

Who we are...

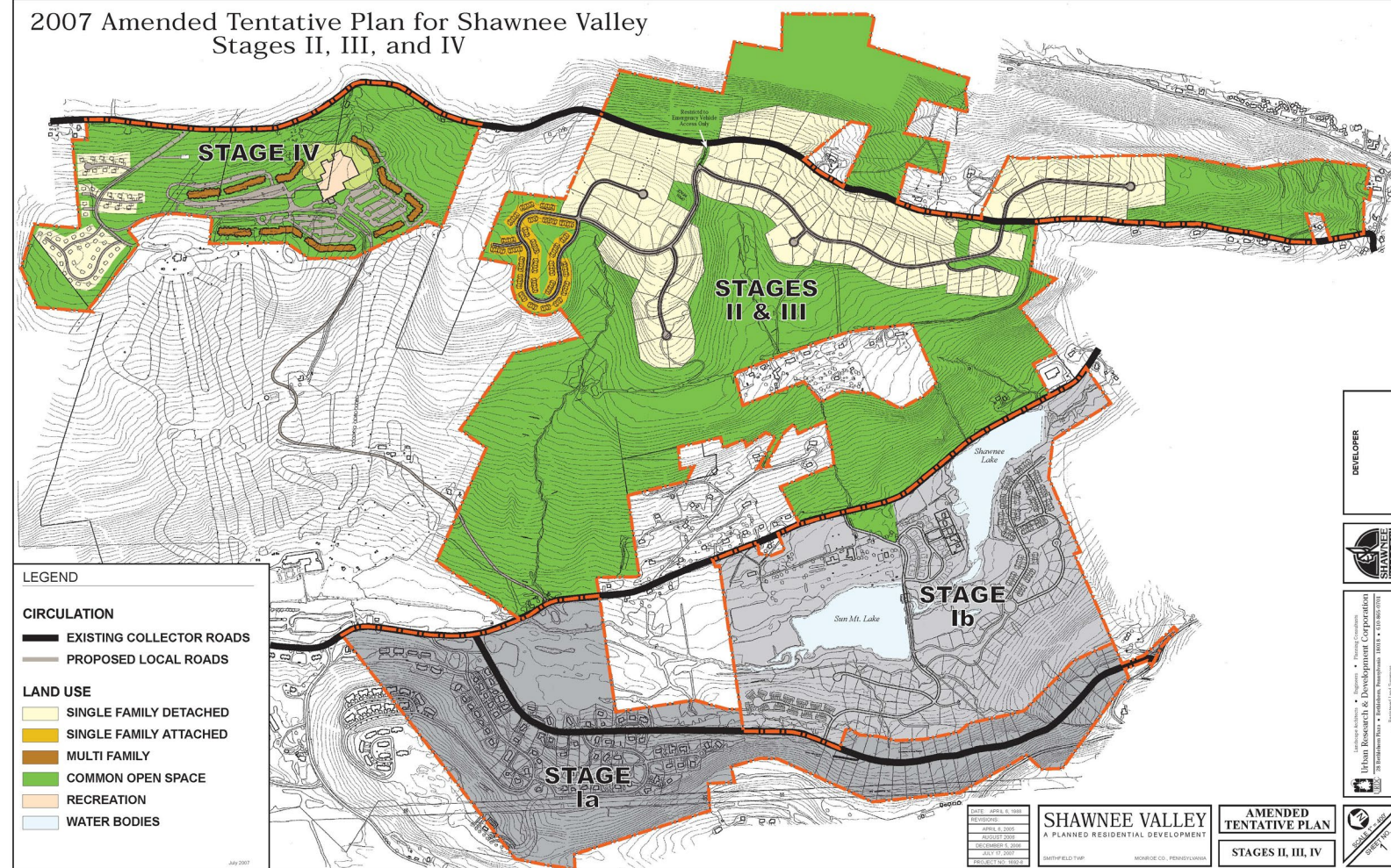
- **Owners:** Tom Anderson and Ted Hunter
 - Wyndham Worldwide
 - Fairfield Glade Homes, Tennessee
- **Consultants**
 - URDC: Planning
 - IEM: Stormwater and civil engineering
 - Penn's Trail: Environmental and wetlands
 - Amy S. Greene: Wildlife habitats
 - Givler Engineering: Dams
 - TPD: Traffic planning and engineering



