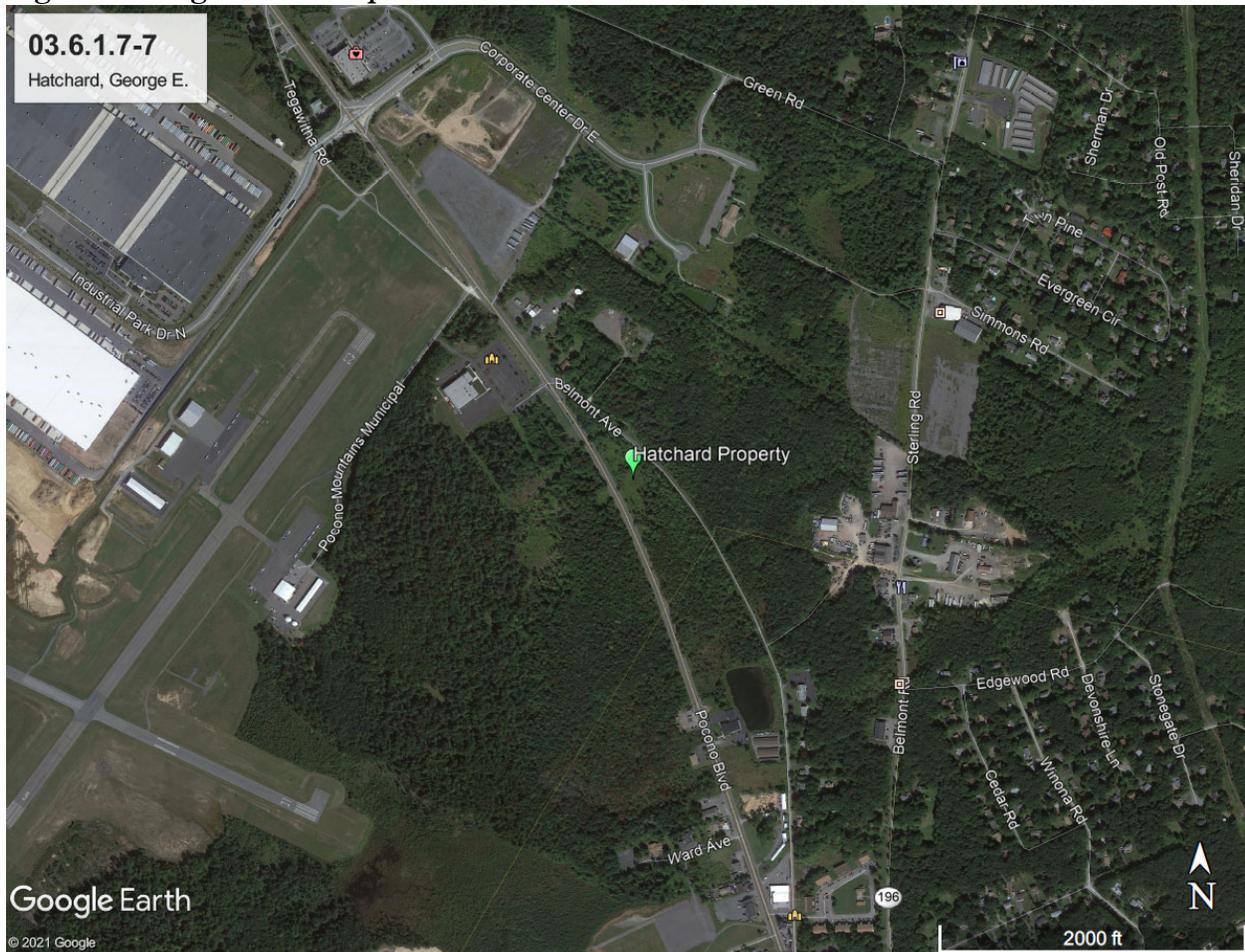


Figure 2 – USGS Quadrangle – Buck Hill Falls

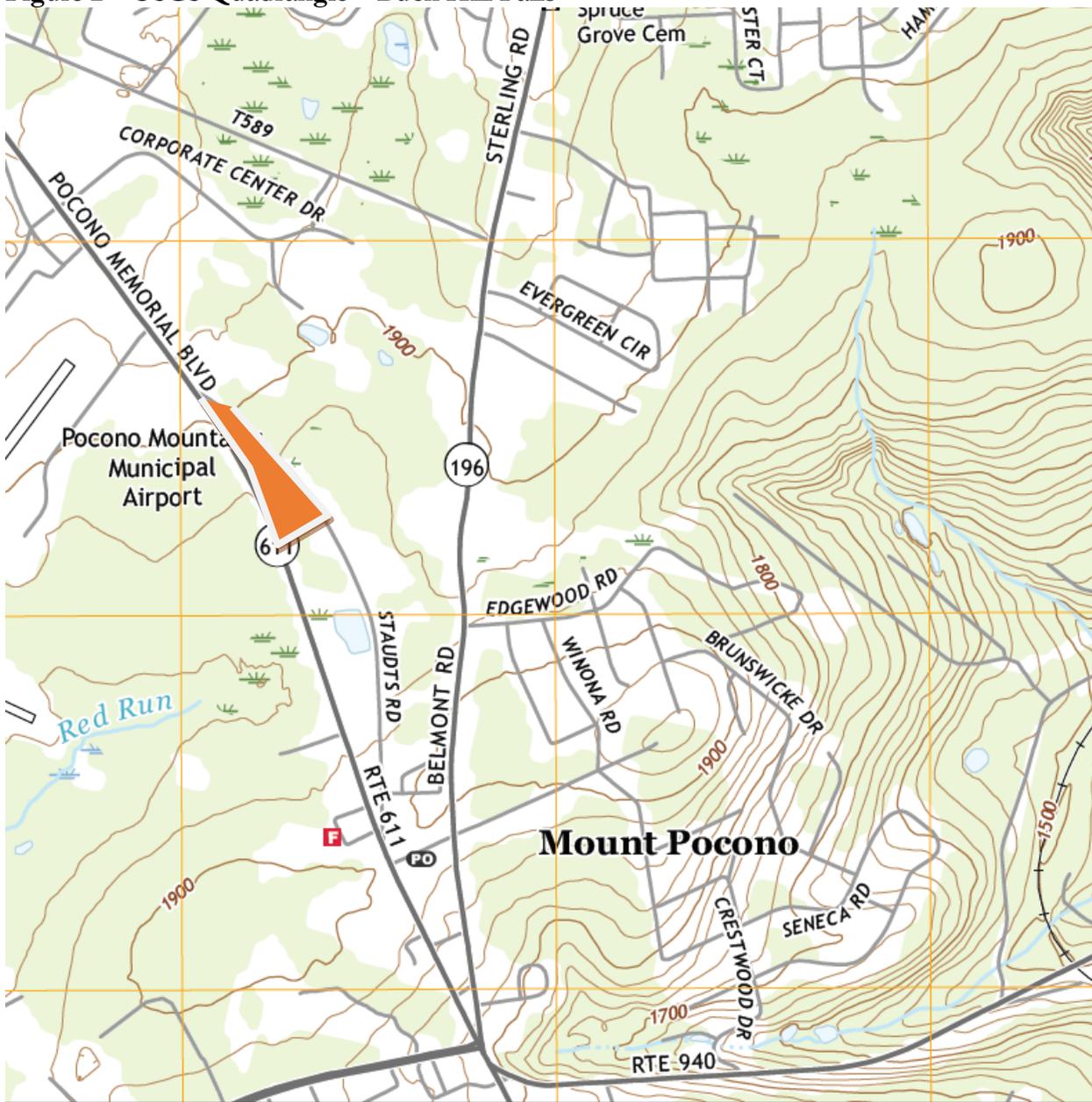


Figure 3 – Monroe County GIS Map



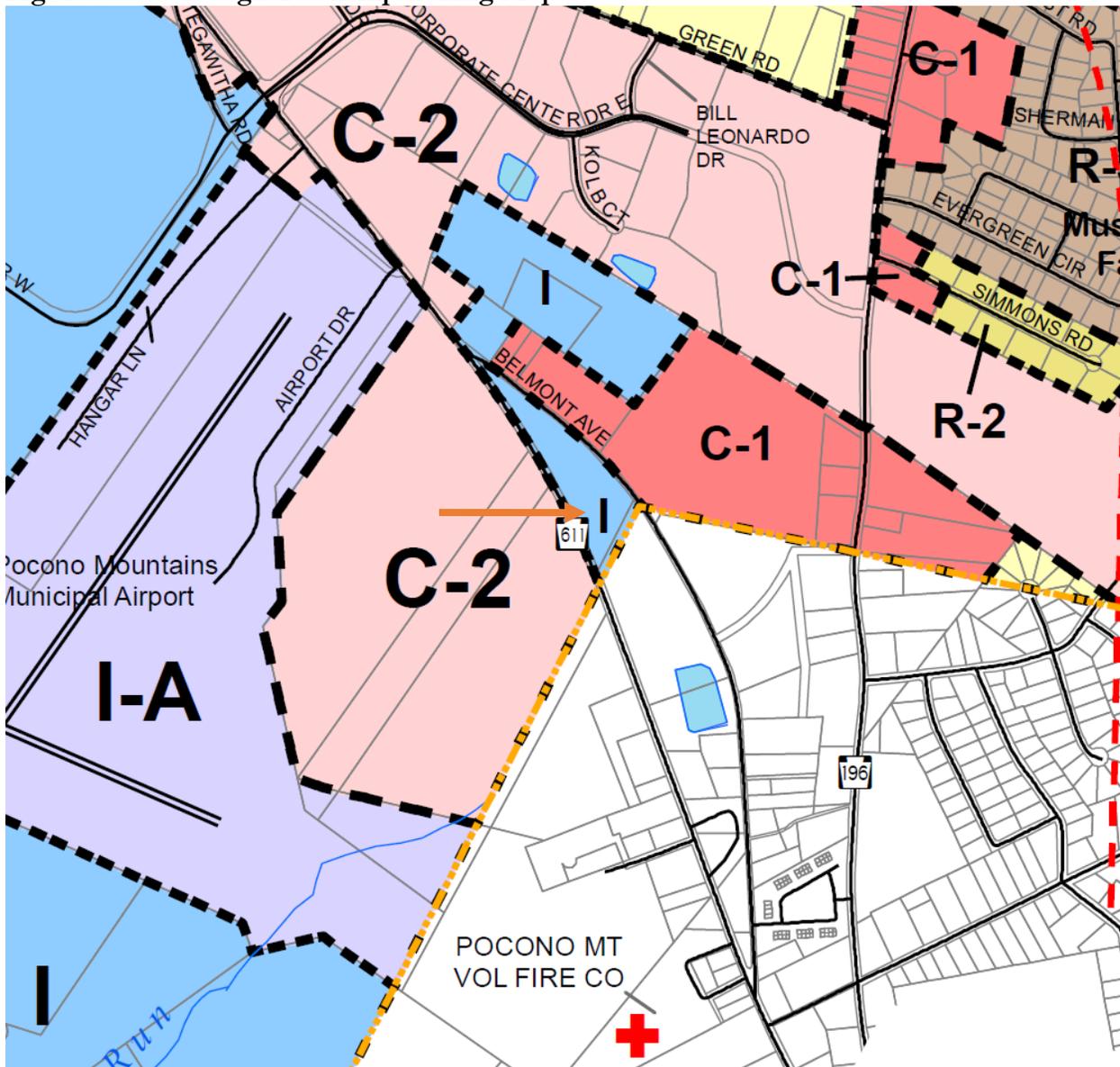
ZONING ORDINANCE REQUIREMENTS

The subject property is located in the I-Industrial zoning district. There are no overlay districts. The schedule of uses has been included in the attachments, and includes business offices, business services, commercial communications device sites, distribution centers/truck terminals, industry, light manufacturing, warehouses, and wholesale business, among others. See Figure 4 for an excerpt from the Coolbaugh Township Zoning Map.

