



East Mountain Corporate Center
100 Baltimore Drive, Wilkes-Barre, Pennsylvania 18702
570.823.1100 FAX: 570.823.8005 E-MAIL: mericle@mericle.com

April 25, 2017

VIA HAND DELIVERY

Mr. James P. Ferry
Executive Director
Luzerne County Planning Commission
Luzerne County Courthouse Annex
Wilkes-Barre, PA 18702

**RE: Revised Land Development Plans
Lots #3, 600-698 Sathers Drive, Grimes Industrial Park
Pittston Township, Luzerne County, PA**

Dear Mr. Ferry;

We are pleased to submit herewith the following information in application for Revised Land Development Approval for Lot #3 located in the Grimes Industrial Park. Below please find a listing of the items enclosed for submission:

- 1. One (1) copy of the Land Development Plans dated 04/21/17.**
- 2. One (1) copy of the Stormwater Narrative dated 04/21/17.**
- 3. Check in the amount of \$530 to cover the Administrative Review Fee for a Land Development (\$330) and the Stormwater Review Fee (\$200).**

This submission is a revision to Land Development plans previously approved by the Pittston Township and Luzerne County Planning Commissions in 2013. We respectfully request that you review the enclosed plans and forward any comments and / or questions to both Pittston Township and our office. We appreciate your efforts to date on this and all of the Mericle projects. Please do not hesitate to contact our office should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan McManus".

Bryan McManus
Senior Vice President

Enclosures
cc: File

BTM/tjf
F:\Job\8274\mdc\corr\8274 Land Develop Subm Ltr (042517).tjf.doc

FILED 4/26/17 # 5061

FEES PC \$ 530

STORMWATER MANAGEMENT REPORT

ENGINEERS

PREPARED FOR

\$ 1210

LOT NO. 3

OF THE

NO APPLICATION
REVIEWED 5/30/17
SIGNED
9/18/17

GRIMES INDUSTRIAL PARK

**PITTSTON TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA**

PREPARED FOR

STEVENSON EQUIPMENT, INC.

PREPARED BY

MERICLE COMMERCIAL REAL ESTATE SERVICES

PROJECT #: 2386

DATE: April 21, 2017



100 BALTIMORE DRIVE, EAST MOUNTAIN CORPORATE CENTER, WILKES-BARRE, PA, 18702
TELEPHONE (570) 823-1100 *FAX (570) 823-3524

General Description of Project

Stevenson Equipment, Inc. has proposed to construct a 16,500 square foot industrial building on a 4.00 acre parcel (Lot No. 3) located in the Grimes industrial park. The proposed project includes construction of bituminous driveways and parking areas, stormwater conveyance facilities, utility services and the building. Maintenance of the improvements will be the responsibility of the contractor during construction. The improvements at completion will be the responsibility of the property owner. The total area of disturbance for the project will be approximately 2.80 acres. The construction of this project is expected to begin in May 2017 and be completed by December 2017. The project location is shown in Figure 1.

This is a revised land development submission to a previously approved land development submission for Lot #3.¹ The revisions proposed within this revised land development are site improvements (building size, car parking and pavement configuration).

Wetlands have been delineated by F.X. Browne Associates and located by Mozeleski & Baer, Inc. The wetland locations are shown on the plans. There shall be no disturbance of any wetland areas.

The project area, for the past five years, is mostly cleared and rough graded based on previous land development approval.¹ Basin 2 has been graded per the approved plans and the associated stormwater piping/structures have been installed. Prior use of the site for the past 50 years was mostly undeveloped land. During that time period, the site was mostly rock outcroppings and woodlands. There is no evidence of past contamination at the site.

The project area is part of a planned industrial park called Grimes Industrial Park. The project site drains to existing basin 2 via the lot storm system. Basin 2 has been previously designed and constructed to accommodate the Lot 3 development. The existing basin will not be modeled since the proposed drainage and impervious areas being directed to it, under this submission, will be equal or less than the drainage and impervious areas for which the basin was designed and previously approved. An analysis of the proposed/approved areas is included in this report. The existing basin will function initially as sediment basin during construction and then as detention / infiltration basin upon stabilization of the upstream contributing sites. The basin will contain a retention volume below the lowest outlet structure in order to allow for retention/infiltration of stored stormwater. This will prevent the increase in stormwater runoff rates and volumes from pre and post developed site conditions.

