

MOUNT AIRY #1 L.L.C.
CONDITIONAL USE PERMIT APPLICATION
MASTER PLAN DEVELOPMENT
WITHIN
RESORT DEVELOPMENT AREA OVERLAY DISTRICT
PARADISE TOWNSHIP
MONROE COUNTY
PENNSYLVANIA

PREPARED BY:

CECO ASSOCIATES, INC.
P.O. BOX 995
SCRANTON, PA 18501

AUGUST 23, 2005



ceco associates inc.

consulting engineers



Monroe County Conservation District

8050 RUNNING VALLEY ROAD, STROUDSBURG, PA 18360

Technical
Section
570-629-3060

website: mcconservation.org
email: monroecd@ptd.net
fax: 570-629-3063

Environmental
Education
570-629-3061

ACKNOWLEDGEMENT
OF RECEIPT OF COMPLETE APPLICATION
NPDES PERMIT FOR DISCHARGE OF STORM WATER
FROM CONSTRUCTION ACTIVITIES

November 23, 2005

TO: Robert McNichols
Mount Airy #1 LLC
299 Main Street - Sturges
Olyphant, PA 18447-2319

SITE: Mount Airy #1 LLC Hotel and Casino
Paradise Township, Monroe County, PA
Special Protection Waters

Dear Mr. McNichols:

Your application for an NPDES Permit was received on October 17, 2005 by the Monroe County Conservation District.

The application was checked for completeness and all necessary items were found to be included. It has been assigned Individual Permit Number PAI024505025. For general permit applications, notification will be published in the Pennsylvania Bulletin. For individual permit applications, a thirty day comment period follows from the date the application is published.

The Erosion and Sediment Control (E&S) Plan will be reviewed and studied for adequacy of protection and compliance with the Department of Environmental Protection's rules and regulations by District staff and/or by agency technical representatives cooperating with the District. The Conservation District Board of Directors and staff may discuss the results of the District review at their next meeting.

When the review of the E&S Plan reveals deficiencies, you will be notified by a review letter. Revised plans will be required for review before the application processing can continue. For individual NPDES permit applications, upon approval of the E&S Plan, the Conservation District will forward its recommendation for permit issuance to the DEP Watershed Management Program, Northeast Regional Office.

For individual permit applications, you will be notified by the Field Operations Regional Office concerning other permits or approvals necessary for the proposed activity.

RECEIVED

NOV 28 2005

Inquiries regarding the status of the application should be directed to the Monroe County Conservation District, telephone (570) 629-3060.

Sincerely,



Orianna Roth Richards
Resource Conservationist

cc: Paradise Township Supervisors
David J. Osborne, Ceco Associates Inc.
File (4)



ceco associates inc.
consulting engineers

M: P.O. Box 995, Scranton, PA 18501 HQ: 507 Linden Street-Suite 200, Scranton, PA T: 570.342.3101 F: 570.342.3940
W: www.cecoassociates.com

October 17, 2005

Mrs. Orianna Richards, Head Resource Conservationist
Monroe County Conservation District
8050 Running Valley Road
Stroudsburg, Pennsylvania 18360

**Re: *MonroeCounty
Paradise Township
Mount Airy #1 L.L.C.
NPDES Application Submission***

Dear Mrs. Richards:

In response to your September 27, 2005 letter requesting additional information regarding the NPDES Application for the above referenced Project, we offer the following:

• **Application Form Not Complete**

The Notice of Intent for coverage under the NPDES Permit has been revised as per our meeting on October 6, 2005. The following revisions were made:

- Pg. 1 - Item 3, only the Commercial/Industrial block was checked.
 - Item 6, the table was left blank.
- Pg. 3 - The first line was left blank.
- Pg. 5 - Item 4, the design storm frequency was handwritten in.

The General Information Form was revised as follows:

- Pg. 1 - The line for Individual Last Name was left blank.
- Pg. 6 - Item 18 was clarified.

• **E&S Plan Incomplete**

- 1) The existing topographic features of the areas immediately surrounding the project site have been shown on E&S Index Sheet #1 of the Plans.
- 2) Key maps for the Hotel / Casino Construction, Woodland Road / Utilities, and Demolition E&S Plans have been included on E&S Index Sheet #1 of the Plans.

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Page 2

- 3) The physical characteristics of the soil types and their limitations are shown on E&S Index Sheet #2 of the Plans.
- 4) Project and Earth Disturbance Limits have been shown on the E&S Index Sheet #1 of the Plans. The symbol for the Earth Disturbance Limits on the 40 scale plan sheets has also been revised to be more legible.
- 5) The original contours on the Plans have been darkened to make them more legible.
- 6) The Drainage Area Maps include the acres of each area, labeled watercourses, and darkened contours.
- 7) The Wetland Delineation Report does cover the entire Permit Area and a copy of the Report has been included with this submission.
- 8) The sediment traps have been shown on E&S Plan Sheets #1 and #2.

• **PCSM Plan Incomplete**

- 1) The Post Construction Plan Narrative has been revised to address water quality, and the hydrologic regime (refer to pages 4 and 5).
- 2) The site specific soils testing for infiltration has been completed. The test Results are included on pages 78 to 85 of the Narrative.

• **Cultural Resources Notice Incomplete**

The study area for the Cultural Resources has been expanded to include the entire Permit Area. The Cultural Resource package and return receipt from the PHMC will be forwarded to your office once we receive it from the environmental consultant.

