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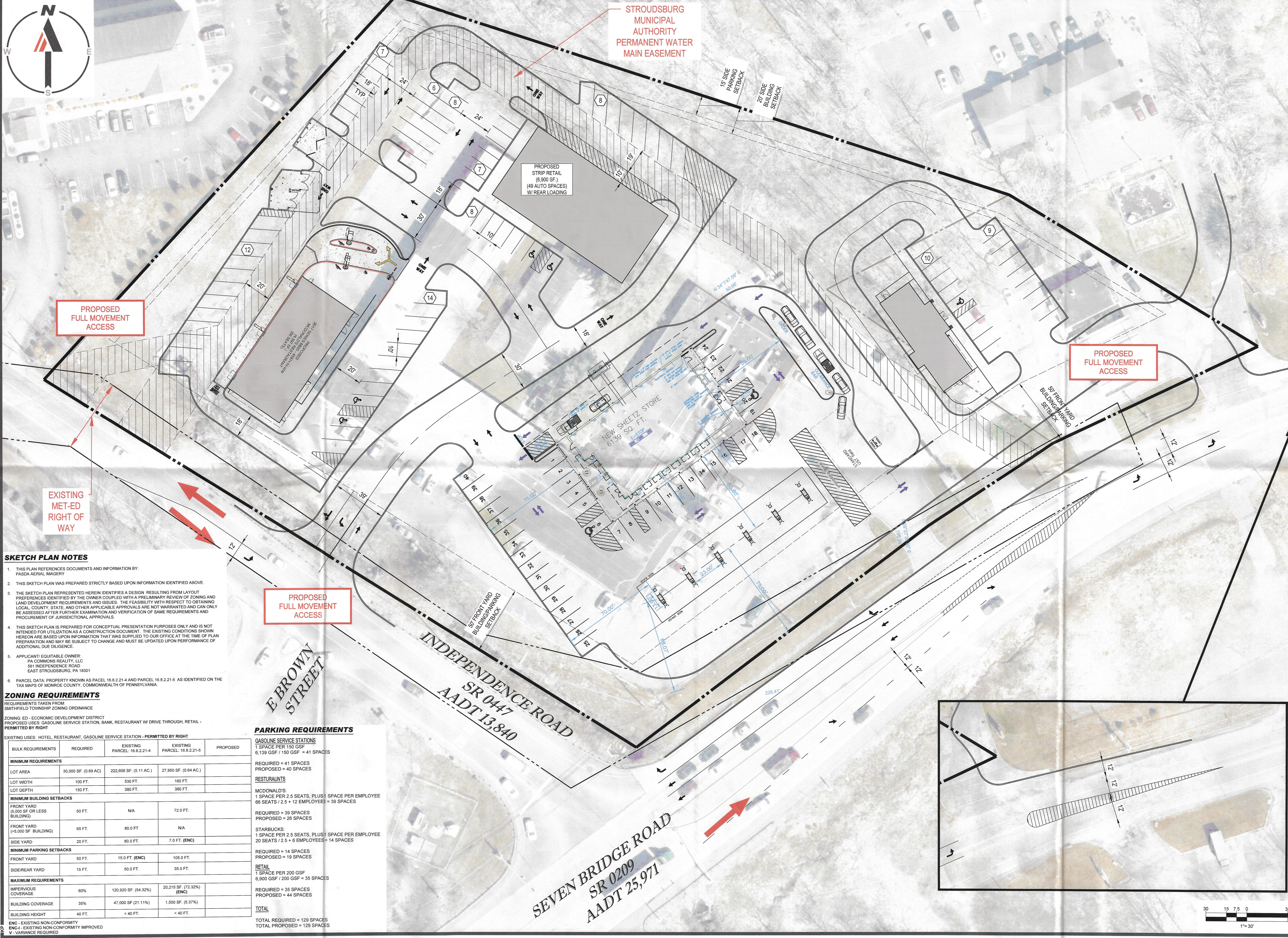
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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
PROJECT No.: PY212041
DRAWN BY: KMP
CHECKED BY: JB
DATE: 03/01/2023
CAD I.D.: PY212041-CPTC-0B

CONCEPT PLAN
FOR
PA COMMONS REALTY LLC
PARCEL ID# 16.8.2.21-4 & 16.8.2.21-5
SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

J.A. BEAVAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE082006
NEW YORK LICENSE No. 18 093204
NEW JERSEY LICENSE No. 2460E0828900

SHEET TITLE:
CONCEPT C
SHEET NUMBER:
1
ORG. DATE - 3/01/2023



SKETCH PLAN NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: PASDA AERIAL IMAGERY
- THIS SKETCH PLAN WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE SKETCH PLAN REPRESENTED HEREIN IDENTIFIES A DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THIS SKETCH PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.
- APPLICANT/ EQUITABLE OWNER:
PA COMMONS REALTY, LLC
561 INDEPENDENCE ROAD
EAST STROUDSBURG, PA 18031
- PARCEL DATA: PROPERTY KNOWN AS PACEL 16.8.2.21-4 AND PARCEL 16.8.2.21-5 AS IDENTIFIED ON THE TAX MAPS OF MONROE COUNTY, COMMONWEALTH OF PENNSYLVANIA.

