

ROADWAY CONSTRUCTION PLANS
 MOUNT AIRY #1 L.L.C.
 LAND DEVELOPMENT
 PARADISE TOWNSHIP, MONROE COUNTY
 PENNSYLVANIA

REVISIONS	DATE
D.R.B.	D.R.B.
CHECKED	SCALE

JOB NO. DATE
 2000.B.008 09-11-05

TRAFFIC PLANNING & DESIGN, INC.
 SANATOGA COMMONS, 200 EAST HIGH STREET, SUITE 650
 NOTICED: PENNSYLVANIA 1944
 OFFICE (610)26-3100 FAX (610)26-9410

DANIEL R. BITTERLI, P.E.
 REGISTRATION # 07415

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MOUNT AIRY #1 L.L.C.

EXISTING RESOURCE AND SITE ANALYSIS PLAN

PARADISE TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

**CODE
SECTION
131-38**

OWNER/APPLICANT:

MOUNT AIRY #1 L.L.C.
299 MAIN STREET – STURGES
OLYPHANT, PA 18477

CONTACT: ROBERT McNICHOLS SR.
(570) 947-9026

TOTAL PARCEL AREA = 888.91 ACRES

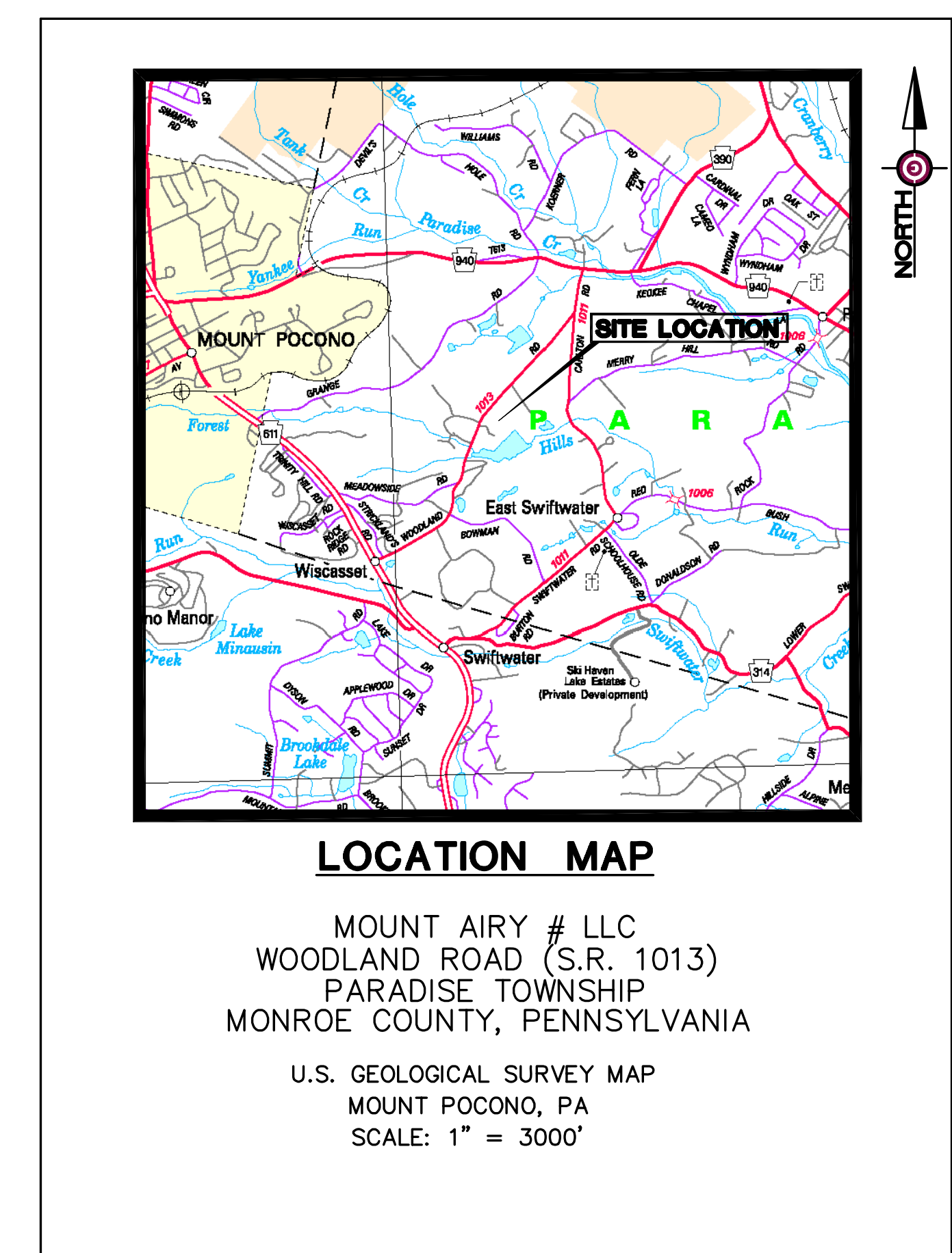
REVIEWING AGENCY

PARADISE TOWNSHIP PLANNING COMMISSION
RR1, BOX 1226
CRESCO, PA 18326
(570) 595-8840

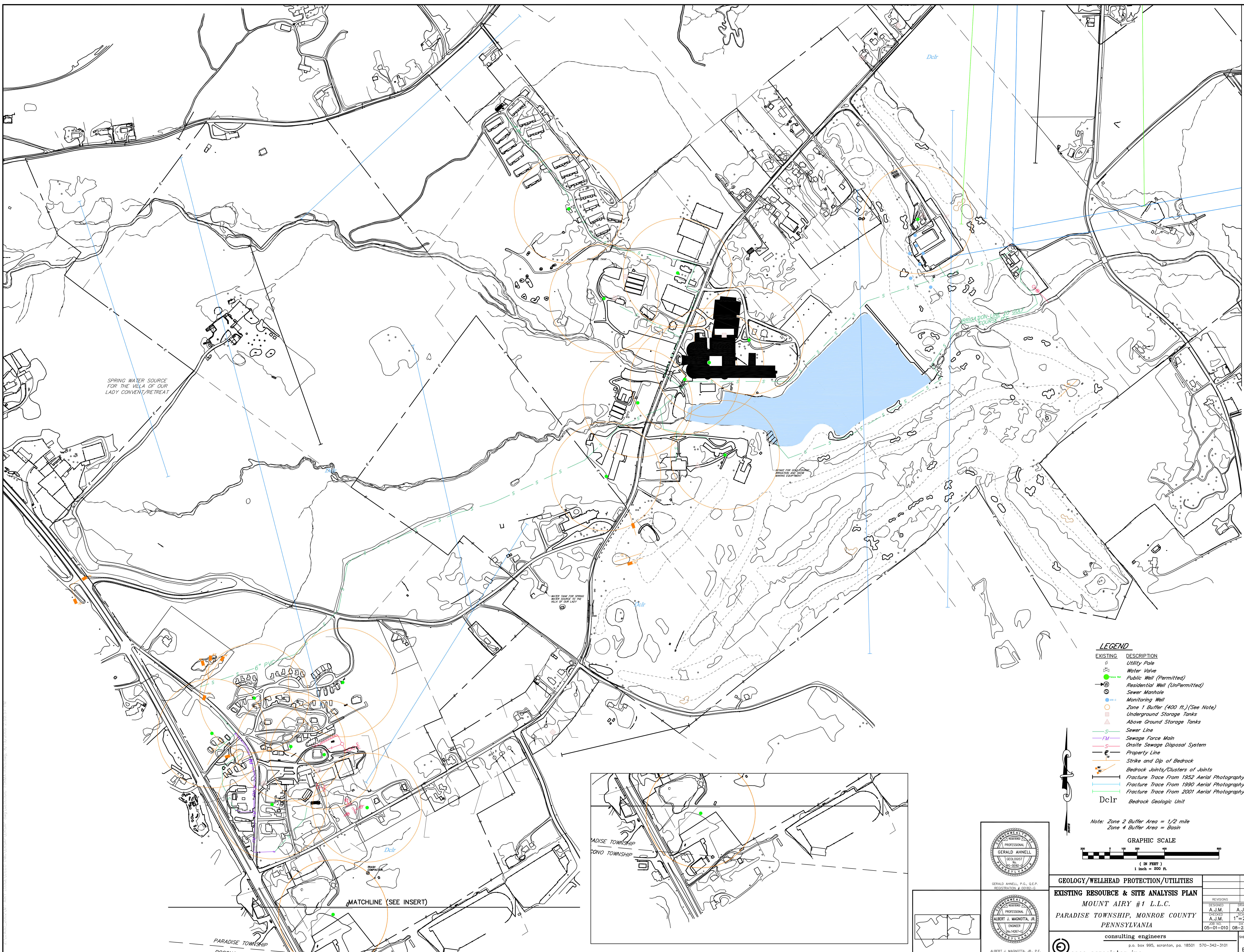
PARADISE TOWNSHIP SUPERVISORS
RR1, BOX 1226
CRESCO, PA 18326
(570) 595-8840

INDEX OF SHEETS

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NOTE: CODE SECTIONS 131-38 H & K DO NOT APPLY IN THIS EXISTING RESOURCES & SITE ANALYSIS PLAN DUE TO THE LACK OF THOSE RELATED EXISTING FEATURES IN THE PROJECT AREA.		
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COVER SHEET			
EXISTING RESOURCE & SITE ANALYSIS PLAN			
MOUNT AIRY #1 L.L.C.			
PARADISE TOWNSHIP, MONROE COUNTY			
PENNSYLVANIA			
consulting engineers			
p.o. box 995, scranton, pa. 18501 570-342-3101			
coco associates inc.			
	DESIGNED BY	DATE	REVISIONS
	A.J.M.	A.J.M.	AS NOTED
CHECKED BY	DATE	SCALE	SHEET NO.
A.J.M.	08-23-05	AS NOTED	E-1