All portions of the site drain to an unnamed tributary to Collins Creek. Collins Creek is tributary to Mill Creek and Mill Creek is classified as a Coldwater Fishes-Migratory Fishes (CWF-MF) tributary of the Lackawanna River. The site is not located within the Act 167 Stormwater Plan area for the Lackawanna River.

¹ Stormwater Management Report for Grimes Industrial Park-Lots 2,3,4 & 7, Prepared by Mericle Commercial Real Estate Services, dated April 17, 2013. Approved/Recorded plans titled: Preliminary/Final Land Development Plans for Lots 2,3,4 & 7 of the Grimes Industrial Park, dated April 17, 2013, revised July 12, 2013 and Approved by the Pittston Township Planning Commission on August 14, 2013. Approved plans recorded at the Luzerne CountyRecorder of Deeds Office on August 19, 2013, Instrument Number 201343752.

C. David Pedri Esq.
County Manager

County Council:
Linda McClosky Houck, Chair

James Ferry
Executive Director

N. Brian Caverly
Chairman
Michael Butera, Solicitor



COUNTY of LUZERNE
PENNSYLVANIA
ESTABLISHED 1786

Council Members
Tim McGinley, Vice-Chair
Edward Brominski
Kathleen Dobash
Harry Haas
Eugene Kelleher

LUZERNE COUNTY

Planning Commission
Penn Place Bldg., Suite 208
20 N. Pennsylvania Avenue
Wilkes-Barre, PA 18711

Council Members
Robert Schnee
Eileen M. Soroskas
Stephen A. Urban
Jane Walsh Waltkus
Rick Williams

Telephone: 570-825-1560
FAX: 570-825-6362
E-Mail: LCPZ@luzernecounty.org

May 30, 2017

Pittston Township Planning Commission
Terry Best, Zoning Officer
421 Broad Street
Pittston, PA 18640

Dear Mr. Best:

We have reviewed Lot 3 Grimes Industrial Park Land Development in Pittston Township and have no comment.

Please see the attached County Engineer's comment letter.

Sincerely,


James Ferry, Executive Director
Luzerne County Planning Commission

JF/kw
#5061
CC: Darryl Fritz, DEP



1170 Highway 315, Suite 3, Wilkes-Barre, PA 18702
570.285.8200 570.285.8201
barrylsett.com

May 26, 2017
Project #334417.001-CH-21000MS

Mr. James Ferry, Executive Director
Luzerne County Planning/Zoning Department
Penn Place
20 North Pennsylvania Avenue, Suite 208
Wilkes-Barre, PA 18701

Dear Mr. Ferry:

RE: LUZERNE COUNTY SUBMISSION #5061
Grimes Industrial Park – Lot No. 3
Pittston Township, Luzerne County, Pennsylvania
Preliminary/Final Land Development Review

Barry Isett & Associates, Inc. has reviewed the above-referenced land development submission, consisting of the following items that were reviewed for compliance with Pittston Township's Ordinances and general engineering practice:

1. Stormwater Management Report; dated April 21, 2017; prepared by Mericle Commercial Real Estate Services, Wilkes-Barre, Pennsylvania.
2. Revised plan review cover letter from Mericle Commercial Real Estate Services, Wilkes-Barre, Pennsylvania; to Mr. Lawrence Plesh, P.E., Luzerne County Engineer; dated April 25, 2017.
3. Preliminary Land Development Plans; including three sheets; dated April 21, 2017; with no revision dates; prepared by Mericle Commercial Real Estate Services, Wilkes-Barre, Pennsylvania.
4. Preliminary/Final Land Development Plans; including seven sheets; dated April 21, 2017; with no revision dates; prepared by Mericle Commercial Real Estate Services, Wilkes-Barre, Pennsylvania.

The applicant intends to construct a 16,500 square-foot building with associated parking lot and minimal stormwater management improvements, on a 4.0-acre parcel. The site is located on Sathers Drive in Pittston Township, Luzerne County.