Density:

- A. Nonresidential uses. In the case of nonresidential uses, there shall be no limit on the number of uses or structures on a single parcel, provided all other standards of the Zoning regulations are satisfied. This shall not apply to adult businesses, junkyards, mineral extraction, solid waste facilities, or other uses with a special size requirement listed in the zoning regulations, in which case the parcel size shall be increased to provide for the minimum land area required for each use on the parcel.

Figure 4 – Coolbaugh Township Zoning Map



See Figure 5 for a summary of the dimensional requirements for the Industrial Zoning District with on-site sewer and water.

Maximum Building Coverage: On-Site Water Supply and On-Site Sewage Disposal: 30%. Gross available building coverage for the property would be 2.265 acres (per deed).

Maximum Building Height (feet): On-Site Water Supply and On-Site Sewage Disposal: 60.

Height limitations. (See Zoning [§ 400-18K](#) for accessory wind turbine generators, [§ 400-67: Commercial communication devices](#), for commercial communication devices, and [§ 400-91: Wind energy facilities](#), for wind energy facilities.) Unless otherwise regulated by the Zoning Ordinance,

height regulations shall not apply to spires, belfries, cupolas, domes, not used for human occupancy, nor to chimneys, ventilators, monuments, water towers, masts and aerials, television antennas, public utility structures that are not buildings, silos, chimneys, ventilators, and parapet walls extending not more than five feet above the regulated height of the building, skylights, bulkheads, and ornamental or necessary mechanical appurtenances. Any such structure which exceeds a height of 50 feet, 80 feet for agricultural structures, shall be considered a conditional use and increased setbacks may be required.

Figure 5

**Schedule of Development Standards
 On-Site Water Supply and On-Site Sewage Disposal**

Zoning District	Minimum Lot Dimensions			Minimum Setbacks			Maximum Building Height (feet)	Maximum Coverage	
	Area	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		Building	Lot
SP	5.0 acres	300	500	75	75	150	35	5%	10%
W-C	5.0 acres	300	500	75	75	150	35	5%	10%
R-1	2.0 acres	200	350	40	20	50	35	10%	15%
R-2	1.5 acres	150	200	40	20	50	35	10%	15%
R-3	12,000 square feet	80	150	25	12	40	35	20%	25%
C-1	1.5 acres	150	200	30	20	30	45	30%	40%
C-2	2.0 acres	200	200	30	20	30	45	40%	60%
C-3	1.0 acre	150	200	25	15	40	35	15%	40%
I and I-A	3.0 acres	250	400	40	20	20	60	30%	50%

Maximum Lot Coverage: On-Site Water Supply and On-Site Sewage Disposal: 50%. Gross available lot coverage for the property would be 3.775 acres (per deed).

Minimum Lot Area: On-Site Water Supply and On-Site Sewage Disposal: 3.0 acres. The property meets the minimum requirement.

Minimum Lot Depth (feet): On-Site Water Supply and On-Site Sewage Disposal: 400. The lot is triangular in shape, with the lot depth ranging from 25 feet to approximately 420 feet. The definition of Lot Depth states “On corner lots, lot depth shall be measured along the longest dimension of the lot.” We interpret that the property meets the minimum requirement.

Minimum Lot Width (feet): On-Site Water Supply and On-Site Sewage Disposal: 250. The property meets the minimum requirement.

Setback - Front Yard (Feet): On-Site Water Supply and On-Site Sewage Disposal: 40. Street frontage/front setbacks. In the case where a lot fronts on more than one street, the required front setback shall be provided along each street frontage. The required side setback shall be provided along all other property lines. The property meets the minimum requirements.

Front setback exception. When an unimproved lot is situated between two improved lots with front yard dimensions and setbacks less than those required for the district, the front yard required may be reduced to a depth equal to the average of the two adjoining lots; provided, however, that in no case shall the front yard be reduced by more than 50% of the required front yard for that district.