SPRING WATER SOURCE FOR THE 'WELA OF OUR LADY CONVENT/RETREAT

WATER TANK FOR SPRING WATER SOURCE TO THE 'WELA OF OUR LADY

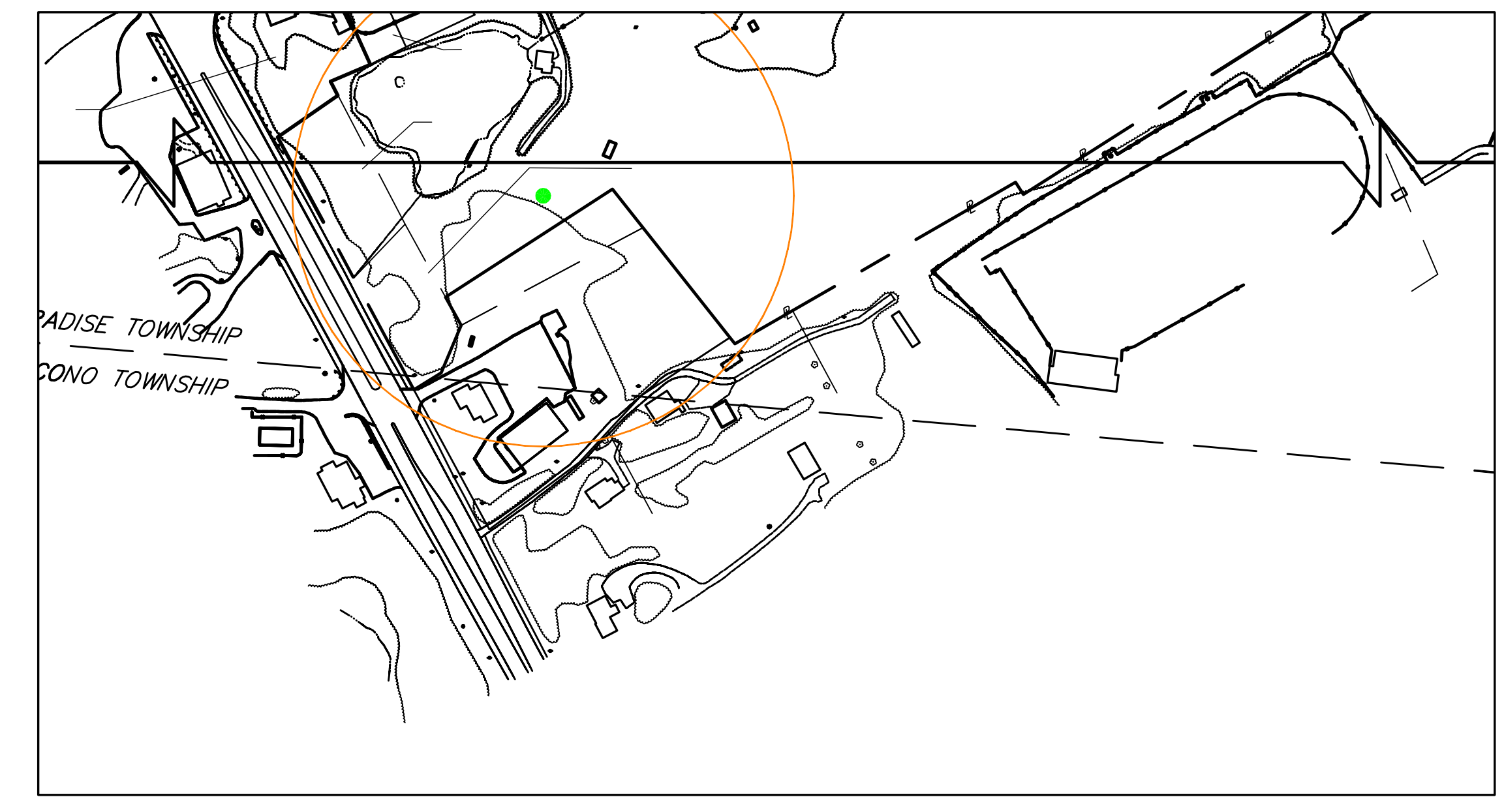
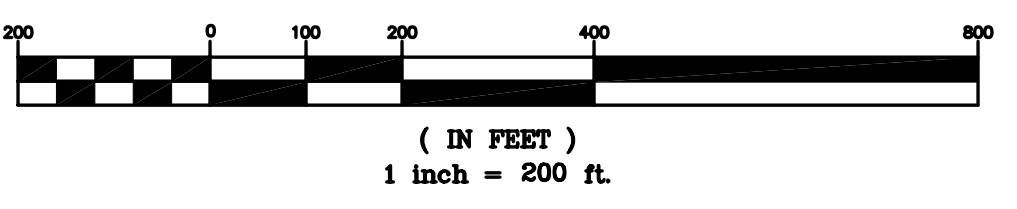
IRRIGATION LINE TO GOLF COURSE

LEGEND

- | EXISTING | DESCRIPTION |
|----------|---|
| ○ | Utility Pole |
| ⊕ | Water Valve |
| ● | Public Well (Permitted) |
| ⊙ | Residential Well (UnPermitted) |
| ⊗ | Sewer Manhole |
| ⊕ | Monitoring Well |
| ○ | Zone 1 Buffer (400 ft.) (See Note) |
| □ | Underground Storage Tanks |
| ▭ | Above Ground Storage Tanks |
| — | Sewer Line |
| FM | Sewage Force Main |
| S | Onsite Sewage Disposal System |
| — | Property Line |
| — | Strike and Dip of Bedrock |
| — | Bedrock Joints/Clusters of Joints |
| — | Fracture Trace From 1952 Aerial Photography |
| — | Fracture Trace From 1990 Aerial Photography |
| — | Fracture Trace From 2001 Aerial Photography |
| Dclr | Bedrock Geologic Unit |

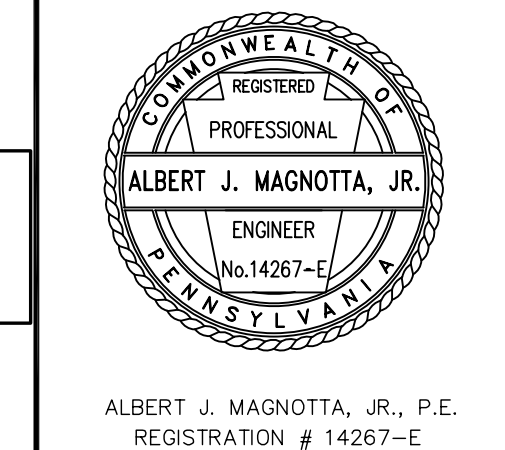
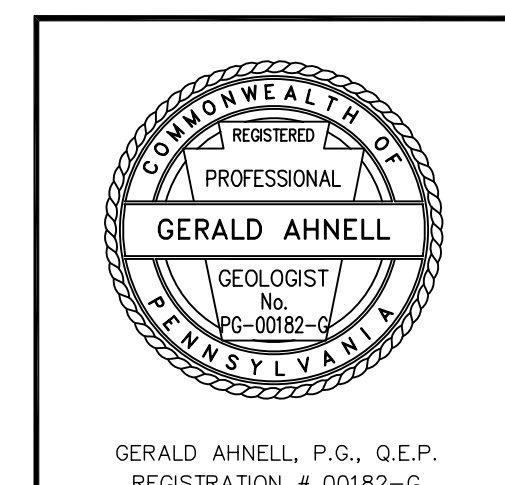
Note: Zone 2 Buffer Area = 1/2 mile
Zone 4 Buffer Area = Basin

GRAPHIC SCALE



MATCHLINE (SEE INSERT)

PARADISE TOWNSHIP
POCONO TOWNSHIP



GEOLOGY/WELLHEAD PROTECTION/UTILITIES

EXISTING RESOURCE & SITE ANALYSIS PLAN

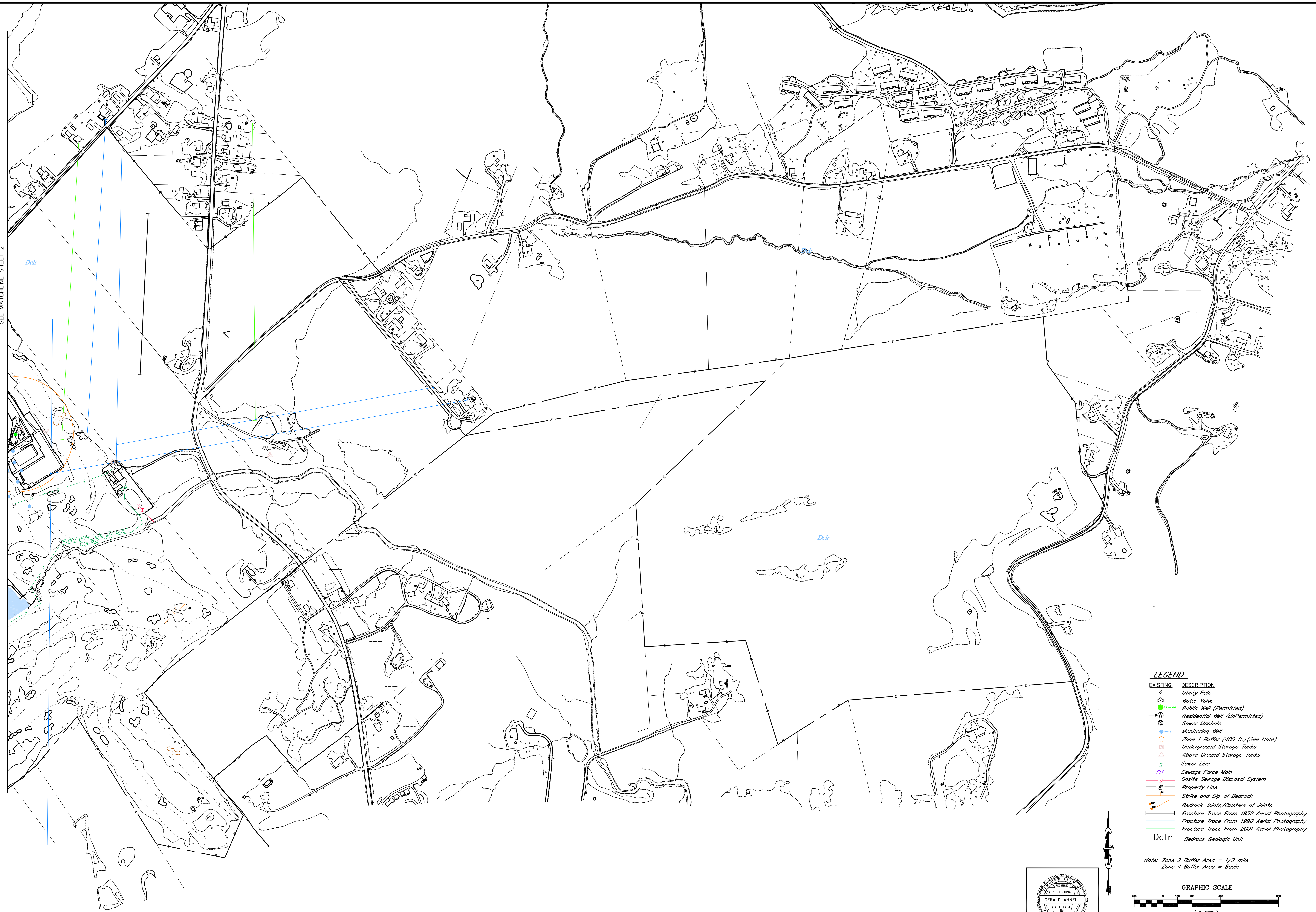
MOUNT AIRY #1 L.L.C.

**PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA**

consulting engineers
ceco associates inc.

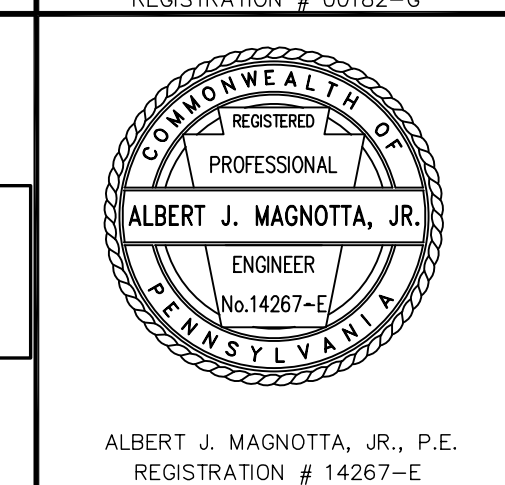
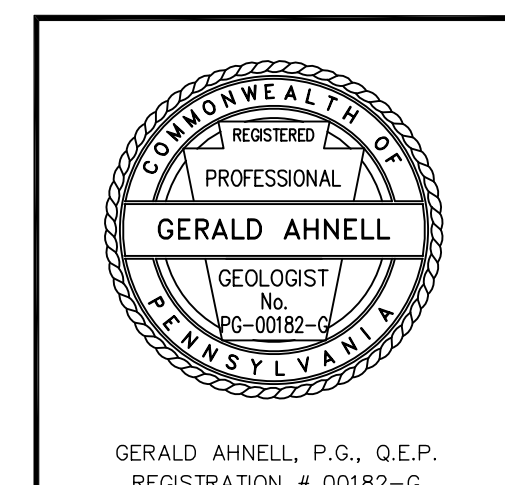
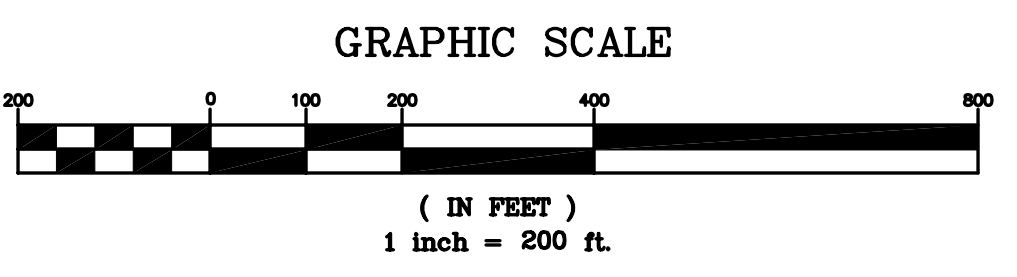
REVISIONS	DATE
DESIGNED A.J.M.	DRAWN A.J.M.
CHECKED A.J.M.	SCALE 1"=200'
JOB NO. 05-01-010	DATE 08-23-05

