NOT PART OF THIS APPROVAL

REPAINT EXISTING DIRECTIONAL ARROWS

PROPOSED SPEED HUMP

EXISTING AREA OF PAVEMENT TO BE REMOVED. NO SNOW STORAGE PERMITTED IN THIS AREA IN FRONT OF EMERGENCY ACCESS GATE

TRAVELER'S WAY (A.K.A. SUBURBAN DRIVE)

EDGE OF PAVEMENT

DEPRESSED CURB (30 LF)

DOUBLE SWING GATE WITH REFLECTIVE YELLOW PAINT, FOR EMERGENCY ACCESS (SEE DETAIL ON DRAWING CS-504)

PARCEL NO. 17/17/1/11-9 N/F STRICKLIN KATHY A & STACEY

LIMIT OF SITE IMPROVEMENTS FOR PHASE 1 (PHASE A, B & C). SEE DWG. NO. CS-102 & 103 FOR DETAILED PHASING AND NOTES

420 LF 6 FT SHADOW BOX FENCE (TYP.)

8.5'X14.5' TRASH ENCLOSURE

10' STORM & UTILITY EASEMENT

6" CURB (TYP.)

EXISTING ELECTRIC EASEMENT

25' RESIDENTIAL ZONE BUFFER

50' RESIDENTIAL REAR YARD SETBACK

MEET EXISTING SIDEWALK

MOUNT SIGNS TO BUILDING FACE

PROPOSED SIDEWALK ALONG EXISTING BUILDING

PROPOSED CONNECTION TO ADJACENT SHOPPING CENTER MEET EXISTING CURB

MEET EXISTING CURB

FIRE LANE

RETAINING WALL #1

RETAINING WALL #2

43 LF 4 FT HIGH POST & RAIL FENCE (TYP.)

8" CURB ALONG TRAVELER'S WAY (TYP.)

10' SIDE YARD SETBACK AND 10' STORM & UTILITY EASEMENT

EXISTING STRUCTURE AND FOUNDATIONS TO BE REMOVED

FIRE LANE ACCESS AND LOADING AREA (TYP.)

EXISTING SHED TO BE REMOVED

BUILDING D
14,000 SF
(NOT PART OF THIS APPROVAL)
EXISTING HOUSE TO BE REMOVED

4' WIDE SIDEWALK

EDGE OF PAVEMENT

70 SPACES

45 LF 4 FT HIGH POST & RAIL FENCE (TYP.)

6" CURB ALONG INTERIOR PARKING LOTS AND DRIVEWAYS (TYP.)

PARCEL NO. 17/17/1/22-1 N/F STEINER PAUL & MARGO

WIGWAM RUN (HQ-CWF)

10' STORM & UTILITY EASEMENT

25' RESIDENTIAL ZONE BUFFER APPROXIMATE AREA OF STEEP SLOPES

10'X17' TRASH ENCLOSURE

BOLLARD (TYP.)

RELOCATED UTILITY ACCESS DRIVE

RETAINING WALL #4

TIMBER GUIDERAIL (TYP.)

LIMIT OF SITE IMPROVEMENTS FOR PHASE 1 (PHASE A, B & C). SEE DWG. NO. CS-102 & 103 FOR DETAILED PHASING AND NOTES

4' WIDE SIDEWALK

FIRE LANE ACCESS AND LOADING AREA (TYP.)

PARCEL NO. 17/17/1/16 N/F DEPG STROUD ASSOCIATES

CHAIN WITH BOLLARDS (TYP.) DEPRESSED CURB (30 LF)

GUIDERAIL (TYP.)

205 LF POST & RAIL FENCE (TYP.)

10' CURB CUT FOR UTILITY ACCESS

EXISTING ELECTRIC TRANSMISSION POLES TO REMAIN

6" CURB CUT (TYP.)

12' CURB CUT (TYP.)

RETAINING WALL #3

CONCRETE PAVERS FOR EMERGENCY ACCESS

TRANSITION FROM 8" TO 6" CURB (TYP.)

4' WIDE SIDEWALK

8" CURB ALONG MAIN DRIVEWAY (TYP.)

