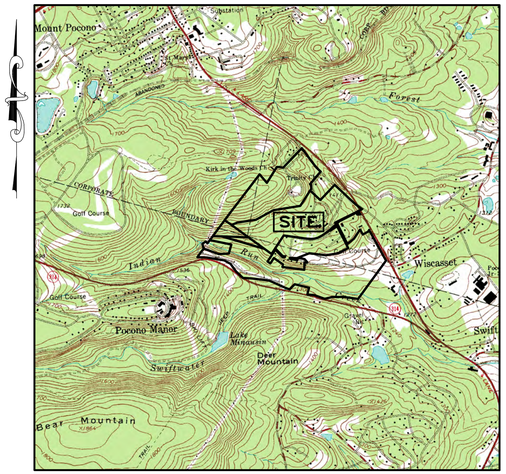
HAWTHORNE MOUNT POCONO RESORT
CONDITIONAL USE AND MASTER DEVELOPMENT PLAN

PARADISE TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

OVERALL SITE

0 250 500 1000 1500

SCALE : 1"= 500'



LOCATION MAP

0 1000 2000 4000 6000

SCALE : 1"= 2000'

SOURCE MAP: MT. POCONO USGS QUAD

DRAWING INDEX

SHEET NO.	TITLE
1 OF 11 . . .	COVER
2 OF 11 . . .	CONDITIONAL USE AND MASTER DEVELOPMENT PLAN 1 OF 4
3 OF 11 . . .	CONDITIONAL USE – NOTES, SITE AND ZONING DATA 2 OF 4
4 OF 11 . . .	CONDITIONAL USE – CONCEPTUAL SITE PLAN 3 OF 4
5 OF 11 . . .	CONDITIONAL USE – CONCEPTUAL SITE PLAN 4 OF 4
6 OF 11 . . .	OVERALL AERIAL AND EXISTING FEATURES PLAN
7 OF 11 . . .	EXISTING RESOURCE AND SITE ANALYSIS PLAN
8 OF 11 . . .	CONCEPTUAL STORMWATER AND UTILITY PLAN 1 OF 2
9 OF 11 . . .	CONCEPTUAL STORMWATER AND UTILITY PLAN 2 OF 2
10 OF 11 . . .	CONCEPTUAL LIGHTING AND LANDSCAPE PLAN 1 OF 2
11 OF 11 . . .	CONCEPTUAL LIGHTING AND LANDSCAPE PLAN 2 OF 2

PENNSYLVANIA ONE CALL SYSTEM, INC 1-800-242-1776 STOP-CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA ONE CALL 1–800–242–1776
NON–MEMBERS MUST BE CONTACTED DIRECTLY

PA LAWS REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

20212714068 AND 20212714138

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

CIVIL ENGINEERS

LVL ENGINEERING GROUP

559 MAIN STREET, SUITE 230
BETHLEHEM, PA 18018
(610) 419–9407
lvlengineers.com

APPLICANT/OWNER

JSPA REALTY LLC
175 TILLMAN STREET
STATEN ISLAND, NY. 10314

APPLICANT 20

HAWTHORNE MOUNT POCONO RESORT

CONDITIONAL USE

JOB NO. 208449
AUGUST 8, 2022
REVISED NOVEMBER 23, 2022
SHEET 1 OF 11

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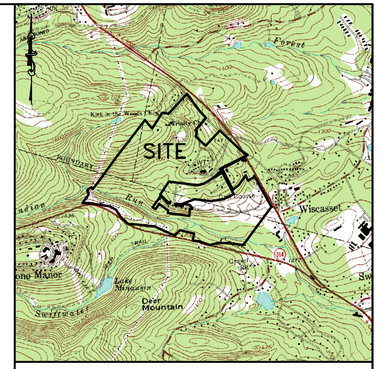
Parcel Line Table		
Line #	Length	Direction
L1	81.04	S87° 26' 56"E
L2	94.77	S76° 56' 55"E
L3	36.32	S50° 12' 28"E
L4	107.04	S4° 08' 54"E
L5	75.00	S18° 09' 47"E
L6	65.00	S63° 20' 13"W
L7	165.00	S47° 35' 13"W
L8	250.00	S54° 20' 13"W
L9	150.00	S62° 50' 13"W
L10	100.00	S75° 50' 13"W
L11	100.00	S86° 50' 13"W
L12	126.00	N85° 54' 47"W
L13	313.22	S44° 20' 18"E
L14	42.18	N84° 32' 36"E
L15	28.20	S33° 01' 49"E
L16	67.19	S84° 32' 36"W
L17	294.23	N44° 20' 18"W
L18	392.83	S33° 32' 08"W
L19	95.58	S54° 33' 18"E
L20	182.33	N33° 32' 08"E
L21	304.43	S54° 33' 18"E
L22	73.00	N7° 30' 10"E

Parcel Line Table		
Line #	Length	Direction
L23	614.93	N82° 29' 50"W
L24	200.00	S1° 11' 30"W
L25	72.00	S88° 48' 30"E
L26	22.00	N1° 11' 30"E
L27	106.35	N41° 25' 02"W
L28	132.83	N77° 21' 48"W
L29	50.00	S77° 20' 04"W
L30	26.92	S58° 54' 15"W
L31	34.53	N1° 11' 30"E
L32	210.20	N80° 11' 08"W
L33	25.79	N4° 24' 28"W
L34	140.65	N34° 54' 52"E
L35	128.48	N79° 09' 08"W
L36	67.26	N10° 24' 09"E
L37	276.86	S82° 31' 39"E
L38	220.68	N7° 28' 21"E
L39	198.58	N88° 48' 30"W
L40	373.65	S68° 40' 04"W
L41	184.83	S50° 03' 57"E
L42	99.93	N86° 46' 17"E
L43	348.09	S82° 31' 39"E
L44	22.27	N44° 02' 45"W

LEGEND

- ADJOINER LINE
- EXISTING BOUNDARY
- EXISTING BOUNDARY LINES TO BE EXTINGUISHED
- EXISTING DRIVEWAY
- EXISTING EDGE OF PAVEMENT
- EXISTING LEGAL RIGHT-OF-WAY
- EXISTING REBAR
- EXISTING IRON PIN/PIPE
- EXISTING MONUMENT
- EXISTING TREELINE
- EXISTING UTILITY POLE AND GUY WIRE
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED PAVEMENT
- PROPOSED IMPROVED LAWN AREA
- PROPOSED PATHWAY
- PROPOSED GREENWAY SPACE (PARADISE TOWNSHIP 86.98 AC.)
- PROPOSED GREENWAY SPACE (MT. POCONO AND POCONO TOWNSHIPS 88.84 AC.)
- PROPOSED PHASE 3 PARKING AND HOTEL



LOCATION MAP

SCALE: 1"=2000'
SOURCE: MOUNT POCONO PA USGS QUAD MAP

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DATE	DESCRIPTION	DATE	DESCRIPTION
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11/23/2022	REVISIONS PER LAYOUT CHANGES		

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SR 611, PARADISE TOWNSHIP
MONROE COUNTY, PA