ZONING REQUIREMENTS
REQUIREMENTS TAKEN FROM:
SMITHFIELD TOWNSHIP ZONING ORDINANCE
ZONING ED - ECONOMIC DEVELOPMENT DISTRICT
PROPOSED USES: GASOLINE SERVICE STATION, BANK, RESTAURANT W/ DRIVE THROUGH, RETAIL - PERMITTED BY RIGHT

MINIMUM REQUIREMENTS	REQUIRED	EXISTING PARCEL: 16.8.2.21-4	EXISTING PARCEL: 16.8.2.21-5	PROPOSED
LOT AREA	30,000 SF (0.69 AC)	222,806 SF (5.11 AC.)	27,850 SF (0.64 AC.)	
LOT WIDTH	100 FT.	530 FT.	160 FT.	
LOT DEPTH	150 FT.	380 FT.	380 FT.	
MINIMUM BUILDING SETBACKS				
FRONT YARD (5,000 SF OR LESS BUILDING)	50 FT.	N/A	72.0 FT.	
FRONT YARD (>5,000 SF BUILDING)	65 FT.	80.0 FT	N/A	
SIDE YARD	20 FT.	80.0 FT.	7.0 FT. (ENC)	
MINIMUM PARKING SETBACKS				
FRONT YARD	50 FT.	15.0 FT. (ENC)	105.0 FT.	
SIDE/REAR YARD	15 FT.	50.0 FT.	35.0 FT.	
MAXIMUM REQUIREMENTS				
IMPERVIOUS COVERAGE	60%	120,920 SF. (54.32%)	20,215 SF. (72.32%) (ENC)	
BUILDING COVERAGE	35%	47,000 SF (21.11%)	1,500 SF. (5.37%)	
BUILDING HEIGHT	40 FT.	< 40 FT.	< 40 FT.	
ENC - EXISTING NON-CONFORMITY ENC4 - EXISTING NON-CONFORMITY IMPROVED V - VARIANCE REQUIRED				

PARKING REQUIREMENTS

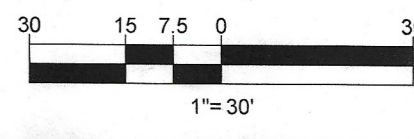
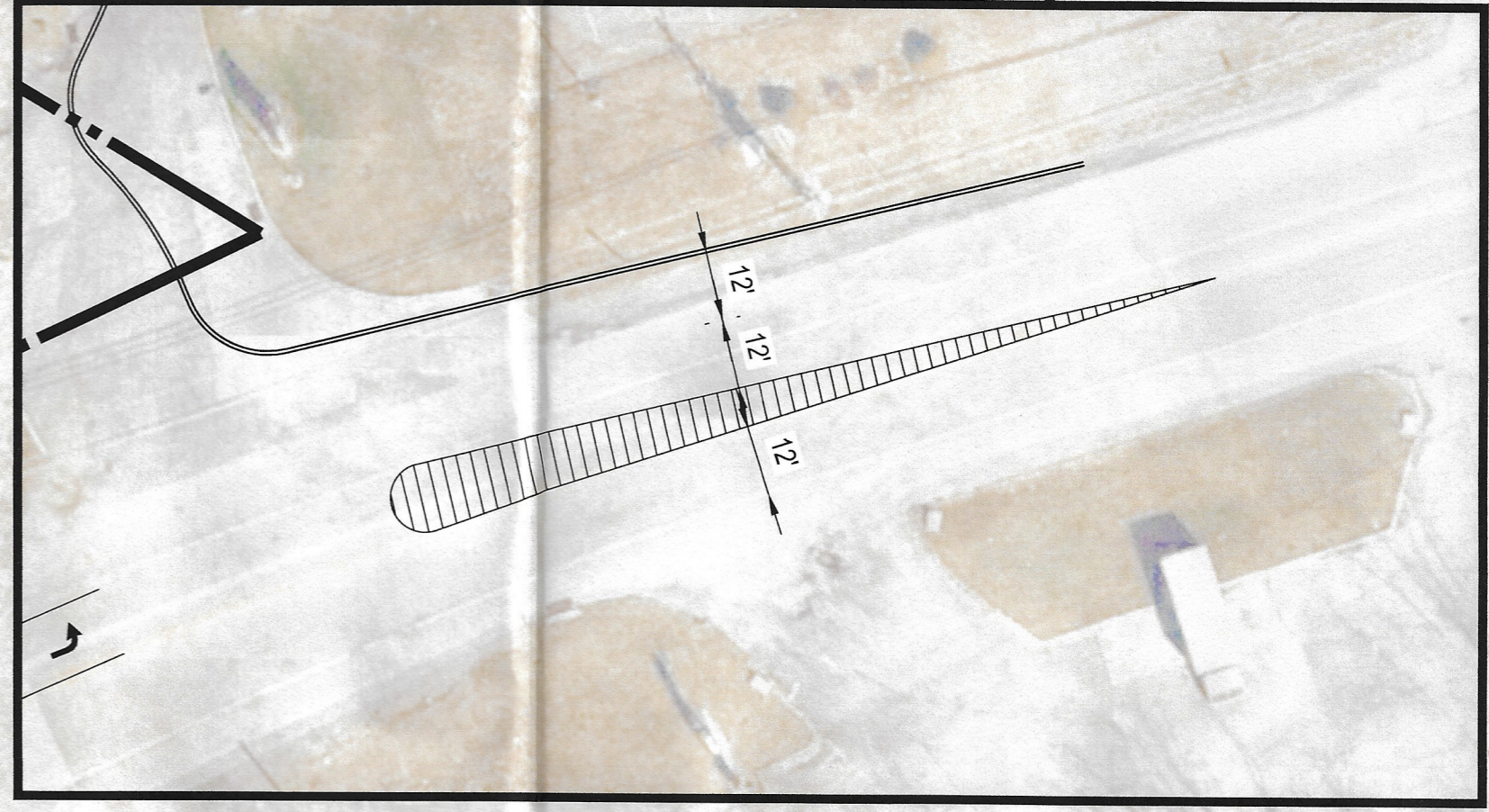
GASOLINE SERVICE STATIONS
1 SPACE PER 150 GSF
6,139 GSF / 150 GSF = 41 SPACES