Projections into setbacks. (See [§ 400-18A](#) for accessory structures.) The following projections shall be permitted into required setbacks and shall not be considered in the determination of setback size or lot coverage:

- (1) Terraces or patios, provided that such terraces or patios are unroofed and are not otherwise enclosed and are not closer than 10 feet to any adjacent lot line.
- (2) Projecting architectural features (bay windows, cornices, eaves, fireplaces, chimneys, window sills or other architectural features not required for structural support) may project into the required front, side or rear yard not more than a total of three feet.
- (3) Uncovered stairs and landings, provided such stairs or landings do not exceed three feet six inches in height, at any point from the finished grade; and, further provided, that the landing does not exceed 36 square feet in area or exceed six feet in width in any direction.
- (4) Open balconies, provided such balconies are not supported on the ground and do not project more than five feet into any yard nor closer than 10 feet to any adjacent lot line.

Access drives and driveways serving a permitted use shall be permitted in all setbacks except as may be otherwise regulated by this chapter. For single-family dwellings and two-family dwellings, a buffer of not less than five feet shall be maintained from rear and side property lines.

See Zoning [§ 400-19I](#) for multifamily dwellings and nonresidential uses.

The location of access drives and driveways may also be affected by highway occupancy permit requirements.

Setbacks across municipal boundaries. The setback and buffer provisions of this chapter shall also be applied to uses proposed within Coolbaugh Township which abut an existing dwelling or principally residential zoning district located in an adjoining municipality.

Setback - Rear Yard (Feet): On-Site Water Supply and On-Site Sewage Disposal: 20. The property meets the minimum requirement.

Setback - Side Yards (Feet): On-Site Water Supply and On-Site Sewage Disposal: 20. The property meets the minimum requirement.

Structure separation: Principal structures located on the same lot shall be separated by a distance at least the greater of 20 feet or the height of the highest adjoining structure, unless an applicable building code requires a larger separation. (See [§ 400-18A](#) for accessory structures.)

Miscellaneous Zoning Requirements

A clear sight triangle is required for all driveways. On any lot, no structure, fence, wall, shrub or plant more than 24 inches higher than the road surface shall be erected or maintained within an area

along the edge of the cartway from a point on the center line of the intersecting driveway, distant 15 feet from the nearest edge of the cartway of the through road to the points on the center line of the through road for a distance of:

- (a) Five hundred feet if the through road is an arterial street. **(S.R. 611)**
- (b) Four hundred feet if the through road is a major collector street.
- (c) Three hundred feet if the through road is a minor collector street.
- (d) Two hundred feet if the through road is a minor or local access street. **(Belmont Avenue)**

Structure separation. Principal structures located on the same lot shall be separated by a distance at least the greater of 20 feet or the height of the highest adjoining structure, unless an applicable building code requires a larger separation.

Sewage disposal. All uses shall be provided with adequate sewage disposal facilities meeting Township and PA DEP requirements.

Accessory off-street parking areas or garages serving the residential or nonresidential parking demand created by the principal building are permitted in accord with [§ 400-19](#).

Forestry. Forestry is a permitted use in all districts subject to the requirements of Chapter [257](#), Natural Features Conservation, of the Code of the Township of Coolbaugh and any applicable state or federal regulations.

Off-street parking and loading requirements are found at Zoning [§ 400-19 Off-street parking and loading](#).

Performance Standards and Environmental Protection is covered in [Article IX Performance Standards and Environmental Protection](#). Requirements include Buffers and screening, landscaping, operations and storage, fire and explosion hazards, electromagnetic radiation and radioactive radiation, noise, vibration, lighting and glare, odors, air pollution, surface and ground water protection, stormwater management and erosion control, waste materials, settling and/or storage ponds and reservoirs, security, traffic, heat,

Water supply and sewage disposal shall be provided meeting Township and PA DEP requirements.

