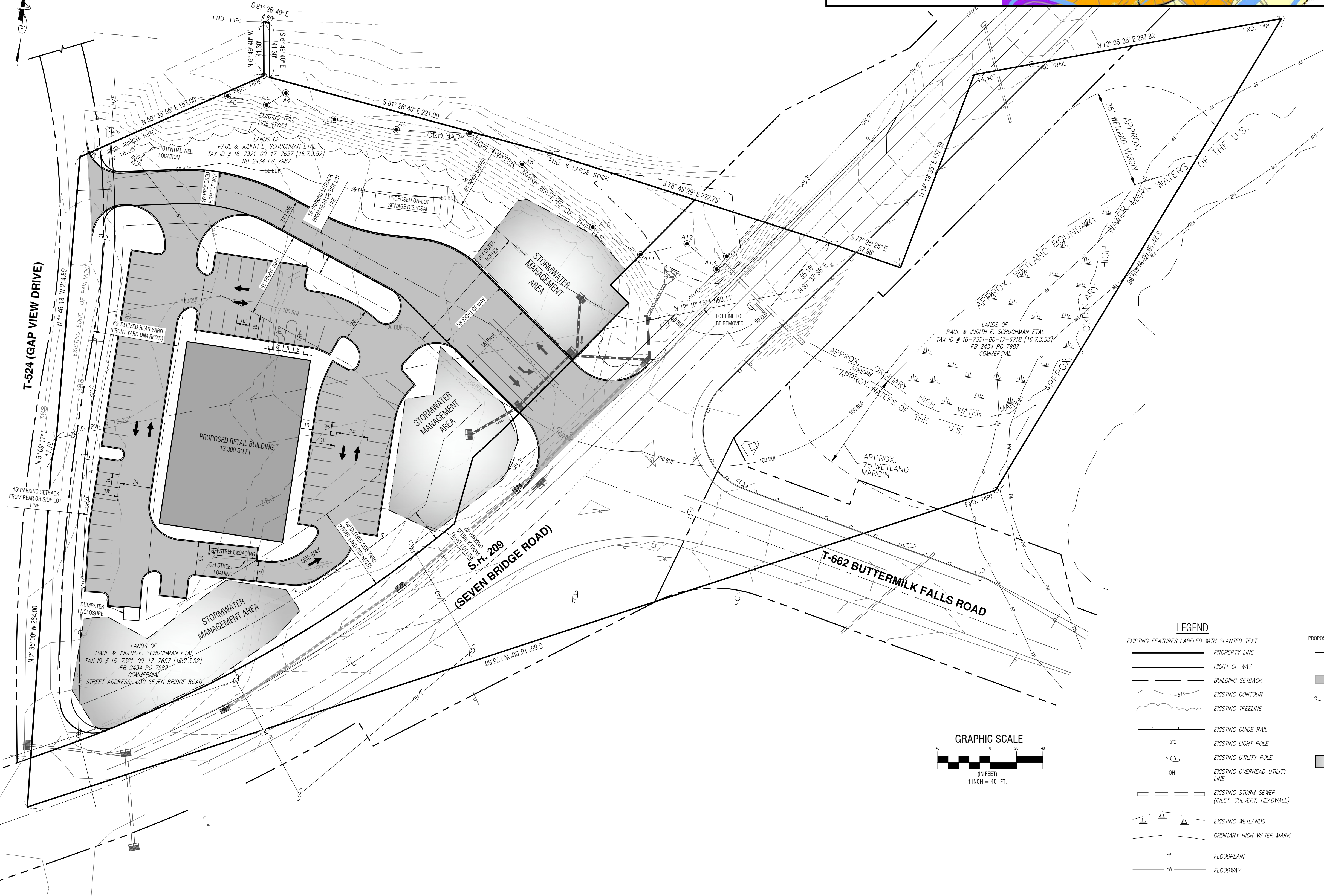
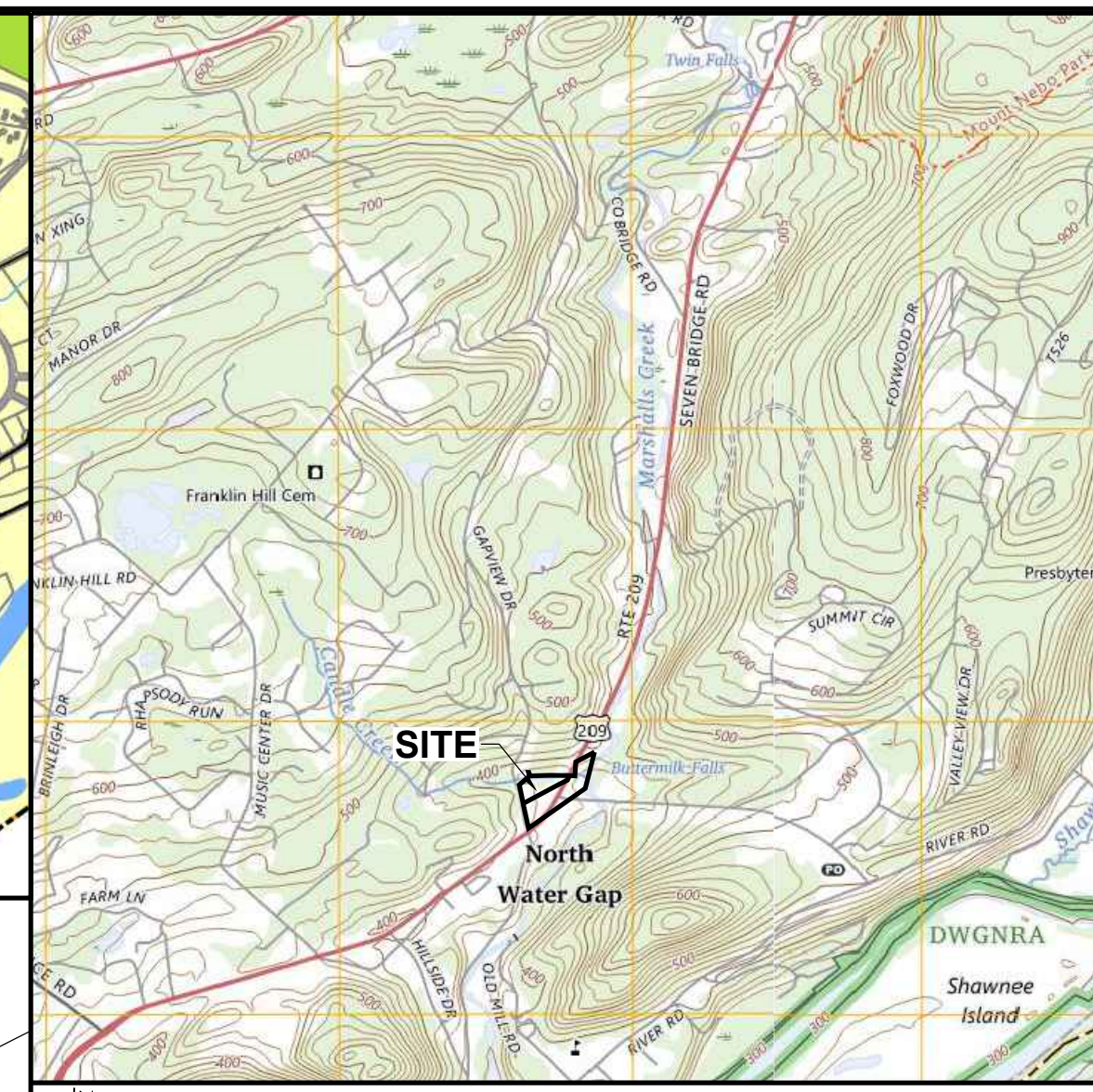