• **Supplement No.1 (PNDI) Incomplete**

The PNDI search was updated to include the entire Permit Area. The updated PNDI search and results were previously forwarded to your office.



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Enclosed is the following information regarding the above referenced project:

- Revised Notice of Intent Form (1 original and 2 copies).
- Revised General Information Form GIF (1 original and 2 copies).
- Revised Application Checklist (3 copies).
- Revised Application Form - Monroe County Conservation District for Erosion and Sediment Control Plan Review (1 copy).
- Revised Erosion and Sediment Pollution Control Plans, Narrative and Calculations (3 copies).
- Revised Post Construction Stormwater Management Narrative and Calculations (3 copies).
- Monroe County Conservation District Review Fee of \$3,461.50.
- Revised Location Map: USGS of scale 1:24,000 indicating project location and boundaries (3 copies).
- Wetland Delineation and IDS Notification Report (1 copy).

Should you have any questions regarding the above or enclosures, or if you need any additional information, please feel free to contact our office at (570)342-3101.

Very truly yours,

Anthony C. Bernardi, E.I.T.
Land Development Coordinator

David J. Osborne, P.E.
Vice President/Engineering Manager

ACB/lmz

Enclosures

Mt. Airy - Richards NPDES App. Revised 10-12-05

c Mr. Robert McNichols, Mount Airy #1 L.L.C.
Mr. Louis DeNaples
Mrs. Debra Brady, Paradise Township
Mr. Albert J. Magnotta, P.E., P.L.S., CECO
Mr. John J. Pocius, P.E., P.L.S., CECO
QA/QC C. File
File



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W: www.cecoassociates.com

September 2, 2005

Mrs. Orianna Richards, Head Resource Conservationist
Monroe County Conservation District
8050 Running Valley Road
Stroudsburg, Pennsylvania 18360

**Re: Monroe County
Paradise Township
Mount Airy #1 L.L.C.
NPDES Application Submission**

Dear Mrs. Richards:

Enclosed is the following information for the above referenced project:

- Fully completed Notice of Intent Form (1 original and 2 copies).
- Fully completed General Information Form GIF (1 original and 2 copies).
- Completed Application Checklist (3 copies).
- Completed Application Form - Monroe County Conservation District for Erosion and Sediment Control Plan Review (1 copy).
- Complete Erosion and Sediment Pollution Control Plans, Narrative and Calculations (3 copies).
- Post Construction Stormwater Management Plan, and Narrative and Calculations (3 copies).
- Permit Filing Fee of \$500.00 payable to the appropriate Clean Water Fund.
- Monroe County Conservation District Review Fee of \$1,851.00.
- Location Map: USGS of scale 1:24,000 indicating project location and boundaries (3 copies).

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Mrs. Orianna Richards
Monroe County Conservation District
September 2, 2005

Page 2

- Notifications to the local municipal and county governments that specify Acts 67 and 68 Coordination, and that the application is for a general NPDES stormwater permit authorizing the discharge of stormwater during construction activities (3 copies).
- Proof of receipt of municipal notifications (3 copies).
- The PNDI search request and results (3 copies).

Should you have any questions regarding the above or enclosures, or if you need any additional information, please feel free to contact our office at (570)342-3101.

Very truly yours,

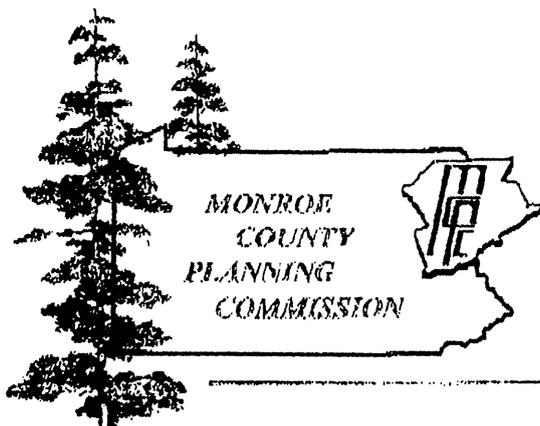
Anthony C. Bernardi, E.I.T.
Land Development Coordinator

David J. Osborne, P.E.
Vice President/Engineering Manager

ACB/lmz
Enclosures

Mt. Airy - Richards NPDES App. 8-31-05

c Mr. Robert McNichols, Mount Airy #1 L.L.C.
Mr. Louis DeNaples
Mrs. Debra Brady, Paradise Township
Mr. Albert J. Magnotta, P.E., P.L.S., CECO
Mr. John J. Pocius, P.E., P.L.S., CECO
QA/QC C. File
File



September 12, 2005

Dennis Keesler, Chairman
Paradise Township Board of Supervisors
RR 1, Box 1226
Cresco, PA 18326

ADMINISTRATIVE CENTER
1 QUAKER PLAZA, ROOM 106
STROUDSBURG, PA 18360-2169
TELEPHONE: 570-517-3100
FAX: 570-420-3564
mcpcc@co.monroe.pa.us

Re: Mt. Airy #1 L.L.C.
Conditional Use Application
Paradise Township
MCPC review #223

Dear Mr. Keesler:

The above cited Conditional Use Application was reviewed by Matt Neeb, Planner, on behalf of the Monroe County Planning Commission. You will find his comments enclosed.

