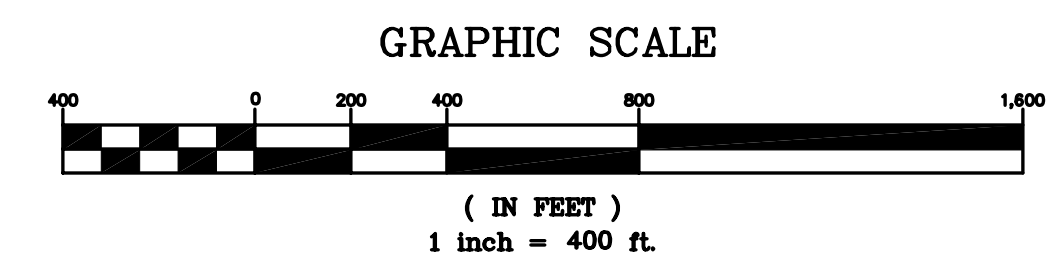
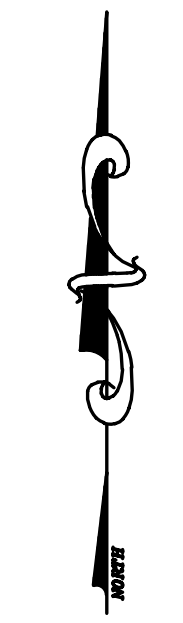
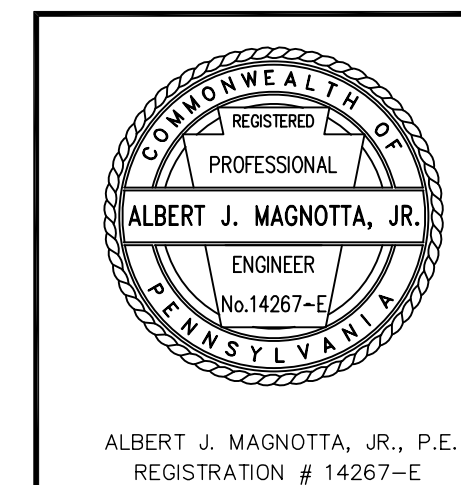


HYDROLOGIC GROUP

-
 A
 C
-
 B
 D

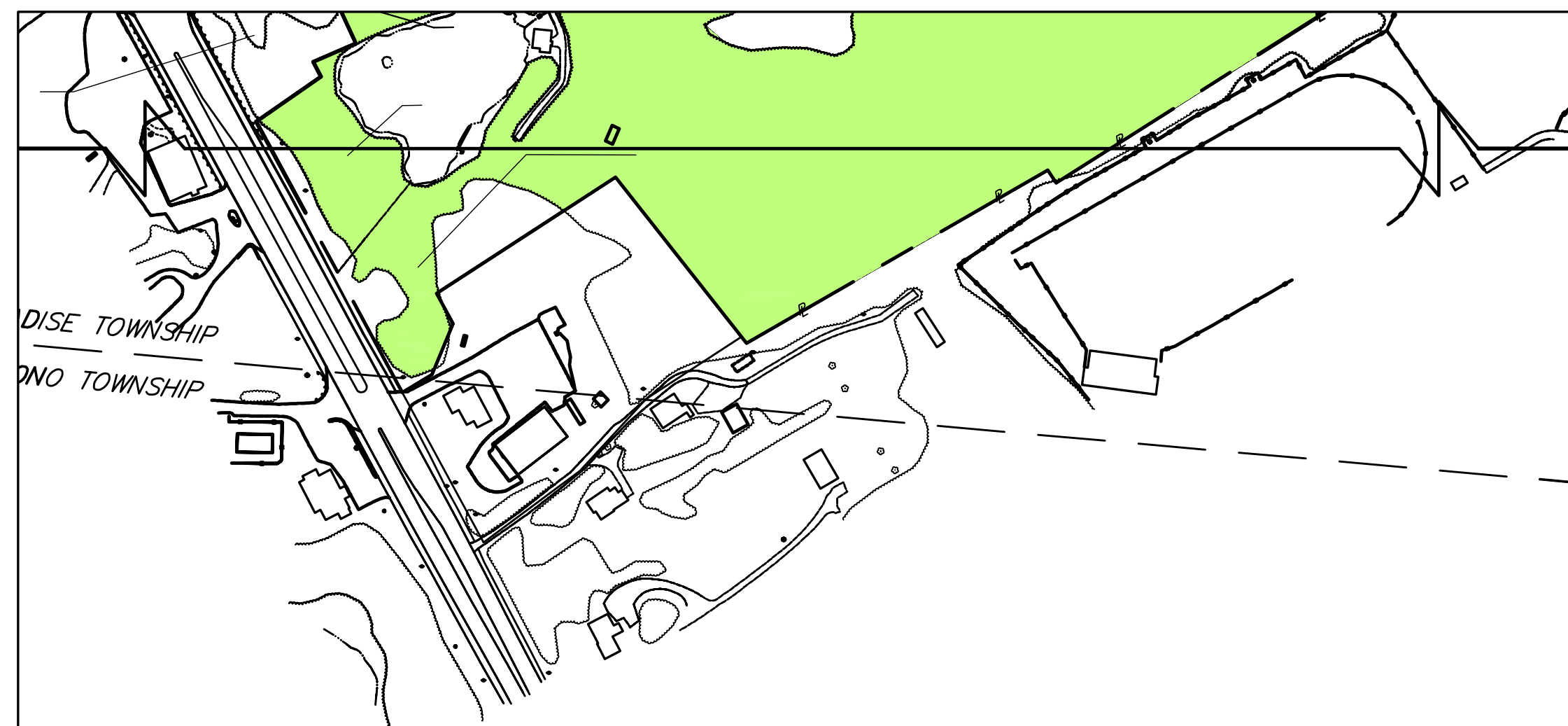
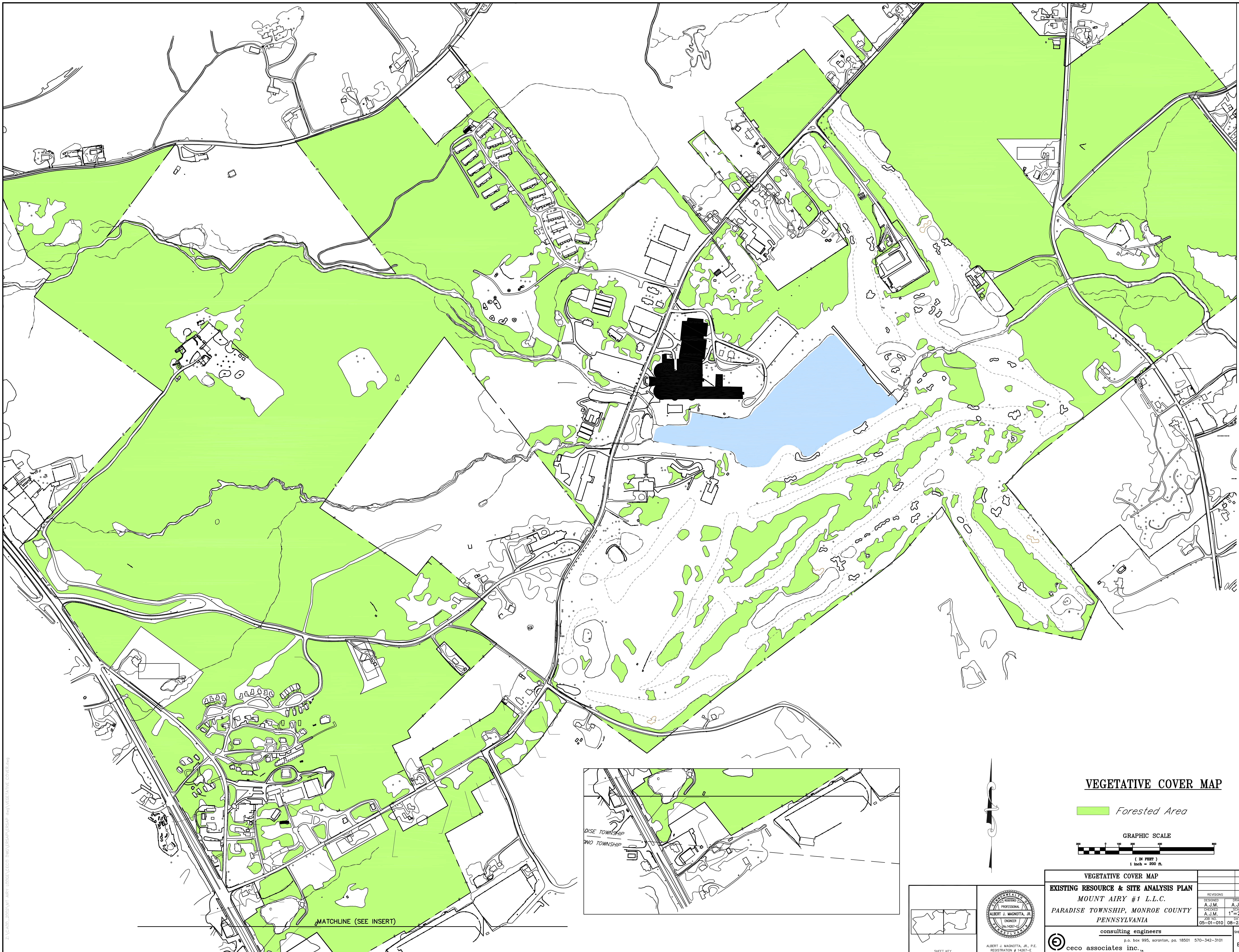


HYDROLOGIC GROUP MAP	
EXISTING RESOURCE & SITE ANALYSIS PLAN	
MOUNT AIRY #1 L.L.C.	
PARADISE TOWNSHIP, MONROE COUNTY	
PENNSYLVANIA	
consulting engineers	
p.o. box 995, scranton, pa. 18501 570-342-3101	
ceco associates inc.	