SEE MATCHLINE SHEET 2

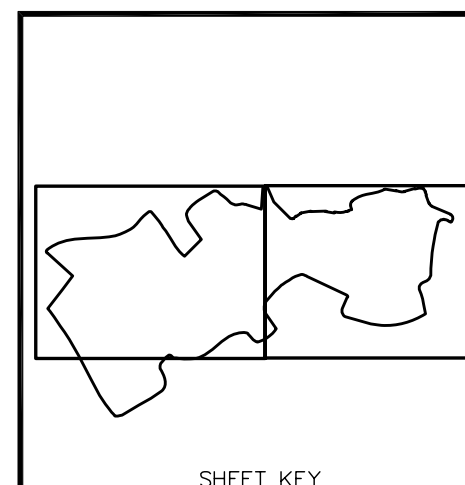


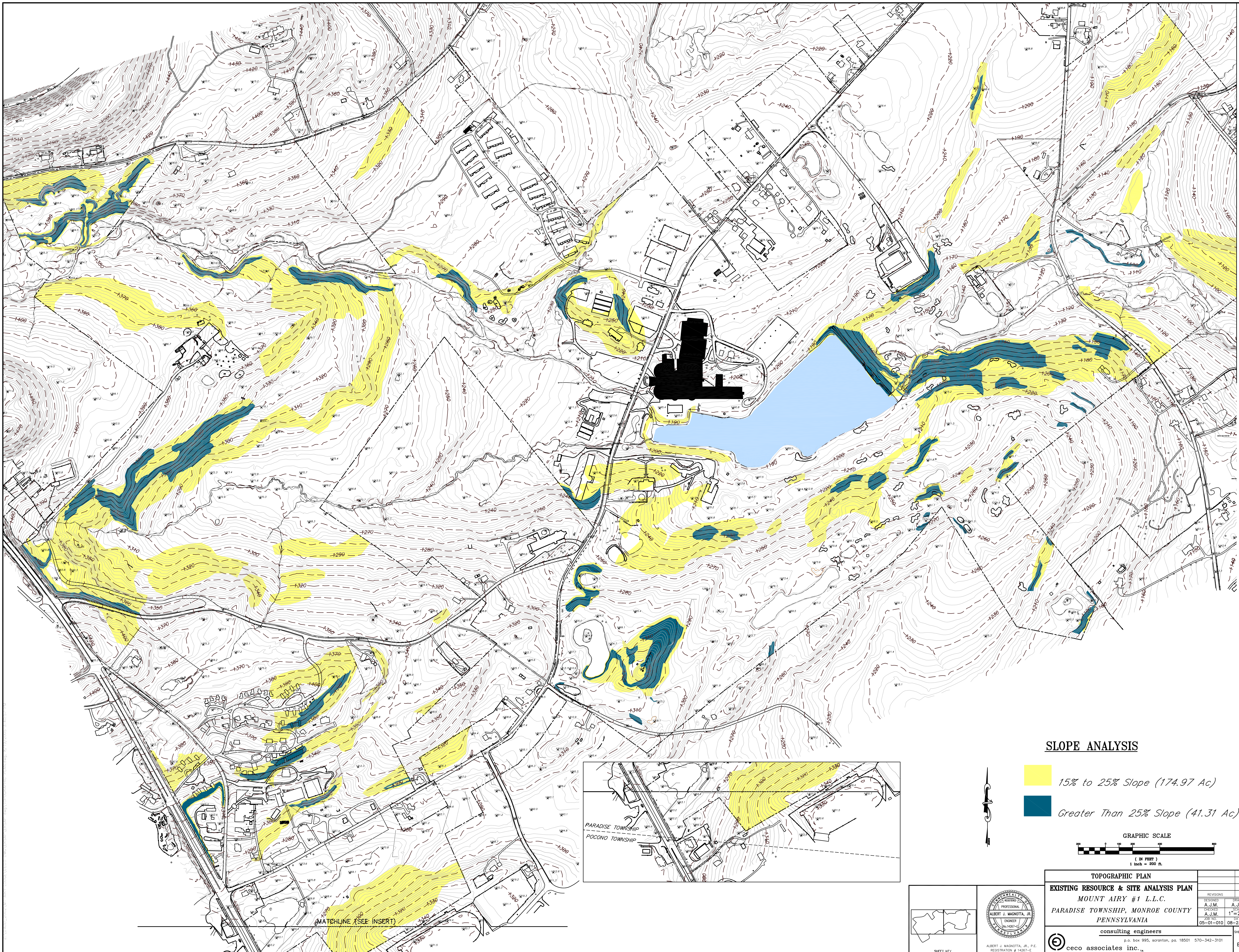
- LEGEND**
- | EXISTING | DESCRIPTION |
|----------|---|
| ⊙ | Utility Pole |
| ⊙ | Water Valve |
| ⊙ | Public Well (Permitted) |
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Note: Zone 2 Buffer Area = 1/2 mile
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GEOLOGY/WELLHEAD PROTECTION/UTILITIES	
EXISTING RESOURCE & SITE ANALYSIS PLAN	
MOUNT AIRY #1 L.L.C.	
PARADISE TOWNSHIP, MONROE COUNTY	
PENNSYLVANIA	
consulting engineers	
p.o. box 995, scranton, pa. 18501 570-342-3101	
ceco associates inc.	
REVISIONS	DATE
DESIGNED	BY
CHECKED	DATE
DATE	DATE
05-01-010	08-23-05

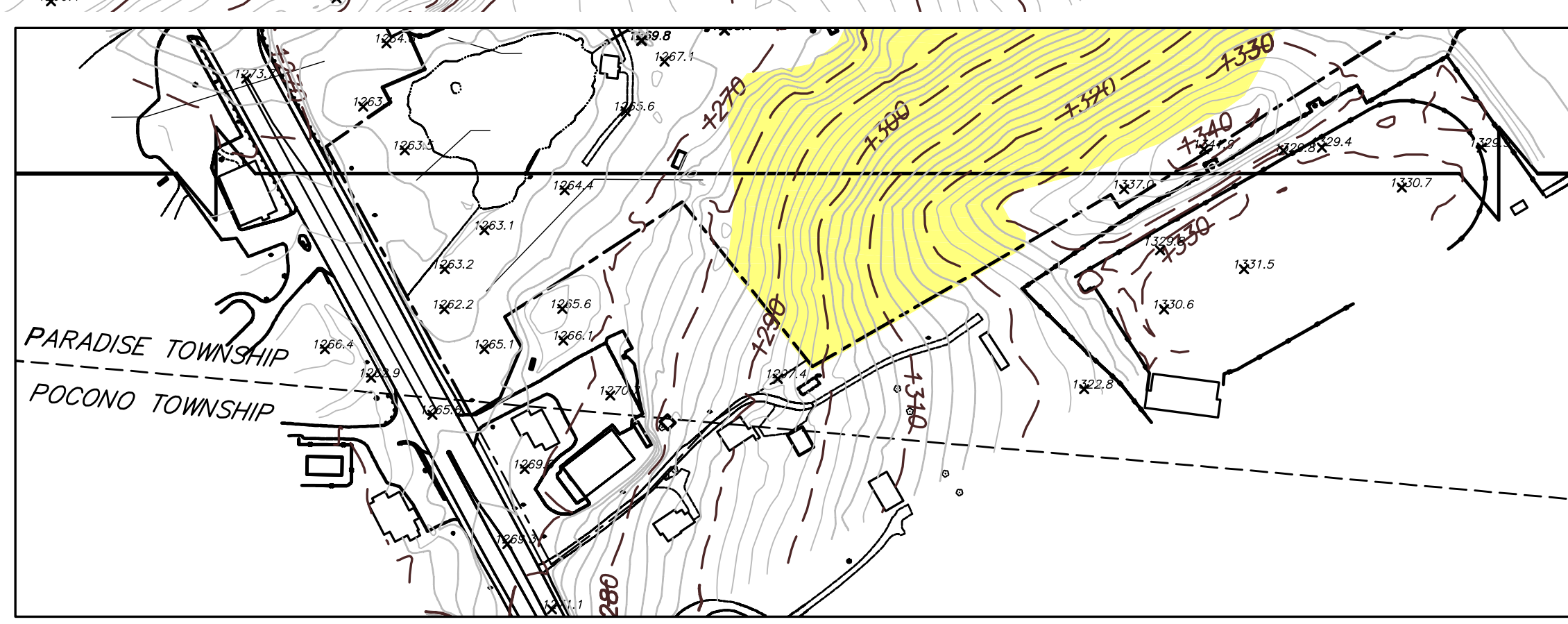
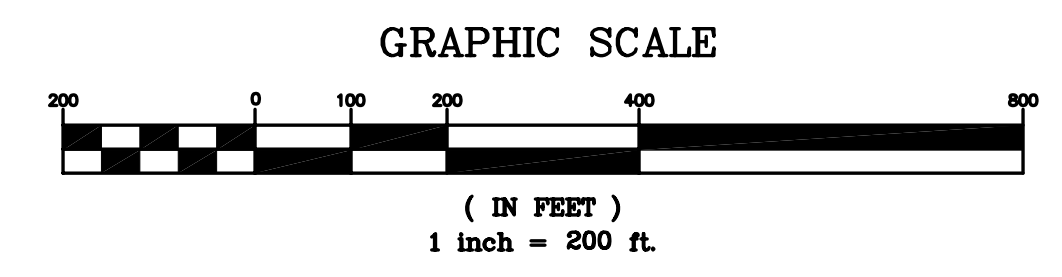




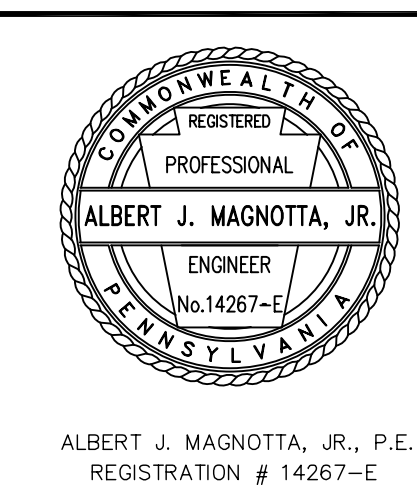
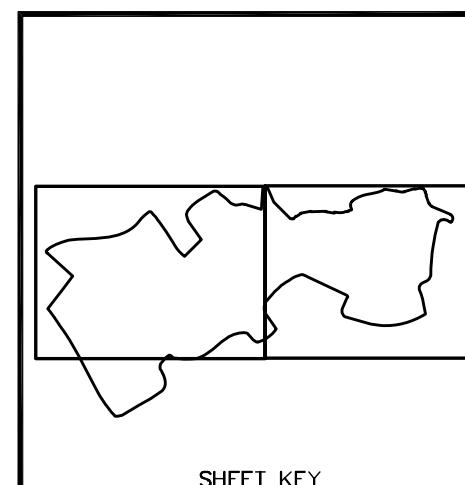
SEE MATCHLINE SHEET 5

SLOPE ANALYSIS

- 15% to 25% Slope (174.97 Ac)
- Greater Than 25% Slope (41.31 Ac)