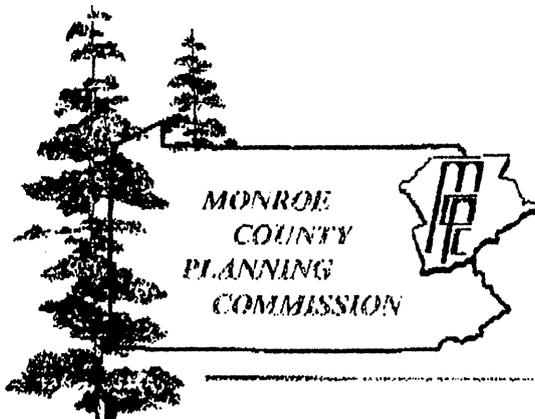
We appreciate the opportunity to review the ordinance amendment and look forward to continued cooperation with the Township.

If you have any questions or if we can be of further service, please contact me.

Sincerely yours,

John Woodling
Planning Director

JW/pr



TO: John Woodling, Planning Director

FROM: Matt Neeb, Planner *MN*

DATE: September 12, 2005

SUBJECT: Mt. Airy #1 L.L.C., Conditional Use Application
Paradise Township
MCPC review #223

ADMINISTRATIVE CENTER
1 QUAKER PLAZA, ROOM 106
STROUDSBURG, PA 18360-2169
TELEPHONE: 570-517-3100
FAX: 570-420-3564
mcpcc@co.monroe.pa.us

We have reviewed the application for Conditional Use for the above noted project. As per conversation with Mrs. Brady, Zoning Officer, it is our understanding the project was submitted to the Township as a conditional use application and forwarded to us for review. We have examined the submitted materials and offer the following comments:

1. This office previously reviewed a sketch plan, planning module and minor subdivision for this project.
2. It appears that the submission is complete in terms of all required items for a conditional use application.
3. It is recommended that an overall reference sheet of the entire proposed project be included in future submissions.
4. In the future, if this project is granted conditional use approval, it should be submitted to the MCPC as a Land Development Plan for review under the provisions set forth by the Pennsylvania Municipalities Planning Code (PMPC), as amended.
5. The site includes provisions for increasing buffer areas. It is recommended that native, non-invasive species be the only acceptable plantings.
6. A study should be conducted to locate all riparian areas that have been impacted by past flooding events (particularly September 2004 and April 2005) and a plan for restoration and implementation measures should be included as a condition of approval.

Page Two
Mt. Airy #1 L.L.C., Conditional Use Application
Paradise Township
MCPC review #223

It is recommended that approval of this plan be conditioned upon the above listed comments, compliance with applicable Township ordinances, and the Township Engineer's review.

This review is subject to the approval of the Monroe County Planning Commission at its next regularly scheduled meeting.

**PARADISE TOWNSHIP ENVIRONMENTAL ADVISORY COUNCIL
COMMENTS ON MOUNT AIRY LLC PRELIMINARY PLANS**

The Paradise EAC congratulates the applicant on working to protect the resources of water, viewscapes, flora and fauna in the "new" Mount Airy. The proposed Mount Airy project can be a leader in development that enhances our community quality of life and our environment, just as Paradise Township has been a leader in promoting sustainable development. It is because of Township leadership that Paradise remains such an attractive place to live where property values have soared.

We would like to see the new Mount Airy become the example that all try to emulate as new resort development occurs in the Poconos. To that end, a few questions and suggestions:

Greenway land – We note that Mount Airy #1 LLC will retain ownership of the Greenway lands. Also that the “Greenway Area will be defined in a permanent conservation easement.” What organization will hold the easement and assure that the lands are managed in an appropriate way? We strongly urge that an independent third party hold the easement.

It appears that required buffer strips have been included in the total acreage count for greenway lands. We do not believe that meets the spirit or intent of greenway lands.

We note that a water tank tower is proposed to be included in the greenway lands. We do not believe a water tank tower qualifies as a permitted use in greenway lands.

Since we doubt that public access will be allowed thru the golf course, we suggest the applicant show how a public trail could be laid out through the greenway lands in the northwest portion of the property connecting to greenway lands in other portions of the property. How will the lack of public access on the golf course be compensated for?

Sheet E-22, the Existing Resources and Site Analysis Plan states there are no Secondary Conservation Areas within the project boundaries. However, the Secondary Conservation Areas map of the Township show several such areas within the project boundaries. We believe that these resources should be shown on the Existing Resources Plan. This may make a difference in what areas are selected for Greenway lands. Also, our ordinance states that woodlands are secondary conservation areas. (1-16 - definitions - p. 110)

Stormwater management - we are pleased to see that stormwater collection facilities will treat stormwater run-off that is collected from the parking lots and roof tops. We would like to see that approach extended in the use of additional natural systems. For example, a green roof on the casino portion would reduce rooftop runoff that needs collection and treatment and would provide an attractive view for guest rooms on the rear of the hotel. Right now, it appears those rooms will look out on a sea of roof top, probably broken up with HVAC equipment.

Another way to reduce run-off would be to use porous pavement on some of the parking areas. We

have seen designs that use permeable pavement for parking spaces and impermeable for driveways. Could that be considered?

Also, some parking lots slope toward the stream or lake. With little change in earth movement, parking areas could slope AWAY from the stream and lake, sheet flow run-off from the lots could be collected in grass swales which convey runoff to underground detention areas. If the swales have a 2% or less slope, some detention and treatment will occur in the swales.

The parking lot plans show some plantings, but no plant list is included. Will the lots really look as "green" as the Aerial View depicts? The planting islands on the Aerial View and those on the plans do not correspond. The pictures (artist renderings) of the parking lots show grass and/or planted strips between rows of cars, but this is not shown on the plans. We recommend that grass swales or "rain gardens" (bioretention filters) be used between rows of cars, with sheet runoff flowing to those planting areas.