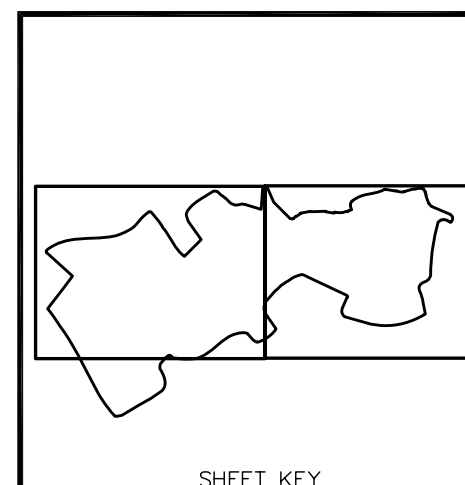
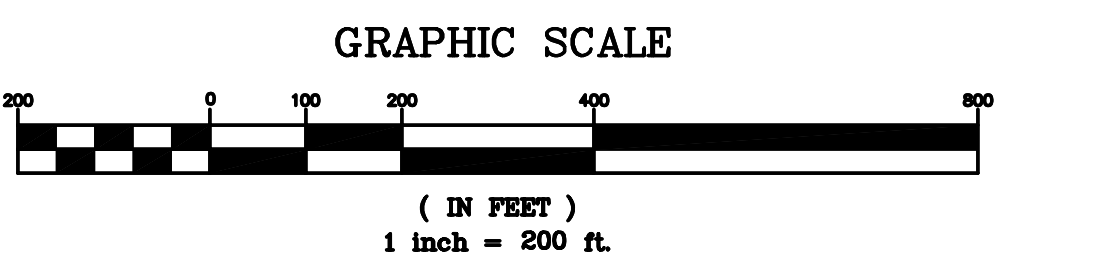
REVISIONS	DATE
DESIGNED A.J.M.	DRAWN A.J.M.
CHECKED A.J.M.	SCALE 1"=400'
DATE 05-01-10	DATE 08-23-05

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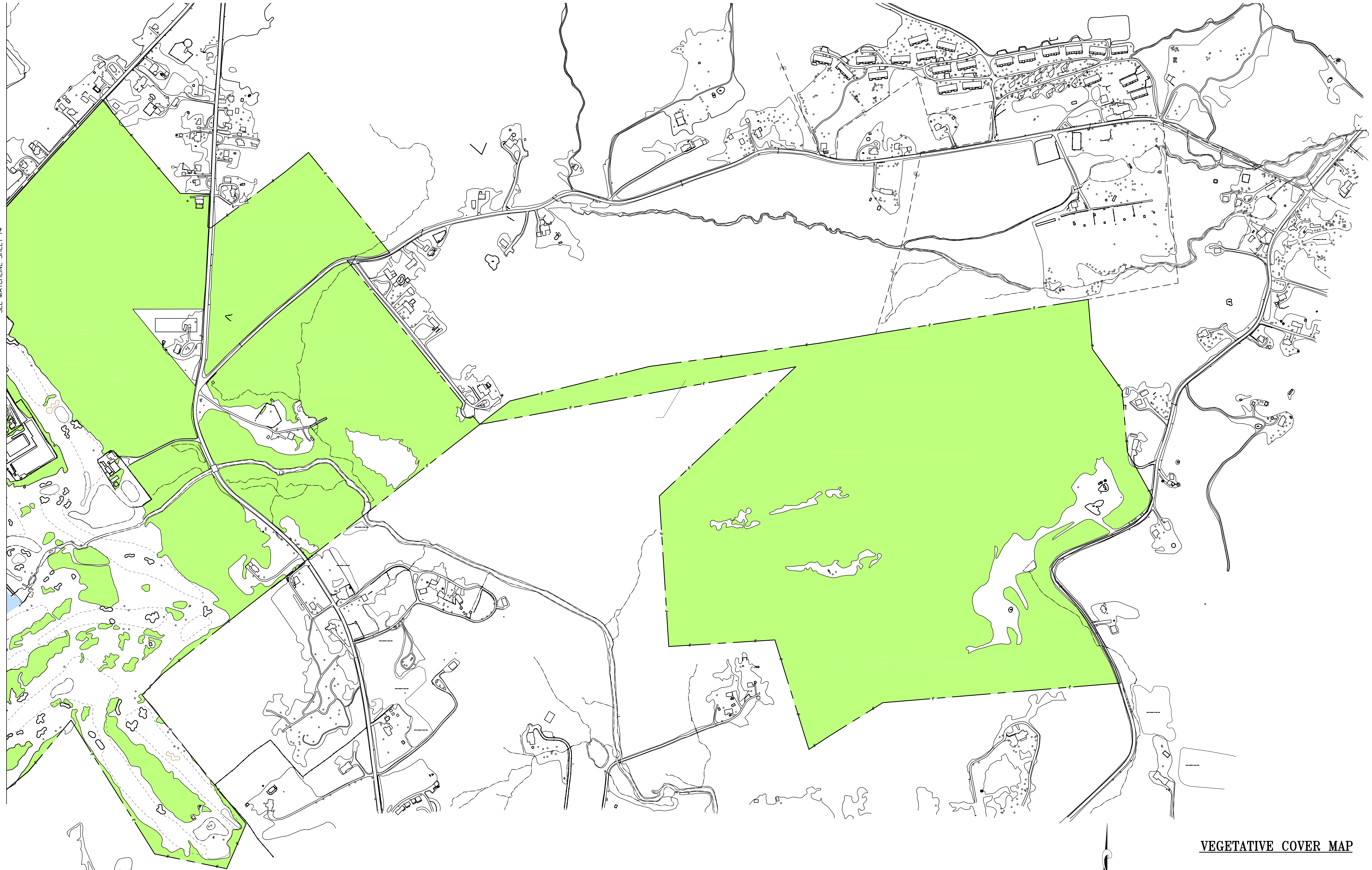
VEGETATIVE COVER MAP

Forested Area



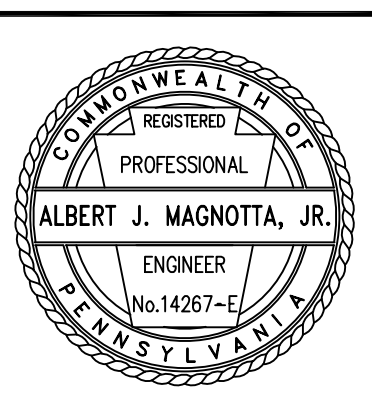
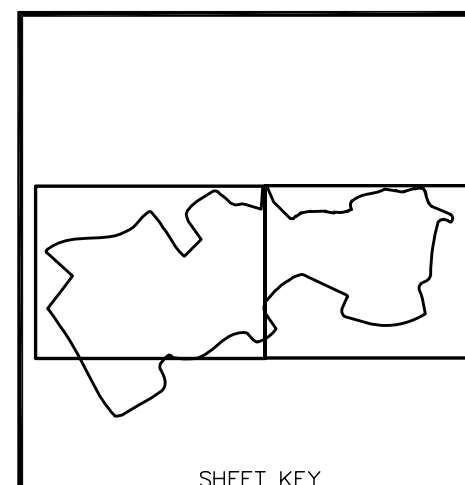
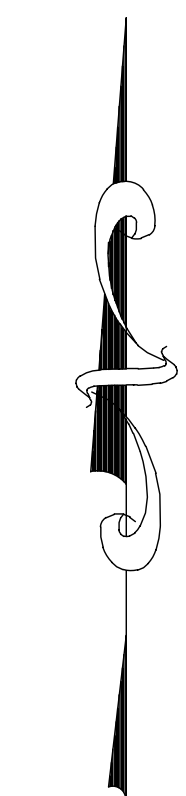
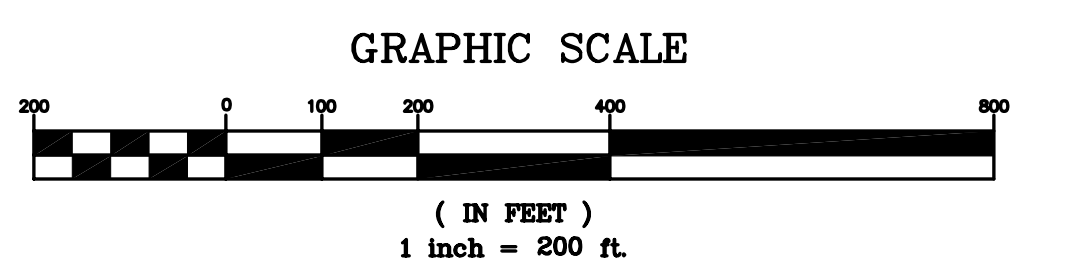
VEGETATIVE COVER MAP		REVISIONS	DATE
EXISTING RESOURCE & SITE ANALYSIS PLAN		DESIGNED	DRAWN
MOUNT AIRY #1 L.L.C.		A.J.M.	A.J.M.
PARADISE TOWNSHIP, MONROE COUNTY		CHECKED	SCALE
PENNSYLVANIA		A.J.M.	1"=200'
consulting engineers		DRAWN	DATE
p.o. box 995, scranton, pa. 18501 570-342-3101		05-01-10	08-23-05
ceco associates inc.		SHEET NO.	
		E-14	