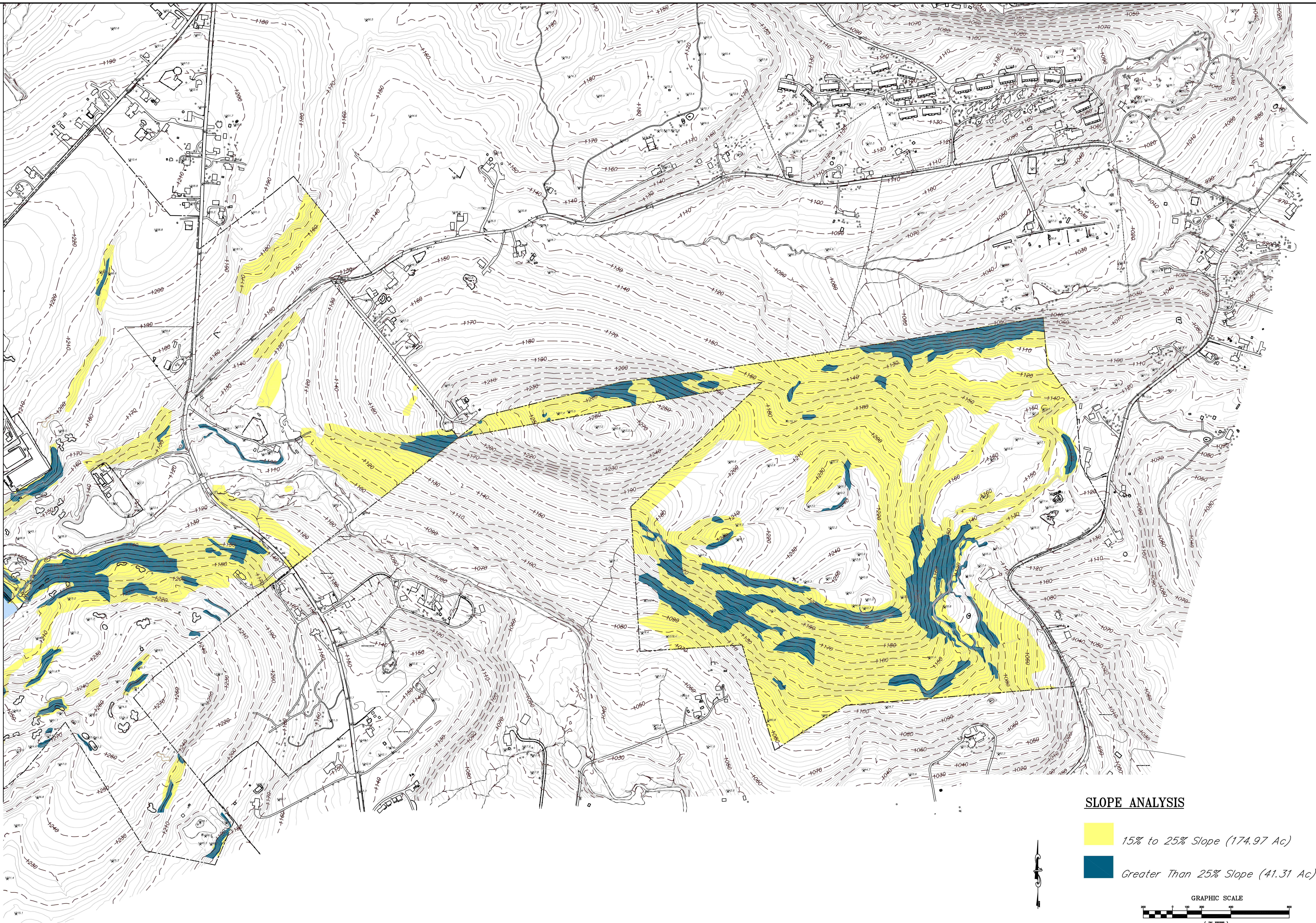


MATCHLINE (SEE INSERT)



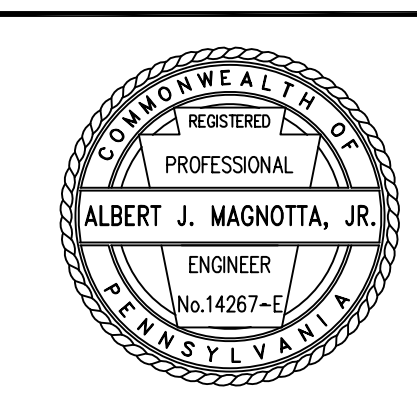
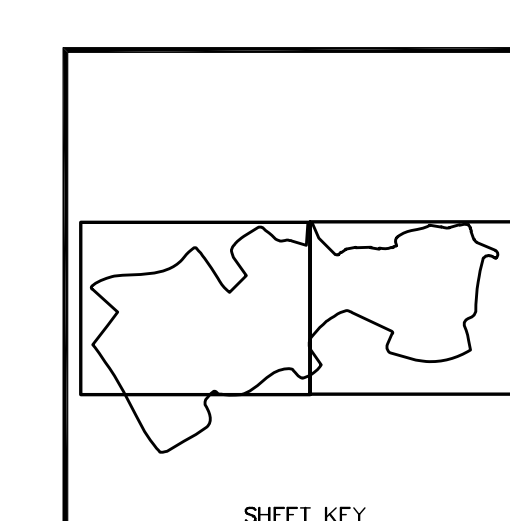
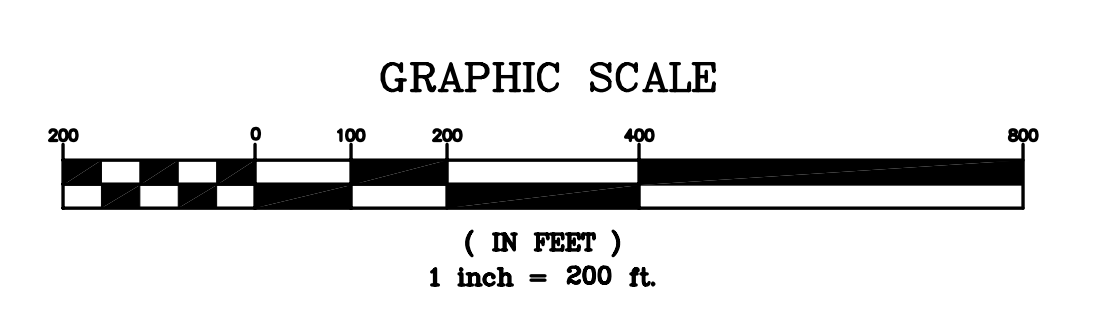
TOPOGRAPHIC PLAN		REVISIONS	DATE
EXISTING RESOURCE & SITE ANALYSIS PLAN MOUNT AIRY #1 L.L.C. PARADISE TOWNSHIP, MONROE COUNTY PENNSYLVANIA		DESIGNED	DRAWN
		CHECKED	SCALE
		DATE	DATE
		05-01-010	08-23-05
consulting engineers ceco associates inc.		p.o. box 995, scranton, pa. 18501 570-342-3101 SHEET NO. E-4	

SEE MATCHLINE SHEET 4

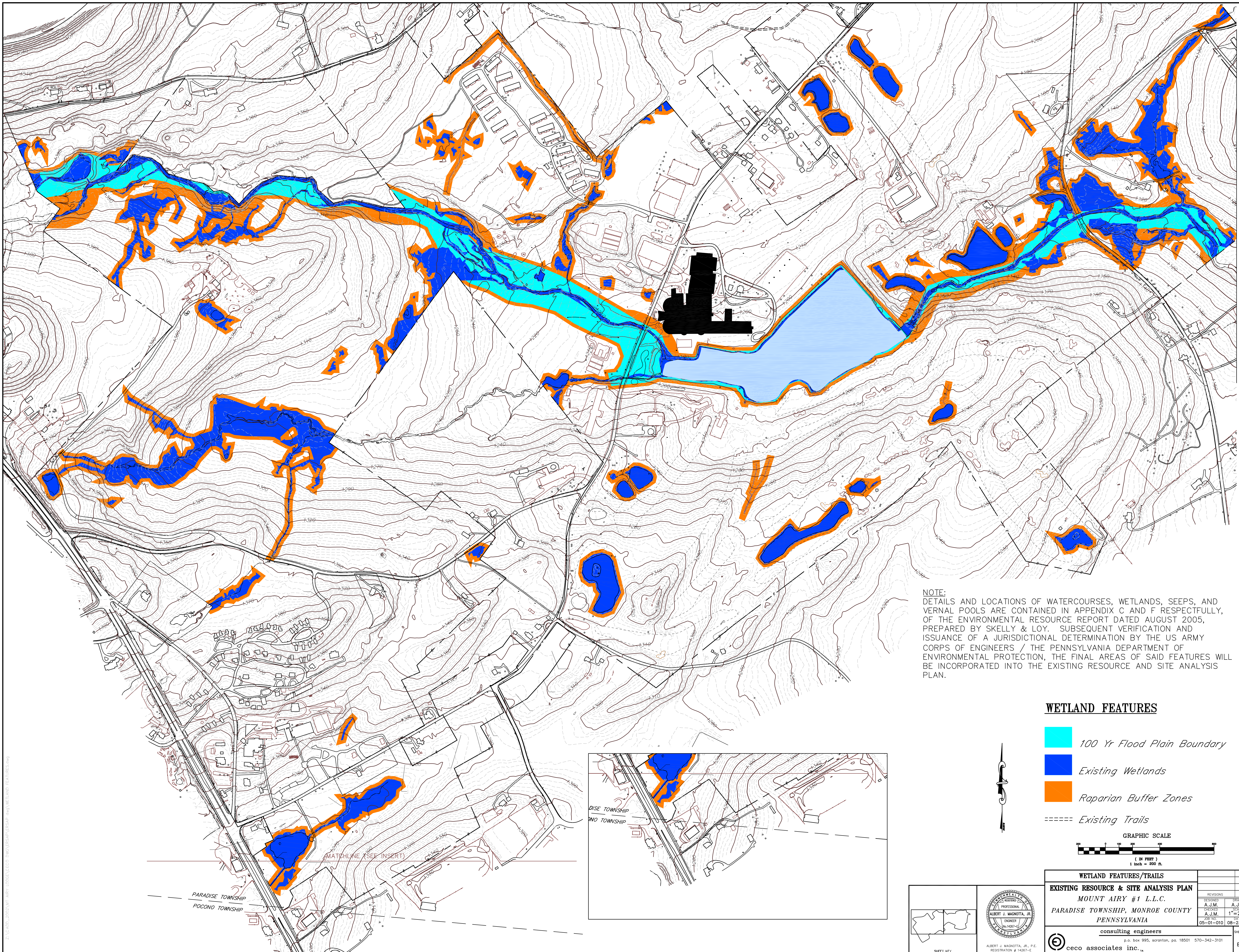


SLOPE ANALYSIS

- 15% to 25% Slope (174.97 Ac)
- Greater Than 25% Slope (41.31 Ac)



TOPOGRAPHIC PLAN		REVISIONS	DATE
EXISTING RESOURCE & SITE ANALYSIS PLAN		A.J.M.	A.J.M.
MOUNT AIRY #1 L.L.C.		A.J.M.	A.J.M.
PARADISE TOWNSHIP, MONROE COUNTY		A.J.M.	1"=200'
PENNSYLVANIA		05-01-010	08-23-05
consulting engineers		SHEET NO.	
p.o. box 995, scranton, pa. 18501 570-342-3101		E-5	
ceco associates inc.			