PROPOSED RAISED CROSSWALK

218 LF 4 FT HIGH POST & RAIL FENCE (TYP.)

150 FT. RIPARIAN BUFFER SETBACK FROM HQ STREAM

6" CURB ALONG INTERIOR PARKING LOTS AND DRIVEWAYS (TYP.)

PARCEL NO. 17/117881 N/F SIMKO PAULETTE

100 FT. SETBACK FROM HQ STREAM

SIGHT TRIANGLE 10 FT FROM STOPBAR AND 75 FT ALONG STREET

DUMPSTER GATES COVERED WITH TREX AND COLOR COORDINATED TO MATCH TENANT'S BUILDING

12'X22' TRASH ENCLOSURE WITH 10'X22'CONCRETE PAD FOR BUILDING A

6 FT HIGH 8 INCH SPLIT FACE BLOCK WALL, COLOR COORDINATED TO MATCH TENANT'S BUILDING

CLEARANCE BAR

3' WIDE OPENING IN BACK OF DUMPSTER WALL WITH TREX GATE (TYP.)

BUILDING B DRIVE-THRU SIGN

DRIVE THRU SIGN

5' WIDE CONCRETE PAD (TYP.)

BUILDING B TRASH ENCLOSURE

CONCRETE BOLLARD

REMOVE REAR DUMPSTER BLOCK

27 SPACES

LIMIT OF 4" MOUNTABLE CURB (TYP.)

4" MOUNTABLE CURB (TYP.)

12'X35' LOADING AREA

60 SPACES

BUILDING B
4,730 SF

4" MOUNTABLE CURB (TYP.)

DEPRESSED CURB (6 LF & 28 LF)

6" CURB (TYP.)

4' WIDE SIDEWALK

DRIVE THRU SIGN

LIMIT OF 4" MOUNTABLE CURB (TYP.)

BUILDING CANOPY (TYP.)

OUTDOOR SEATING (TYP.)

RETAINING WALL #6

SIGHT TRIANGLE EASEMENT

53 LF 4 FT HIGH POST & RAIL FENCE (TYP.)

RETAINING WALL #7

32' TIMBER GUIDE RAIL (TYP.)

BUILDING C
8,000 SF

40 SPACES

RETAINING WALL #8

RETAINING WALL #9

RETAINING WALL #10

EXISTING SHEDS TO BE REMOVED

10' STORM & UTILITY EASEMENT

TIMBER GUIDE RAIL (TYP.)

EXISTING HOUSE AND FOUNDATIONS TO BE REMOVED

95 LF 4 FT HIGH POST & RAIL FENCE (TYP.)

25'FRONT YARD SETBACK

RETAINING WALL #11

LIMIT OF SITE IMPROVEMENTS FOR PHASE 1 (PHASE A, B & C). SEE DWG. NO. CS-102 & 103 FOR DETAILED PHASING AND NOTES

BUILDING A
2,717 SF

PROPOSED GROUND SIGN 7.25 FEET HIGH 22 SQUARE FEET

25' FRONT YARD SETBACK

43 LF 4 FT HIGH POST & RAIL FENCE

MENU/ORDER BOARD AND CANOPY

4' WIDE SIDEWALK

PENNDOT ROW AND PROPERTY LINE

10' STORM & UTILITY EASEMENT

TIMBER GUIDE RAIL (TYP.)

EXISTING SANITARY SEWER EASEMENT

EXISTING WIGWAM PARK ROAD

RELOCATED WIGWAM PARK ROAD

4' WIDE SIDEWALK

8" CURB ALONG WIGWAM PARK ROAD (TYP.)

SEE NOTE #20 ON SHEET CS-100 UNDER "GENERAL SITE PLAN NOTES" FOR WIGWAM PARK ROAD REALIGNMENT INFORMATION

PARCEL NO. 17/94189 N/F TOWNSHIP OF STROUD

145 LF POST & RAIL FENCE (TYP.)

50 FT HIGH BUILDING B FLAG POLE

10' UTILITY & STORM EASEMENT

LIMIT OF BUILDING B SITEWORK (SHADED AREA) (SEE DETAIL SHEETS CS-502,503&504)

LIMIT OF SITE IMPROVEMENTS FOR PHASE 1 (PHASE A, B & C). SEE DWG. NO. CS-102 & 103 FOR DETAILED PHASING AND NOTES

8" CURB ALONG ROUTE 611 (TYP.)