The sewer line is being relocated to move it away from the lake edge. This is good. However, we suggest that the sewer line be moved even further from the lake, to the edge of the driveway, thus eliminating the possibility of siltation to the lake if repairs are needed. Is the sewer line within the required buffer area around the lake (a primary conservation area)?

We note that the RV parking area will provide water hook-ups, and a sewage dump station is planned. Apparently camping will be permitted in the parking area. Is this allowed under Township ordinances? Should plans be included for the camping areas?

We recommend that areas be set aside for spray fields for excess treated effluent flows when the golf course does not need irrigation. These areas could also be used for treated effluent storage in months when golf course irrigation does not occur.

The applicant is no doubt aware of the guidelines for LEED (Leadership in Energy and Environmental Design). We recommend and request that the applicant seek LEED certification for the resort, again, serving as the example that all will try to emulate as in development to come.

Phone: (215) 569-5660
Fax: (215) 832-5660
Email: kerr@blankrome.com

August 10, 2005

Paradise Township
RR 1
Box 1226
Cresco, PA 18326
Attn: Deb Brady

Re: Zoning Ordinance for Mt. Airy Lodge

Dear Deb:

Enclosed please find our firm's check in the amount of \$33.95 covering the cost of a copy of the Zoning Overlay District, specifically with reference to the new ordinance provisions for Mt. Airy Lodge.

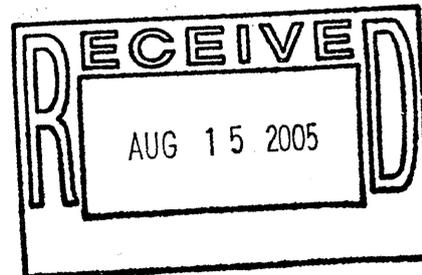
Thank you for your assistance with this matter.

Very truly yours,



Dee Siderio, Secretary to
William F. Kerr

WFK:ds
Enclosure



**MOUNT AIRY #1 L.L.C.
CONDITIONAL USE PERMIT APPLICATION
PARADISE TOWNSHIP, MONROE COUNTY**

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M: P.O. Box 995, Scranton, PA 18501 HQ: 507 Linden Street-Suite 200, Scranton, PA T: 570.342.3101 F: 570.342.3940
W: www.cecoassociates.com

August 23, 2005

Mrs. Debra Brady, Zoning Officer
Paradise Township
Paradise Township Municipal Building
RR1, Box 1226
Cresco, Pennsylvania 18326

RE: *Mount Airy #1 L.L.C.*
Conditional Use Permit Application - Master Plan Development
within Resort Development Area Overlay District

Dear Mrs. Brady:

On behalf of Mount Airy #1 L.L.C., we are hereby submitting the below listed information in support of an Application for a Conditional Use Permit related to the Master Plan Development within a Resort Development Area Overlay District for the approximately 890 acre parcel:

- Conditional Use Application and Fee in the amount of \$200.00. Mount Airy #1 L.L.C. acknowledges its responsibility to reimburse Paradise Township for engineering review and inspection costs associated with its review of the Conditional Use Permit Application.
- Four (4) copies of the Site Development Plans prepared in accordance with Section 160-29 and 160-30 of the Paradise Township Code along with the Community Impact Analysis required by section 160.-12A (43B).

The Basic Data required by Section 160-30 B(1) includes the entire land tract i.e., 890 acres. The Development Plan information required by Section 160-30 (B2), is related to Phase I of the Project. Phase I will include the following improvements:

- Hotel/Casino Complex with 200 rooms encompassing 437,262 sq.ft. Including an underground parking garage with provisions for 381 vehicles; gaming area; four (4) restaurants; shops and a spa on approximate 42 acre portion of the property.
- Surface parking with provisions for 1159 cars, 58 buses and recreational vehicles.

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Mrs. Debra Brady
August 23, 2005

Page 2

- Reconstruction of Woodland Road from the intersection of SR 611 to Carlton Road.
- Rehabilitation of the Wastewater Treatment Plant and the Golf Course Irrigation System on the effluent spray back system.
- Replacement of the existing sanitary sewer system to provide service to the existing Maintenance Building, Hotel/Casino Complex Bus/Recreational Vehicle Parking Area, Villa of Our Lady, and the Golf Course /Pro Shop and Restaurant.
- Installation of a new Community Water System with a 500,000 gallon elevated storage tank for fire demand and water supply uses.

The below listed information is also included in this submission:

- Soil Erosion and Sedimentation Control Plan including Stormwater Management Facilities which will be submitted, under separate cover to the Monroe County Conservation District.
- Traffic Impact Study based upon the scope of work delineated by Paradise Township and Mount Airy #1 L.L.C. Traffic Consultants.
- An Environmental Review which identifies Conservation Areas and environmental/historical/issues as it relates to the proposed development of Mount Airy #1 L.L.C.
- Existing Resource Analysis Plan updated to include current topographic maps, steep slope areas delineated wetlands, and other environmentally sensitive areas. Note that the Greenway Lands and Adjusted Tract Acreage have been established using Option No.1 as described in Section 160-21 (b) and (c) Greenway Lands will encompass 530 acres, with resort/non residential usage established at 200 acres and residential uses covering 160 acres.
- An Operation Plan as set forth in Section 160-21G

On July 25, 2005, Mount Airy #1 submitted to Paradise Township Planning Commission a Lot Consolidation Plat (Reverse Subdivision) Submission for the 890 acre parcel which will consolidate the existing fifty nine (59) parcels into three (3) lots. The Plat was tabled at the August 9, 2005 Planning Commission Meeting for further review by their Engineer. The Plat will be resubmitted for the September, 2005 Meeting.