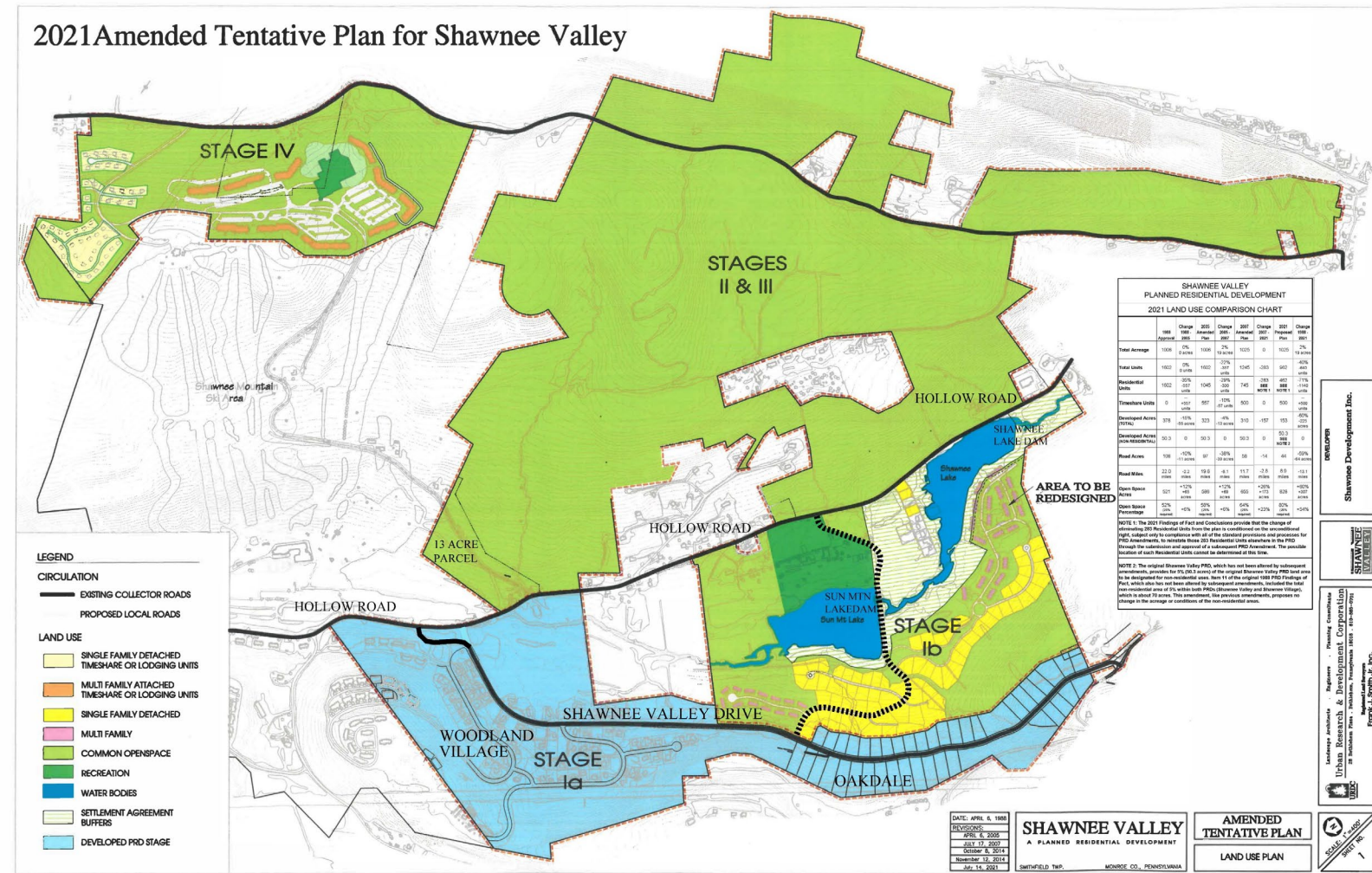
List of Changes 2007 to 2021

- **Conservation open space (National Recreation Area)**
 - Sub-divide 13 acres of land in Stage II and III
 - Delete 136 townhouse units and 114 single family home lots from remainder of Stage II and III and change land use into 550 acres of Open Space (expanded the Delaware Water Gap National Recreation Area)
- **Expand buffers around Knob Lane homeowners**
 - Delete 33 zero lot line units between Sun Mountain Recreation Area and Knob Lane and convert into undeveloped buffers
 - Expand setback buffers on west shore of Shawnee Lake beyond PADEP requirements (future redesign will delete or shift back 26 townhouse units)
- **Proposed Third Amendment to SPS Agreement**
 - Retain the approved Lakeview Drive to Hollow Road as approved, via a proposed Third Amendment to the SPS Settlement Agreement
 - Propose three (3) new home lots on existing previously unidentified subdivided tax parcels via a proposed Third Amendment to the SPS Settlement Agreement
- **Other**
 - Reduce developed acreage, stream crossings, road miles
 - Increase open space
 - Reserve our right request and obtain future approvals for Amendments to reinstate the number of residential units and commercial uses