PROPOSED TRAFFIC SIGNAL (BY OTHERS)

SR 611

SEE RIGHT TURN LANE INSET ON THIS DRAWING

PARCEL NO. 17/17/1/19 N/F PENNA POWER & LIGHT CO/PPL-REAL ESTATE TAXES GENTW2

SIGHT TRIANGLES 10 FT FROM STOPBAR AND 200 FT ALONG STREET

REFER TO "HIGHWAY OCCUPANCY PERMIT PLANS FOR STROUD TOWNSHIP – WIGWAM PARK ROAD" BY PENNONI ASSOCIATES INC, FOR RELOCATED WIGWAM PARK ROAD DESIGN INFORMATION

205 LF 4' POST & RAIL FENCE SURROUNDING BASIN

150 FT. RIPARIAN BUFFER SETBACK FROM HQ STREAM

PARCEL NO. 17/17/1/53 N/F ST LUKES HOSPITAL-MONROE CAMPUS

PARCEL NO. 17/17/1/54-1 N/F CHOUDHARY HAFEEZ M & KHALIDA H

LAND DEVELOPMENT PLAN NOTE REFERENCING FORMATION OF THE PLAZA 611 CONDOMINIUM

THE PLAZA 611 CONDOMINIUM WAS CREATED BY DEPG BARTONSVILLE ROUTE 611 PLAZA, L.P. AS DECLARANT PURSUANT TO THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, 68 Pa. C.S. 53101, et seq., AS AMENDED ("THE "ACT") BY THE FILING OF A DECLARATION OF CONDOMINIUM IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., AT STROUDSBURG, PENNSYLVANIA, IN AND FOR THE COUNTY OF MONROE, IN RECORD BOOK VOLUME 2478, PAGE 4960 (THE "DECLARATION"). IN ACCORDANCE WITH AND SUBJECT TO THE ACT THE CONDOMINIUM UNITS WERE CREATED BY THE DECLARANT PURSUANT TO THE TERMS OF THE DECLARATION AND NOT PURSUANT TO THE PROVISIONS OF THE STROUD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OR THE STROUD TOWNSHIP ZONING ORDINANCE. APPROVAL BY THE BOARD OF SUPERVISORS OF STROUD TOWNSHIP OF THE ATTACHED LAND DEVELOPMENT PLAN SHALL IN NO WAY BE CONSTRUED AS THE BOARD'S APPROVAL OF THE PLAZA 611 CONDOMINIUM.

40 0 10 25 40
SCALE IN FEET

## LEGEND

SITE SYMBOLS

| | | | |
|---|---|---|---|
| CURB LINE | | PROPOSED SIGN | |
| EXISTING EASEMENT | | PROPOSED BOLLARD | |
| EXISTING BUILDING LINE | | ACCESSIBLE RAMPS | |
| PROPOSED BUILDING LINE | | CONCRETE PAVEMENT OR SIDEWALK | |
| PROPERTY LINE | | PROPOSED TRASH ENCLOSURE | |
| RESIDENTIAL BUFFER LINE | | PROPOSED HANDRAIL | |
| BUILDING SETBACK LINE | | PROPOSED STEEL GUARDRAIL | |
| EDGE OF PAVEMENT | | EXISTING EDGE OF PAVEMENT LINE | |
| PROPOSED CONCRETE MONUMENT | | EXISTING IRON PIN | |
| PROPOSED IRON PIN | | SPEED HUMP/RAISED CROSSWALK | |
| PROPOSED OUTDOOR SEATING | | PROPOSED PHASE LINE | |