APPLICANT :
JSPA REALTY LLC
175 TILLMAN STREET
STATEN ISLAND, NY. 10314

0 100 200 400 600
SCALE : 1"= 200'

JOB NO.: 208449
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: 1" = 200'
PLAN STATUS: CONDITIONAL USE

TITLE :
CONDITIONAL USE AND MASTER DEVELOPMENT PLAN 1 OF 4

DOYLESTOWN
(215) 345-9400
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LVL ENGINEERING GROUP
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CORPORATE OFFICE
559 MAIN STREET, SUITE 230
BETHLEHEM, PA 18018
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SHEET 2 OF 11

PROJECT NAME
HAWTHORNE MOUNT POCONO RESORT

DATE: AUGUST 8, 2022

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OVERALL SITE DATA:

EXISTING OWNER/APPLICANT: JSPA REALTY LLC
ADDRESS: 175 TILLMAN STREET, STATEN ISLAND, NY. 10314

PARCEL ID:	11.7.1.33-3	11.7.1.31	12.12.1.1	12.113723	11.113722	11.113724	10.10.1.4
TAX MAP NO.:	11636500219565	11636500221351	12636500001679	12636500010811	11636500403397	11636500100937	10636517016178
PARCEL AREA:	65.05 AC.	56.65 AC.	4.88 AC.	72.21 AC.	34.20 AC.	2.59 AC.	5.23 AC.

TOTAL AREA: 240.81 AC.

PARADISE TOWNSHIP:	6,620,417 SQ.FT.	151.98 AC.
POCONO TOWNSHIP:	3,531,330 SQ.FT.	81.07 AC.
MT. POCONO TOWNSHIP:	338,736 SQ.FT.	7.78 AC.

UTILITIES:
WATER: ON-LOT
SEWER: ON-LOT

GENERAL NOTES:

1. TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM MONROE COUNTY GIS AND WWW.PASDA.PSU.EDU WEBSITE
2. FLOOD PLAIN INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP, MONROE COUNTY, PA PANEL 252 AND 253 OF 535, MAP NO'S 42089C0252E AND 42089C0251E, IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. WETLANDS SHOWN ON THE PROPERTY ARE FROM A SURVEY/TOPOGRAPHY PLAN OF THE LANDS OF DARLAK PROPERTIES II, INC., DATED APRIL 21, 2006, PREPARED BY NICLAUS ENGINEERING CORPORATION, RECORDED IN BOOK 82 PAGE 222, AND WERE BASED ON A FIELD DELINEATION BY NICLAUS ENGINEERING.

GREENWAY SPACE RESORT AREAS:

AREA 1 3,071,976 SQ.FT. 70.52 AC.

GREENWAY SPACE COMMERCIAL AREA:

AREA 2 699,817 SQ.FT. 16.07 AC.

REQUIRED GREENWAY SPACE AREA:

TOTAL 3,770,989 SQ.FT. 86.57 AC.

TOTAL PROVIDED GREENWAY SPACE AREA:

TOTAL 3,788,943 SQ.FT. 86.59 AC. *

* ONLY INCLUDES AREA IN PARADISE TOWNSHIP

VILLA SCHEDULE

Villa Schedule		
Villa Type	Number of Bldgs	Number of Keys
Duplex Villa (Stand-alone)	18	18
Deck Villa (Stand-alone)	6	6
Deck Villa (Cluster)	26	78
Group Villas	6	48
Total Keys		**150**

ZONING DATA: RESORT AREA

EXISTING ZONING DISTRICT: R-2 MODERATE-DENSITY RESIDENTIAL DISTRICT AND THE RESORT DEVELOPMENT AREA OVERLAY DISTRICT

EXISTING USE: PRIOR RESORT/SINGLE FAMILY RESIDENTIAL
PROPOSED USES: RESORT, AS PART OF A MASTER DEVELOPMENT PLAN
CONDITIONAL USE: RESORTS AND RESORT AMENITIES ARE PERMITTED WITHIN AREAS PROPOSED FOR A MASTER DEVELOPMENT PLAN. MASTER DEVELOPMENT PLANS ARE A CONDITIONAL USE IN THE RESORT DEVELOPMENT AREA OVERLAY DISTRICT.

RESORT OVERLAY DISTRICT – MASTER DEVELOPMENT

	REQUIRED/PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA:	2.0 AC 87,120 SQ.FT.	137.36 AC. 5,983,401 SQ.FT.	161.99 AC (GROSS) 7,056,284 SQ.FT.
			PARADISE TOWNSHIP 117.78 AC. 5,130,663 SQ.FT.
			POCONO TOWNSHIP 36.45 AC. 1,587,690 SQ.FT.
			MT POCONO TOWNSHIP 7.78 AC. 338,736 SQ.FT.
			157.38 AC (NET) NOT INCLUDING 6,855,473 SQ.FT. ROW AREA
			100.71 AC ADJUSTED TRACT ACREAGE (PARADISE TOWNSHIP)
MIN. LOT WIDTH:	150 FT.		968.00 FT.
MIN. YARD SETBACKS			
FRONT: LOCAL RD.:	10 FT.	265.55 FT.	45.41 FT.
COLLECTOR:	30 FT.	759.65 FT.	697.09 FT.
ACROSS FROM RESIDENTIAL USE:	30 FT.	297.16 FT.	45.41 FT.
SIDE: ABUTTING A NON-RESIDENTIAL USE:	15 FT.	201.13 FT.	67.79 FT.
ABUTTING A RESIDENTIAL USE:	150 FT.		N/A
REAR: ABUTTING A NON-RESIDENTIAL USE:	15 FT.	1,918.26 FT.	122.58 FT.
ABUTTING A RESIDENTIAL USE:	150 FT.	1,918.26 FT.	N/A
MAX. LOT COVERAGE:	75%	1.56%	11.11%
MAX. BLDG. COVERAGE:	25%	0.30%	2.92%
BUILDING HEIGHT:	6 STORIES 80 FT.		3 STORIES (HOTEL) 60 FT (FG TO PEAK HOTEL)
PARKING SETBACK:	30 FT.		
MAX. GUEST ROOMS:	1/5,000SF = 879 MAX.		

PARKING CALCULATION: RESORT AREA

Hawthorne Resort Parking Table					
Parking Table	Total Rental Units per Phase	Provided Parking per Phase	Total Accumulated Number of Rental Units	Required Parking*	Accumulated Parking Provided
Phase 1 Parking	92	144	92	119	144
Phase 2 Parking	58	81	150	194	225
Phase 3 Parking	94	108	244	315	333

*Per ITE Resort Use 1.29 spaces per rental Unit

SITE CALCULATION: RESORT AREA (PARADISE TOWNSHIP ONLY)

TRACT AREA:	117.78 AC. (NET) IN PARADISE TOWNSHIP	
WETLANDS:	0.23 AC.	(0.23 AC X 100%)
FLOODPLAIN:	0.00 AC.	(0.00 AC X 50%)
SLOPES 25%> (80%)	13.06 AC.	(16.32 AC. x 80%)
SLOPES 15-25% (15%)	3.78 AC.	(25.23 AC. x 15%)
	100.71 AC. ADJUSTED TRACT AREA	

GREENWAY SPACE REQUIRED: 100.71 x .50 = 50.36 AC. + 16.84 AC.(SLOPES) + 0.23 AC. (WETLANDS) = 67.43 AC. REQUIRED

PROVIDED = 70.52 AC.

