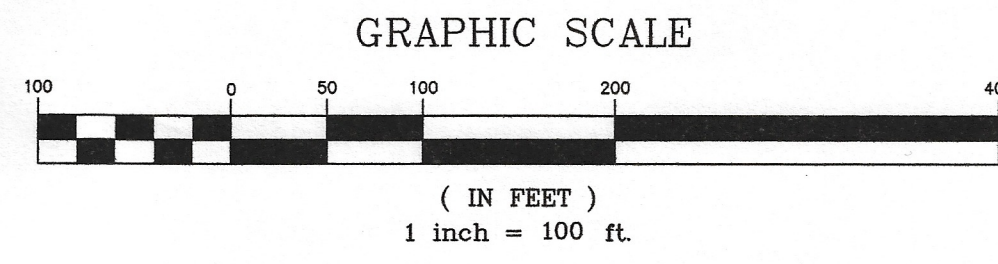
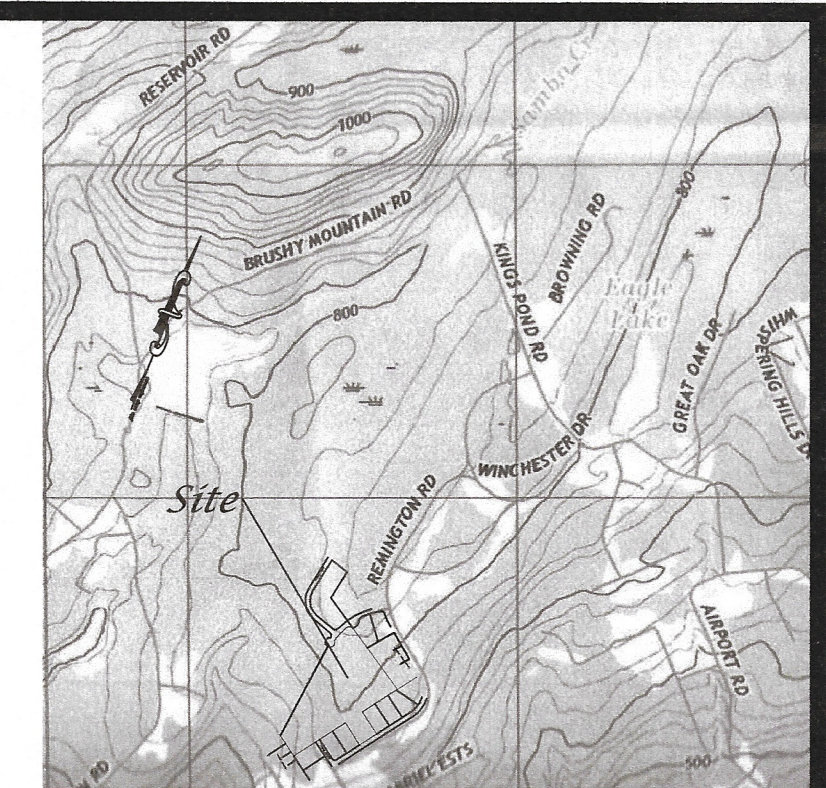


- Legend**
- utility pole
 - well
 - san. sewer manhole
 - building setback line
 - edge of pavement
 - flood plain boundary
 - soils boundary
 - ex. contour line



Other Lands
of
Gary E. Swartz, et al
Tax Id 16/11/1/3-1



Location Map

A portion of the East Stroudsburg, PA USGS Quadrangle
Scale: 1"=2000'

NOTES:

- 1) Owner: Marcin & Monika Motyka
219 Swartz Lane
East Stroudsburg, PA 18301
Gary E. Swartz & Joan M. Graham
219 Swartz Lane
East Stroudsburg, PA 18301
- 2) Deed of record: deed book 2397, page 7140 (Swartz), deed book 2260, page 2197 (Motyka)
- 3) Tax map parcel no.: 16-7312-01-35-9722, tax id 16/9/1/9-2 (Motyka)
16-7312-01-08-9904, tax id 16/11/1/13 (Swartz)
- 4) Contours shown hereon are taken from the latest PASDA imagery and are based on NGVD'88 datum.
- 5) Soils are taken from "The Soil Survey of Monroe County, Pennsylvania"
SxG - Swartzwood extremely stony sandy loam 8-25% slope
WxG - Wurtzora extremely stony loam, 0 to 8% slopes
SxR - Swartzwood extremely stony sandy loam 0-8% slopes
- 6) Zoning district: R1 - Low density residential
RC - Residential Conservation
- 7) R1 zoning development standards: "A" - On-site sewage and water
Building setbacks: Front Yard - 35'
Side Yard - 30'
Rear Yard - 25'
Minimum lot size - 50,000 Sq. Ft., Min. width-150 ft., Min. depth-200 ft.
Maximums: Building coverage-20%, Building height-35ft.
RC zoning development standards: "A" - On-site sewage and water
Building setbacks: Front Yard - 25'
Side Yard - 25'
Rear Yard - 25'
Minimum lot size - 80,000 Sq. Ft., Min. width-150 ft., Min. depth-200 ft.
Maximums: Building coverage-20%, Building height-35ft.
- 8) There are no wetlands shown, as per the "National Wetlands Inventory Maps", and the previous approved subdivision, on this tract.
- 9) No portion of this tract lies within the 100 year flood plain as shown in "Flood Insurance Study" by FEMA, dated 5/2/2013. FIRM community panel no. 42089C0431E.
- 10) There are no streams, lakes, rock outcrops, historic sites or structures located on this tract, except as shown.
- 11) Total area 18.50± Acres
- 12) This plan is under to and subject to all the rules, regulations and restrictions as set forth in both the Smithfield Township Code of Ordinances, as amended.
- 13) The applicant, his heirs, successors or assigns will implement all requirements and obtain all permits and approvals as required by any and all local, state or federal agencies and authorities, and does hereby acknowledge and agree that if said permits and approvals are not obtained as required, then any and all approvals given by Smithfield Township shall become null and void with no further action on the part of Smithfield Township.
- 14) The entire tract is wooded.
- 16) All adjacent parcels are zoned R-1, low density residential.

Reviewed by the Smithfield Township Engineer

Jon S. Tressler, P.E., P.L.S. Date

I hereby certify that the plan shown and described hereon, as well as all related drawings and documents submitted herewith, are true and correct to the accuracy required by, and are in complete compliance with, the Smithfield Township Subdivision and Land Development Ordinance on the Smithfield Township Zoning Ordinance, and were prepared by me or under my direct supervision and for which I accept full and complete responsibility.

Brian D. Courtright, P.L.S.

Reviewed by the Monroe County Planning Commission

Planning Commission Staff Person Date

Owners's Certification

On this day of July 2025, before me, the undersigned officer personally appeared Marcin & Monika Motyka who being duly sworn according to law, doth depose and say that they are the owners of the property shown and depicted on this plan, that this Minor Subdivision Plan was made at their direction, and that they acknowledge the same and desires the same to be recorded according to law.

Marcin Motyka
Monika Motyka
Notary
My commission expires

Owners's Certification

On this day of 2025, before me, the undersigned officer personally appeared Gary Swartz & Joan M. Graham who being duly sworn according to law, doth depose and say that they are the owners of the property shown and depicted on this plan, that this Minor Subdivision Plan was made at their direction, and that they acknowledge the same and desires the same to be recorded according to law.

Gary Swartz
Joan M. Graham
Notary
My commission expires

RECOMMENDED FOR APPROVAL BY:
THE SMITHFIELD TOWNSHIP PLANNING COMMISSION

APPROVED BY: THE SMITHFIELD TOWNSHIP
BOARD OF SUPERVISORS

DATE:
DATE:
DATE:

DATE:
DATE:
DATE:

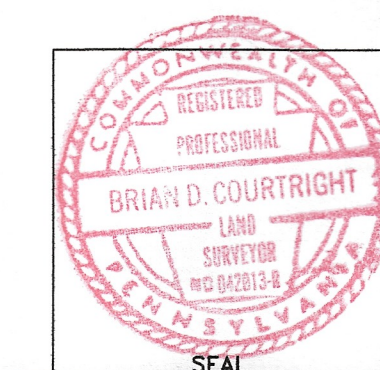
Sketch Plan of Minor Subdivision
Tax Map Parcel 16 - 7302 - 00 99 - 1417

OF PROPERTY SITUATE IN
Smithfield Township, Monroe County, Pennsylvania

PREPARED FOR:
Marcin & Monika Motyka

PREPARED BY:
BRIAN D. COURTRIGHT, P.L.S.

P.O. BOX 333
POCONO SUMMIT, PA. 18346
PHONE: (570) 839-9986



Brian D. Courtright
Brian D. Courtright, P.L.S.
PA. LIC. NO. 042013-R, N.J. LIC. NO. 34027

SCALE: 1"=100'	DATE: 1/30/2025
DRAWN BY: B.C.	JOB NO.: 2024-68
CHECKED BY: B.C.	SHEET 1 OF 1