GRADING SYMBOLS

| | | | |
|---|---|---|---|
| EXISTING CONTOUR | 358 | PROPOSED RETAINING WALL<br>BURIED BUILDING WALL/EXPOSED FOUNDATION | |
| PROPOSED CONTOUR | 360 | SOIL BOUNDARY | |
| EXISTING SPOT ELEVATION | × 360.3 | SOIL TYPE | B<B |
| PROPOSED SPOT ELEVATION | × 360.3 | | |
| PROP. TOP/BOTTOM OF CURB SPOT ELEVATION | TC360.80<br>GC360.30 | PROP. TOP/BOTTOM OF SLAB SPOT ELEVATION | TSLAB361.30<br>BSLAB360.30 |
| PROP. TOP/BOTTOM OF WALL SPOT ELEVATION | TW361.30<br>BW360.30 | CURB CUT CALLOUT | CC |
| FLOW DIRECTION ARROWS | | CURB TRANSITION CALLOUT | CT |

UTILITY SYMBOLS

| | | | |
|---|---|---|---|
| EXISTING STORM SEWER | S | PROPOSED TELEPHONE AND ELECTRIC | T&E |
| EXISTING SANITARY SEWER | S | PROPOSED WATER METER PIT/VALVE | |
| EXISTING GAS MAIN | G | EXISTING SANITARY SEWER MANHOLE | S |
| EXISTING WATER MAIN | W | EXISTING FIRE HYDRANT | |
| EXISTING OVERHEAD ELECTRIC | | | |
| PROPOSED FORCE MAIN | F | EXISTING GAS VALVE | |
| PROPOSED STORM SEWER | | EXISTING CATCH BASIN | |
| PROPOSED SANITARY SEWER | S | EXISTING WATER VALVE | |
| PROPOSED GAS MAIN | G | EXISTING MANHOLE | |
| PROPOSED WATER MAIN | W | EXISTING ELECTRIC POLE | |
| TEMPORARY STORM SEWER | | | |

WATERWAY SYMBOLS

| | | | |
|---|---|---|---|
| WATERCOURSE | | WETLANDS AREA | |
| 100-YEAR FLOODPLAIN | | WATERSHED BOUNDARY | |
| 150-FT RIPARIAN BUFFER | | | |

DIGITAL FLOOD INSURANCE RATE MAP DATABASE FOR MONROE COUNTY, PA PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY 2006. DIGITAL SHAPEFILE DOWNLOAD OBTAINED FROM THE PENNSYLVANIA GEOSPATIAL DATA CLEARINGHOUSE 2012."

TAX ID NOS. 17/17/1/17; 17/17/1/17-1; 17/17/1/17-2; 17/17/1/17-3; 17/17/1/17-4; 17/17/1/17-5; 17/17/1/17-6; and 17/17/1/17-7 (previously as Tax ID Nos. 17/17/1/17, 17/17/1/18, and 17/17/1/22)

| Date | Description | No. |
|---|---|---|
| 2/23/17 | REVISED PLAN | 12. |
| 1/13/17 | REVISED PLAN | 11. |

REVISIONS (CONT'D)

| Date | Description | No. |
|---|---|---|
| 12/1/16 | REVISED PLAN | 10. |
| 9/23/16 | REVISED PLAN | 9. |
| 7/28/16 | REVISED PLAN | 8. |
| 2/11/16 | REVISED PLAN | 7. |
| 10/30/15 | REVISED PLAN | 6. |
| 9/30/15 | REVISED PLAN | 5. |
| 8/14/15 | REVISED PLAN | 4. |
| 6/26/15 | REVISED PLAN | 3. |
| 5/15/15 | REVISED PLAN | 2. |
| 3/24/14 | REVISED PLAN | 1. |

REVISIONS

Gregory M. Elko, P.E. PA. Lic. No PE-036364-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GREGORY MICHAEL ELKO 036364 ENGINEER


