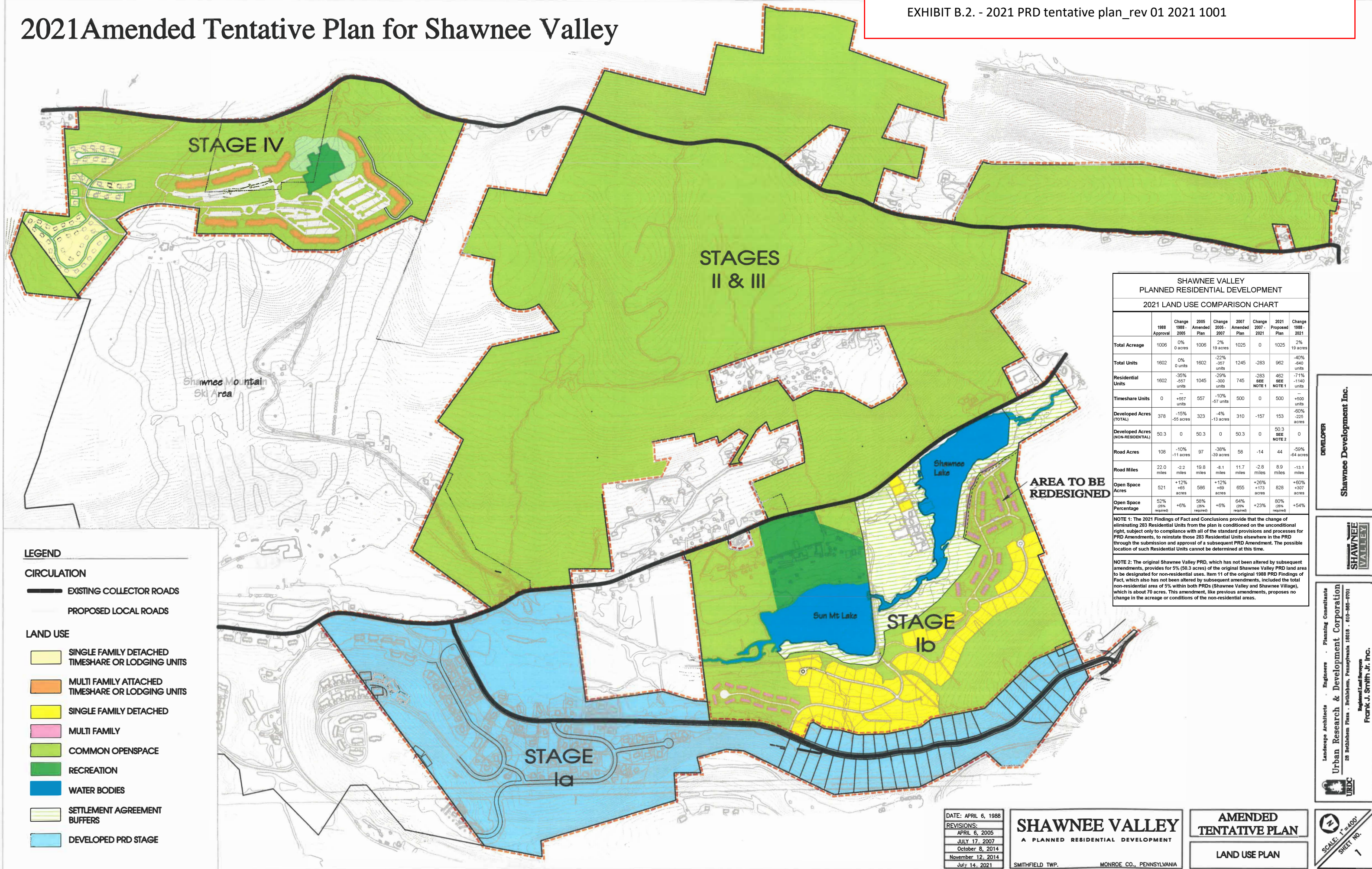


2021 Amended Tentative Plan for Shawnee Valley



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

**SHAWNEE VALLEY
PLANNED RESIDENTIAL DEVELOPMENT
2021 LAND USE COMPARISON CHART**

	1988 Approval	Change 1988- 2005 Amended Plan	2005 Amended Plan	Change 2005- 2007 Amended Plan	2007 Amended Plan	Change 2007- 2021 Proposed Plan	2021 Proposed Plan	Change 1988- 2021
Total Acreage	1006	0% 0 acres	1006	2% 19 acres	1025	0	1025	2% 19 acres
Total Units	1602	0% 0 units	1602	-22% -357 units	1245	-283	962	-40% -640 units
Residential Units	1602	-35% -567 units	1045	-29% -300 units	745	-283 SEE NOTE 1	462 SEE NOTE 1	-71% -1140 units
Timeshare Units	0	+57 units	57	-10% -57 units	500	0	500	+500 units
Developed Acres (TOTAL)	378	-15% -55 acres	323	-4% -13 acres	310	-157	153	-60% -225 acres
Developed Acres (NON-RESIDENTIAL)	50.3	0	50.3	0	50.3	0	50.3 SEE NOTE 2	0
Road Acres	108	-10% -11 acres	97	-38% -39 acres	58	-14	44	-59% -64 acres
Road Miles	22.0	-2.2 miles	19.8	-8.1 miles	11.7	-2.8 miles	8.9	-13.1 miles
Open Space Acres	521	+12% +65 acres	586	+12% +69 acres	655	+26% +173 acres	828	+60% +307 acres
Open Space Percentage	52% (25% required)	+6% (25% required)	58% (25% required)	+6% (25% required)	64% (25% required)	+23% (25% required)	80% (25% required)	+54%

NOTE 1: The 2021 Findings of Fact and Conclusions provide that the change of eliminating 283 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 restate those 283 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% (50.3 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, like previous amendments, proposes no change in the acreage or conditions of the non-residential areas.

DEVELOPER
Shawnee Development Inc.

SHAWNEE VALLEY

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URDC
Registered Land Surveyors
Frank J. Smith Jr. Inc.

DATE: APRIL 6, 1988
REVISIONS:
APRIL 6, 2005
JULY 17, 2007
October 8, 2014
November 12, 2014
July 14, 2021

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

AMENDED TENTATIVE PLAN
LAND USE PLAN

SCALE: 1" = 400'
SHEET NO. 1