2007 Amended Tentative Plan for Shawnee Valley Stages II, III, and IV



2021 Amended Tentative Plan for Shawnee Valley



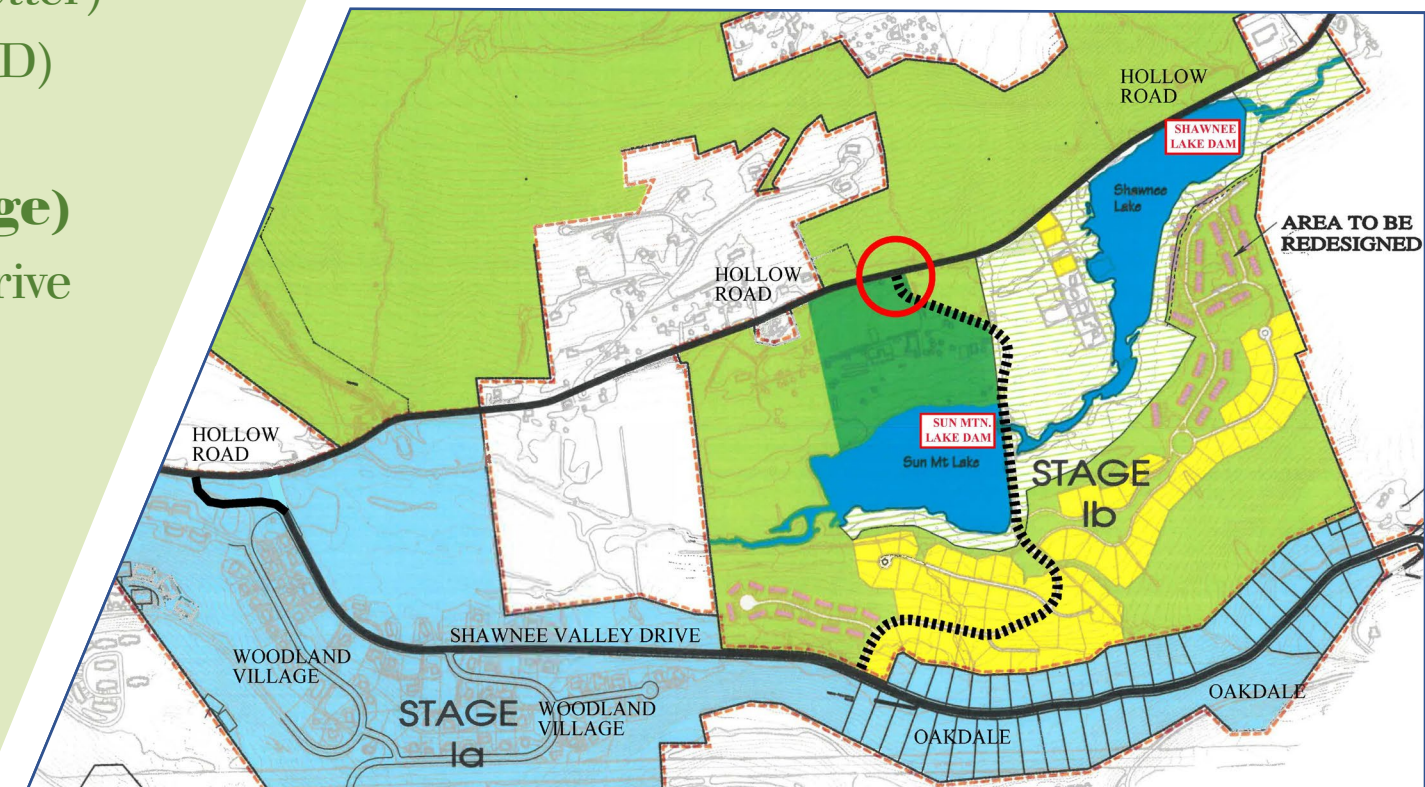
Entitlements and Approvals to date

- **Permits for site development are currently in place**
 - PADEP Joint 105 water obstruction & encroachment permit APS ID# 1029995, AUTH ID# 1338873, APPLICATION NO. E4502221-001 issued September 22, 2021 and effective through December 31, 2026
 - USACOE regulated stream crossing approval CENAP-OP-R-2006-00051 (PASPGP-3) issued effective January 16, 2009 and no expiration
 - PADEP Chapter 102 individual NPDES 102 permit #PAD450104, effective May 15, 2020 and expires May 24, 2025
