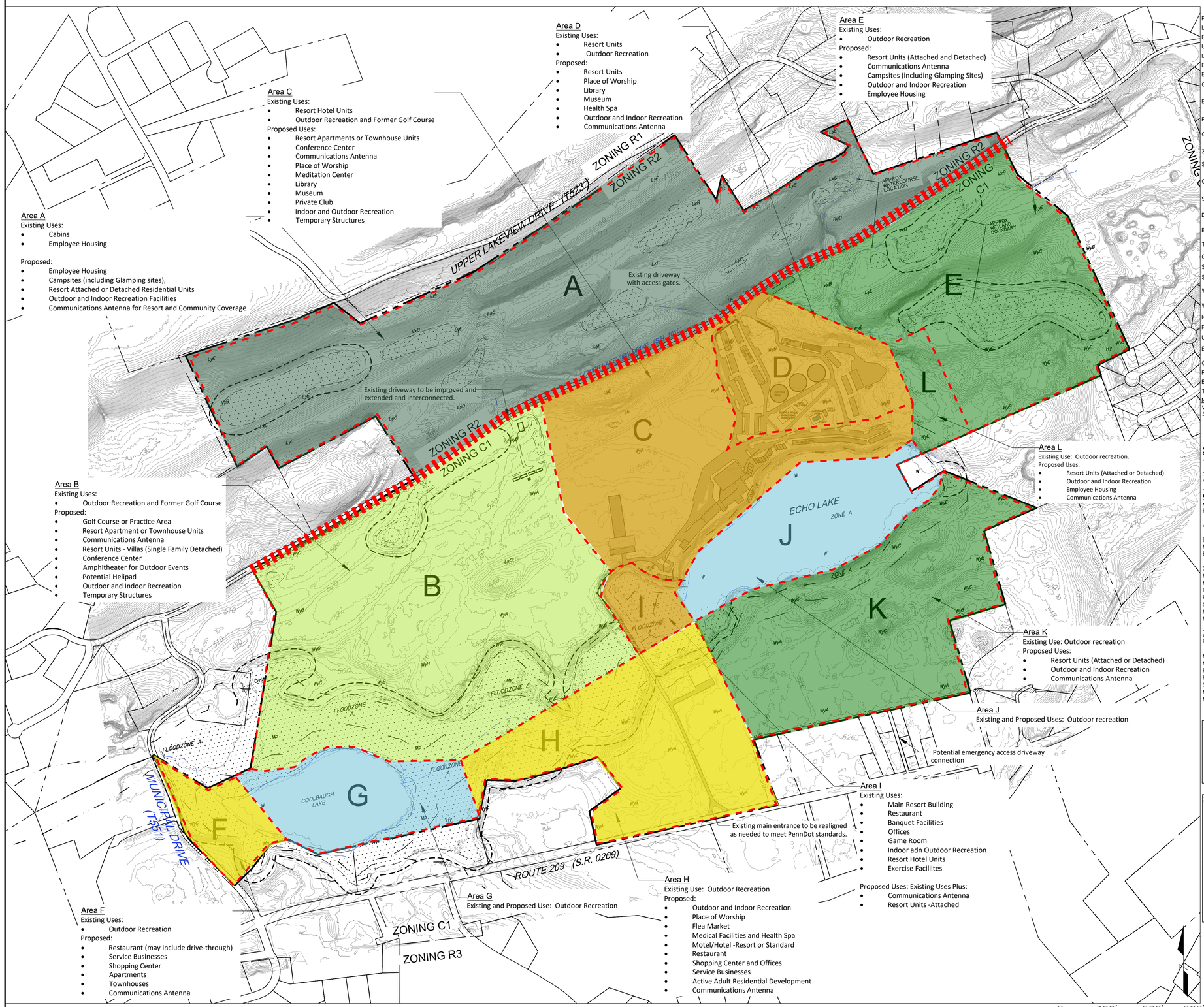

LEGEND

EXISTING

PROPERTY BOUNDARY	
LOT LINE	
BUILDING SETBACK	
ULTIMATE RIGHT-OF-WAY	
LEGAL RIGHT-OF-WAY	
EASEMENT	
BUFFER YARD	
CURBING	DEPRESSED CURB
BUILDING	EXIST. BUILDING
PAVEMENT	
CONCRETE WALKWAY	
ZONING BOUNDARY	SMC HC
SOIL BOUNDARY	
CHAIN-LINK FENCE	CHAIN-LINK FENCE, POST/SPLIT RAIL FENCE
SIGN	
DECIDUOUS TREE	6" MAPLE
EVERGREEN TREE	6" PINE
TREE ROW	
CONTOUR	590
SPOT ELEVATION	590.53
STREAM	
WETLANDS	
WETLAND BUFFER	
RIPARIAN BUFFER	
FLOODZONE A	
USE ZONE	
EDGE OF PAVEMENT	E.O.P.
CENTERLINE	℄
PROPERTY LINE	P
BITUMINOUS	BIT.
TYPICAL	(TYP.)