ZONING DATA: COMMERCIAL AREA

EXISTING ZONING DISTRICT: R-2 MODERATE-DENSITY RESIDENTIAL DISTRICT AND THE RESORT DEVELOPMENT AREA OVERLAY DISTRICT

EXISTING USE: GOLF COURSE
PROPOSED USES: PLANNED COMMUNITY OFFICE PARK AND SHOPPING CENTER
CONDITIONAL USE: PLANNED COMMUNITY OFFICE PARKS AND SHOPPING CENTERS ARE PERMITTED WITHIN AREAS PROPOSED FOR A MASTER DEVELOPMENT PLAN. MASTER DEVELOPMENT PLANS ARE A CONDITIONAL USE IN THE RESORT DEVELOPMENT AREA OVERLAY DISTRICT

RESORT OVERLAY DISTRICT – MASTER DEVELOPMENT

	REQUIRED/PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA:	2.0 AC 87,120 SQ.FT.	105.06 AC 4,576,414 SQ.FT.	78.82 AC 3,433,394 SQ.FT.
			PARADISE TOWNSHIP 34.20 AC. 1,489,754 SQ.FT.
			POCONO TOWNSHIP 44.62 AC. 1,943,640 SQ.FT.
			30.12 AC ADJUSTED TRACT ACREAGE
MIN. LOT WIDTH:	150 FT.		975.93 FT.
MIN. YARD SETBACKS			
FRONT: LOCAL RD.:	10 FT.		N/A
COLLECTOR:	30 FT.		151.60 FT.
ACROSS FROM RESIDENTIAL USE:	30 FT.		N/A
SIDE: ABUTTING A NON-RESIDENTIAL USE:	15 FT.		185.46 FT.
ABUTTING A RESIDENTIAL USE:	150 FT.		185.46 FT.
REAR: ABUTTING A NON-RESIDENTIAL USE:	15 FT.		N/A
ABUTTING A RESIDENTIAL USE:	150 FT.		N/A
MAX. LOT COVERAGE:	75%	0.72%	22.42%
MAX. BLDG. COVERAGE:	25%	0.13%	5.97%
BUILDING HEIGHT:	6 STORIES 80 FT.		3 STORIES (OFFICE) 45 FT
PARKING SETBACK:	30 FT.		

SITE CALCULATION: COMMERCIAL AREA (PARADISE TOWNSHIP ONLY)

TRACT AREA:	34.20 AC. (NET)	
WETLANDS:	0.00 AC.	(0.00 AC X 100%)
FLOODPLAIN:	0.00 AC.	(0.00 AC X 50%)
SLOPES 25%> (80%)	3.26 AC.	(4.07 AC. x 80%)
SLOPES 15-25% (15%)	0.82 AC.	(5.49 AC. x 15%)
	30.12 AC. ADJUSTED TRACT AREA	

GREENWAY SPACE REQUIRED: 30.12 x .50 = 15.06 AC. + 4.08 AC.(SLOPES) + 0.00 AC. (WETLANDS) = 19.14 AC. REQUIRED

PROVIDED = 16.07 AC.

PARKING CALCULATION: COMMERCIAL AREA

TOTAL REQUIRED SPACES = 648 SPACES
TOTAL PARKING PROVIDED = 761 SPACES

PARKING BY PEAK HOUR OF PARKING PER ITE

	SUBURBAN WEEKDAY						SUBURBAN SATURDAY					
PEAK DEMAND / TIME	SUPER MARKET	RESTAURANT	OFFICE BUILDING	HEALTH/FITNESS CLUB	SHOPPING CENTER	TOTAL HOURLY PARKING DEMAND	SUPER MARKET	RESTAURANT	OFFICE BUILDING	HEALTH/FITNESS CLUB	SHOPPING CENTER	TOTAL HOURLY PARKING DEMAND
12:00 AM	5	5	5	5	5	40.1	5	5	5	5	5	36.9
1:00 AM	5	5	5	5	5	40.1	5	5	5	5	5	36.9
2:00 AM	5	5	5	5	5	40.1	5	5	5	5	5	36.9
3:00 AM	5	5	5	5	5	40.1	5	5	5	5	5	36.9
4:00 AM	5	5	5	5	5	40.1	5	5	5	5	5	36.9
5:00 AM	5	5	5	5	5	40.1	5	5	5	5	5	36.9
6:00 AM	5	5	5	20	5	65.4	5	5	5	5	5	50.8
7:00 AM	5	5	59	20	9	115.2	5	5	5	5	5	99.3
8:00 AM	5	5	79	20	16	138.8	5	5	5	5	39	120.8
9:00 AM	5	5	95	26	55	199.2	5	5	5	5	68	164.9
10:00 AM	63	7	100	51	57	436.5	57	7	5	19	77	390.0
11:00 AM	71	16	98	48	84	492.8	61	20	5	76	93	444.1
12:00 PM	94	49	90	42	84	593.7	90	41	5	72	100	562.1
1:00 PM	100	39	77	47	83	596.1	92	53	5	100	94	558.8
2:00 PM	95	27	84	38	94	565.2	88	46	5	100	97	527.2
3:00 PM	98	19	81	41	90	562.9	87	38	5	96	96	521.8
4:00 PM	97	22	72	61	81	581.3	83	63	5	99	89	528.5
5:00 PM	92	60	46	84	93	643.7	75	80	5	98	83	580.5
6:00 PM	79	94	25	91	100	647.6	5	100	5	81	72	585.7
7:00 PM	60	100	5	100	93	586.1	5	93	5	90	5	518.9
8:00 PM	5	81	5	50	96	302.6	5	70	5	97	5	260.4
9:00 PM	5	84	5	5	87	222.3	5	33	5	95	5	217.9
10:00 PM	5	5	5	5	5	40.1	5	9	5	61	5	36.9
11:00 PM	5	5	5	5	5	40.1	5	5	5	54	5	36.9
					Peak Hour	647.6					Peak Hour	585.7

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175 TILLMAN STREET
STATEN ISLAND, NY. 10314

JOB NO.: 208449
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: N.T.S.
PLAN STATUS: CONDITIONAL USE