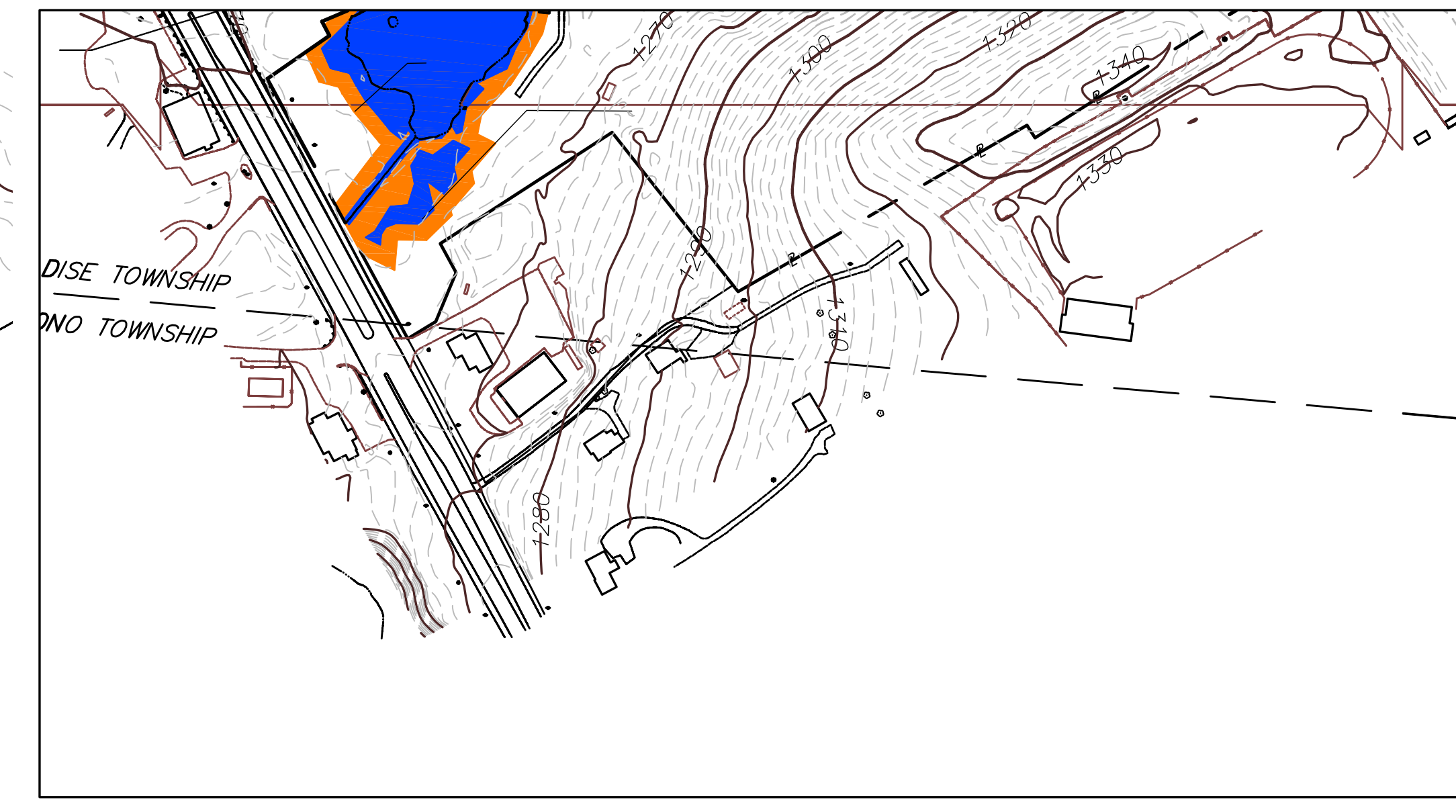
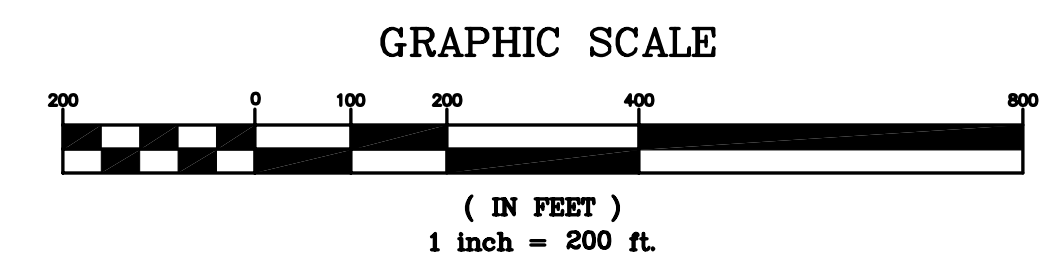


SEE MATCHLINE SHEET 7

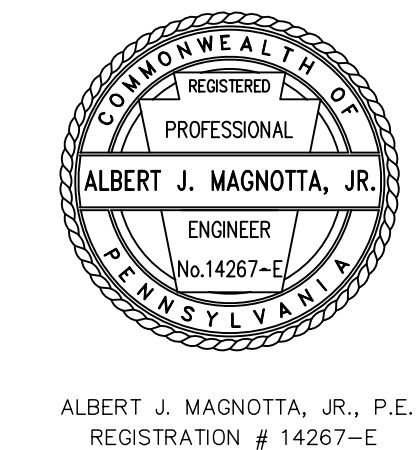
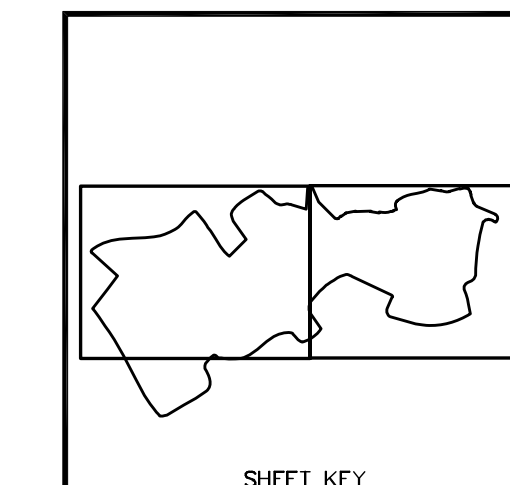
NOTE: DETAILS AND LOCATIONS OF WATERCOURSES, WETLANDS, SEEPS, AND VERNAL POOLS ARE CONTAINED IN APPENDIX C AND F RESPECTFULLY, OF THE ENVIRONMENTAL RESOURCE REPORT DATED AUGUST 2005, PREPARED BY SKELLY & LOY. SUBSEQUENT VERIFICATION AND ISSUANCE OF A JURISDICTIONAL DETERMINATION BY THE US ARMY CORPS OF ENGINEERS / THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE FINAL AREAS OF SAID FEATURES WILL BE INCORPORATED INTO THE EXISTING RESOURCE AND SITE ANALYSIS PLAN.

WETLAND FEATURES

- 100 Yr Flood Plain Boundary
- Existing Wetlands
- Raparian Buffer Zones
- Existing Trails

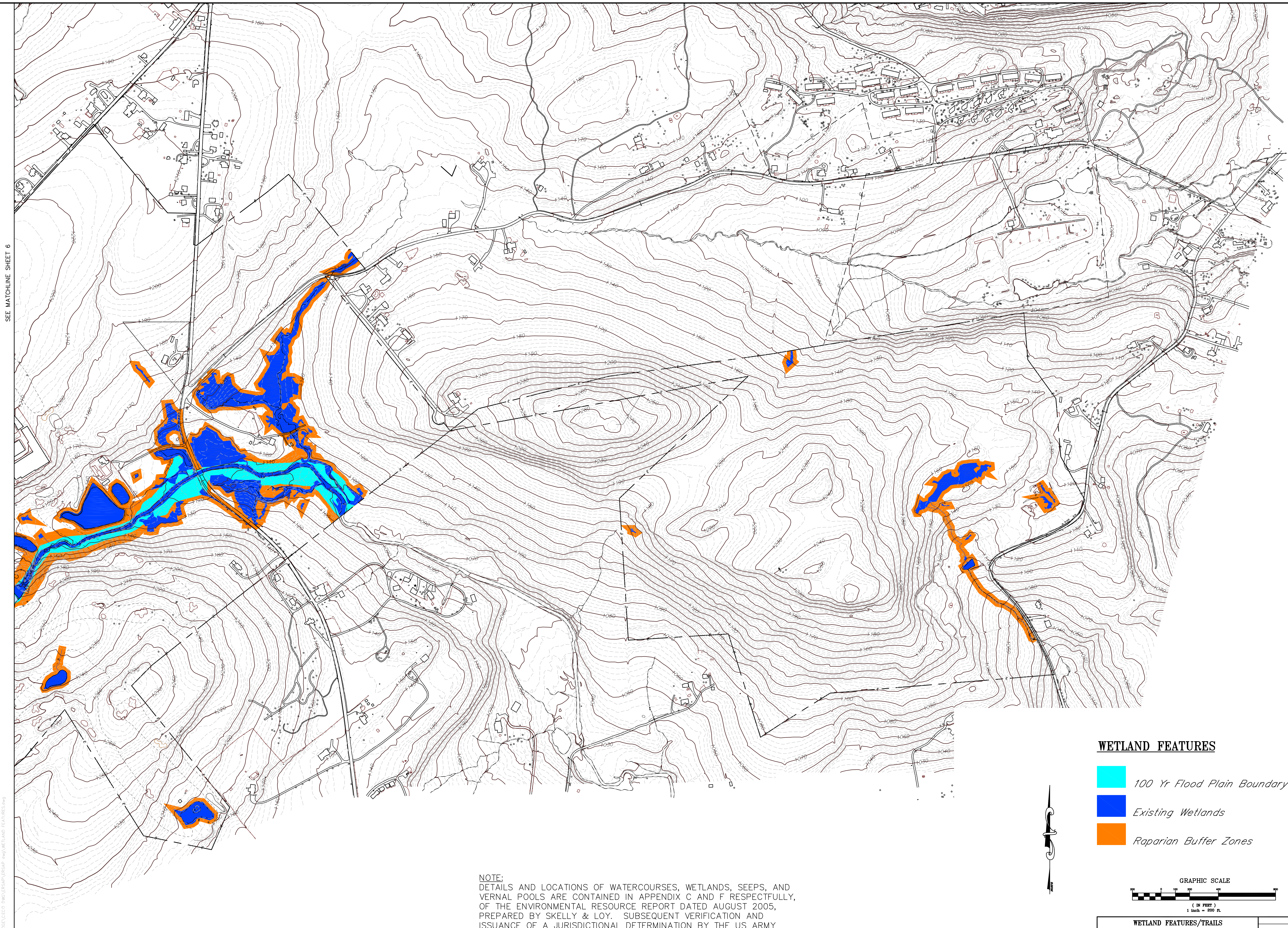


PARADISE TOWNSHIP
POCONO TOWNSHIP



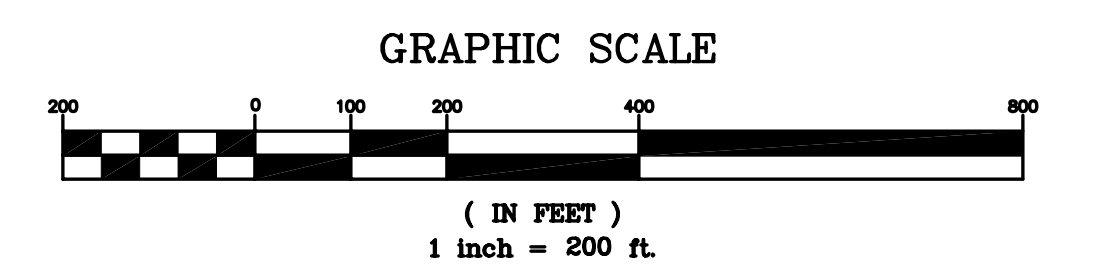
WETLAND FEATURES/TRAILS		REVISIONS	DATE
EXISTING RESOURCE & SITE ANALYSIS PLAN MOUNT AIRY #1 L.L.C. PARADISE TOWNSHIP, MONROE COUNTY PENNSYLVANIA		DESIGNED	DATE
		A.J.M. A.J.M. 05-01-10	A.J.M. 08-23-05
consulting engineers ceco associates inc.		p.o. box 995, scranton, pa. 18501 570-342-3101	
SHEET NO.		E-6	

SEE MATCHLINE SHEET 6

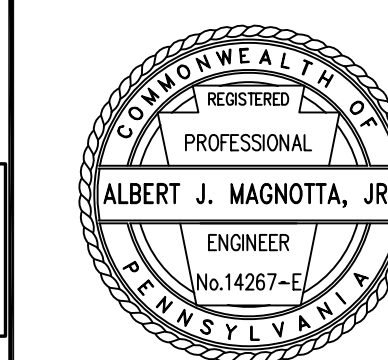
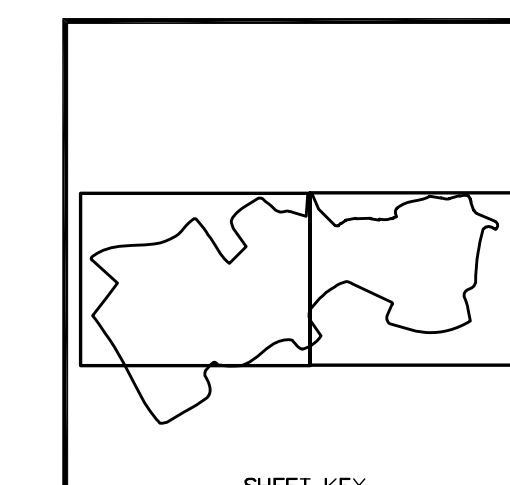


WETLAND FEATURES

- 100 Yr Flood Plain Boundary
- Existing Wetlands
- Riparian Buffer Zones



NOTE:
 DETAILS AND LOCATIONS OF WATERCOURSES, WETLANDS, SEEPS, AND VERNAL POOLS ARE CONTAINED IN APPENDIX C AND F RESPECTFULLY, OF THE ENVIRONMENTAL RESOURCE REPORT DATED AUGUST 2005, PREPARED BY SKELLY & LOY. SUBSEQUENT VERIFICATION AND ISSUANCE OF A JURISDICTIONAL DETERMINATION BY THE US ARMY CORPS OF ENGINEERS / THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE FINAL AREAS OF SAID FEATURES WILL BE INCORPORATED INTO THE EXISTING RESOURCE AND SITE ANALYSIS PLAN.