 - PA Fish & Boat Commission species impact review PNDI Search No. 694579-1 acceptance letter issued March 9, 2020
 - PHMC Phase I / II cultural resources survey non-eligibility final review letters ER 05-0879-089-E issued April 19, 2009
 - Smithfield township PRD (zoning) approved January 3, 2008 and updated annually, most recently December 28, 2021
 - Final conditional construction approval granted by Smithfield Township Board of Supervisors on December 14, 2005 and updated annually, most recently December 28, 2021
- **Currently entitled for 236 residential units**
 - 164 townhouse pads in approved plans
 - 72 single family lots in approved



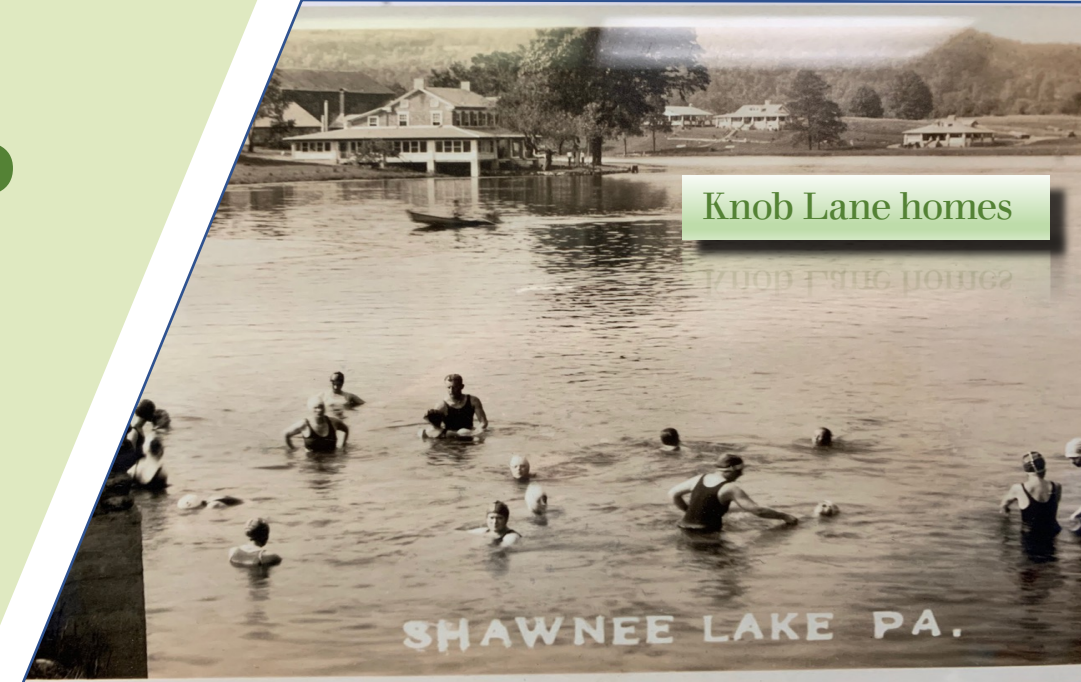
Why Lakeside Drive should remain as it is already approved