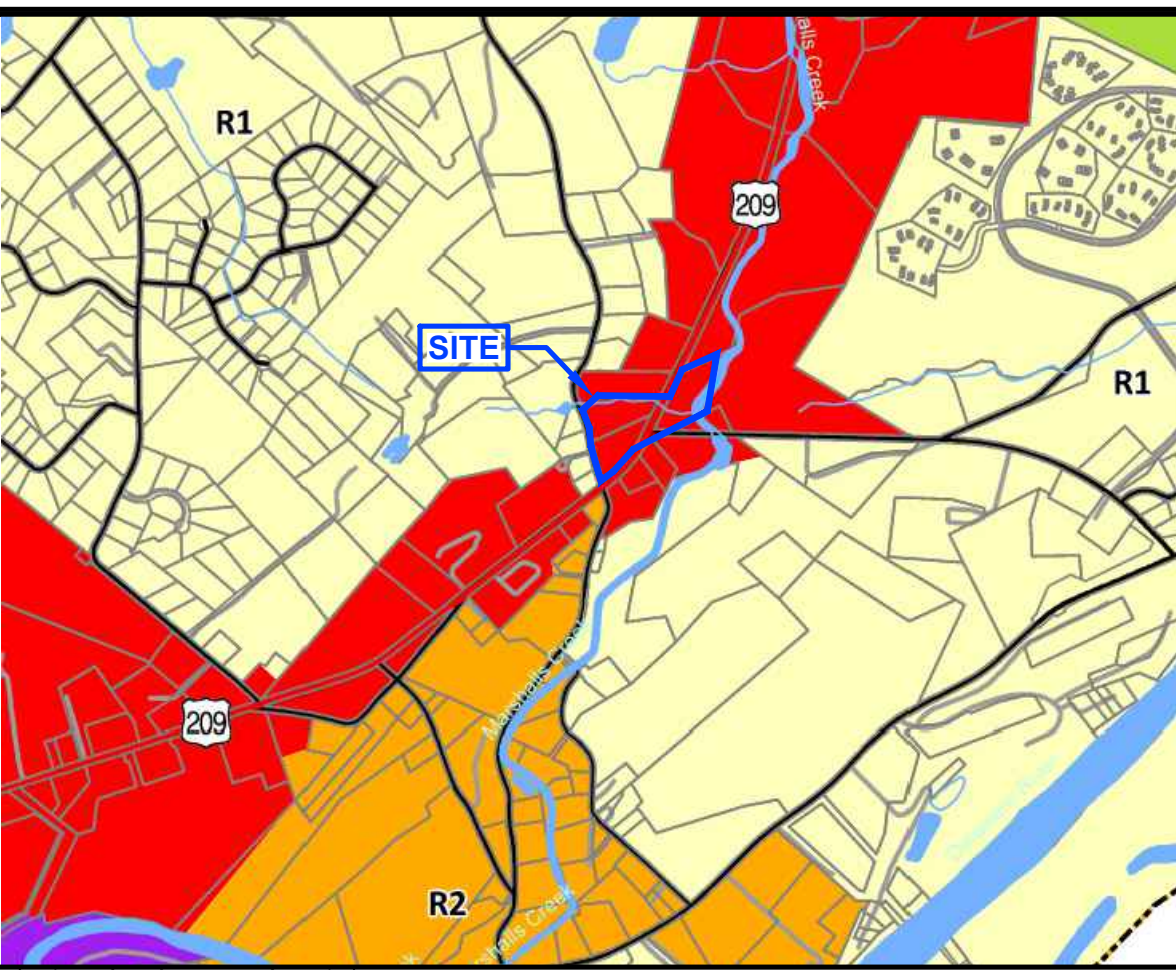