On Friday August 5, 2005, Mount Airy #1 L.L.C. submitted PaDEP Planning Modules to Paradise Township Planning Commission and Monroe County Planning Commission along with publishing Public Notice of this action in the Pocono Record on Monday August 8, and Sunday August 14, 2005. Upon receipt of comments from the respective Planning Commissions and general public, Mount Airy #1 L.L.C. will forward the Planning Modules to the Paradise Township Supervisors for consideration. Subsequent to an approval by Paradise Township Supervisors, and acceptance by PaDEP, Mount Airy #1 L.L.C. will submit a Part II Construction Permit Application to PaDEP.



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Mrs. Debra Brady
August 23, 2005

Page 3

To date, PennDOT District 5-0 has not commented on the Scope of Work developed by Paradise Township and Mount Airy #1 L.L.C. Traffic Consultants. The Traffic Impact Study will be submitted to PennDOT District 5-0 simultaneously with this Conditional Zoning Use Application being forwarded to Paradise Township. If PennDOT requires additional activities to be included in the Scope of Work, we shall address same and forward the results to Paradise Township and its Traffic Consultant. By separate letter, we shall transmit a copy of the Traffic Impact Study and the proposed Woodland Road Improvements to Hanover Engineering, Paradise Township Traffic Consultant.

Because of the fire supply and water supply volume necessity to service the facilities included in Phase I requires approximately 200,000 gpd, a ground water withdrawal docket is required to be obtained from the Delaware River Basin Commission and PaDEP. Subsequent to obtaining permission from these regulatory agencies, a Community Water Supply Permit Application will be forwarded to PaDEP.

As detailed in the Community Impact Analysis, Mount Airy #1 L.L.C. plans to retain ownership of the Greenway Lands included in a Conservation Easement, but will make their use available to resort guests and citizens of Paradise Township and the surrounding municipalities. The Operation/Maintenance Plan proposed for the Greenway Areas will be included in the Land Development Submissions.

Additional details of the proposed Phase I Development Plan as established in Sections 131-8 and 131-39, will be forwarded to Paradise Township Planning Commission in conjunction with the submission of the Preliminary Land Development Plans. Subsequently, when other resort and residential portions of the Master Plan are proposed for improvements, Subdivision and Land Development documents shall be forwarded to the Paradise Township Planning Commission for review and recommendation to the Paradise Township Supervisors.

Very truly yours,

Albert J. Magnotta, P.E., P.L.S.
President

AJM/lmz

MtAiry- Brady 8-1-05

c Mount Airy #1 L.L.C.
J. Pocius, P.E., P.L.S.
D. Osborne, P.E.
File

Paradise Township

APPLICATION FOR A CONDITIONAL USE PERMIT

Please Leave Blank	
Amount of Fee Received \$ _____	Filing Date: _____
Permit No. _____	Expiration Date: _____

Application is hereby made for a Conditional Use Permit in conformity with Chapter 160, Section 160-29 of the Paradise Township Code of Ordinances for building or other work described below:

Name and Address of Applicant *Mount Airy #1 L.L.C. 229 Main Street - Sturges Olyphant, PA 18447* Phone *(570) 947-9026*

Name and Address of Owner *Mount Airy #1 L.L.C. 229 Main Street - Sturges Olyphant, PA 18447* Phone *(570) 876-2300*

Name and Address of Contractor *See Attached Sheets (SAS)* Phone

Property Information

Location of Property *47 Woodland Road*

Zoning District in which property is located *SAS*

Tax PIN No. *SAS* Tax Map No. *SAS*

Lot Size (acres or linear dimensions) *SAS* Depth *SAS*

Length of Road Frontage *SAS* Current Use of Property *SAS*

Current Lot Coverage (%) *SAS* Proposed Lot Coverage (%) *SAS*

Current Building Coverage (%) *SAS* Proposed Building Coverage (%) *SAS*

Type of Sewage System Sewage Permit No.

Type of Water System Well Permit No.

The above property will be used for *SAS*

as provided under Chapter 160, Section *76* of the Paradise Township Code of Ordinances.

Will the proposed use/construction impact any Natural Features as defined by the Paradise Township Code of Ordinances? If so, describe

No

Will any proposed construction require a Stormwater Management Plan? *Yes*
Is any proposed construction in a designated flood plain? *No*
Does the proposed construction require a Land Development Plan? *Yes*
Does the proposed use require a Site Development Plan? *Yes*

Note below any other information deemed relevant to this application (attach additional sheets if necessary)

In submitting this request the Applicant alleges that the proposed conditional use will be in harmony with the character of the Zoning District in which the property is located and that the proposed use will not be detrimental to the property or persons in the surrounding area.

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge, believe it to be true.