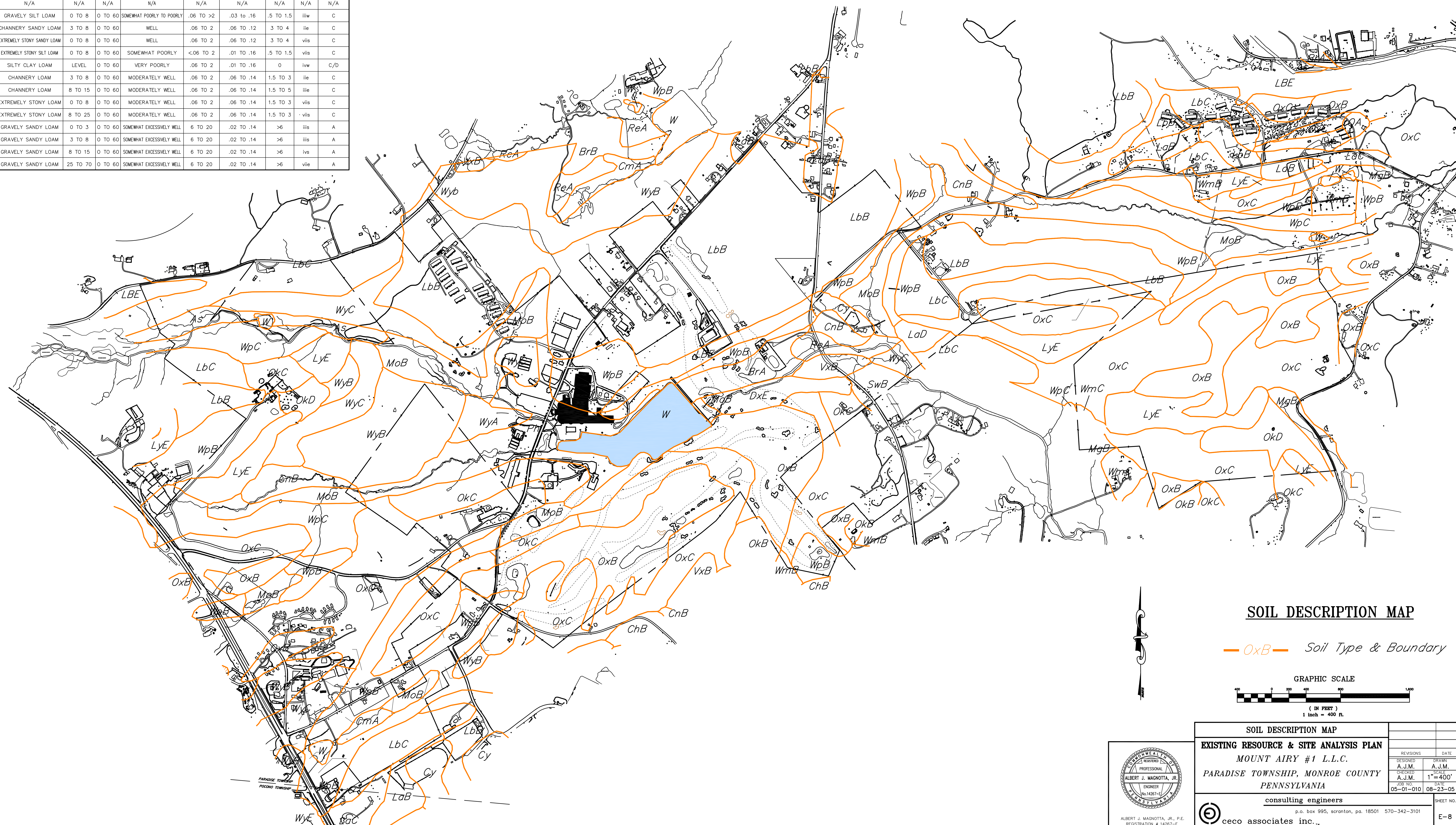


ALBERT J. MAGNOZZA, JR., P.E.
 REGISTRATION # 14287-E

WETLAND FEATURES/TRAILS		REVISIONS	DATE
EXISTING RESOURCE & SITE ANALYSIS PLAN MOUNT AIRY #1 L.L.C. PARADISE TOWNSHIP, MONROE COUNTY PENNSYLVANIA		DESIGNED	DATE
		A.J.M. A.J.M. 05-01-10	A.J.M. 08-23-05
consulting engineers ceco associates inc.		p.o. box 995, scranton, pa. 18501 570-342-3101	
SHEET KEY		SHEET NO. E-7	

Z:\1400_2005\MT_AIRY_L026\CECO_ENV\RESRPT\WETLAND_FEATURES.dwg

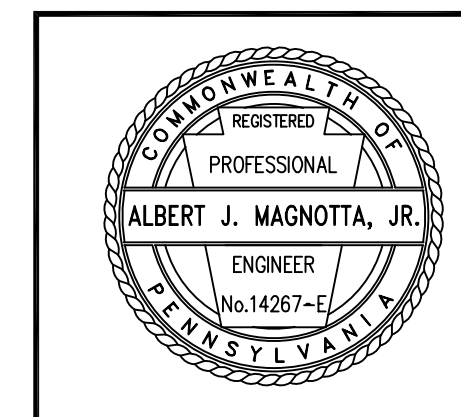
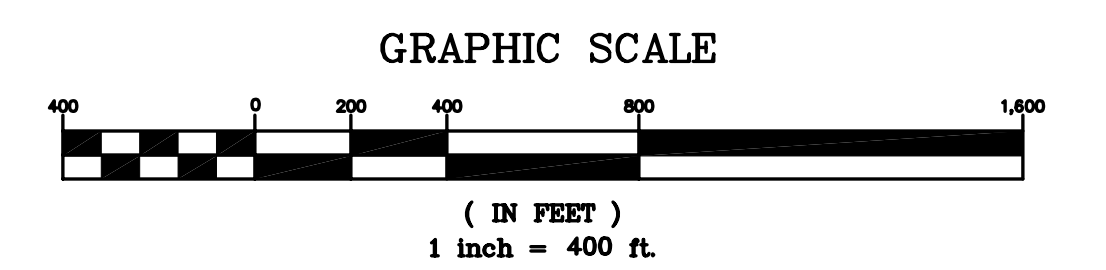
SYMBOL	SERIES NAME	DESCRIPTION	SLOPE (%)	DEPTH (IN)	DRAINAGE	PERMEABILITY (IN/HR)	AVAILABLE WATER CAPACITY	WATER TABLE	DIFFUSIVITY (S _g -CLASS)	HYDROLOGIC GROUP
As	ALLUVIAL LAND	MIXED SOIL MATERIAL	GENTLE	0 TO 60	VARIABLE	N/A	N/A	0 TO 3	viii	C/D
BrA	BRACEVILLE	GRAVELY LOAM	0 TO 3	0 TO 60	MODERATELY WELL	.06 TO .20	.03 TO .12	.5 TO 3	iiw	C
BrB	BRACEVILLE	GRAVELY LOAM	3 TO 8	0 TO 60	MODERATELY WELL	.06 TO .20	.03 TO .12	.5 TO 3	iiw	C
ChA	CHENANGO	GRAVELY LOAM	0 TO 3	0 TO 60	WELL TO EXCESSIVELY WELL	.6 TO 20	.01 TO .12	>.6	iiiA	A
ChB	CHENANGO	GRAVELY LOAM	3 TO 8	0 TO 60	WELL TO EXCESSIVELY WELL	.6 TO 20	.01 TO .12	>.6	iiiw	A
ChC	CHENANGO	GRAVELY LOAM	8 TO 15	0 TO 60	WELL TO EXCESSIVELY WELL	.6 TO 20	.01 TO .12	>.6	iiiw	A
CmA	CHIPPEWA AND NORWICH	SILT LOAM	0 TO 5	0 TO 60	POORLY TO VERY POORLY	.06 TO 2	.01 TO .21	0 TO .5	ivw	D
CmB	CHIPPEWA AND NORWICH	EXTREMELY STONY LOAM	0 TO 8	0 TO 60	POORLY	.06 TO 2	.02 TO .18	0 TO .5	viw	D
Cy	CUT & FILL LAND	SILT LOAM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	B/D
DxE	DEKALB	CHANNERY LOAM	25 TO 80	0 TO 32	WELL	.6 TO 20	.05 TO .12	>.6	viw	C
Hy	HOLLY	CHANNERY LOAM	STEEP	0 TO 60	POORLY	.6 TO 2	.08 TO .17	0 TO .5	iiw	D
LbB	LACKAWANNA	EXTREMELY STONY SOIL	2 TO 8	0 TO 75	WELL	.06 TO 2	.04 TO .14	3 TO 6	iiw	C
LoC	LACKAWANNA	CHANNERY LOAM	8 TO 15	0 TO 75	WELL	.06 TO 2	.06 TO .14	2 TO >.6	iiw	C
LoD	LACKAWANNA	EXTREMELY STONY LOAM	15 TO 25	0 TO 75	WELL	.06 TO 2	.04 TO .14	3 TO 6	iw	C
LBE	LACKAWANNA & BATH	EXTREMELY STONY LOAM	STEEP	0 TO 75	WELL	.06 TO 2	.01 TO .20	3 TO 6	viw	C
LbB	LACKAWANNA	EXTREMELY STONY SOIL	0 TO 8	0 TO 75	WELL	.06 TO 2	.04 TO .14	3 TO 6	viw	C
LbC	LACKAWANNA	CHANNERY SILT LOAM	8 TO 25	0 TO 75	WELL	.06 TO 2	.04 TO .14	3 TO 6	viw	C
LyE	LORDSTOWN & OPUAGA	EXTREMELY STONY SOIL	25 TO 70	0 TO 32	WELL	.6 TO 2	.04 TO .17	>.6	viw	C
MgB	MORRIS	CHANNERY SILT LOAM	2 TO 10	0 TO 60	SOMEWHAT POORLY	<.06 TO 2	.06 TO .16	.5 TO 1.5	iiw	C
MoB	MORRIS	EXTREMELY STONY SILT LOAM	0 TO 8	0 TO 60	SOMEWHAT POORLY	<.06 TO 2	.06 TO .16	.5 TO 1.5	viw	C
OkB	OPUAGA & LACKAWANNA	CHANNERY LOAM	3 TO 8	0 TO 75	WELL	.06 TO 2	.04 TO .17	3 TO >.6	iiw	C
OkC	OPUAGA & LACKAWANNA	CHANNERY LOAM	8 TO 15	0 TO 75	WELL	.06 TO 2	.04 TO .17	3 TO >.6	iiw	C
OkD	OPUAGA & LACKAWANNA	CHANNERY LOAM	15 TO 25	0 TO 75	WELL	.06 TO 2	.04 TO .17	3 TO >.6	iw	C
OxB	OPUAGA & LACKAWANNA	EXTREMELY STONY LOAM	0 TO 8	0 TO 75	WELL	.06 TO 2	.04 TO .17	3 TO >.6	viw	C
OxC	OPUAGA & LACKAWANNA	EXTREMELY STONY LOAM	8 TO 25	0 TO 75	WELL	.06 TO 2	.04 TO .17	3 TO >.6	viw	C
Ph	PHILO	SILT LOAM	LEVEL	0 TO 60	WELL	.6 TO 20	.06 TO .20	1.5 TO 3	iii	B
Po	POPE	SILT LOAM	LEVEL	0 TO 60	WELL	.6 TO 6	.10 TO .20	>.4	i	B
Pp	POPE	SILT LOAM	LEVEL	0 TO 60	WELL	.6 TO 6	.10 TO .23	4 TO >.6	i	B
QA	ROCK QUARRY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ReA	REXFORD	GRAVELY SILT LOAM	0 TO 8	0 TO 60	SOMEWHAT POORLY TO POORLY	.06 TO >.2	.03 TO .16	.5 TO 1.5	iiw	C
SwB	SWARTSWOOD	CHANNERY SANDY LOAM	3 TO 8	0 TO 60	WELL	.06 TO 2	.06 TO .12	3 TO 4	iiw	C
SwB	SWARTSWOOD	EXTREMELY STONY SANDY LOAM	0 TO 8	0 TO 60	WELL	.06 TO 2	.06 TO .12	3 TO 4	viw	C
VxB	VOLUSIA	EXTREMELY STONY SILT LOAM	0 TO 8	0 TO 60	SOMEWHAT POORLY	<.06 TO 2	.01 TO .16	.5 TO 1.5	viw	C
Wb	WAYLAND	SILTY CLAY LOAM	LEVEL	0 TO 60	VERY POORLY	.06 TO 2	.01 TO .16	0	ivw	C/D
WmB	WELLSBORO	CHANNERY LOAM	3 TO 8	0 TO 60	MODERATELY WELL	.06 TO 2	.06 TO .14	1.5 TO 3	iiw	C
WmC	WELLSBORO	CHANNERY LOAM	8 TO 15	0 TO 60	MODERATELY WELL	.06 TO 2	.06 TO .14	1.5 TO 5	iiw	C
WpB	WELLSBORO	EXTREMELY STONY LOAM	0 TO 8	0 TO 60	MODERATELY WELL	.06 TO 2	.06 TO .14	1.5 TO 3	viw	C
WpC	WELLSBORO	EXTREMELY STONY LOAM	8 TO 25	0 TO 60	MODERATELY WELL	.06 TO 2	.06 TO .14	1.5 TO 3	viw	C
WyA	WYOMING	GRAVELY SANDY LOAM	0 TO 3	0 TO 60	SOMEWHAT EXCESSIVELY WELL	6 TO 20	.02 TO .14	>.6	iiiA	A
WyB	WYOMING	GRAVELY SANDY LOAM	3 TO 8	0 TO 60	SOMEWHAT EXCESSIVELY WELL	6 TO 20	.02 TO .14	>.6	iiiw	A
WyC	WYOMING	GRAVELY SANDY LOAM	8 TO 15	0 TO 60	SOMEWHAT EXCESSIVELY WELL	6 TO 20	.02 TO .14	>.6	ivw	A
WyE	WYOMING	GRAVELY SANDY LOAM	25 TO 70	0 TO 60	SOMEWHAT EXCESSIVELY WELL	6 TO 20	.02 TO .14	>.6	viw	A