SEE MATCHLINE SHEET 14



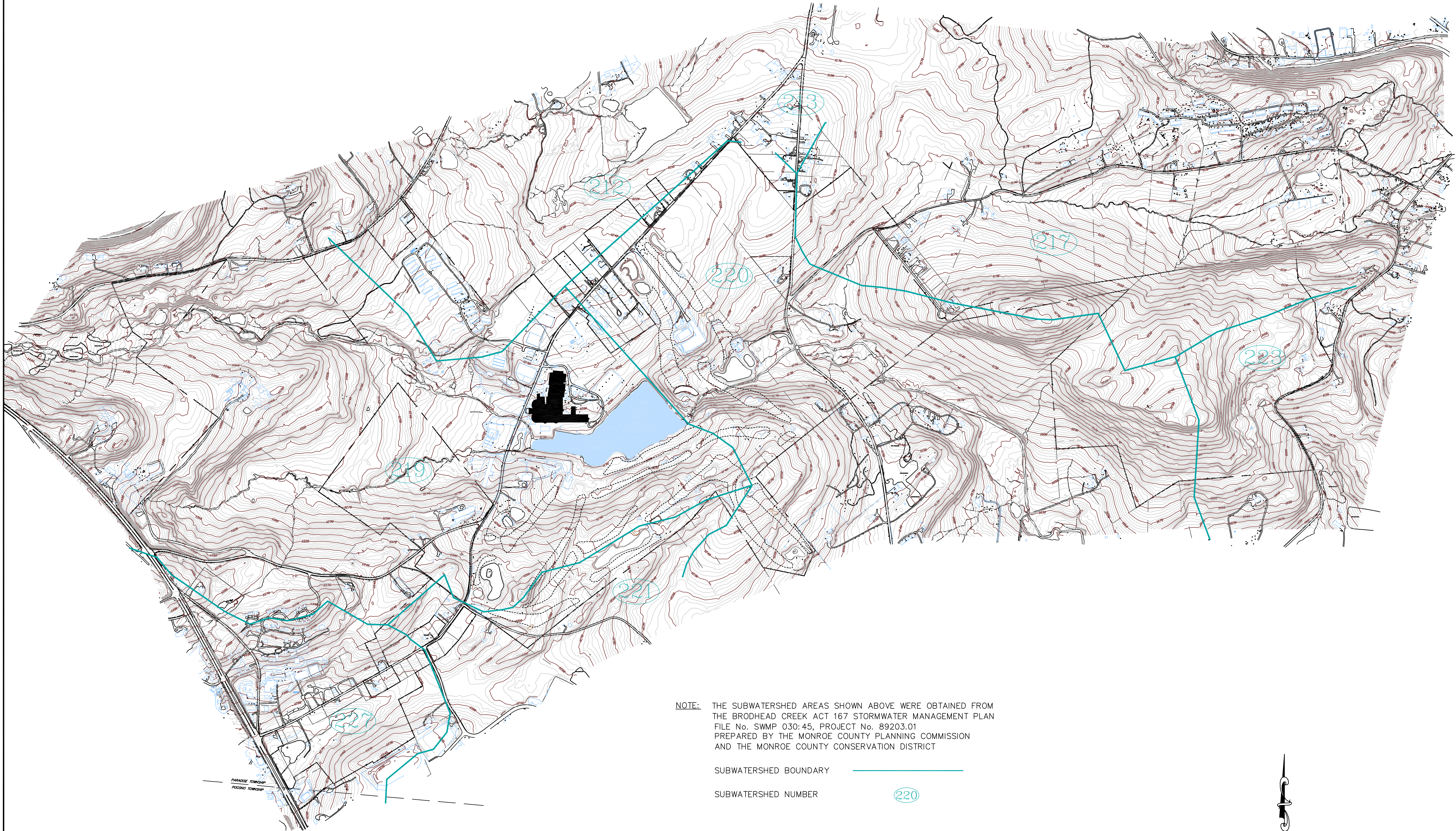
VEGETATIVE COVER MAP

Forested Area



VEGETATIVE COVER 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.			
DESIGNED BY	A.J.M.	DATE	08-23-05
CHECKED BY	A.J.M.	SCALE	1"=200'
DATE	05-01-010		

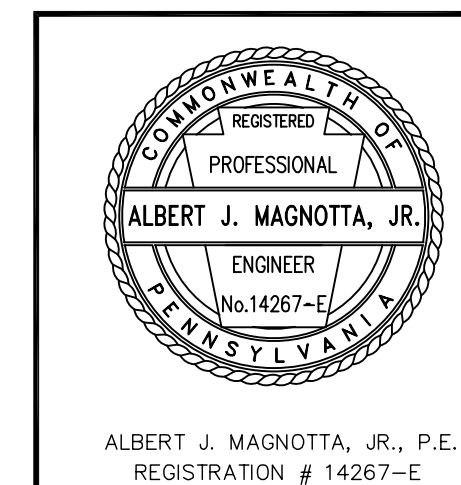
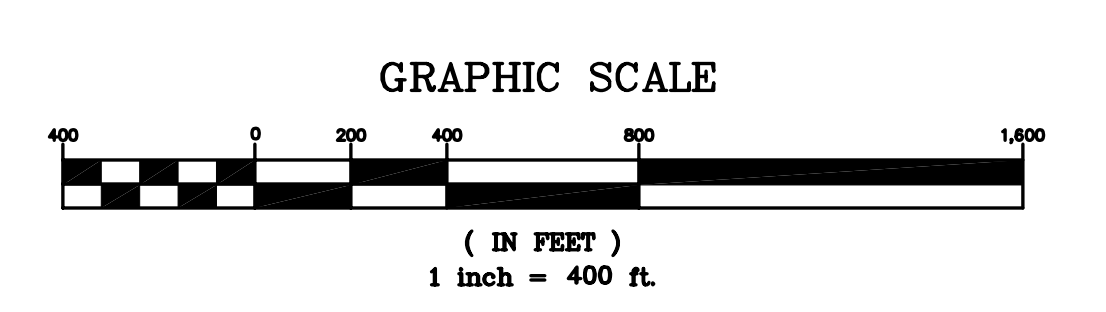
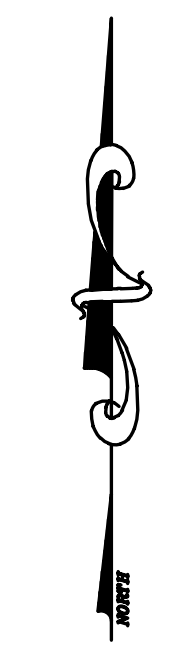
Z:\MOUNT_AIRY_LINCOLN_COE_DRA\ERSAP\ERSAP_0405\VEGETATIVE COVER.dwg