The Board of Supervisors, Planning Commission, or Zoning Hearing Board may, based upon the nature of a project and potential impacts on the Township, require the developer to prepare and submit to the Township an environmental and community assessment for the types of developments and uses listed below. The requirements of this section may also be applied to any other proposed conditional use or special exception, which for reasons of location, design, existing traffic or other community or environmental considerations, as determined by the Township, warrants the application of the study required contained herein. The Board of Supervisors, Planning Commission, or Zoning Hearing Board, as the case may be, may waive certain components of the assessment should such components be deemed unnecessary for certain uses.

- (1) Industrial parks.
- (2) Manufacturing or manufacturing or industrial uses.
- (3) Junkyards.
- (4) Mineral extraction.

- (5) Mineral processing.
- (6) Agricultural products processing.
- (7) Solid waste facilities and staging areas.
- (8) Warehouses and trucking terminals.
- (9) Airports.
- (10) Any use involving the initial or cumulative disturbance of 87,120 or more square feet of soil surface areas.
- (11) Any use involving the initial or cumulative construction, installation and/or placement of 43,560 square feet or more of buildings, structures or other impervious surface areas.
- (12) Any use involving development in any floodplain area.

Special Conservation Standards include steep slope areas, wetlands, lakes, ponds and streams, and floodplain. Wetlands are suspected to be present on the property (see below section on Wetlands).

Property line buffer areas are required.

Traffic Impact Study (TIS) is required for all residential and nonresidential proposals that are projected to generate 150 or more trip-ends per project peak hour or 750 trip-ends or more per day based on the latest edition of Trip Generation published by the Institute of Transportation Engineers. A TIS shall also be required for additions to a use, changes of use and replacements of nonconforming uses that increase the total traffic (i.e., existing plus new traffic) that meet or exceed the peak-hour or daily thresholds. In cases where PennDOT requires a TIS for access to a state road, a separate TIS shall not be required by the Township. If PennDOT does not require a TIS and the traffic from the proposed use meets or exceeds the peak-hour or daily thresholds, a TIS using PennDOT methodology shall be required.

Standards are provided for Specific uses in [Article X Standards for Specific Uses](#).

Signs are regulated by the Zoning Ordinance: [Article XIII Signs](#).

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS

All subdivisions and land developments shall meet [Chapter 355 Subdivision and Land Development](#).

Property survey is required.

Plans shall be prepared by a qualified professional, as applicable, and required by state law. Final plans shall be submitted pursuant to [Article IV Plan Requirements](#). A copy of this section is included in the attachments.

1. Site context map
2. Existing resources and site analysis
3. Resource impact and conservation analysis
4. Improvements Plan. The location and configuration of project buildings, parking compounds, streets, access drives, driveways and all other planned facilities.
5. Supporting Documents and Information
6. Water Supply and Sewage Information

7. State and Federal permits
8. Erosion and Sediment Pollution Control Plan
9. Stormwater Management Plan

No final plan shall be signed by the Board of Supervisors for recording in the office of the Monroe County Recorder of Deeds until:

- (1) Installed. All improvements required by this chapter are installed to the specifications contained in Article [VI](#) of this chapter and other Township requirements and such improvements are certified by the Township Engineer; or
- (2) Guaranteed. A proposed development agreement and a performance guarantee in accord with § [355-36](#) and the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, has been accepted by the Board of Supervisors.

STORMWATER MANAGEMENT

Stormwater runoff from the site must meet all water quantity and quality requirements of [Chapter 344 Stormwater Management and Earth Disturbance](#) will apply to all development. Additionally, any disturbance over one (1) acre in area will be required to obtain an NPDES permit for stormwater discharges during construction through the County Conservation District and PA DEP. The site is located in the East Red Run subarea of the Tobyhanna Creek watershed, which is management district B1.