R2- Residential / Resort / Recreation
C1- Commercial / Resort
C1 - Commercial / Residential
C1- Residential / Resort / Recreation
C1- Residential / Recreation
C1- Lake / Recreation
Zoning Boundary

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

SITE DATA

APPROXIMATE PROJECT AREA: 411± ACRES

SEWER: CENTRAL/PUBLIC
WATER: PRIVATE/PUBLIC w/ DEP PERMITTED SUPPLY

ZONING DATA

ZONING DISTRICT C-1

PROPOSED USES: C16- RESORT COMPLEX/
COMMERCIAL RESORT DEVELOPMENT-CONDITIONAL IN C-1
ACCESSORY USES: B-9 - SINGLE FAMILY DETACHED-PERMITTED IN C-1

RESORT COMPLEX USE:
MIN LOT SIZE: 25 ACRES
BUFFER YARD: 75 FEET FROM ANY CONTIGUOUS LOT LINE OF AN EXISTING DWELLING

SINGLE FAMILY DETACHED USE:
MIN LOT SIZE: 21,780 S.F. (1/2 ACRE)
MIN LOT WIDTH: 150 FT
FRONT YARD: 50 FT
REAR YARD: 50 FT.
SIDE YARD: 30 FT.
MAX BLDG. COVER: 40%
MAX IMPERVIOUS COVER: 60%

ZONING DISTRICT R-2

PROPOSED USE: B10-TOWNHOUSE OR ROW HOUSE - PERMITTED IN R-2

MIN LOT SIZE: 21,780 S.F. (1/2 ACRE)
MIN LOT WIDTH: 100 FT
FRONT YARD: 40 FT
REAR YARD: 40 FT.
SIDE YARD: 20 FT.
MAX BLDG. COVER: 40%
MAX IMPERVIOUS COVER: 50%

PLAN NOTES:

1. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS CREATED USING PUBLICLY AVAILABLE GIS INFORMATION. NO FIELD SURVEY WAS PERFORMED BY BARRY ISETT & ASSOCIATES.
2. THE LOCATIONS OF THE WETLAND BOUNDARIES AND WATERCOURSES SHOWN ON THIS PLAN ARE APPROXIMATE AND GENERALLY BASED ON A LIMITED ABSENCE/PRESENCE INVESTIGATION PERFORMED BY BARRY ISETT & ASSOCIATES, INC. IN MARCH 2024.

SITE SOIL CLASSIFICATIONS

CMA - CHIPPEWA AND NORWITCH SILT LOAMS, 0-5% SLOPES
HY - HOLLY SILT LOAM
LH - LAWRENCEVILLE SILT LOAM
LSC - LORDSTOWN CHANNERY SILT LOAM, 8-15% SLOPES
LSD - LORDSTOWN CHANNERY SILT LOAM, 15-25% SLOPES
LXB - LORDSTOWN CHANNERY SILT LOAM, 0-8% SLOPES, RUBBLY
LXC - LORDSTOWN CHANNERY SILT LOAM, 8-25% SLOPES, RUBBLY
LYE - LORDSTOWN AND OQUAGA CHANNERY LOAMS, 25-70% SLOPES, EXTREMELY STONEY
MAB - MARDIN CHANNERY SILT LOAM, 3-8% SLOPES
MP - MUCKY PEAT, DEEP
RUD - RUSHTOWN SHALY SILT LOAM, 15-30% SLOPES
VXB - VOLUSIA CHANEEY SILT LOAM, 0-8% SLOPES, RUBBLY
W - WATER
WYA - WYOMING GRAVELLY SANDY LOAM, 0-3% SLOPES
WYB - WYOMING GRAVELLY SANDY LOAM, 3-8% SLOPES
WYC - WYOMING GRAVELLY SANDY LOAM, 8-15% SLOPES
WYD - WYOMING GRAVELLY SANDY LOAM, 15-25% SLOPES
WYE - WYOMING GRAVELLY SANDY LOAM, 25-70% SLOPES

REVISIONS	DATE	BY

BARRY ISETT & Associates INC
MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS

CONDITIONAL USE P LAN
POCONO PALACE
RAJ INVESTMENTS
MIDDLE SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

DATE: 12/09/2025	DSGN:
SCALE: 1" = 300'	CHK: ML
DRAWN: CB	APPRD:
JOB: 1024124.001	P MGR: ML

COPYRIGHT 2025

SHEET:
CU-1

FILENAME: \\bisces.com\Work\Projects\2024\1024124.001_RAJ_Investments_Master_Resort\WORK_PRODUCT\LAND\CAD_Production\1024124.001_BasePlan.dwg — December 16, 2024 10:01 AM