TITLE :
CONDITIONAL USE – RECORD NOTES. SITE AND ZONING DATA 2 OF 4

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SHEET
3 OF 11

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AUGUST 8, 2022

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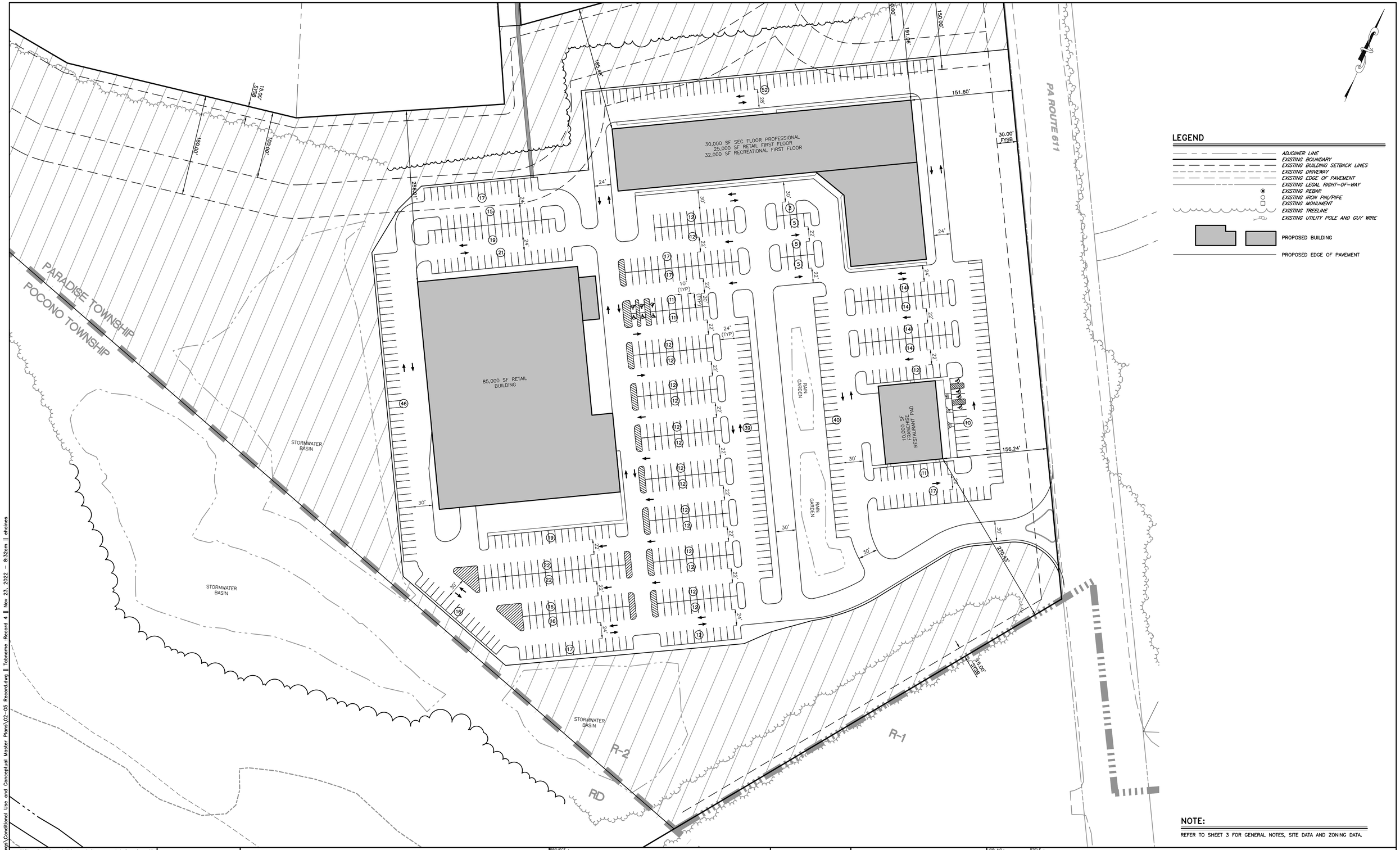

LEGEND

- ADJOINER LINE
- EXISTING BOUNDARY
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- EXISTING EDGE OF PAVEMENT
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NOTE:

REFER TO SHEET 3 FOR GENERAL NOTES, SITE DATA AND ZONING DATA.

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0 30 60 120 180

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CONDITIONAL USE – CONCEPTUAL SITE PLAN 3 OF 4

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SHEET 4 OF 11

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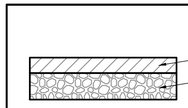

GRASS AREA DETAIL
N.T.S.

LEGEND

- ADJOINER LINE
- EXISTING BOUNDARY
- EXISTING BUILDING SETBACK LINES
- EXISTING DRIVEWAY
- EXISTING EDGE OF PAVEMENT
- EXISTING LEGAL RIGHT-OF-WAY
- EXISTING REBAR
- EXISTING IRON PIN/PIPE
- EXISTING MONUMENT
- EXISTING TREELINE
- EXISTING UTILITY POLE AND GUY WIRE
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED RIGHT-OF-WAY
- PHASE LINE
- PROPOSED PAVEMENT
- PROPOSED PATHWAY

NOTE:

REFER TO SHEET 3 FOR GENERAL NOTES, SITE DATA AND ZONING DATA.

Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions, shall be verified by the Contractor prior to construction, and the Owner and LVL Engineering Group shall be notified of any discrepancies with the information shown on drawings.

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REVISIONS :

DATE	DESCRIPTION	DATE	DESCRIPTION
11/08/2022	REVISIONS PER CLIENT AND TOWNSHIP COMMENTS		
11/23/2022	REVISIONS PER LAYOUT CHANGES		

PROJECT :
HAWTHORNE MOUNT POCONO RESORT
SR 611, PARADISE TOWNSHIP
MONROE COUNTY, PA

APPLICANT :
JSPA REALTY LLC
175 TILLMAN STREET
STATEN ISLAND, NY. 10314

0 50 100 200 300
SCALE : 1"= 100'

JOB NO.: 208449
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: 1" = 100'
PLAN STATUS: CONDITIONAL USE