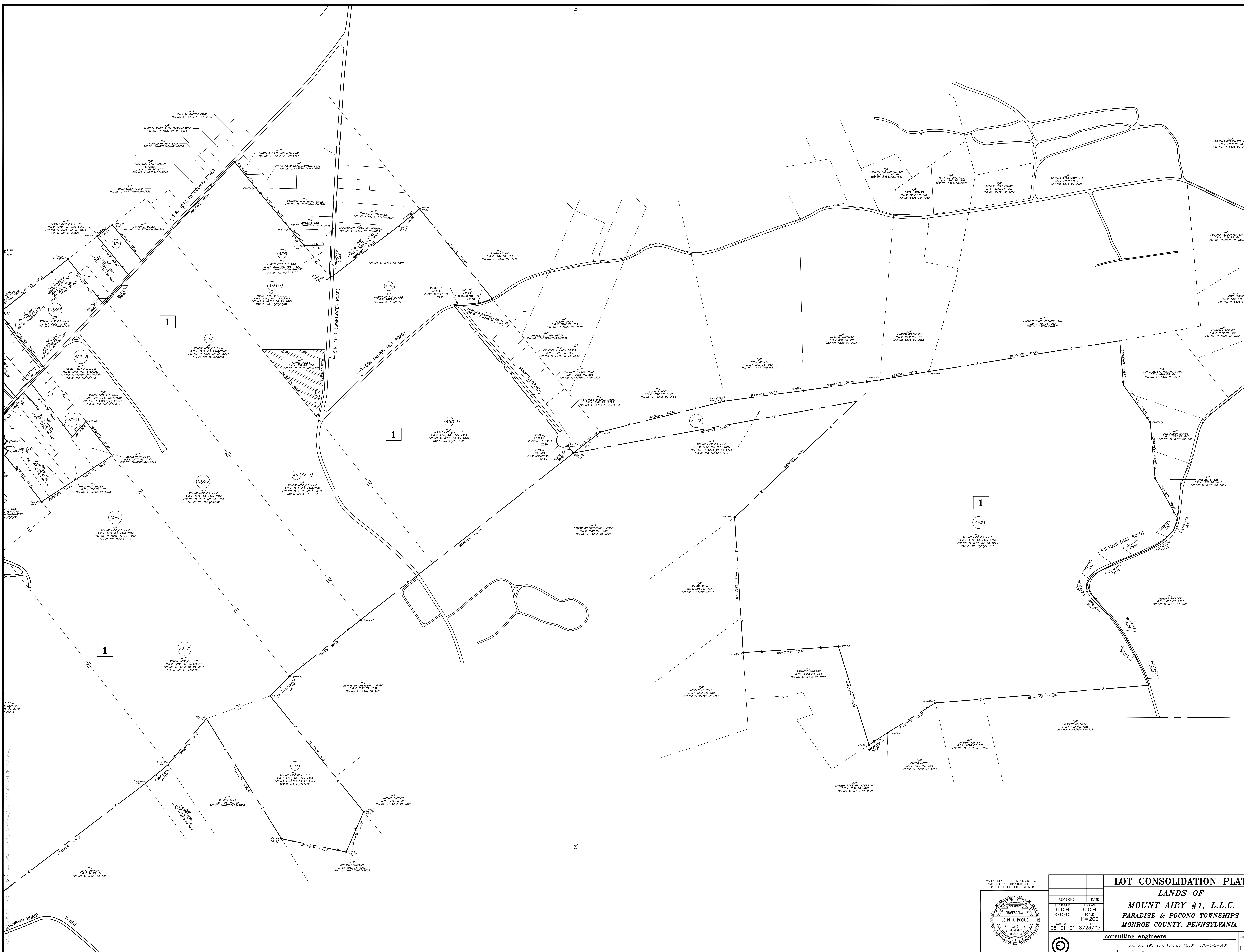
NOTE: THE SUBWATERSHED AREAS SHOWN ABOVE WERE OBTAINED FROM THE BRODHEAD CREEK ACT 167 STORMWATER MANAGEMENT PLAN FILE No. SWMP 030:45, PROJECT No. 89203.01 PREPARED BY THE MONROE COUNTY PLANNING COMMISSION AND THE MONROE COUNTY CONSERVATION DISTRICT

SUBWATERSHED BOUNDARY —————
 SUBWATERSHED NUMBER (220)

PARADISE TOWNSHIP
 RECORD TOWNSHIP



WATERSHED 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	DATE
ceco associates inc.		05-01-10	08-23-05
p.o. box 995, scranton, pa. 18501 570-342-3101		SHEET NO.	
E-16			



VALID ONLY IF THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE LICENSEE IS HEREON AFFIXED.

REVISIONS	DATE
DESIGNED G.O.H.	DRAWN G.O.H.
CHECKED	SCALE 1"=200'
JOB NO. 05-01-01	TITLE 8/23/05

LOT CONSOLIDATION PLAT
LANDS OF
MOUNT AIRY #1, L.L.C.
PARADISE & POCONO TOWNSHIPS
MONROE COUNTY, PENNSYLVANIA

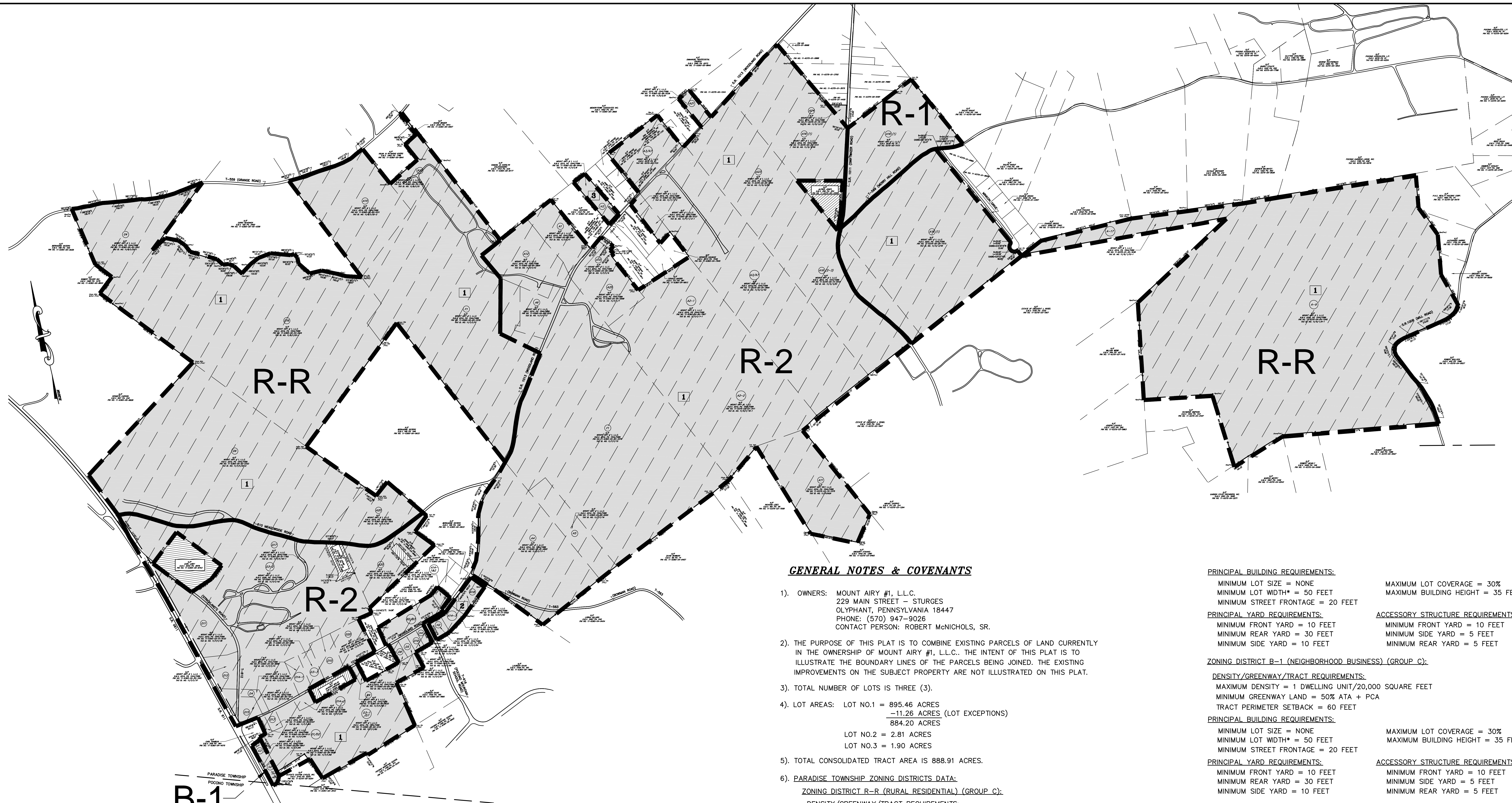
consulting engineers
 p.o. box 995, scranton, pa. 18501 570-342-3101

ceco associates inc.