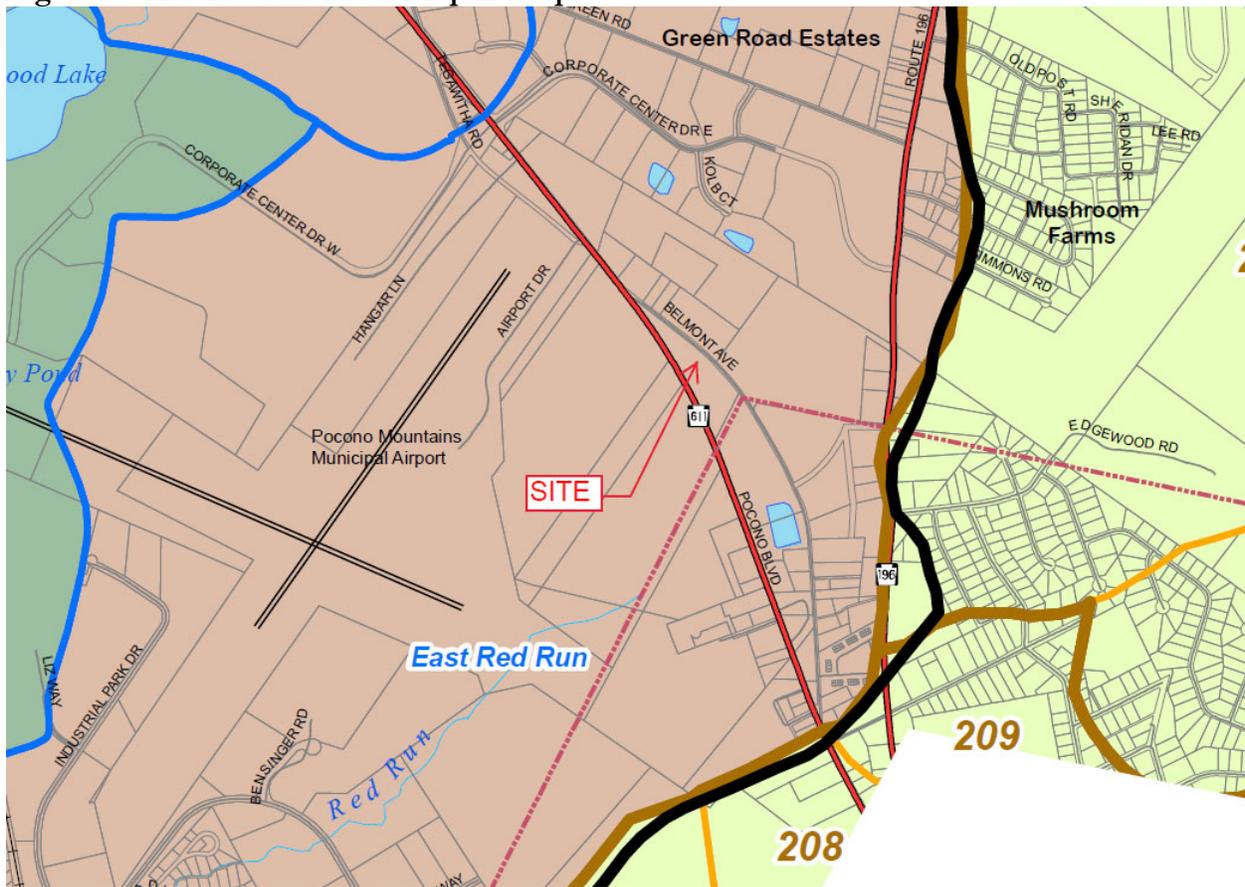
PA DEP Chapter 93 lists Red Run as high quality – cold water fishes, migratory fishes (HQ-CWF). Red Rock Run is a tributary of Tobyhanna Creek, which is in the Lehigh River watershed.

PA DEP has issued a This Total Maximum Daily Load (TMDL) for the Lehigh River Watershed for aluminum, iron, and manganese metals, and low pH.