[Signature]
Applicant's Signature
8/03/05
Date

Referrals by Zoning Officer

To Planning Commission
To Board of Supervisors
To Monroe County Planning Commission

Board of Supervisors Action

Date of Public Hearing (if held)
Zoning Officer Authorized to:
Date

Disposition

Permit Granted (Date)
Permit Granted with Modification (Date)
Permit Denied (Date)

Reasons for Denial

Date of Inspection(s)

Zoning Officer



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**MOUNT AIRY #1 L.L.C.
PARADISE TOWNSHIP
APPLICATION FOR A CONDITIONAL USE PERMIT
ADDITIONAL INFORMATION**

Name and Address of Contractor

Mount Airy #1 L.L.C. is currently interviewing firms for Construction Management Services for Phase I related to the Master Development Plan including the construction of a 200 room Hotel/Casino Complex and associated infrastructure improvements. Mount Airy #1 L.L.C. will provide the Township with the Name and Address of the Construction Manager at the appropriate time.

Zoning District in which property is located

Mount Airy #1 L.L.C.'s total consolidated tract area lies entirely within the Resort Overlay District. Within the Resort Overlay District are the following: R-R - Rural Residential District; R-1-Low-Density Residential District; R-2- Moderate-Density Residential District, and B-1 Neighborhood Business District. Refer to Sheet No. LC-1.

Tax PIN No.

Mount Airy #1 L.L.C. currently owns fifty nine (59) existing parcels of land comprising the Master Development Plan. The PIN Nos. for these parcels are tabulated on Sheet No. LC-1. Mount Airy #1 L.L.C. has submitted a Lot Consolidation Plat (Reverse Subdivision) to the Township on July 25, 2005. The Plat was tabled at the August 9, 2005 Planing Commission Meeting pending further review by the Planning Commission Engineer. The total number of lots created by the consolidation will be three (3). Upon approval by the Planning Commission and Board of Supervisors, the Plat will be recorded in the Monroe County Recorder of Deeds Office. The Tax Assessment Office will then assign a new PIN No. for each of the three (3) parcels. This information will be provided to the Township, at the appropriate time.

Tax Map No.

Mount Airy #1 L.L.C.'s existing parcels are depicted on the following Tax Maps: 6364-02; 6365-00; 6365-02; 6365-03; 6365-04; 6375-00; 6375-01; 6375-03; and 6375-04.



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Lot Size (acres or linear dimensions)

Mount Airy #1 L.L.C.'s overall Master Development Plan will be comprised of three (3) lots as follows:

Lot Areas:	Lot No. 1	=	895.46 Acres
			- 11.26 Acres (Lot Exceptions)
			<u>884.20 Acres</u>
	Lot No. 2	=	2.81 Acres
	Lot No. 3	=	1.90 Acres
	Total Consolidated Tract Area	=	888.91 Acres

Depth

All dimensions (bearing and distances) are shown on Sheet Nos. LC-1, LC-2 and LC-3.

Length of Road Frontage

All roadway frontages are shown on Sheets No. LC-1, LC-2 and LC-3

Current Use of Property

The property is the site of the former Mount Airy Lodge Resort and Golf Course. The existing buildings are in the process of being demolished. The Golf Course currently remains in operation.

Current Lot Coverage

The current lot coverage including buildings, parking lots, roadways and other areas are as shown on the Existing Resource and Site Analysis Plans.

Proposed Lot Coverage

Phase I of the Master Plan Development will involve approximately 42 acres of the 888.20 acres or 4.72%.



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Current Building Coverage

All existing buildings are shown on the Existing Resource and Site Analysis Plans. All of the existing buildings are scheduled for demolition except for the Golf Course Clubhouse/Restraunt.

Proposed Building Coverage

Phase I of the Master Plan Development will encompass the construction of a 437,262 square foot Hotel/Casino Complex including 200 guest rooms; a 381 vehicle underground parking garage; gaming area; four (4) restaurants; shops; and a spa.

The above property will be used for the Master Plan Development within a Resort Development Area Overlay District. Phase I will encompass the development of the Hotel/Casino Complex as shown on the attached Conditional Use Plans. Future Phases of Development will be under and subject to all restrictions and requirements as set forth in the codes of the Township of Paradise, as amended, including, the SALDO and Zoning Ordinance. It is anticipated that future Phases of Development will be "non-resort" development including residential.

21368



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P.O. Box 995 Scranton, Pennsylvania 18501

FIRST NATIONAL COMMUNITY BANK
60-313-313

CHECK DATE August 23, 2005

PAY Two Hundred and 00/100 Dollars

AMOUNT \$200.00

TO PARADISE TOWNSHIP

[Signature]

⑈021368⑈ ⑆031303132⑆ ⑈56 0121228⑈

Details on back. Security Features Included.

CECO ASSOCIATES, INC.

21368

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
08/23/05 05-01-01	08/23/05	0001490	200.00			200.00
PARADISE TOWNSHIP FNCS 1			Totals			200.00



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**Mount Airy #1, L.L.C. Project
Conditional Use Zoning Application
August 23,2005**

Community Impact Analysis

Over the next five to ten year period it is planned to develop the property holdings of Mount Airy #1, L.L.C. in accordance with the regulations of Paradise Township. The approximate 890 acre parcel will be consolidated into a total of three (3) parcels. The proposed development concept sets forth 530 acres to be designated as Greenway Area. The Greenway Area will be defined in a permanent conservation easement. Active and passive recreational facilities will be incorporated into the Greenway Areas. As part of the Master Plan Development, Mount Airy #1 L.L.C. will retain ownership of the Greenway Lands. The Greenway Lands will be available for the enjoyment of both resort guests and individuals with interests in the Master Plan property and the residents of Paradise Township and adjacent communities. As part of the final land development submission "Mount Airy #1 L.L.C. will submit a plan for maintenance of the Greenway Areas and operation of the Common Facilities, in accordance with Paradise Township Ordinance 160.21 F(3). The balance of the property will be developed with Resort/Non Residential Uses - (200 acres) and Residential Uses - (160 acres). The maximum number of residential units which can be built on the 160 acres designated for Residential Uses amounts to 523.