Based upon our review, the following comments are offered for your consideration:

1. A north arrow should be provided on Sheet C-200.

2. The date of the field survey used to establish the property lines, boundary information, topography and existing site improvements should be included in the survey reference notes on Sheet C-001.
3. The contours should be referenced to the USGS datum. Note 6 on Sheet C-001 should be revised to indicate the relationship of the plan datum to the USGS datum. A local benchmark should also be referenced on the plans.
4. The location for any proposed truck loading spaces should be shown on the plans.
5. The wheel path for the largest vehicle expected to enter the site should be delineated on the plan.
6. The applicant should provide letters from the appropriate public sewer, public water, and other utility service providers which confirm that the utility services can be provided to the site.
7. Appropriate sewage facility planning should be addressed.
8. Any waivers and other relief granted by the Township should be noted on the record plan, including a description of the relief and the date of the Board meeting when the relief was granted.
9. If the building is to be used during evening hours then sufficient parking lot lighting should be provided for safety purposes. The proposed lighting levels should be indicated on the plan along with the anticipated hours when the site will be lighted. Direct lighting should not exceed the property lines or encroach into the street.
10. A wetlands certification should be provided on the plan, for signature by the individual who completed the wetlands determination, which confirms that the wetlands limits shown on the plan are accurate and in conformance with the wetlands determination.
11. The following note should be included on Sheet C-001: "The Developer and/or the lot purchaser(s) assumes full responsibility for obtaining any local, state, and federal permits and/or approvals relating to wetlands. Approval by the Board of Supervisors shall not in any manner be construed to be an approval of compliance with statutes or regulations relating to wetlands. Pittston Township shall have no liability or responsibility for the same to the Developer or purchaser(s)."
12. Proof of ownership, including a copy of the existing deed, should be provided.
13. The Soil Erosion and Sedimentation Control Plan and related information should be provided. A copy of the Luzerne Conservation District adequacy letter regarding the Erosion and Sedimentation Control Plan should be provided to the County.
14. The signature and seal of both the engineer and surveyor responsible for the preparation of these plans should be included on the plans.
15. Sight distance measurements shall be performed at the proposed driveway to determine if sufficient sight distance to the left and right of the driveway exists. The actual left and right sight distances available at the proposed driveway location shall be determined and noted on Sheet C-100.
16. If a fence is proposed to be installed around the proposed facility, then the location should be delineated on the plans and an installation detail provided.
17. Any landscaping proposed for the site in the form of trees and shrubs, and areas to be seeded, should be shown on a landscaping plan along with appropriate installation details. Low maintenance ground cover should be considered for the site areas

proposed to be graded at slopes of 2:1 and steeper. Parking lot shade trees should also be considered in the design.

Stormwater Management

18. The seal and signature of the engineer responsible for the design of the stormwater management systems and the preparation of the stormwater management report should be included on the cover of the stormwater management report.
19. The minimum construction standards (i.e. PennDOT or Township) to be used for materials and construction of the stormwater management improvements should be noted on Sheets C-100.
20. Profiles for the proposed storm sewer pipes should be included on the plans.
21. The calculated discharge velocities of flow from the pipes to RA 3-1 and RA 3-3 shown in Standard Worksheet #20 in the Stormwater Management Report appear to be incorrect, showing less than what the actual velocity may be. Calculations should be provided for the full flow and partial flow velocities in each pipe and the rip rap aprons redesigned, where necessary, for the corrected flow velocities.
22. The stormwater management report indicates that the detention basins design was approved and built as part of previous submissions and that it was designed to accommodate the stormwater runoff from this site. No further analysis of the basin was included as part of this site design and the previous design reports were not provided as part of this plan submission. Verification of the claims could not be made as part of this review.

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. This is not a comprehensive list and other comments may be added as additional information becomes available or should change.

In summary, we suggest that the applicant address the above-mentioned comments prior to consideration for plan approval.

Please do not hesitate to contact me at (570) 497-8340 if you should have any questions regarding this letter.

Sincerely,



Daniel J. Wilusz, P.E.
Senior Project Manager

cc: Mr. Lawrence Plesh, PE
Luzerne County Engineer