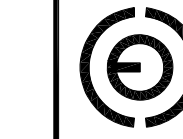


ALLUVIAL SOILS MAP

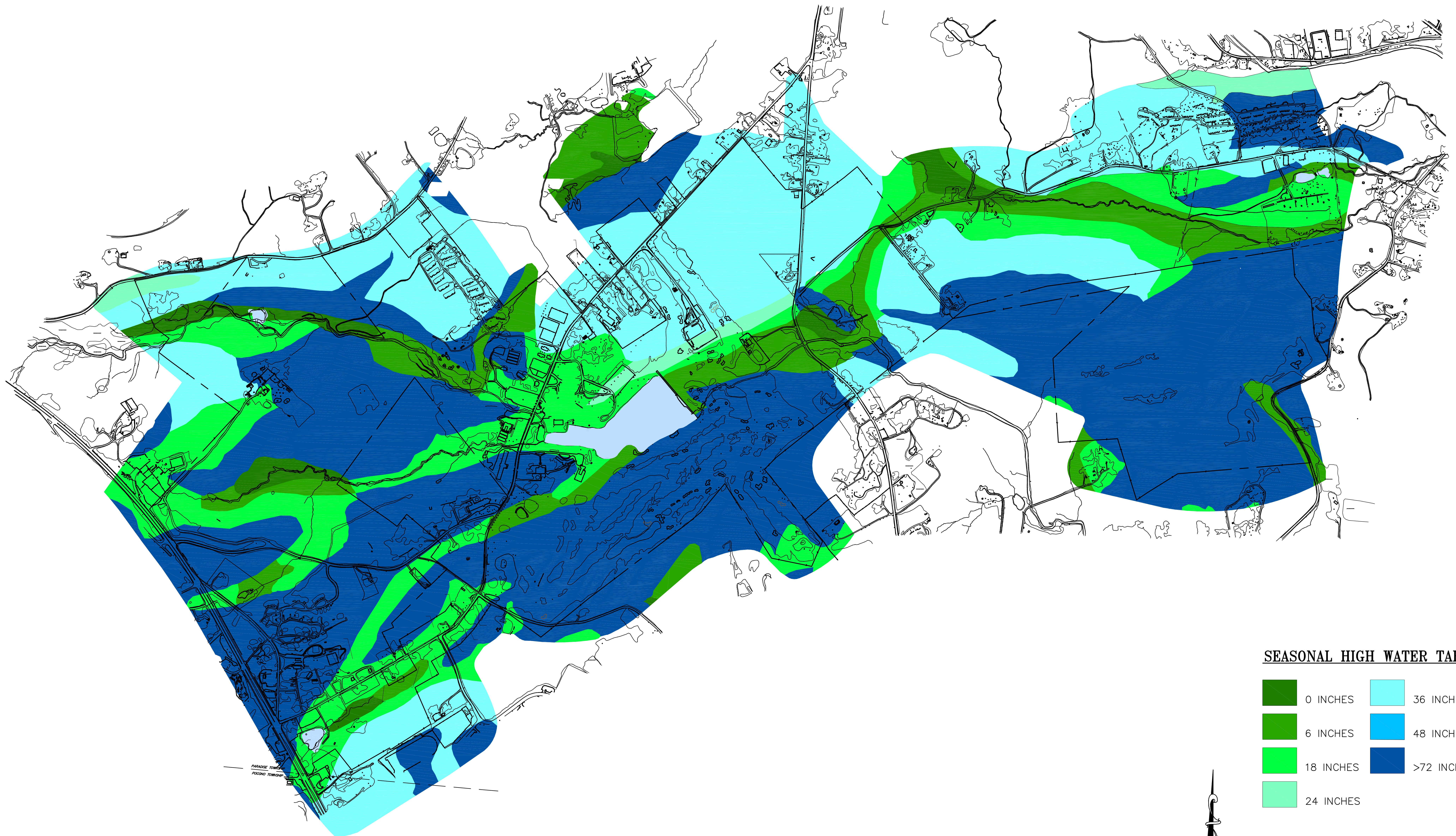
 *Alluvial Soil*



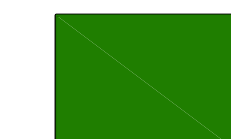
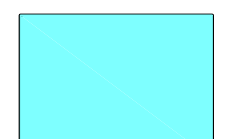
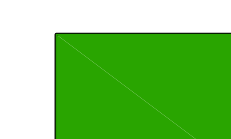

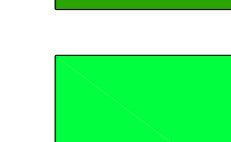


ALLUVIAL SOILS MAP		REVISIONS	DATE
EXISTING RESOURCE & SITE ANALYSIS PLAN		DESIGNED	DRAWN
MOUNT AIRY #1 L.L.C.		A.J.M.	A.J.M.
PARADISE TOWNSHIP, MONROE COUNTY		CHECKED	SCALE
PENNSYLVANIA		A.J.M.	1"=400'
consulting engineers		DATE	
p.o. box 995, scranton, pa. 18501 570-342-3101		05-01-10	08-23-05

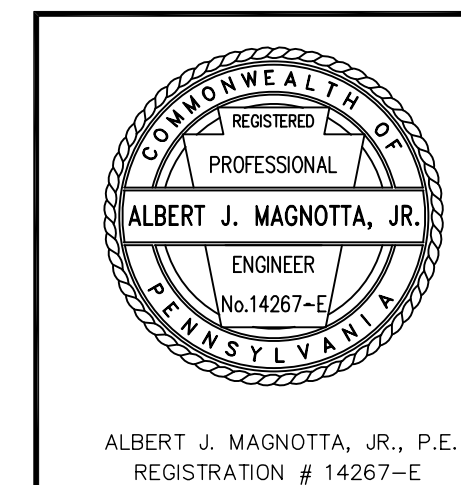
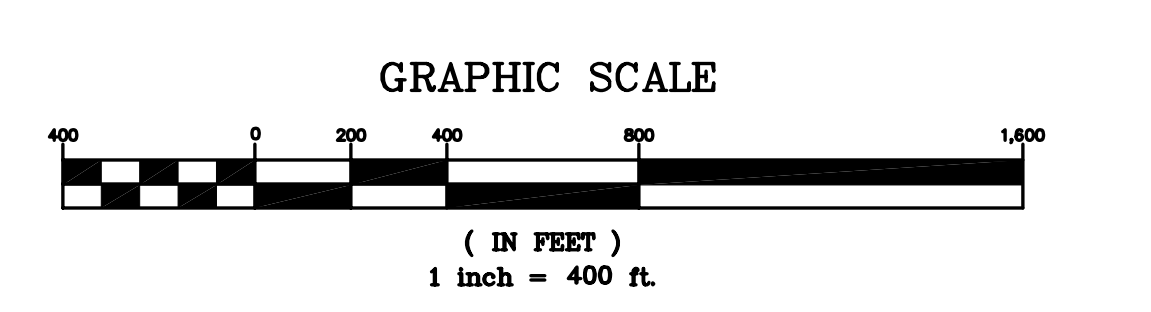
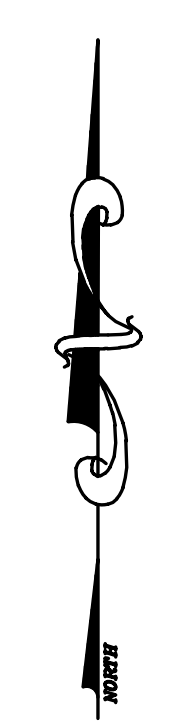
 ceco associates inc. SHEET NO. E-9