Figure 6 – Stormwater Ruoff Release Rate Requirements – Tobyhanna Creek Watershed

B-1	2 - year	1 - year
	5 - year	2 - year
	10 - year	5 - year
	25 - year	10 - year
	50 - year	25 - year
	100 - year	100 - year

Figure 7 – Act 167 Watershed Map Excerpt



SITE ACCESS

Access to the site would likely be from S.R. 611, which is a state road. It appears that sufficient sight distance exists to place a driveway entrance at any location along the property frontage.

Due to the alignment of Belmont Avenue with the intersection of S.R. 611, and the existing width and condition of the roadway, it would likely not be feasible for designing access from Belmont Avenue without major road improvements.

Highway Occupancy Permits (HOPs) from PennDOT for access to the state road will be required for any roads that will access S.R. 611. Any utility work within the PennDOT right-of-way will require a HOP.

EASEMENTS AND DEED RESTRICTIONS

No deed restrictions and easements were discovered while searching the property. The Client's attorney should prepare a title report and determine if viable restrictions exist on the property.

ENVIRONMENTAL CONSTRAINTS

The National Wetland Inventory Mapping indicates some wetland areas on the subject property. The Client must have a wetland delineation and study prepared as part of the planning requirements of the Township. A Jurisdictional Determination from the Army Corps of Engineers should be considered to ensure compliance with environmental regulations. The identification of the wetlands on site could be crucial to the design and layout of the development.

Results of the National Wetland Inventory is as follows:

1.86 acre Freshwater Forested/Shrub Wetland habitat is classified as a **PFO4/1E**.

System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class **Forested (FO)** : Characterized by woody vegetation that is 6 m tall or taller.

Subclass **Needle-Leaved Evergreen (4)** : The dominant species in Needle-leaved Evergreen wetlands are young or stunted trees such as black spruce or pond pine.

Split Subclass **Broad-Leaved Deciduous (1)** : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

Water Regime **Seasonally Flooded/Saturated (E)** : Surface water is present for extended periods (generally for more than a month) during the growing season, but is absent by the end of the season in most years. When surface water is absent, the substrate typically remains saturated at or near the surface.

There are no floodplains located on the property per the FEMA Flood Insurance Map 42089C0113E effective 5/2/2013.

Stream and wetland buffers are required in Coolbaugh Township. The buffer requirements consist of a 50-foot inner buffer and a 100-foot outer buffer. Development must also comply with PA DEP requirements.

DESIGN PROCEDURES

The following is a typical outline of the plan preparation and approval process:

- Obtain a boundary and topographic survey in accordance with Township requirements.
- Complete a wetland and watercourse delineation.
- Prepare Sketch Plan for Township review.

- Conduct field testing for stormwater design and sewage planning.
- Amend design as needed to meet requirements of reviewing agencies.
- Prepare Preliminary/Final Plan for the proposed project.
- Concurrently, submit applications for NPDES permit, Monroe County Planning review, PennDOT Highway Occupancy Permit.
- Follow Coolbaugh Township Planning procedures in accordance with the SALDO.

APPROVALS

The proposed project must be submitted for review to the following agencies:

- Coolbaugh Township Planning Commission and Board of Supervisors
 - Zoning
 - Subdivision/Land Development
 - Stormwater Management
 - Sewage Planning Module
- Monroe County Planning Commission
 - Subdivision/Land Development
- Monroe County Conservation District (MCCD)
 - Erosion and Sediment Pollution Control
- Pennsylvania Department of Environmental Protection (PA DEP)
 - NPDES for Discharges of Stormwater Associated with Construction Activities
 - Water Obstruction and Encroachment Permit (if applicable stream/wetland disturbance)
 - Sewage Planning Module
- PennDOT
 - Driveway Access
 - Utilities (if applicable)

LIST OF ATTACHMENTS

1. Parcel Information
2. Property Deed
3. Monroe County GIS Maps
4. Google Earth Map
5. National Wetland Inventory Map
6. National Flood Hazard Layer FIRMette
7. Coolbaugh Township Information
8. Monroe County Planning Maps
9. Zoning Schedule of Uses – I District
10. SALDO Plan Requirements
11. Soils Report
12. PNDI Draft Project Receipt