TITLE :
CONDITIONAL USE – CONCEPTUAL SITE PLAN 4 OF 4

DOYLESTOWN
(215) 345-9400
STROUDSBURG
(570) 629-0300
www.lvlengineers.com

LVL ENGINEERING GROUP

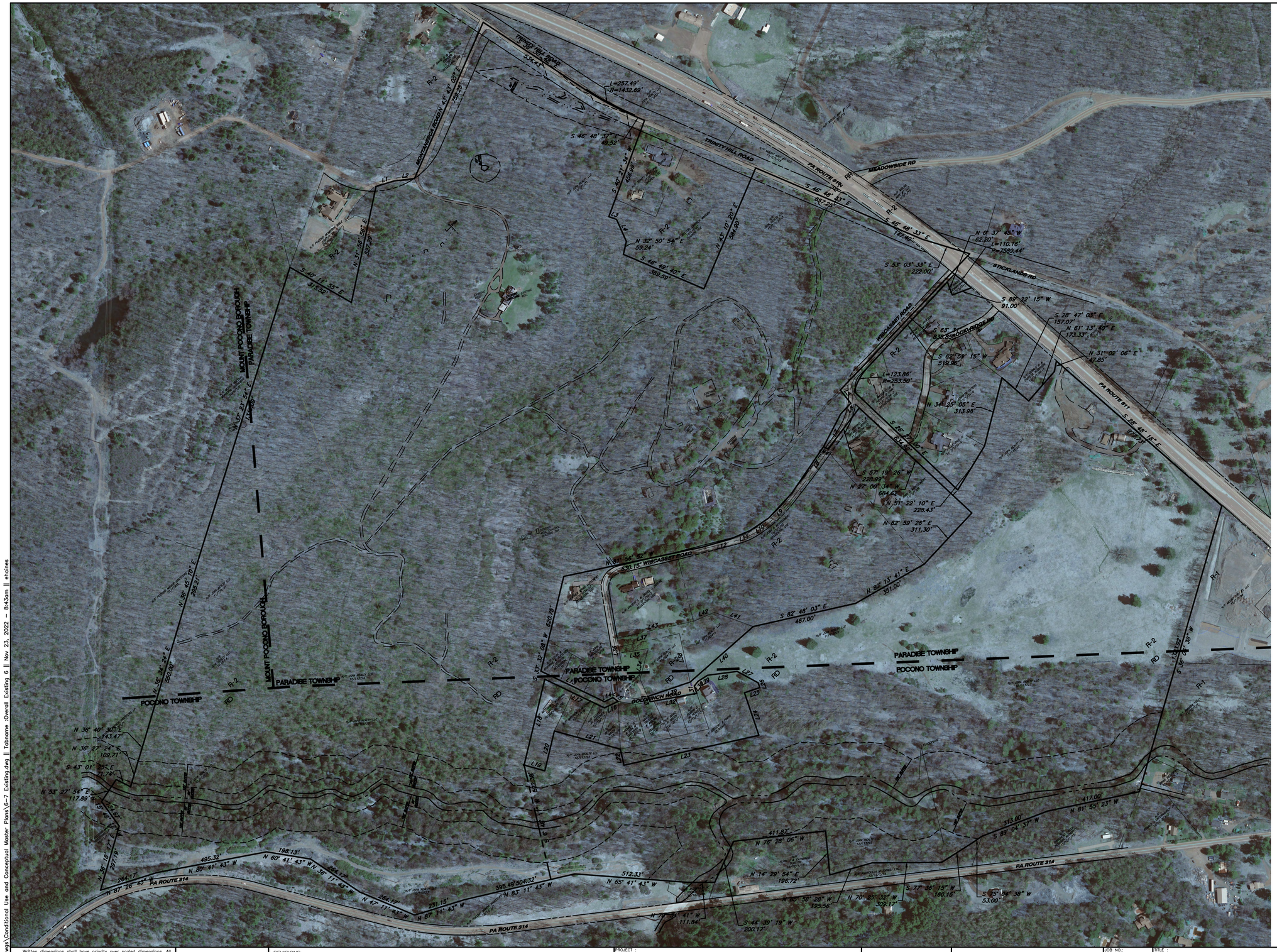
BETHLEHEM
CORPORATE OFFICE
559 MAIN STREET, SUITE 230
BETHLEHEM, PA 18018
(610) 419-9407

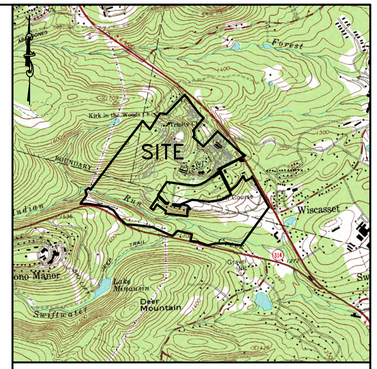
PROJECT NAME :
HAWTHORNE MOUNT POCONO RESORT

SHEET
5 OF 11

DATE:
AUGUST 8, 2022

S:\2020\208449\Dwg\Final Dwgs\Conditional Use and Conceptual Master Plans\02-05 Record.dwg || Tabname Record 5 || Nov 23, 2022 - 8:32am || ehaines





LOCATION MAP

SCALE: 1"=2000'
SOURCE: MOUNT POCONO PA USGS QUAD MAP

LEGEND

- ADJOINER LINE
- EXISTING BOUNDARY
- EXISTING BUILDING SETBACK LINES
- EXISTING DRIVEWAY
- EXISTING EDGE OF PAVEMENT
- EXISTING LEGAL RIGHT-OF-WAY
- EXISTING REBAR
- EXISTING IRON PIN/PIPE
- EXISTING MONUMENT
- EXISTING TREELINE
- EXISTING UTILITY POLE AND GUY WIRE

NOTE:

REFER TO SHEET 3 FOR GENERAL NOTES, SITE DATA AND ZONING DATA.

Parcel Line Table		
Line #	Length	Direction
L1	81.04	S87° 26' 56"E
L2	94.77	S76° 56' 55"E
L3	36.32	S50° 12' 28"E
L4	107.04	S4° 08' 54"E
L5	75.00	S18° 09' 47"E
L6	65.00	S63° 20' 13"W
L7	165.00	S47° 35' 13"W
L8	250.00	S54° 20' 13"W
L9	150.00	S62° 50' 13"W
L10	100.00	S75° 50' 13"W
L11	100.00	S86° 50' 13"W
L12	126.00	N85° 54' 47"W
L13	313.22	S44° 20' 18"E
L14	42.18	N84° 32' 36"E
L15	28.20	S33° 01' 49"E
L16	67.19	S84° 32' 36"W
L17	294.23	N44° 20' 18"W
L18	392.83	S33° 32' 08"W
L19	95.58	S54° 33' 18"E
L20	182.33	N33° 32' 08"E
L21	304.43	S54° 33' 18"E
L22	73.00	N7° 30' 10"E

Parcel Line Table		
Line #	Length	Direction
L23	614.93	N82° 29' 50"W
L24	200.00	S1° 11' 30"W
L25	72.00	S88° 48' 30"E
L26	22.00	N1° 11' 30"E
L27	106.35	N41° 25' 02"W
L28	132.83	N77° 21' 48"W
L29	50.00	S77° 20' 04"W
L30	26.92	S58° 54' 15"W
L31	34.53	N1° 11' 30"E
L32	210.20	N80° 11' 08"W
L33	25.79	N4° 24' 28"W
L34	140.65	N34° 54' 52"E
L35	128.48	N79° 09' 08"W
L36	67.26	N10° 24' 09"E
L37	276.86	S82° 31' 39"E
L38	220.68	N7° 28' 21"E
L39	198.58	N88° 48' 30"W
L40	373.65	S68° 40' 04"W
L41	184.83	S50° 03' 57"E
L42	99.93	N86° 46' 17"E
L43	348.09	S82° 31' 39"E
L44	22.27	N44° 02' 45"W

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REVISIONS :

DATE	DESCRIPTION	DATE	DESCRIPTION
11/08/2022	REVISIONS PER CLIENT AND TOWNSHIP COMMENTS		
11/23/2022	REVISIONS PER LAYOUT CHANGES		

PROJECT :
HAWTHORNE MOUNT POCONO RESORT
SR 611, PARADISE TOWNSHIP
MONROE COUNTY, PA

APPLICANT :
JSPA REALTY LLC
175 TILLMAN STREET
STATEN ISLAND, NY. 10314

0 100 200 400 600
SCALE : 1"= 200'

JOB NO.: 208449
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: 1" = 200'
PLAN STATUS: CONDITIONAL USE

TITLE :
OVERALL AERIAL AND EXISTING FEATURES PLAN

DOYLESTOWN
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LVL ENGINEERING GROUP
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559 MAIN STREET, SUITE 230
BETHLEHEM, PA 18018
(610) 419-9407