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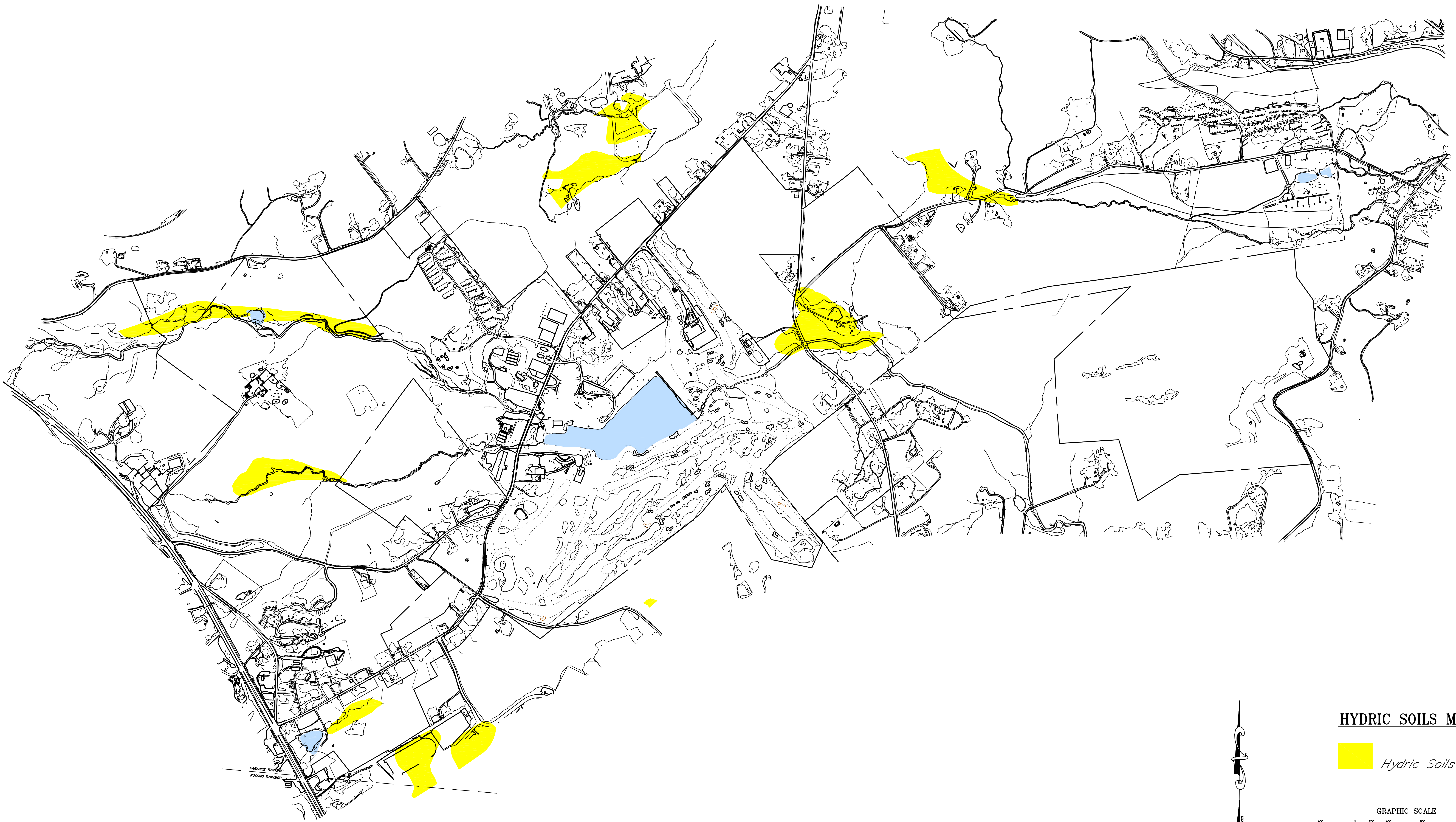
SEASONAL HIGH WATER TABLE

	0 INCHES		36 INCHES
	6 INCHES		48 INCHES
	18 INCHES		>72 INCHES
	24 INCHES		



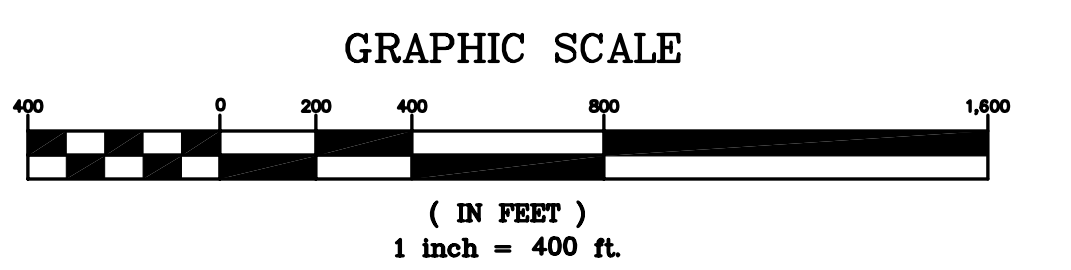
SEASONAL HIGH WATER TABLE MAP			
EXISTING RESOURCE & SITE ANALYSIS PLAN			
MOUNT AIRY #1 L.L.C.			
PARADISE TOWNSHIP, MONROE COUNTY			
PENNSYLVANIA			
consulting engineers			
p.o. box 995, scranton, pa. 18501 570-342-3101			
cenco associates inc.			
DESIGNED A.J.M.	DRAWN A.J.M.	REVISIONS	DATE
CHECKED A.J.M.	SCALE 1"=400'		
DATE 05-01-10	DATE 08-23-05		
		SHEET NO. E-10	

Z:\MOUNT_AIRY_LLM\CECO_ENGINEERS\PARADISE_TOWNSHIP\SEASONAL_HIGH_WATER_TABLE_MAP.dwg



HYDRIC SOILS MAP


 *Hydric Soils*

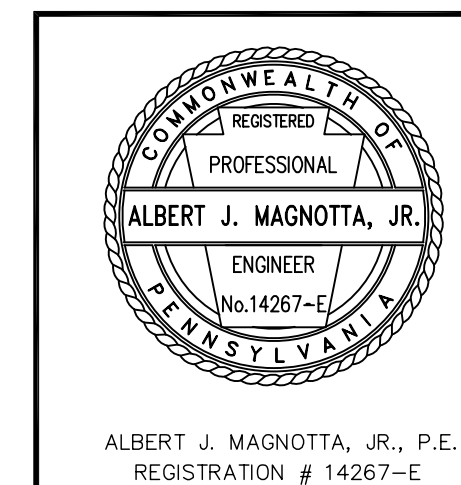


HYDRIC SOILS MAP

EXISTING RESOURCE & SITE ANALYSIS PLAN
MOUNT AIRY #1 L.L.C.
PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA

consulting engineers

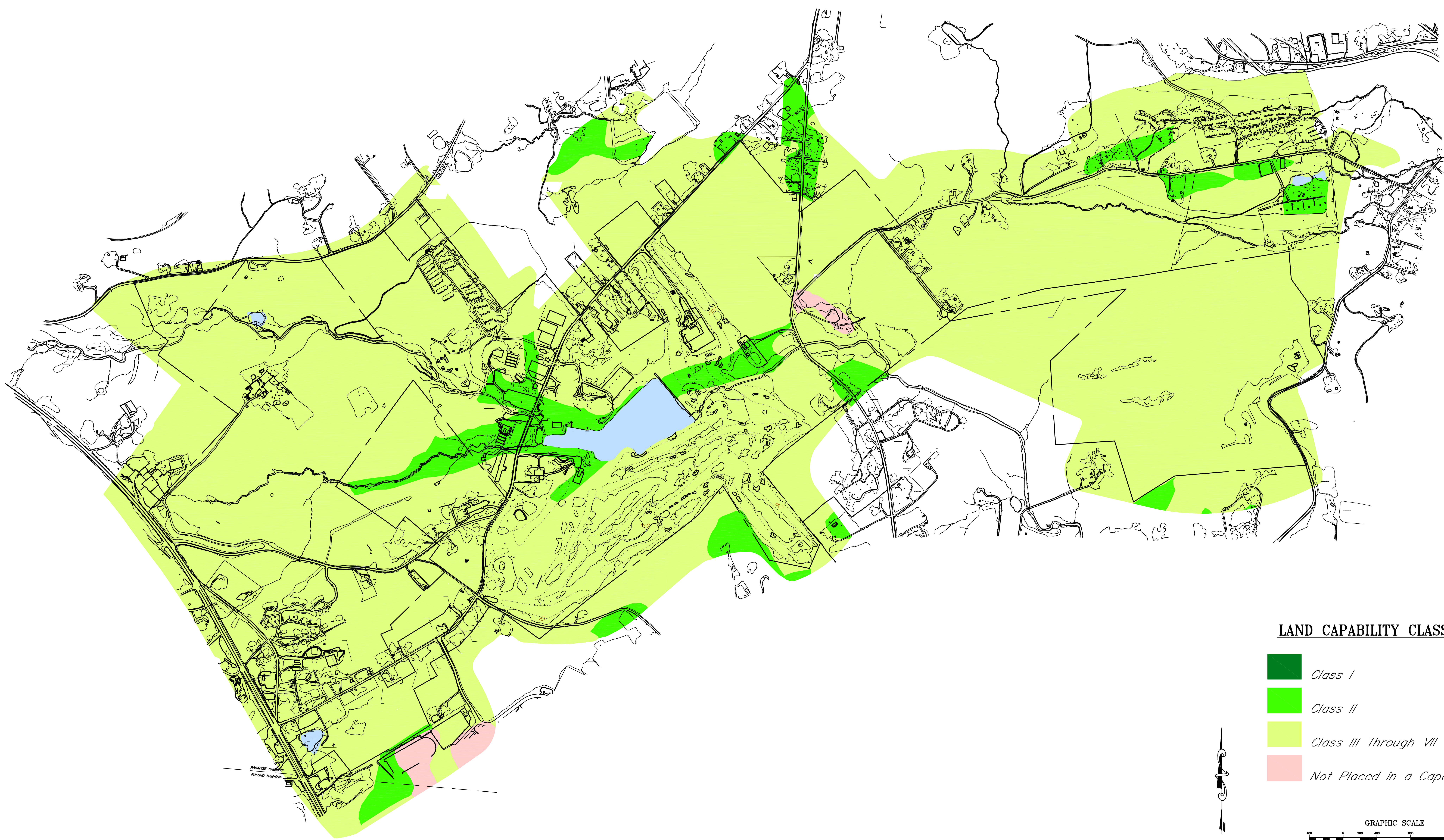
 p.o. box 995, scranton, pa. 18501 570-342-3101
ceco associates inc.



REVISIONS	DATE
DESIGNED	DATE
A.J.M.	A.J.M.
CHECKED	SCALE
A.J.M.	1"=400'
DATE	DATE
05-01-010	08-23-05

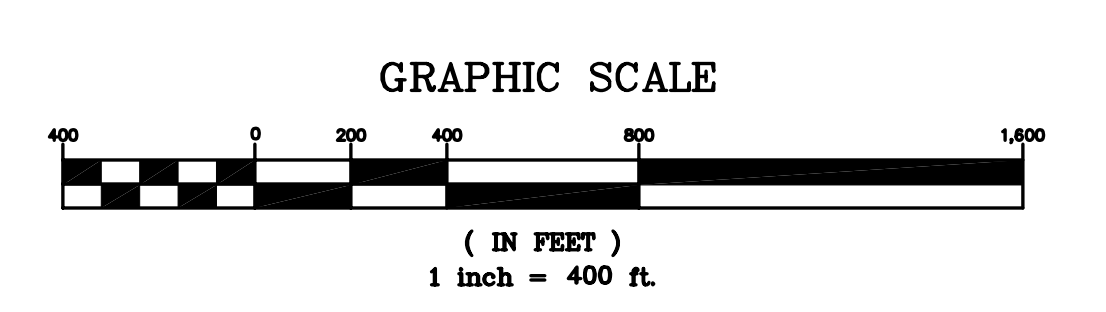
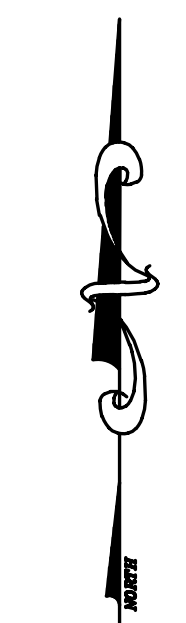
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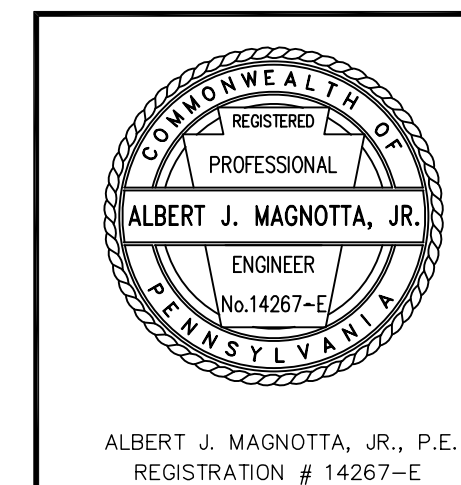


LAND CAPABILITY CLASSES

- Class I
- Class II
- Class III Through VII
- Not Placed in a Capability Unit



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AGRICULTURAL SOIL CLASSIFICATION MAP		REVISIONS	DATE
EXISTING RESOURCE & SITE ANALYSIS PLAN		DESIGNED BY	DRAWN BY
MOUNT AIRY #1 L.L.C.		A.J.M.	A.J.M.
PARADISE TOWNSHIP, MONROE COUNTY		CHECKED BY	SCALE
PENNSYLVANIA		A.J.M.	1"=400'
consulting engineers		DATE	
p.o. box 995, scranton, pa. 18501 570-342-3101		05-01-010	08-23-05
cenco associates inc.		SHEET NO.	
		E-12	