- **Approved “Lakeside Drive” connects Shawnee Valley Drive to Hollow Road**
- **Approved by all governmental agencies to date**
 - Only intersection PennDOT approved after studying other options (see TPD letter)
 - Approved for all environmental impacts by PADEP, MCCD and ACOE (Joint 105)
 - Shawnee Fire Company preferred access for emergency services (see letter)
 - Approved by Smithfield Township in 2007 Amended Tentative Plan (PRD)
 - Approved by PADEP Dam Safety, final engineering pending for future
- **Negative impacts to NS3 and SVOA (Oakdale & Woodland Village)**
 - Adds ALL daily driving for 240+/- new households to Shawnee Valley Drive
 - Eliminates scenic and desirable new shortcut to get to Hollow Road
 - SVOA point of view excluded from prior SPS, Wyndham and Township
- **Sun Mountain Lake Dam is engineered and built for a road**
 - Earth dam crest is over 30’ wide to fit road paving and shoulders
 - Abutments and concrete head walls are built to support bridge loads
 - Suitable for fire department emergency access and all public use
 - Bridge is only 55’ single span
- **Shawnee Lake Dam has proven largely infeasible**
 - Combined dams are about 160’ span, is four to six times the cost
 - Requires multiple spans, new foundations, dam modifications
 - Dam crest widening may take downstream wetlands
- **Only obstacle is signing a fair SPS amendment**
 - Lakeside Drive is 450’ from nearest Knob Lane homes



Why three homes should be allowed to offset nearly 300 homes deleted

- **Lots were “found” in 2019 during our acquisition from Wyndham**
- **Lots have no natural or governmental impediments to building homes**
 - Easily available sewer, water (wells), power, telecom, existing road access
 - Lots are already sub-divided tax parcels, no platting needed, no zoning obstacles
 - No tree clearing, habitats, wetlands, stream crossings, or environmental impacts
- **Legal lots created in 1930’s at same time as existing home owners**
 - 1912: 117 Knob Lane – 1470sf
 - 1927: 123 Knob Lane – 1260sf
 - 1940: 129 Knob Lane – 845sf
 - 1963: 127 Knob Lane – 2554sf
 - 1999: 119 Knob Lane – 1635sf
- **Paid higher real estate taxes based on “lot values” for decades**
- **Five lots are buildable but we are proposing only three homes**
 - Lot 32 – Preserve the drainage channel and trees for nicer setting
 - Lot 44 – Trees are not cleared so we propose to leave it undeveloped
- **Should never have been included in “buffer” discussions**
 - Similar size homes proposed as what our neighbors currently live in
 - Lots are already sub-divided and ready for permitting homes
 - Lots were already cleared of trees for decades
- **Only obstacle is signing a fair SPS amendment**
 - SPS wants to “assure that the inevitable growth of our community will be responsible, sustainable, and fitted to the conditions and standards of the twenty-first century.”
 - Three new homes on cleared lots meets those goals