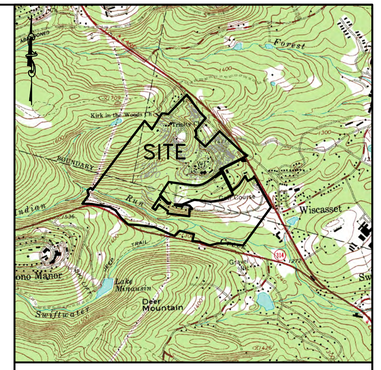
PROJECT NAME :
HAWTHORNE MOUNT POCONO RESORT

DATE: AUGUST 8, 2022

S:\2020\208449\Dwg\Final Dwgs\Conditional Use and Conceptual Master Plans\6-7 Existing.dwg || Tabname :Overall Existing 6 || Nov 23, 2022 - 8:43am || shaines

SOIL TYPES

		HYDROLOGIC SOIL	HYDRIC SOIL	WATER TABLE	PRIME FARMLAND
BrB	– BRACEVILLE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES	C	NO	18–36"	YES
LaC	– LACKAWANNA CHANNERY LOAM, 8 TO 15 PERCENT SLOPES	C	NO	16–36"	YES
LbB	– LACKAWANNA CHANNERY LOAM, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY	C	NO	16–36"	NO
LbC	– LACKAWANNA CHANNERY LOAM, 8 TO 25 PERCENT SLOPES, RUBBLY	C	NO	16–36"	NO
LBE	– LACKAWANNA AND BATH SOILS, STEEP, RUBBLY	C	NO	16–36"	NO
LyE	– LORDSTOWN AND OQUAGA CHANNERY LOAMS, 25 TO 70 PERCENT SLOPES, EXTREMELY STONY	C	NO	>80"	NO
OxB	– OQUAGA–LACKAWANNA COMPLEX, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY	C	NO	>80"	NO
OxC	– OQUAGA–LACKAWANNA COMPLEX, 8 TO 25 PERCENT SLOPES, EXTREMELY STONY	C	NO	>80"	NO
Ph	– PHILO SILT LOAM	C	NO	18–36"	YES
Po	– POPE SILT LOAM	B	NO	48–72"	YES
VoC	– VERY STONY LAND AND ROCK OUTCROPS, SLOPING	A	NO	>80"	NO
WmB	– WELLSBORO CHANNERY LOAM, 3 TO 8 PERCENT SLOPES	D	NO	13–24"	YES
WpB	– WELLSBORO CHANNERY LOAM, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY	D	NO	13–24"	NO
WyC	– WYOMING GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES	A	NO	>80"	YES
WyD	– WYOMING GRAVELLY SANDY LOAM, 15 TO 25 PERCENT SLOPES	A	NO	>80"	NO
WyE	– WYOMING GRAVELLY SANDY LOAM, 25 TO 75 PERCENT SLOPES	A	NO	>80"	NO



LOCATION MAP

SCALE: 1"=2000'
SOURCE: MOUNT POCONO PA USGS QUAD MAP

NOTE:

REFER TO SHEET 3 FOR GENERAL NOTES, SITE DATA AND ZONING DATA.

LEGEND

- ADJOINER LINE
- EXISTING BOUNDARY
- EXISTING BUILDING SETBACK LINES
- EXISTING DRIVEWAY
- EXISTING EDGE OF PAVEMENT
- EXISTING LEGAL RIGHT–OF–WAY
- EXISTING FLOODPLAIN LINE
- EXISTING WETLANDS LINE
- EXISTING REBAR
- EXISTING IRON PIN/PIPE
- EXISTING MONUMENT
- EXISTING TREELINE
- EXISTING UTILITY POLE AND GUY WIRE
- EXISTING STEEP SLOPES 15 – 25%
- EXISTING STEEP SLOPES 25% AND GREATER
- PRE–DEVELOPMENT WATERSHED LINE
- LaC / MbC / MaC — SOILS BOUNDARY AND DESIGNATOR

Parcel Line Table		
Line #	Length	Direction
L1	81.04	S87° 26' 56"E
L2	94.77	S76° 56' 55"E
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L4	107.04	S4° 08' 54"E
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L18	392.83	S33° 32' 08"W
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L20	182.33	N33° 32' 08"E
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L22	73.00	N7° 30' 10"E

Parcel Line Table		
Line #	Length	Direction
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L27	106.35	N41° 25' 02"W
L28	132.83	N77° 21' 48"W
L29	50.00	S77° 20' 04"W
L30	26.92	S58° 54' 15"W
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L32	210.20	N80° 11' 08"W
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L35	128.48	N79° 09' 08"W
L36	67.26	N10° 24' 09"E
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L43	348.09	S82° 31' 39"E
L44	22.27	N44° 02' 45"W

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REVISIONS :

DATE	DESCRIPTION	DATE	DESCRIPTION
11/08/2022	REVISIONS PER CLIENT AND TOWNSHIP COMMENTS		
11/23/2022	REVISIONS PER LAYOUT CHANGES		

PROJECT :
HAWTHORNE MOUNT POCONO RESORT
SR 611, PARADISE TOWNSHIP
MONROE COUNTY, PA

APPLICANT :
JSPA REALTY LLC
175 TILLMAN STREET
STATEN ISLAND, NY. 10314

0 100 200 400 600
SCALE : 1"= 200'

JOB NO.: 208449
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: 1" = 200'
PLAN STATUS: CONDITIONAL USE

TITLE :
EXISTING RESOURCE AND SITE ANALYSIS PLAN

DOYLESTOWN
(215) 345-9400
STROUDSBURG
(570) 629-0300
www.lvlengineers.com
LVL ENGINEERING GROUP
BETHLEHEM
CORPORATE OFFICE
559 MAIN STREET, SUITE 230
BETHLEHEM, PA 18018
(610) 419-9407