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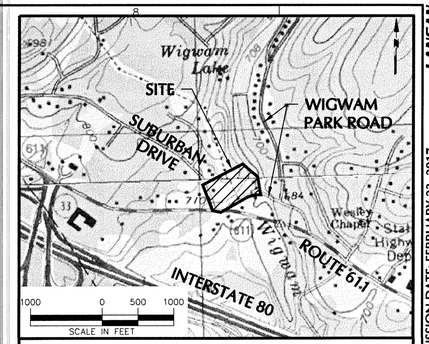
Project
PLAZA 611 SHOPPING CENTER
STROUD TOWNSHIP
MONROE COUNTY PENNSYLVANIA

Drawing Title
SITE PLAN (RECORD PLAN)

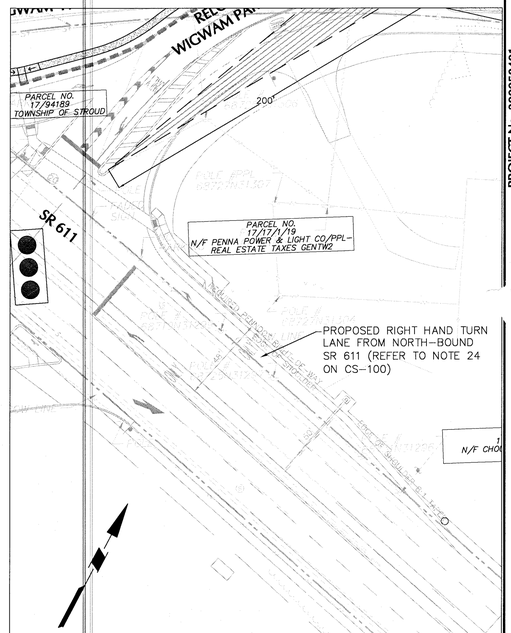
| | |
|---|---|
| Project No. | 200058401 |
| Date | 1/23/2014 |
| Scale | 1" = 40' |
| Drawn By | JEM |
| Submission Date | |

Drawing No. CS-101

Sheet 7 of 43




PROJECT LOCATION MAP
SCALE: 1" = 1000'
SOURCE: REF: USGS TOPOGRAPHICAL SERIES: STROUDSBURG, EAST STROUDSBURG, MOUNT POCONO AND SAYLORSBURG QUADRANGLES




RIGHT TURN LANE INSET 1" = 40'

CONTRACTOR NOTES:

1. CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE DEVELOPER AND DEVELOPER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
2. CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG) TO ENSURE THAT ADA DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT AREAS DESIGNATED FOR ACCESSIBLE ROUTES (INCLUDING CURB RAMPS, SIDEWALKS, HANDICAP PARKING STALLS, CROSSWALKS AND INLETS) BY FOLLOWING THE ADA ACCESSIBILITY GUIDELINES.
3. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE GOVERNING REGULATIONS ASSOCIATED WITH DEMOLITION OF THE EXISTING STRUCTURES.

SIGN LEGEND

| | |
|---|---|
| R1-1 | STOP |
| R5-1 | DO NOT ENTER |
| R7-8 | ACCESSIBLE PARKING |
| R7-1 | NO PARKING – FIRE LANE |
| R1-6 | PEDESTRIAN CROSSING |
| R3-1 | LEFT TURN ONLY |
| R3-7 | STRAIGHT / LEFT AND RIGHT ONLY |
| R3-8 | RIGHT TURN ONLY |
| R7-9 | FIRE LANE – SHORT TERM LOADING ONLY |
| R1-2 | SLOW |
| R2-1 | SPEED LIMIT (15 MPH) |
| R7-2 | SPEED HUMP |
| R1-5 | STOP FOR PEDESTRIANS |

NOTES:

- OFFSITE ROADWAY IMPROVEMENTS ALONG ROUTE 611 AND RELOCATED WIGWAM PARK ROAD ARE PRELIMINARY AND THE DESIGN AND PERMITTING FOR THOSE IMPROVEMENTS IS BY OTHERS.
- A HIGHWAY OCCUPANCY PERMIT FROM PENNDOT IS REQUIRED FOR ACCESS TO AND IMPROVEMENT WITHIN THE STATE ROUTE.

40 0 10 25 40
SCALE IN FEET

LANGAN
SUBMISSION DATE: FEBRUARY 23, 2017
PROJECT No. 200058401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