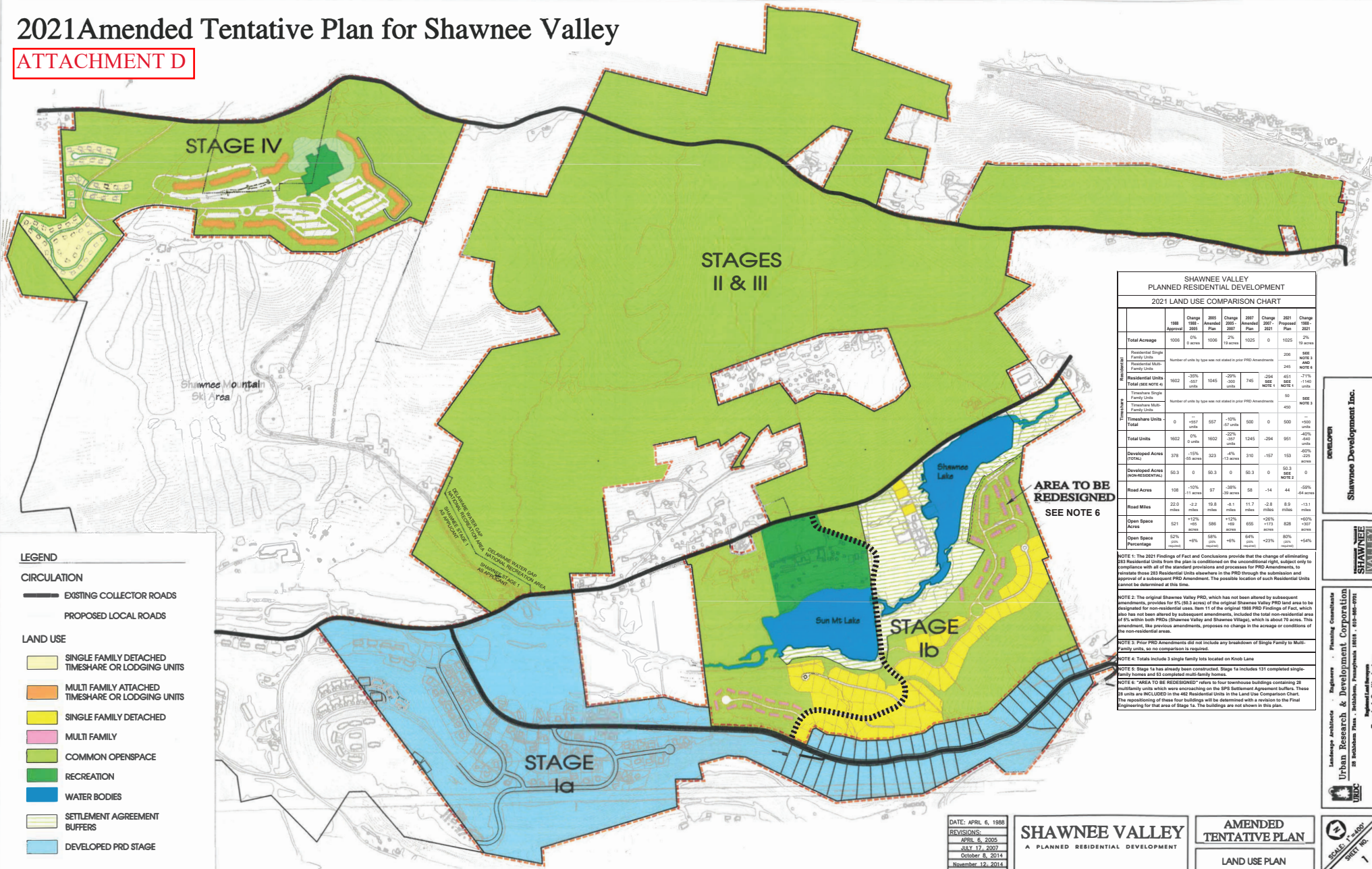
Updates since Planning Commission recommendation for conditional approval

- Township Engineer's review
 - Boucher & James letter dated 11/17/2021
 - Developer 12 item letter dated 01/05/2021
 - Revised 2021 PRD drawing for clarity
 - Revised Comparison Chart for clarity
- Smithfield Twp. Annual Update
- Broughal & DeVito letter 12/14/2021
 - Cover to Martha Carbone concerns list
 - First response since June SPS meeting
 - Developer 13 item letter dated 01/05/2021
 - Agree on several points to correct
 - Third Amendment is required
- Hollow Road intersection
 - Letter to Smithfield dated 11/29/ 2021
 - Third Amendment proposed
- SPS public messages
 - Some correct and some not
 - Fact Sheet issued 01/11/2021