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Zoning Districts

- ED - Economic Development
- M1 - Industrial
- R1 - Low-Density Residential
- R2 - Medium Density Residential
- RC - Residential Conservation
- RE - Resort

ZONING MAP



SITE DATA:

OWNER: PAUL & JUDITH SCHUCHMAN
PO BOX 404
MARSHALLS CREEK, PA 18335

APPLICANT: DR. JOHN GEORGIU
632 NORTH COURTLAND STREET
EAST STROUDSBURG, PA 18301

TAX PARCEL: 16-7321-00-17-6718 16-7321-00-17-7657
[16.7.3.53] [16.7.3.52]

DEED BOOK: RB 2434 PG 7897 RB 2434 PG 7897

LOT AREA: 93,876 SQ FT 208,589 SQ FT
2.2 ACRES 4.8 ACRES

STREET ADDRESS: 630 SEVEN BRIDGE ROAD

ZONING DISTRICT: ED - ECONOMIC DEVELOPMENT DISTRICT

PROPOSED USE: RETAIL

ED - ECONOMIC DEVELOPMENT DISTRICT ZONING DISTRICT REGULATIONS

BUILDING SETBACKS:	REQUIRED
FRONT YARD	65 FT (BUDGS OVER 5,000 SQ FT)
REAR YARD	30 FT*
SIDE YARD	20 FT*
MINIMUM LOT AREA	30,000 SQ FT
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT DEPTH	150 FT
MAXIMUM BUILDING HEIGHT	40 FT
MAXIMUM IMPERVIOUS COVERAGE	60%
MAXIMUM BUILDING COVERAGE	35%

NOTES:

- THIS PLAN HAS BEEN PREPARED IN SUPPORT OF A SKETCH PLAN APPLICATION FOR DR. JOHN GEORGIU.
- THE PROPERTY BOUNDARY IS BASED ON PLAN TITLED "BUTTERMILK FALLS CORPORATE CENTER LAND DEVELOPMENT/LOT CONSOLIDATION PLAN" AS PREPARED BY NICLAUS ENGINEERING CORP., DATED 10-6-2006, LAST REVISED 10-5-2007.
- EXISTING FEATURES AND TOPOGRAPHY ARE SHOWN BASED ON A PLAN TITLED "BUTTERMILK FALLS CORPORATE CENTER LAND DEVELOPMENT/LOT CONSOLIDATION PLAN" AS PREPARED BY NICLAUS ENGINEERING CORP., DATED 10-6-2006, LAST REVISED 10-5-2007. TOPOGRAPHY IS ON GRID 29.
- BASED ON THE GRAPHIC REPRESENTATION OF THE FEMA FIRM MAPPING, THIS PROJECT AREA IS IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) BASED ON FEMA FIRM MAP NO. 42089C0204E, EFFECTIVE DATE 5-2-2013.
- WATER SERVICE TO BE PROVIDED BY AN ONSITE WELL. SEWER SERVICE TO BE PROVIDED BY ONSITE SEWAGE DISPOSAL SYSTEM. ALTERNATE SEWAGE DISPOSAL PROVIDED BY FUTURE STSA EXTENSION.
- WETLANDS BASED ON "BUTTERMILK FALLS CORPORATE CENTER LAND DEVELOPMENT/LOT CONSOLIDATION PLAN" AS PREPARED BY NICLAUS ENGINEERING CORP., DATED 10-6-2006, LAST REVISED 10-5-2007.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAN AND IT THEREFORE DOES NOT REFLECT THE CONDITIONS WHICH MAY BE REVEALED TO THIS PROPERTY THROUGH THESE ADDITIONAL SURVEYS. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE INFORMATION. RHR HESS IS A DIVISION OF UTRS, INC. DOES NOT GUARANTEE ACCURACY OR LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES AND STRUCTURES SHOWN ON THE PLAN DRAWINGS. NOR DOES RHR HESS A DIVISION OF UTRS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN.

PRIOR TO ANY EXCAVATION, PA. ONE CALL SYSTEM MUST BE CALLED AT 1-800-242-1176 TO MARK OUT ALL UNDERGROUND UTILITY LINES. UTILITY LOCATION SHOWN HERE IS APPROXIMATE AND IS BASED ON WHAT IS VISIBLE ON THE GROUND.

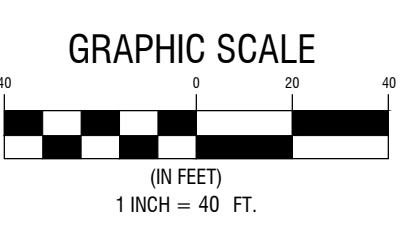
PARKING ANALYSIS
PROPOSED DEVELOPMENT: 13,300 SQ FT RETAIL BUILDING

TOWNSHIP REQUIREMENT
RETAIL: 1 SPACE PER 200 SQ FT GROSS FLOOR AREA

REQUIRED PARKING CALCULATION:
13,300 / 200 = 67

TOTAL REQUIRED: 67 PARKING SPACES
HANDICAP PARKING REQUIRED: 51-75 SPACES - 2 REQUIRED INCLUDING 1 VAN ACCESSIBLE

PROVIDED: 68 SPACES, INCLUDING 2 HANDICAP INCLUDING 2 VAN ACCESSIBLE



LEGEND

EXISTING FEATURES LABELED WITH SLANTED TEXT

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING GUIDE RAIL
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING STORM SEWER (INLET, CULVERT, HEADWALL)
- EXISTING WETLANDS
- ORDINARY HIGH WATER MARK
- FP FLOODPLAIN
- FW FLOODWAY

PROPOSED LEGEND

PROPOSED FEATURES LABELED WITH STRAIGHT TEXT

- CURB
- EDGE OF PAVE
- PAVEMENT
- GUIDE RAIL
- HANDICAP PARKING SPACE PER DETAIL
- PARKING SPACE 4" WHITE LINE MARKING
- STORMWATER MANAGEMENT AREA

REVISIONS

NO.	DATE	DESCRIPTION

AUTHORIZED USE: SKETCH NOT FOR APPROVAL OF CONSTRUCTION

RHR HESS
A DIVISION OF **UTRS**

Civil Engineers • Environmental Engineers • Surveyors
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Telephone (570) 421-1530; Fax (570) 421-6720
Web Site: www.rhrhess.com; Email: info@rhrhess.com

CLIENT: DR. JOHN GEORGIU
632 NORTH COURTLAND STREET
EAST STROUDSBURG, PA 18301

PROJECT NO.: 11123.001

PROJECT FIRM NAME: C.SK.01

DATE: 9-2024

SCALE: AS SHOWN

DRAWING TITLE AND NUMBER: GEOR_Layou_Sketch.dwg

SMITHFIELD TOWNSHIP
MONROE COUNTY, PA

SKETCH PLAN FOR 630 SEVEN BRIDGE ROAD

C.SK.01

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