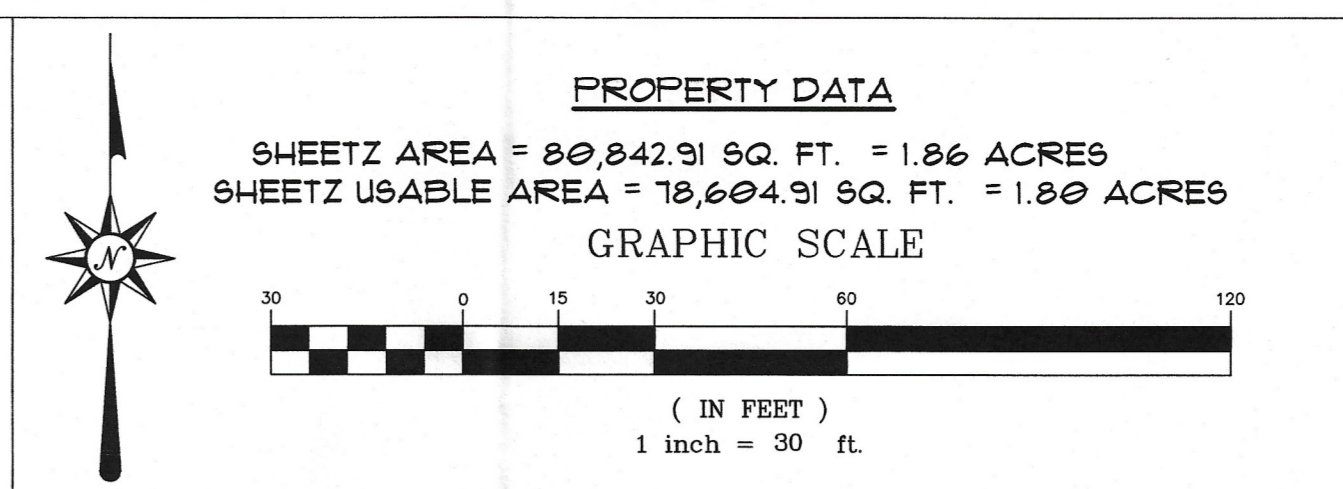
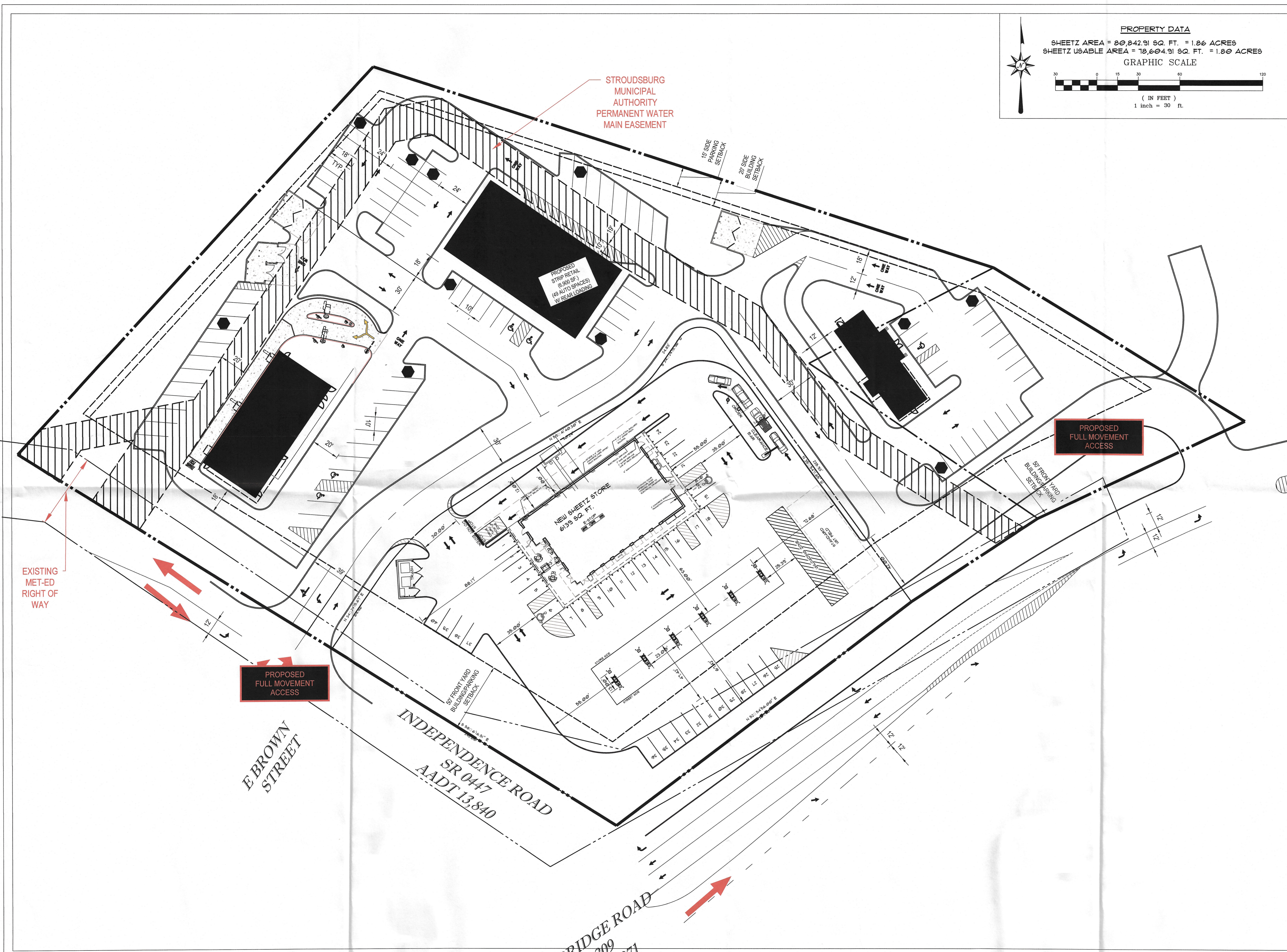
RESTAURANTS
MCDONALD'S:
1 SPACE PER 2.5 SEATS, PLUS 1 SPACE PER EMPLOYEE
66 SEATS / 2.5 + 12 EMPLOYEES = 39 SPACES
REQUIRED = 39 SPACES
PROPOSED = 26 SPACES

STARBUCKS:
1 SPACE PER 2.5 SEATS, PLUS 1 SPACE PER EMPLOYEE
20 SEATS / 2.5 + 6 EMPLOYEES = 14 SPACES
REQUIRED = 14 SPACES
PROPOSED = 19 SPACES

RETAIL
1 SPACE PER 200 GSF
6,900 GSF / 200 GSF = 35 SPACES
REQUIRED = 35 SPACES
PROPOSED = 44 SPACES

TOTAL
TOTAL REQUIRED = 129 SPACES
TOTAL PROPOSED = 129 SPACES





Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email toolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
**NEW SHEETZ SITE
EAST
STROUDSBURG**

INT. OF INDEPENDENCE ROAD (447)
AND SEVEN BRIDGE ROAD (209)
EAST STROUDSBURG
PENNSYLVANIA

SHEETZ, INC.
5700 SIXTH AVE.
ALTOONA, PA 16602

MARK	DATE	DESCRIPTION

ISSUE: **03/29/2023**
PROJECT NO:
AUTHOR BY: MLC
REVIEW BY:
SHEET TITLE

**PRELIMINARY
SITE PLAN**