2021 Amended Tentative Plan for Shawnee Valley

ATTACHMENT D



- LEGEND**
- CIRCULATION**
- EXISTING COLLECTOR ROADS
 - PROPOSED LOCAL ROADS
- LAND USE**
- SINGLE FAMILY DETACHED TIMESHARE OR LODGING UNITS
 - MULTI FAMILY ATTACHED TIMESHARE OR LODGING UNITS
 - SINGLE FAMILY DETACHED
 - MULTI FAMILY
 - COMMON OPENSACE
 - RECREATION
 - WATER BODIES
 - SETTLEMENT AGREEMENT BUFFERS
 - DEVELOPED PRD STAGE

SHAWNEE VALLEY PLANNED RESIDENTIAL DEVELOPMENT							
2021 LAND USE COMPARISON CHART							
	1988 Approval	Change 1988 2005	2005 Amended Plan	Change 2005 2007 Plan	2007 Amended Plan	Change 2007 2021 Plan	2021 Proposed Plan
Total Acreage	1008	0%	1006	0%	1025	0	1025
Residential Single Family Units	206		245		206		206
Residential Multi-Family Units	0		0		0		0
Residential Units Total (see note 4)	1802	-35%	1845	-20%	745	-294	451
Timeshare Single Family Units	50		50		50		50
Timeshare Multi-Family Units	0		0		0		0
Timeshare Units Total	50		50		50		50
Total Units	1802	0%	1802	-20%	1245	-294	951
Developed Acres (TOTAL)	378	-15%	323	-4%	310	-157	153
Developed Acres (NON-RESIDENTIAL)	50.3	0	50.3	0	50.3	0	50.3
Road Acres	108	-10%	97	-38%	58	-14	44
Road Miles	22.0	-2.2	19.8	-4.1	11.7	-2.8	8.9
Open Space Acres	521	+12%	586	+12%	655	+173	828
Open Space Percentage	52%	+5%	58%	+5%	64%	+23%	80%

NOTE 1: The 2021 Findings of Fact and Conclusions provide that the change of eliminating 263 Residential Units from the plan is conditioned on the unconditional right, subject only to compliance with all of the standard provisions and processes for PRD Amendments, to eliminate these 263 Residential Units elsewhere in the PRD through the submission and approval of a subsequent PRD Amendment. The possible location of such Residential Units cannot be determined at this time.

NOTE 2: The original Shawnee Valley PRD, which has not been altered by subsequent amendments, provides for 5% (52.4 acres) of the original Shawnee Valley PRD land area to be designated for non-residential uses. Item 11 of the original 1988 PRD Findings of Fact, which also has not been altered by subsequent amendments, included the total non-residential area of 5% within both PRDs (Shawnee Valley and Shawnee Village), which is about 70 acres. This amendment, the previous amendments, proposes no change in the acreage or conditions of the non-residential areas.

NOTE 3: Prior PRD Amendments did not include any breakdown of Single Family to Multi-Family units, so no comparison is required.

NOTE 4: Totals include 3 single family lots located on Knob Lane.

NOTE 5: Stage 1a has already been constructed. Stage 1a includes 131 completed single-family homes and 53 completed multi-family homes.

NOTE 6: "AREA TO BE REDESIGNED" refers to four townhouse buildings containing 28 multifamily units which were encroaching on the SPB Settlement Agreement buffers. These 28 units are INCLUDED in the 42 Residential Units in the Land Use Comparison Chart. The disposition of these four buildings will be determined with a revision to the Final Engineering for that area of Stage 1a. The buildings are not shown in this plan.

**AREA TO BE REDESIGNED
SEE NOTE 6**

DATE: APRIL 6, 1988
 REVISIONS:
 APRIL 6, 2005
 JULY 17, 2007
 OCTOBER 5, 2014
 NOVEMBER 12, 2014
 JULY 14, 2021
 JANUARY 5, 2022

SHAWNEE VALLEY
 A PLANNED RESIDENTIAL DEVELOPMENT
 SHIMFIELD TWP. MONROE CO., PENNSYLVANIA

**AMENDED
TENTATIVE PLAN**
 LAND USE PLAN

DEVELOPER
 Shawnee Development Inc.

SHAWNEE VALLEY

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SCALE: 1"=400'
SHEET NO. 1