The Phase I stage of development will be the construction of a two hundred (200) room Hotel and Casino complex comprising a total of 437,262 sq.ft. on an approximate 42 acre site. Associated infrastructure includes a 126,000 sq.ft. covered parking garage and surface parking areas for guests and employees with a total of 1598 spaces, rehabilitation of the onsite wastewater treatment plant, construction of a new sanitary sewer collection system and central water distribution system along with the widening of Woodland Road from SR611 to Carlton Road and improvements to roadway intersections impacted by Hotel/Casino Facility traffic. Presently, there are no specific plans to develop the balance of the property. The marketing concept is to focus on time shares, senior citizens housing and related support services. The construction and operation of the Hotel/Casino Facility and related infrastructure will result in employment for over 300 individuals (construction) and 650 individuals (operation). The maximum employees per operational shift will be 275.

A project of this magnitude will impact on aspects of the Paradise Township and it's residents. Below listed, are areas of concern as set forth in Paradise Township Ordinance and Section 160;12(43B), along with the programs and procedures required, if necessary to mitigate said impacts.



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EMERGENCY SERVICES, POLICE AND FIRE PROTECTION

A meeting was conducted in the Paradise Township Municipal Building on June 23, 2005 between representatives of the local and regional Emergency Services, State Police, Volunteer Fire Association, Paradise Township Supervisors and Mount Airy #1, L.L.C. Suggestions provided to Mount Airy #1, L.L.C. including inclusion of a perimeter access to all portions of the Hotel, enlargement of the service elevator to provide space for a Emergency Service litter, construction of a pad to facilitate helicopter landings, provisions for dry hydrants, specifications for the hydrant connections and minimum water pressure to be provided will be incorporated into the design documents for the Hotel/Casino Facility. In order to expedite responses for medical assistance, and provide a centralized dispatch location, Mount Airy #1 L.L.C., at the request of the Barrett Township Volunteer Ambulance Corps. will cooperate in the construction of a building along Woodland Road. This building also would have the potential for the location of Paradise Township Public Works vehicles and equipment, if the Township agrees to "take back" the ownership of the Woodland Road from PennDOT.

The operation of the Hotel/Gaming Facility will include provisions that sufficient staff personnel per shift will be trained and certified as emergency services responders and volunteer firemen. A local emergency medical doctor will be available supported by a local clinic or hospital to provide medical services 24 hours a day, 7 days per week, 52 weeks per year. This staff will support local and regional emergency services personnel in responding to incidents at the Hotel, Casino and on the Master Plan property.

Mr. Harry Robidoux, Director of Monroe County Public Safety Center has volunteered to coordinate a defined Emergency Services Response Plan with local/regional providers and Mount Airy #1 L.L.C. The Emergency Service Response Plan will address both the construction and operational aspects of the proposed development.

Mount Airy #1 L.L.C. will have full time, 24/7/365, private security staff under the supervision of a Director of Security. The Staff will be certified and trained to interface with the Swiftwater Headquarters of the Pennsylvania State Police on all issues within the jurisdiction of the State Police. At the June 23, 2005 meeting Lt. David Douglas of the Pennsylvania State Police indicated that the Commonwealth is prepared to provide Mount Airy #1 L.L.C. with sufficient support to insure security for guests, employees and the residents of Paradise Township.

SOLID WASTE DISPOSAL

The Hotel/Casino Facility and adjacent resort and residential land uses will have solid waste collection and disposal services provided by vendors approved in the Monroe County Solid Waste Plan. All developments will institute active recycling programs that will be integrated into the Paradise Township/Monroe County recycling program. The additional recycling fees generated from the development of the Mount Airy #1, L.L.C. will be available to the applicable Municipal entity.



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RECREATION

Approximately 530 acres of Mount Airy #1, L.C.C. property have been identified in the Existing Resource Site Analysis Plan and designated as Greenway Areas. The Greenway Areas include environmentally sensitive areas; i.e., wetlands, vernal pools, along with waterway riparian buffer zones and lands with steep slopes, comprise approximately 160.5 acres. The balance of the Greenway Areas will be designated for passive/active recreational uses, including native trails and/or as a natural preserve. Portions of these facilities, including walking trails and the golf course, will be available for Hotel/Casino Facilities guests and the general public. As the Mount Airy #1, L.C.C. Development Master Plan becomes more defined, we shall work, hand in hand, with Paradise Township, the Barrett - Mt. Pocono and Paradise Open Space Recreational Committee and regional conservation land trusts organizations to ensure the preservation of environmentally sensitive areas and provide a meaningful nature experience for the Mount Airy #1, L.C.C. guests, residents of Paradise Township and of the entire Pocono Mountain Region.