JOHN J. POCIS
 PROFESSIONAL LAND SURVEYOR
 PENNSYLVANIA

JOHN J. POCIS, P.L.L.C.
 2024 BROADWAY, SUITE 200, SCRANTON, PA. 18503-1000

SHEET NO. **E-19**



GENERAL NOTES & COVENANTS

- OWNERS: MOUNT AIRY #1, L.L.C.
229 MAIN STREET - STURGES
OLYPHANT, PENNSYLVANIA 18447
PHONE: (570) 947-9026
CONTACT PERSON: ROBERT McNICHOLS, SR.
- THE PURPOSE OF THIS PLAT IS TO COMBINE EXISTING PARCELS OF LAND CURRENTLY IN THE OWNERSHIP OF MOUNT AIRY #1, L.L.C.. THE INTENT OF THIS PLAT IS TO ILLUSTRATE THE BOUNDARY LINES OF THE PARCELS BEING JOINED. THE EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY ARE NOT ILLUSTRATED ON THIS PLAT.
- TOTAL NUMBER OF LOTS IS THREE (3).
- LOT AREAS: LOT NO.1 = 895.46 ACRES
-11.26 ACRES (LOT EXCEPTIONS)
884.20 ACRES
LOT NO.2 = 2.81 ACRES
LOT NO.3 = 1.90 ACRES
- TOTAL CONSOLIDATED TRACT AREA IS 888.91 ACRES.
- PARADISE TOWNSHIP ZONING DISTRICTS DATA:

ZONING DISTRICT R-R (RURAL RESIDENTIAL) (GROUP C):

DENSITY/GREENWAY/TRACT REQUIREMENTS:

MAXIMUM DENSITY = 1 DWELLING UNIT/1.5 ACRES
MINIMUM GREENWAY LAND = 50% ATA + PCA
TRACT PERIMETER SETBACK = 60 FEET

PRINCIPAL BUILDING REQUIREMENTS:

MINIMUM LOT SIZE = NONE
MINIMUM LOT WIDTH* = 60 FEET
MINIMUM STREET FRONTAGE = 20 FEET

MAXIMUM LOT COVERAGE = 20%
MAXIMUM BUILDING HEIGHT = 35 FEET

PRINCIPAL YARD REQUIREMENTS:

MINIMUM FRONT YARD = 20 FEET
MINIMUM REAR YARD = 30 FEET
MINIMUM SIDE YARD = 10 FEET

ACCESSORY STRUCTURE REQUIREMENTS:

MINIMUM FRONT YARD = 20 FEET
MINIMUM SIDE YARD = 5 FEET
MINIMUM REAR YARD = 5 FEET

ZONING DISTRICT R-1 (LOW-DENSITY RESIDENTIAL) (GROUP C):

DENSITY/GREENWAY/TRACT REQUIREMENTS:

MAXIMUM DENSITY = 1 DWELLING UNIT/20,000 SQUARE FEET
MINIMUM GREENWAY LAND = 50% ATA + PCA
TRACT PERIMETER SETBACK = 60 FEET

PRINCIPAL BUILDING REQUIREMENTS:

MINIMUM LOT SIZE = NONE
MINIMUM LOT WIDTH* = 50 FEET
MINIMUM STREET FRONTAGE = 20 FEET

MAXIMUM LOT COVERAGE = 30%
MAXIMUM BUILDING HEIGHT = 35 FEET

PRINCIPAL YARD REQUIREMENTS:

MINIMUM FRONT YARD = 10 FEET
MINIMUM REAR YARD = 30 FEET
MINIMUM SIDE YARD = 10 FEET

ACCESSORY STRUCTURE REQUIREMENTS:

MINIMUM FRONT YARD = 10 FEET
MINIMUM SIDE YARD = 5 FEET
MINIMUM REAR YARD = 5 FEET

ZONING DISTRICT R-2 (MODERATE-DENSITY RESIDENTIAL) (GROUP C):

DENSITY/GREENWAY/TRACT REQUIREMENTS:

MAXIMUM DENSITY = 1 DWELLING UNIT/20,000 SQUARE FEET
MINIMUM GREENWAY LAND = 50% ATA + PCA
TRACT PERIMETER SETBACK = 60 FEET

PRINCIPAL BUILDING REQUIREMENTS:

MINIMUM LOT SIZE = NONE
MINIMUM LOT WIDTH* = 50 FEET
MINIMUM STREET FRONTAGE = 20 FEET

MAXIMUM LOT COVERAGE = 30%
MAXIMUM BUILDING HEIGHT = 35 FEET

PRINCIPAL YARD REQUIREMENTS:

MINIMUM FRONT YARD = 10 FEET
MINIMUM REAR YARD = 30 FEET
MINIMUM SIDE YARD = 10 FEET

ACCESSORY STRUCTURE REQUIREMENTS:

MINIMUM FRONT YARD = 10 FEET
MINIMUM SIDE YARD = 5 FEET
MINIMUM REAR YARD = 5 FEET

ZONING DISTRICT B-1 (NEIGHBORHOOD BUSINESS) (GROUP C):

DENSITY/GREENWAY/TRACT REQUIREMENTS:

MAXIMUM DENSITY = 1 DWELLING UNIT/20,000 SQUARE FEET
MINIMUM GREENWAY LAND = 50% ATA + PCA
TRACT PERIMETER SETBACK = 60 FEET

PRINCIPAL BUILDING REQUIREMENTS:

MINIMUM LOT SIZE = NONE
MINIMUM LOT WIDTH* = 50 FEET
MINIMUM STREET FRONTAGE = 20 FEET

MAXIMUM LOT COVERAGE = 30%
MAXIMUM BUILDING HEIGHT = 35 FEET

PRINCIPAL YARD REQUIREMENTS:

MINIMUM FRONT YARD = 10 FEET
MINIMUM REAR YARD = 30 FEET
MINIMUM SIDE YARD = 10 FEET

ACCESSORY STRUCTURE REQUIREMENTS:

MINIMUM FRONT YARD = 10 FEET
MINIMUM SIDE YARD = 5 FEET
MINIMUM REAR YARD = 5 FEET

* INDICATES MEASUREMENT AT BUILDING LINE.

7). THE APPLICANT, HIS HEIRS, SUCCESSORS OR ASSIGNS WILL IMPLEMENT ALL THE REQUIREMENTS AND OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED BY ANY AND ALL LOCAL, STATE AND FEDERAL AGENCIES AND AUTHORITIES, AND DOES HEREBY ACKNOWLEDGE AND AGREE THAT IF SAID PERMITS AND APPROVALS ARE NOT OBTAINED AS REQUIRED, THEN ANY AND ALL APPROVALS GIVEN BY PARADISE TOWNSHIP SHALL BECOME NULL AND VOID WITH NO FURTHER ACTION ON THE PART OF SAID TOWNSHIP.

8). THIS PLAN IS UNDER AND SUBJECT TO ALL RESTRICTIONS AND REQUIREMENTS AS SET FORTH IN THE CODES OF THE TOWNSHIP OF PARADISE, AS AMENDED.

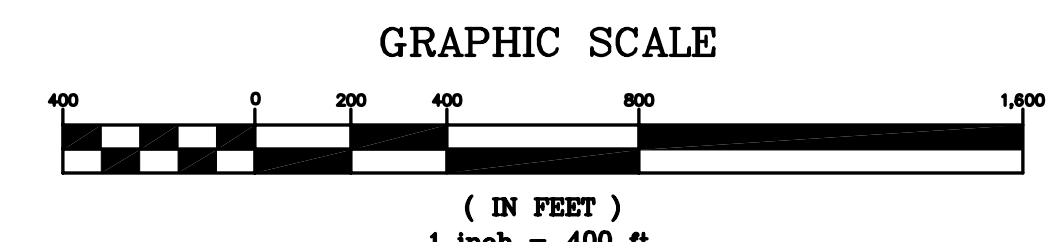
9). THIS LOT CONSOLIDATION PLAT CONSISTS OF THREE (3) SHEETS: LC-1, LC-2 AND LC-3.

10). A MOTION WAS APPROVED AT THE POCONO TOWNSHIP SUPERVISORS' MEETING OF 7/01/05 TO APPROVE A REQUEST FROM CECO ASSOCIATES, INC., TO WAIVE THE POCONO TOWNSHIP'S CURRENT REQUIREMENTS UNDER SALDO SECTIONS 2.100, 2.200 AND 2.300 REGARDING THE 452 SQ. FT. (0.010 ACRES) LOCATED IN POCONO TOWNSHIP CURRENTLY UNDER THE OWNERSHIP OF MOUNT AIRY # 1, L.L.C.

LEGEND

--- Zoning District Boundary (Through Acquired Property)
R-R Zoning Districts
Land Acquired By Mount Airy No.1 L.L.C. (Total Area of Acquired Land = 888.91)

Resort Overlay District



DEFINITIONS:

- CONSTRAINED LANDS** - AN ACREAGE AMOUNT THAT REPRESENTS 100 PERCENT OF PONDS, LAKES, AND WETLANDS, 80 PERCENT OF STEEP SLOPES, 15 PERCENT OF MODERATE SLOPES, AND 50 PERCENT OF FLOODPLAINS ON A TRACT PROPOSED FOR A CONSERVATION SUBDIVISION OR MASTER DEVELOPMENT PLAN USED TO CALCULATE THE "ADJUSTED TRACT ACREAGE" IN ACCORDANCE WITH 160-21-C. SEE "TRACT ACREAGE ADJUSTED".
- GREENWAY LAND** - THAT PORTION OF A TRACT PROPOSED FOR A CONSERVATION SUBDIVISION OR MASTER DEVELOPMENT PLAN THAT IS SET ASIDE FOR CONSERVATION THROUGH RESTRICTED USES, DESIGN, MAINTENANCE, AND OWNERSHIP IN ACCORDANCE WITH 160-21-C.
- MODERATE SLOPE** - AREAS IN EXCESS OF 2000 SQUARE FEET WITH (15) FIFTEEN TO (25) TWENTY-FIVE PERCENT SLOPE OR GREATER AS MEASURED OVER A MINIMUM VERTICAL DISTANCE OF (6) SIX FEET, OR THREE CONTIGUOUS CONTOUR SEGMENTS AT (2) TWO FOOT CONTOUR INTERVALS (I.E.-SLOPING (15) FIFTEEN FEET VERTICAL OR MORE OVER AN AVERAGE DISTANCE OF (100) ONE-HUNDRED FEET HORIZONTAL).
- PRIMARY CONSERVATION AREAS** - LANDS COMPRISING OF PONDS, LAKES, RIPARIAN BUFFERS, AND STEEP SLOPES.
- RIPARIAN BUFFER** - THE AREA INCLUDED WITHIN 100FEET OF THE CENTERLINE OF ANY NAMED TRIBUTARIES WITHIN THE PARADISE CREEK WATERSHED AND WITHIN 75 FEET OF THE CENTERLINE OF ANY UN-NAMED TRIBUTARIES WITHIN THE PARADISE CREEK WATERSHED AS IDENTIFIED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, OR WITHIN 25 FEET OF ANY 100 YEAR FLOODPLAIN BOUNDARY, OR WITHIN 25 FEET OR MORE OF ANY WETLAND AS DESCRIBED IN CHAPTER 160-21C.(4)(I). RIPARIAN BUFFERS SHALL INCLUDE THE WATERCOURSES AND WETLANDS CONTAINED WITHIN THE BUFFER AREA, THEREBY INCLUDING FLOODWAYS, FLOODPLAINS, AND WETLANDS IN THEIR ENTIRETY. RIPARIAN BUFFERS SHALL EXCLUDE EARTH DISTURBANCE ASSOCIATED WITH WETLAND AND STREAM CROSSINGS, STREAM BANK STABILIZATION PROJECTS, STREAM WATER CONVEYANCES, CORRECTION OF HAZARDOUS CONDITIONS, LAKE/SIDE RECREATIONAL IMPROVEMENTS, AND BOAT DOCKS PERMITTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND/OR THE US ARMY CORPS OF ENGINEERS, AND CONSTRUCTION PERMITTED IN COMPLIANCE WITH CHAPTER 85 OF THE PARADISE TOWNSHIP CODE OF ORDINANCES (FLOODPLAIN MANAGEMENT).
- STEEP SLOPE** - AREAS IN EXCESS OF 2000 SQUARE FEET WITH (25) TWENTY-FIVE PERCENT SLOPE OR GREATER AS MEASURED OVER A MINIMUM VERTICAL DISTANCE OF (6) SIX FEET, OR THREE CONTIGUOUS CONTOUR SEGMENTS AT (2) TWO FOOT CONTOUR INTERVALS (I.E.-SLOPING (25) TWENTY-FIVE FEET VERTICAL OR MORE OVER AN AVERAGE DISTANCE OF (100) ONE-HUNDRED FEET HORIZONTAL).
- TRACT ACREAGE ADJUSTED** - THE AREA REMAINING OF A TRACT PROPOSED FOR A CONSERVATION SUBDIVISION OR MASTER DEVELOPMENT PLAN AFTER ACREAGE ASSOCIATED WITH CONSTRAINED LANDS HAS BEEN SUBTRACTED AS DESCRIBED IN SECTION 160-21-C OF THE PARADISE TOWNSHIP ZONING ORDINANCE.

ORDINANCE NOTES:

- CONSTRAINED LAND SHALL BE CALCULATED AS 100 PERCENT OF LAND CONSISTING OF PONDS, LAKES, AND WETLANDS, 80 PERCENT OF LANDS CONSISTING OF STEEP SLOPES, 15 PERCENT OF LANDS CONSISTING OF MODERATE SLOPES, AND 50 PERCENT OF FLOODPLAINS. (SEC. B NO. 1A: 160-21-C)
- ADJUSTED TRACT ACREAGE SHALL CONSIST OF TOTAL TRACT ACREAGE MINUS CONSTRAINED LAND AND ALL LAND CONTAINED IN EXISTING ROAD RIGHT-OF-WAYS, AND EXISTING OVERHEAD AND UNDERGROUND UTILITY EASEMENTS AND RIGHT-OF-WAYS WITH ESTABLISHED WIDTHS. (SEC. B NO. 1B: 160-21-C)

ZONING NOTES:

- WHERE A TRACT EXISTS IN MORE THAN ONE ZONING DISTRICT, DENSITY SHALL BE CALCULATED IN A MANNER PROPORTIONATE TO THE TOTAL TRACT AREA CONTAINED IN EACH INDIVIDUAL DISTRICT.
- RESIDENTIAL AND COMMERCIAL USES MAY BE USED ON A SINGLE TRACT WITHIN A MASTER DEVELOPMENT. RESIDENTIAL AND COMMERCIAL USES ARE COMBINED WITHIN A MASTER DEVELOPMENT. RESIDENTIAL DENSITY SHALL BE BASED ON NO GREATER THAN 50% OF THE ADJUSTED TRACT ACREAGE, AND SHALL BE PROPORTIONATE TO THE PERCENTAGE OF DEVELOPABLE AREA USED FOR RESIDENTIAL PURPOSES.

TOTAL AQUIRED LAND (T_T)= 888.91 AC
TRANSPORTATION RIGHT-OF-WAY (ROW)= 17.35 AC

CONSTRAINED LANDS (C_L)

NO.	PARAMETER	SYMBOL	AREA (SQ. FT.)	AREA (AC.)
1	Ponds & Lakes	P	1,137,352	26.11
2	Wetlands	W	1,958,022	44.95
3	*100 Yr Flood Plain	FP	904,306	20.76
4	*Moderate Slopes	MS	7,621,693	174.97
5	*Steep Slopes	SS	1,799,464	41.31
Total Constrained Lands			13,420,836	308.10

*Note: Does Not Include Areas Overlapped by Other Constrained Lands

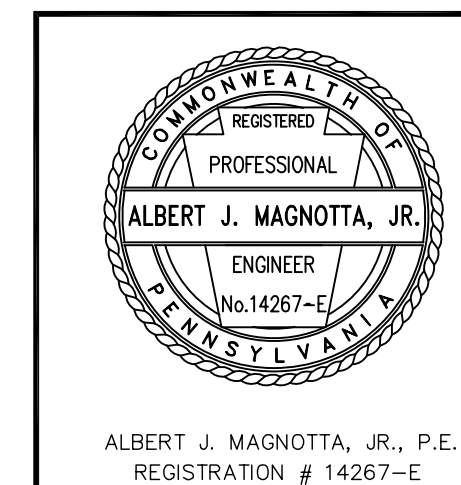
C_L = P+W+(SS*.80)+(MS*.15)+(F*.50)

C_L = 140.73 AC

TRACT ACREAGE ADJUSTED (T_A)

T_A = T_T-ROW-C_L

T_A = 730.83 AC



ADJUSTED TRACT ACREAGE

EXISTING RESOURCE & SITE ANALYSIS PLAN

MOUNT AIRY #1 L.L.C.