PROJECT NAME :
HAWTHORNE MOUNT POCONO RESORT

SHEET 7 OF 11

DATE: AUGUST 8, 2022

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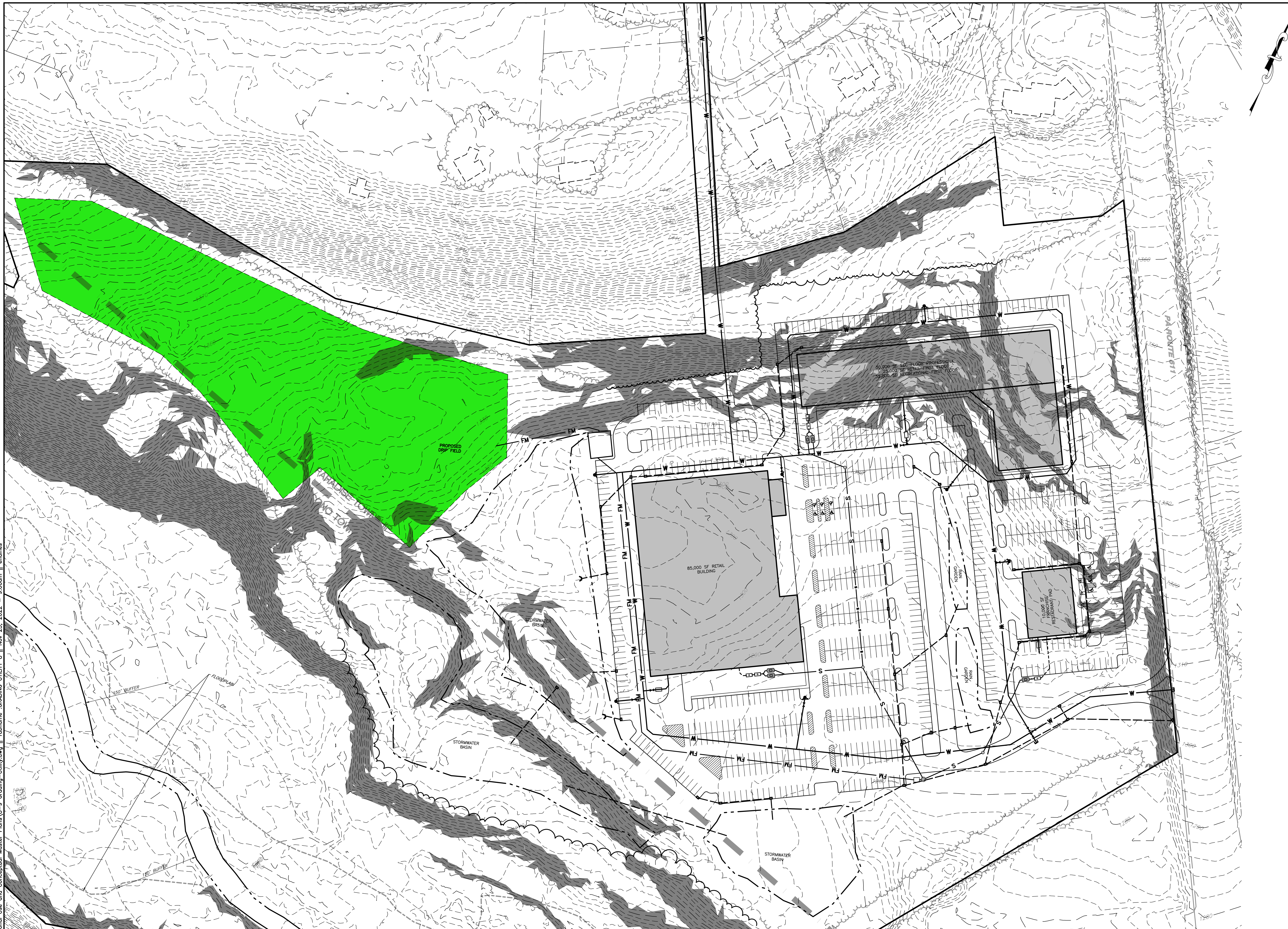

LEGEND

	ADJOINER LINE
	EXISTING BOUNDARY
	EXISTING BUILDING SETBACK LINES
	EXISTING DRIVEWAY
	EXISTING EDGE OF PAVEMENT
	EXISTING LEGAL RIGHT-OF-WAY
⊙	EXISTING REBAR
○	EXISTING IRON PIN/PIPE
□	EXISTING MONUMENT
	EXISTING TREELINE
	EXISTING UTILITY POLE AND GUY WIRE
	EXISTING STEEP SLOPES 25% AND GREATER
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED STORM SEWER AND STRUCTURE
FM — FM	PROPOSED SANITARY SEWER FORCE MAIN
W	PROPOSED WATER MAIN
	PROPOSED TREELINE

S:\2020\208449\Dwg\Final Dwgs\Conditional Use and Conceptual Master Plans\8-9 Grading-Utility.dwg || Tabname :GRADING UTILITY 8 || Nov 23, 2022 - 9:06am || ehaines

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REVISIONS :

DATE	DESCRIPTION	DATE	DESCRIPTION
11/08/2022	REVISIONS PER CLIENT AND TOWNSHIP COMMENTS		
11/23/2022	REVISIONS PER LAYOUT CHANGES		

PROJECT :
HAWTHORNE MOUNT POCONO RESORT
SR 611, PARADISE TOWNSHIP
MONROE COUNTY, PA

APPLICANT :
JSPA REALTY LLC
175 TILLMAN STREET
STATEN ISLAND, NY. 10314

0 40 80 160 240
SCALE : 1"= 80'

JOB NO.: 208449
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: 1" = 80'
PLAN STATUS: CONDITIONAL USE

TITLE :
CONCEPTUAL STORMWATER AND UTILITY PLAN 1 OF 2

DOYLESTOWN
(215) 345-9400
STROUDSBURG
(570) 629-0300
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LVL ENGINEERING GROUP
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CORPORATE OFFICE
559 MAIN STREET, SUITE 230
BETHLEHEM, PA 18018
(610) 419-9407

SHEET 8 OF 11

PROJECT NAME : HAWTHORNE MOUNT POCONO RESORT

DATE: AUGUST 8, 2022

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REVISIONS :

DATE	DESCRIPTION	DATE	DESCRIPTION
11/08/2022	REVISIONS PER CLIENT AND TOWNSHIP COMMENTS		
11/23/2022	REVISIONS PER LAYOUT CHANGES		

PROJECT :

HAWTHORNE MOUNT POCONO RESORT
SR 611, PARADISE TOWNSHIP
MONROE COUNTY, PA

APPLICANT :

JSPA REALTY LLC
175 TILLMAN STREET
STATEN ISLAND, NY. 10314

0 50 100 200 300

SCALE : 1"= 100'

JOB NO.: 208449
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: 1" = 100'
PLAN STATUS: CONDITIONAL USE

