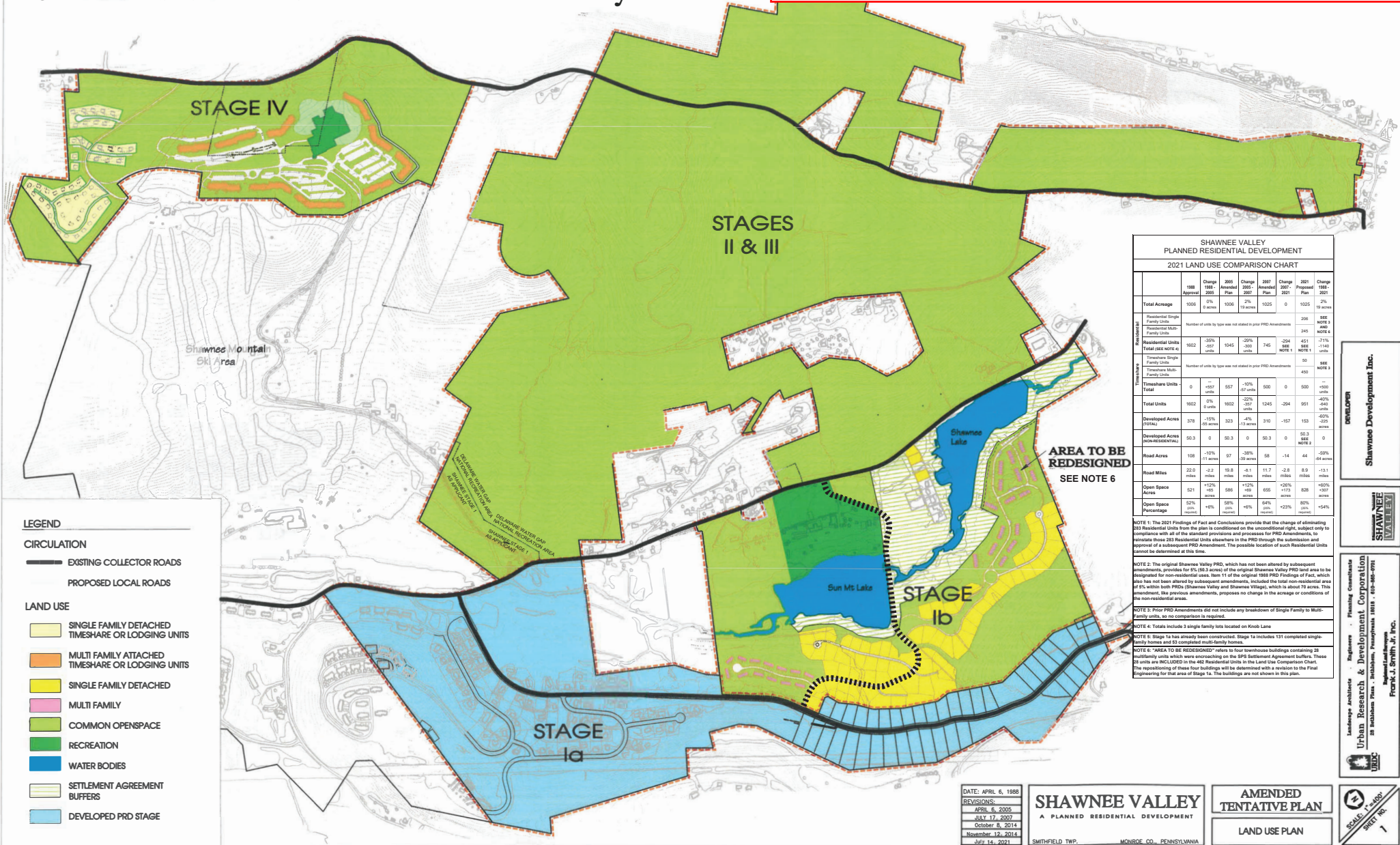


# 2021 Amended Tentative Plan for Shawnee Valley

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SVPRD 2021 AMENDMENT (REVISED 01/05)

NEW EXHIBIT B.2. - 2021 PRD tentative plan rev 02 2022 0105



- 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 OPENSPACE
  - RECREATION
  - WATER BODIES
  - SETTLEMENT AGREEMENT BUFFERS
  - DEVELOPED PRD STAGE

SHAWNEE VALLEY PLANNED RESIDENTIAL DEVELOPMENT									
2021 LAND USE COMPARISON CHART									
	1988	Change	2005	Change	2007	Change	2021	Change	2021
	Approval	1988-2005	Revised Plan	2007 Plan	Amendment Plan	2021 Proposed Plan	2021 Proposed Plan	2021 Proposed Plan	1988-2021
<b>Total Acreage</b>	1008	0%	1006	2%	1025	0	1025	2%	19 acres
<b>Residential Single Family Units</b>									206
<b>Residential Multi-Family Units</b>									245
<b>Residential Units Total (see note 4)</b>	1602	-35%	1642	-20%	745	-294	451	-71%	+140 units
<b>Timeshare Single Family Units</b>									50
<b>Timeshare Multi-Family Units</b>									450
<b>Timeshare Units Total</b>	0	+0%	527	-50%	501	0	500	+0%	+500 units
<b>Total Units</b>	1602	0%	1602	-20%	1245	-294	951	-40%	+640 units
<b>Developed Acres (TOTAL)</b>	378	-15%	323	-4%	310	-157	153	-59%	+225 acres
<b>Developed Acres (NON-RESIDENTIAL)</b>	50.3	0	50.3	0	50.3	0	50.3	0	0
<b>Road Acres</b>	108	-10%	97	-8%	58	-14	44	-59%	-64 acres
<b>Road Miles</b>	22.0	-2%	19.8	-11%	11.7	-2.8	8.9	-13.1	13.1 miles
<b>Open Space Acres</b>	521	+12%	586	+12%	655	+173	828	+57%	307 acres
<b>Open Space Percentage</b>	52%	+5%	58%	+5%	64%	+2%	80%	+54%	

**NOTE 1:** The 2021 Findings of Fact and Conclusions provide that the change of eliminating 633 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 633 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% (53.3 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 SPS Setback Agreement buffers. These 28 units are INCLUDED in the 462 Residential Units in the Land Use Comparison Chart. The specifications 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.

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  
 SMITHFIELD TWP. MONROE CO., PENNSYLVANIA

**AMENDED TENTATIVE PLAN**  
 LAND USE PLAN

DEVELOPER  
**Shawnee Development Inc.**

SHAWNEE VALLEY

LENDAGE ARCHITECTS ENGINEERS PLANNING CONSULTANTS  
**Urban Research & Development Corporation**  
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 Registered Land Planner

SCALE: 1" = 400'  
 SHEET NO. 1