PARADISE TOWNSHIP, MONROE COUNTY

PENNSYLVANIA

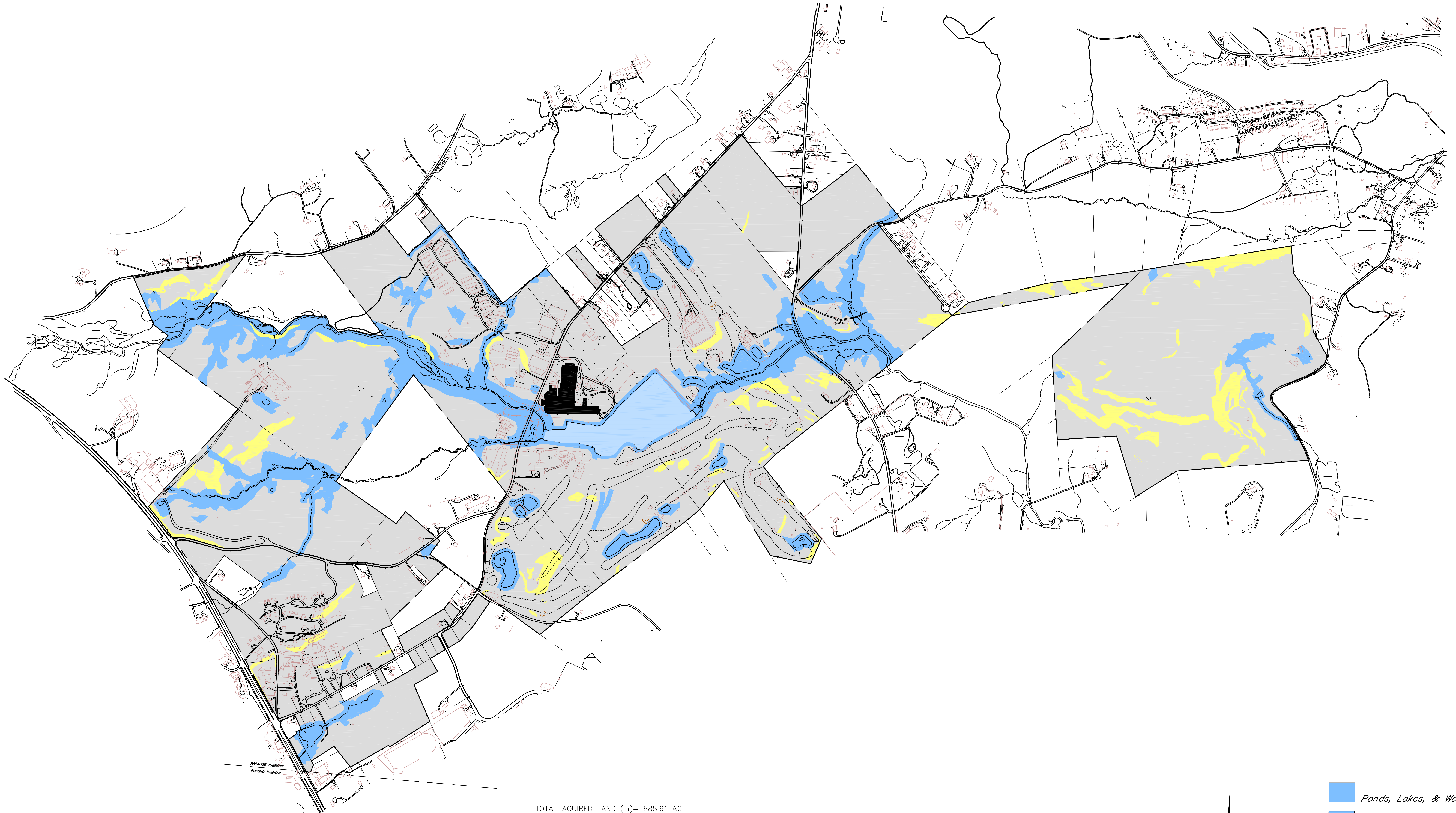
consulting engineers

ceco associates inc.

ALBERT J. MAGNOTTA, JR., P.E.
REGISTRATION # 14207-E

REVISIONS DATE
DESIGNED BY A.J.M. DRAWN BY A.J.M.
CHECKED BY A.C.B. DATE 05-01-010
SCALE 1"=400'

SHEET NO. E-20



TOTAL ACQUIRED LAND (T_a)= 888.91 AC
 TRANSPORTATION RIGHT-OF-WAY (ROW)= 17.35 AC

CONSTRAINED LANDS (C_L)

NO.	PERAMETER	SYMBOL	AREA (SQ. FT.)	AREA (AC.)
1	Ponds & Lakes	P	1,137,352	26.11
2	Wetlands	W	1,958,022	44.95
3	*100 Yr Flood Plain	F _p	904,306	20.76
4	*Moderate Slopes	MS	7,621,693	174.97
5	*Steep Slopes	SS	1,799,464	41.31
Total Constrained Lands			13,420,836	308.10

*Note: Does Not Include Areas Overlapped by Other Constrained Lands

$$C_L = P + W + (SS * .80) + (MS * .15) + (F_p * .50)$$

$$C_L = 140.73 \text{ AC}$$

TRACT ACERAGE ADJUSTED (T_a)

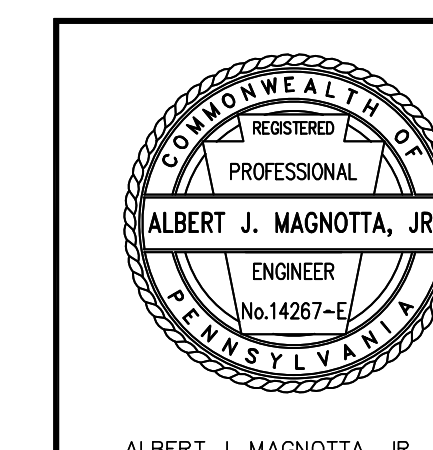
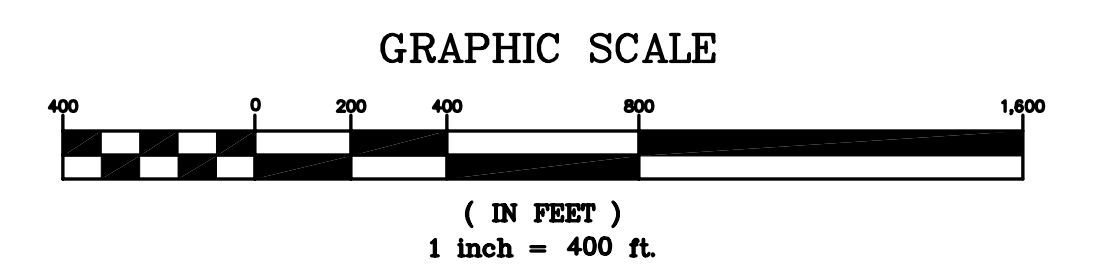
$$T_a = T_L - ROW - C_L$$

$$T_a = 730.83 \text{ AC}$$

GENERAL NOTES:

1. MINIMUM GREENWAY LAND SHALL BE 50 PERCENT OF THE ADJUSTED TRACT ACREAGE PLUS 100 PERCENT OF PRIMARY CONSERVATION AREAS (SEC. C NO. 1: 160-21-C)
2. SHADED AREAS DEPICT LAND ACQUIRED BY MOUNT AIRY NO.1 L.L.C.

- Ponds, Lakes, & Wetlands (POW)
- 100 Yr Floodplain (FP)
- Steep Slopes (SS)
- Riparian Buffer (RAP)

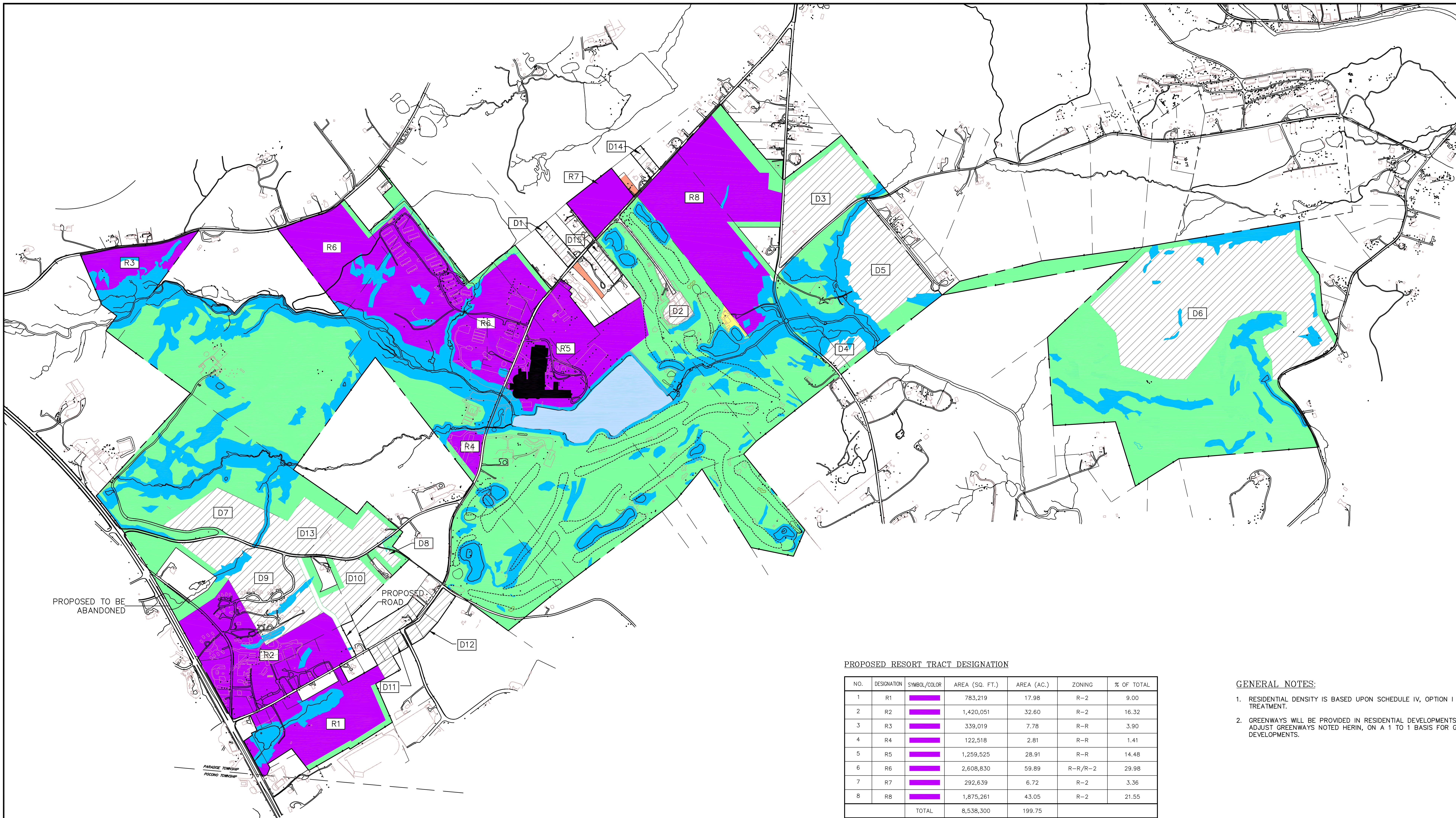


PRIMARY CONSERVATION AREA
EXISTING RESOURCE & SITE ANALYSIS PLAN
MOUNT AIRY #1 L.L.C.
PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA

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

REVISIONS	DATE
DESIGNED A.J.M.	08/23/05
CHECKED A.J.M.	08/23/05
DRAWN A.J.M.	08/23/05
DATE 08-23-05	08-23-05

SHEET NO. E-21



PROPOSED RESORT TRACT DESIGNATION

NO.	DESIGNATION	SYMBOL/COLOR	AREA (SQ. FT.)	AREA (AC.)	ZONING	% OF TOTAL
1	R1	[Purple]	783,219	17.98	R-2	9.00
2	R2	[Purple]	1,420,051	32.60	R-2	16.32
3	R3	[Purple]	339,019	7.78	R-R	3.90
4	R4	[Purple]	122,518	2.81	R-R	1.41
5	R5	[Purple]	1,259,525	28.91	R-R	14.48
6	R6	[Purple]	2,608,830	59.89	R-R/R-2	29.98
7	R7	[Purple]	292,639	6.72	R-2	3.36
8	R8	[Purple]	1,875,261	43.05	R-2	21.55
TOTAL			8,538,300	199.75		

GENERAL NOTES:

- RESIDENTIAL DENSITY IS BASED UPON SCHEDULE IV, OPTION 1 WITH CENTRAL WATER SUPPLY AND WASTEWATER TREATMENT.
- GREENWAYS WILL BE PROVIDED IN RESIDENTIAL DEVELOPMENTS. MT. AIRY NO.1 L.L.C. REQUEST THE RIGHT TO ADJUST GREENWAYS NOTED HERIN, ON A 1 TO 1 BASIS FOR GREENWAYS PROVIDED IN THE RESIDENTIAL DEVELOPMENTS.

PROPOSED RESIDENTIAL TRACT DESIGNATION

NO.	DESIGNATION	SYMBOL/COLOR	AREA (SQ. FT.)	AREA (AC.)	ZONING	% OF TOTAL
1	D1	[Hatched]	79,053	1.81	R-2	1.14
2	D2	[Hatched]	142,063	3.26	R-2	2.05
3	D3	[Hatched]	691,514	15.36	R-1	9.96
4	D4	[Hatched]	104,761	3.44	R-R	1.51
5	D5	[Hatched]	737,233	2.29	R-R	10.61
6	D6	[Hatched]	2,772,603	17.86	R-R	39.92
7	D7	[Hatched]	377,630	90.84	R-R	5.44
8	D8	[Hatched]	33,196	28.26	R-2	0.48
9	D9	[Hatched]	752,385	0.71	R-2	10.83
10	D10	[Hatched]	274,708	18.85	R-2	3.96
11	D11	[Hatched]	274,893	4.96	R-2	3.96
12	D12	[Hatched]	122,573	6.31	R-2	2.81
13	D13	[Hatched]	461,685	2.81	R-R	10.60
14	D14	[Hatched]	49,001	1.10	R-2	1.12
15	D15	[Hatched]	72,212	1.62	R-2	1.66
TOTAL			6,945,642	159.45		

MASTER PLAN APPROVAL BY PARADISE TOWNSHIP WILL PERMIT FLEXIBILITY IN ASSIGNMENT OR MAXIMUM DWELLING UNITS FOR EACH TRACT WITH A MAXIMUM OF 523 UNITS INCORPORATED INTO 159 ACRES.

TOTAL ACQUIRED LAND (T_i) = 888.91 AC
 TRACT ACERAGE ADJUSTED (T_a) = 730.83 AC
 REQUIRED GREENWAY (G) = 525.86 AC

PRIMARY CONSERVATION AREAS (PC) = 160.45 AC
 SECONDARY CONSERVATION AREAS - NO SECONDARY CONSERVATION AREAS AS DEFINED IN ZONING ORDINANCE

POTENTIAL GREENWAY AREAS (PG) - 525.86 ACRES REQUIRED

NO.	PERAMETER	SYMBOL/COLOR	AREA (SQ. FT.)	AREA (AC.)
1	Primary Conservation Areas	[Blue]	6,989,202	160.45
2	Reserved Greenway	[Green]	16,054,909	368.57
5	Wastewater Treatment Plant	[Yellow]	29,983	0.69
Total Potential Greenway Area			PG	23,074,168

POTENTIAL DEVELOPMENT AREA (DA) = 363.05

TOTAL ACQUIRED LAND (T_i)

T_i = DA + PG
 T_i = 888.91 AC

ZONING DISTRICTS & RESPECTIVE TRACT ACERAGE

R-R = 439.35 AC
 R-1 = 17.46 AC
 R-2 = 431.01 AC
 B-1 = 1.09 AC

TOTAL ACQUIRED LAND (T_i) = 888.91 AC
 LAND ZONED AS RURAL RESIDENTIAL DISTRICT (R-R) = 439.35 AC = 49.43%
 LAND ZONED AS LOW DENSITY RESIDENTIAL DISTRICT (R-1) = 17.46 AC = 1.96%
 LAND ZONED AS MODERATE DENSITY RESIDENTIAL DISTRICT (R-2) = 431.01 AC = 48.49%
 LAND ZONED AS NEIGHBORHOOD BUSINESS DISTRICT (B-1) = 1.09 AC = 0.12%

TRACT ACERAGE ADJUSTED (T_a) = 730.83 AC

*MAXIMUM RESIDENTIAL AREA = 365.41 AC
 49.43% OF 365.41 WILL BE R-R
 1.96% OF 365.41 WILL BE R-1
 48.49% OF 365.41 WILL BE R-2
 0.12% OF 365.41 WILL BE B-1

THEREFORE:

NO.	ZONING	TOTAL ACERAGE	%	ZONED ACERAGE	MAX DENSITY (DU/AC)	MAX DWELLING
1	R-R	365.41	49.43	180.61	1.5	120.41
2	R-1	365.41	1.96	7.18	0.459	15.64
3	R-2	365.41	48.49	177.18	0.459	386.01
4	B-1	365.41	0.12	0.45	0.459	0.97
TOTAL						523.03

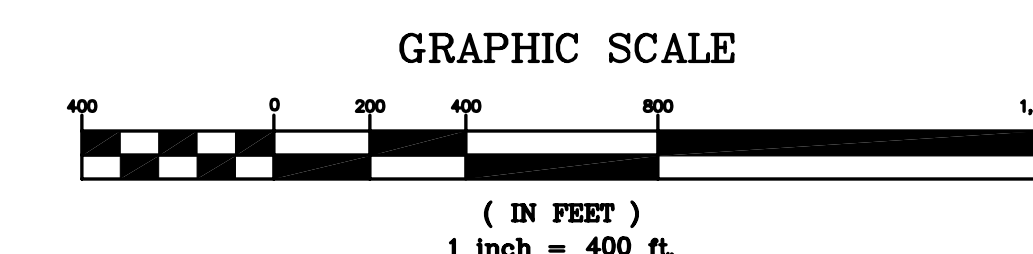
MAXIMUM DENSITY = THE MAXIMUM NUMBER OF PERMITTED DWELLING UNITS PER ADJUSTED TRACT ACERAGE (SEE SCHEDULE IV, OPTION NO. 1, GROUP C)

- A. (R-R) = 1 DWELLING UNIT / 1.5 ACRE(S)
- B. (R-1) = 1 DWELLING UNIT / 20,000 SQ. FT.
- C. (R-2) = 1 DWELLING UNIT / 20,000 SQ. FT.
- D. (B-1) = 1 DWELLING UNIT / 20,000 SQ. FT.

*NOTE: SEE ZONING NOTES ON SHEET E-20

- [Purple] Proposed Resort Development (199.75 Ac)
- [Hatched] Proposed Residential Development (159.45 Ac)
- [Blue] Primary Conservation Areas
- [Orange] Sheriff Sale Acquisition
- [Yellow] Wastewater Treatment Plant
- [Green] Proposed Reserved Greenway

PRELIMINARY
 CECO ASSOCIATES, INC.
 P.O. BOX 995
 SCRANTON, PA 18501
 NOT FOR CONSTRUCTION
 DATE: 08-23-2005



PROJECT GREENWAY/DEVELOPMENT AREAS		REVISIONS	DATE
EXISTING RESOURCE & SITE ANALYSIS PLAN		DESIGNED BY	DRAWN BY
MOUNT AIRY #1 L.L.C.		CHECKED BY	DATE
PARADISE TOWNSHIP, MONROE COUNTY		SCALE	1"=400'
PENNSYLVANIA		DATE	08-23-05
consulting engineers		SHEET NO.	
p.o. box 995, scranton, pa. 18501 570-342-3101		E-22	