TITLE : CONCEPTUAL STORMWATER AND UTILITY PLAN 2 OF 2

DOYLESTOWN (215) 345-9400
STROUDSBURG (570) 629-0300
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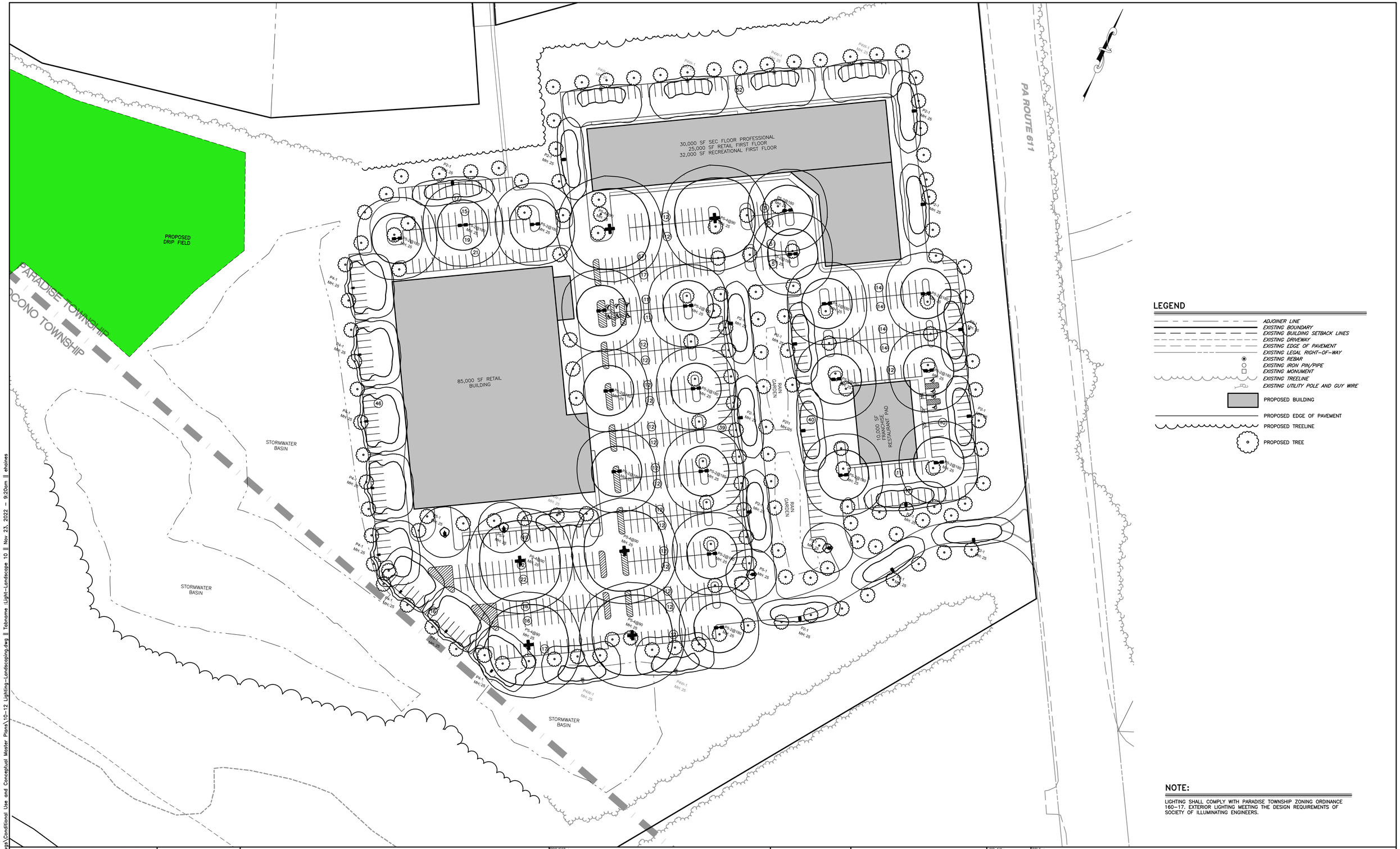
LVL ENGINEERING GROUP
BETHLEHEM CORPORATE OFFICE 559 MAIN STREET, SUITE 230 BETHLEHEM, PA 18018 (610) 419-9407

SHEET 9 OF 11

PROJECT NAME : HAWTHORNE MOUNT POCONO RESORT

DATE: AUGUST 8, 2022



LEGEND

- ADJOINER LINE
- EXISTING BOUNDARY
- EXISTING BUILDING SETBACK LINES
- EXISTING DRIVEWAY
- EXISTING EDGE OF PAVEMENT
- EXISTING LEGAL RIGHT-OF-WAY
- EXISTING REBAR
- EXISTING IRON PIN/PIPE
- EXISTING MONUMENT
- EXISTING TREELINE
- EXISTING UTILITY POLE AND GUY WIRE
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TREELINE
- PROPOSED TREE

NOTE:

LIGHTING SHALL COMPLY WITH PARADISE TOWNSHIP ZONING ORDINANCE 160-17. EXTERIOR LIGHTING MEETING THE DESIGN REQUIREMENTS OF SOCIETY OF ILLUMINATING ENGINEERS.

S:\2020\208449\Dwg\Final Dwgs\Conditional Use and Conceptual Master Plans\10-12 Lighting-Landscaping.dwg || Tabname :Light-Landscape 10 || Nov 23, 2022 - 9:20am || ehaines

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REVISIONS :

DATE	DESCRIPTION	DATE	DESCRIPTION
11/08/2022	REVISIONS PER CLIENT AND TOWNSHIP COMMENTS		
11/23/2022	REVISIONS PER LAYOUT CHANGES		

PROJECT :
HAWTHORNE MOUNT POCONO RESORT
SR 611, PARADISE TOWNSHIP
MONROE COUNTY, PA

APPLICANT :
JSPA REALTY LLC
175 TILLMAN STREET
STATEN ISLAND, NY. 10314

0 30 60 120 180
SCALE : 1"= 60'

JOB NO.: 208449
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: 1" = 60'
PLAN STATUS: CONDITIONAL USE

TITLE :
CONCEPTUAL LIGHTING AND LANDSCAPE PLAN 1 OF 2

DOYLESTOWN
(215) 345-9400
STROUDSBURG
(570) 629-0300
www.lvlengineers.com
LVL ENGINEERING GROUP
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CORPORATE OFFICE
559 MAIN STREET, SUITE 230
BETHLEHEM, PA 18018
(610) 419-9407

SHEET 10 OF 11

PROJECT NAME : HAWTHORNE MOUNT POCONO RESORT

DATE: AUGUST 8, 2022

LEGEND

- ADJOINER LINE
- EXISTING BOUNDARY
- EXISTING BUILDING SETBACK LINES
- EXISTING DRIVEWAY
- EXISTING EDGE OF PAVEMENT
- EXISTING LEGAL RIGHT–OF–WAY
- EXISTING REBAR
- EXISTING IRON PIN/PIPE
- EXISTING MONUMENT
- EXISTING TREELINE
- EXISTING UTILITY POLE AND GUY WIRE
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED RIGHT–OF–WAY
- PROPOSED TREELINE
- PROPOSED TREE

NOTE:

LIGHTING SHALL COMPLY WITH PARADISE TOWNSHIP ZONING ORDINANCE 160–17. EXTERIOR LIGHTING MEETING THE DESIGN REQUIREMENTS OF SOCIETY OF ILLUMINATING ENGINEERS.

Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions, shall be verified by the Contractor prior to construction, and the Owner and LVL Engineering Group shall be notified of any discrepancies with the information shown on drawings.

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REVISIONS :

DATE	DESCRIPTION	DATE	DESCRIPTION
11/08/2022	REVISIONS PER CLIENT AND TOWNSHIP COMMENTS		
11/23/2022	REVISIONS PER LAYOUT CHANGES		

PROJECT :
HAWTHORNE MOUNT POCONO RESORT
SR 611, PARADISE TOWNSHIP
MONROE COUNTY, PA

APPLICANT :
JSPA REALTY LLC
175 TILLMAN STREET
STATEN ISLAND, NY. 10314

0 50 100 200 300
SCALE : 1"= 100'

JOB NO.: 208449
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: 1" = 100'
PLAN STATUS: CONDITIONAL USE

TITLE :
CONCEPTUAL LIGHTING AND LANDSCAPE PLAN 2 OF 2

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PROJECT NAME :
HAWTHORNE MOUNT POCONO RESORT

DATE: AUGUST 8, 2022

S:\2020\208449\Dwg\Final Dwgs\Conditional Use and Conceptual Master Plans\10-12 Lighting-Landscaping.dwg || Tabname :Light-Landscape 11 || Nov 23, 2022 - 9:21am || ehaines