TRANSPORTATION AND SURROUNDING ROADWAY SYSTEMS

The construction of the Hotel/Casino Facility will generate an additional traffic flow on Woodland Road and the adjacent traffic network. In conjunction with representatives of Paradise Township and PennDOT, consultants for Mount Airy #1, L.L.C. developed a scope of work to be included in a Traffic Impact Study that would quantify the additional traffic volume by specific roadways and intersections. Based upon the results of the Traffic Impact Study, improvements to the transportation system will be designed to maintain the appropriate level of services. Subject to approval by Paradise Township and PennDOT of the proposed improvements, construction would be undertaken by Mount Airy #1, L.L.C. All related costs would be the obligation of Mount Airy #1, L.L.C., and not the obligation of Paradise Township nor their taxpayers. Paradise Township would also receive an approximately \$5000 annually from PennDOT in Liquid Fuel Funds without incurring any additional costs.

Of primary concern would be the improvements to be constructed on Woodland Road. Although the final design development is not completed to date, the following is a synopsis of the planned improvements:

- Realignment of the S.R.611/Woodland Road Intersection, along with modifications to the signalization system.
- Abandonment of the Strickland Road leg of the S.R. 611/Woodland Road Intersection.



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- Reconstruction of Woodland Road from S.R.611, approximately 1.0 miles, to the limit of work for the Hotel/Casino Facility. Generally, the roadways will be widened to three (3) lanes to accommodate turning lanes, including the intersections of School Road, which serves the Pocono Mountain School District, Bowman Road the Hotel/Casino Facility main access road and the intersection at the Employee/RV/Bus Parking Lot. Signalization, if required, will be installed at said intersections. Within the work area, curbing and stormwater drainage facilities will be constructed as required, along with the installation of a new bridges over Forrest Run Stream and its tributaries. The vast amount of roadway reconstruction will be within the existing Woodland Road Rights-of Way of Woodland Road and/or property owned by Mount Airy #1, L.L.C. However, it is possible that small segments of land may be required to be acquired from individual private property owners.

- From the limit of the work area at the Hotel/Casino Facility to the intersection of Woodland and Carlton Road, approximately 1.0 mile, the existing roadway shoulders and drainage system will be reconstructed, in kind, and within the existing rights-of-way. The intersection of Woodland Road/Carlton Road will be realigned and signed. Presently, there are no development proposals for the balance of the Mount Airy #1, L.L.C. land holdings. However, as such proposals materialize, Mount Airy #1, L.L.C. and/or the respective prospective developers will be required to obtain a Highway Occupancy Permit. Currently the Highway Occupancy Permit is issued through PennDOT District 5-0. If Paradise Township assumes ownership of Woodland Road from SR611 to Carlton Road via the Commonwealth “turnback program”, the Highway Occupancy Permit will be issued by the Township. Each prospective development will be required, in either case, to perform a Traffic Impact Study. Accordingly, improvements required as the consequence of the proposed development to the transportation network would be the responsibility of each developer.

Obviously the flow of traffic at all times along Woodland Road, along with regular maintenance and an active snow removal and salting program are prime importance to the success of the Mount Airy #1, L.L.C. Project. If the Township is willing to accept ownership of Woodland Road via the Commonwealth “turn back program”, Mount Airy #1, L.L.C. would offer to provide the Township with sufficient trucks, equipment and materials to perform the required maintenance and winter snow removal operations. Mount Airy #1, L.L.C. would also reimburse Paradise Township for labor costs directly related to the maintenance and winter operation on Woodland Road. In addition, a building to house the Public Works trucks, equipment and materials would be constructed on Mount Airy #1, L.L.C. property in conjunction with the facility to store the emergency service, ambulance vehicles and equipment as previously noted in the “Emergency Services, Police and Fire Protection Section”.



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SCHOOL FACILITIES AND SCHOOL DISTRICT BUDGET

The proposed Master Plan development for Mount Airy #1, L.L.C. property will revitalize approximately 890 acres in Paradise Township which has been dormant for a minimum of six (6) years. Over the next ten (10) years, it is envisioned that two hundred (200) acres will be developed as resort/nonresidential land use and one hundred sixty (160) acres developed as residential land use. The balance of the property will be designated as Greenway Areas and essentially be void of development with the exception of active/passive recreation use and utility and stormwater facilities easements.

Within the one hundred (160) acres designated in the Master Plan, for residential use, a maximum of 523 housing units can be constructed. It should be noted, that based upon the current Paradise Township Zoning Ordinance, a potential existed for approximately 1500 housing units to be constructed on the 890 acre property. The primary marketing focus for the residential housing will be condominiums, time shares, adult communities including assisted living units and estate lot single family residences. To date, there are no specific planned residential developments. However, it would be reasonable to project that, upon full build out of the residential portion of the Master Plan, the real estate value will range between 125 to 150 million dollars. The impact on the School District will not be proportional to the tax generated due to the fact that the residential marketing focus will be on transitory residents and senior citizens. With the exception of the Hotel/Casino Facility and related infrastructure improvements, no specific land development is currently proposed for the 200 acre resort/nonresidential use portion of the Master Plan. However, at full build out, the real estate values for the resort use area would approximate 400 to 500 million dollars. The resort/nonresidential use area development will have a nominal impact on the School District student population.

With the construction of the Hotel/Casino Complex and subsequently the full build out of the proposed Master Plan, additional traffic will be generated on Woodland Road and the adjacent transportation network. As was discussed in the section this Community Impact Analysis entitled "Transportation and Surrounding Roadway System" a comprehensive Traffic Impact Study is being prepared by Mount Airy #1, L.L.C. in conjunction with Paradise Township and PennDOT. An integral part of the Traffic Impact Study is the safe flow of traffic at the intersection of Woodland Road and School Drive. Consultants for Mount Airy #1, L.L.C. have been in contact with representatives of the Pocono Mountain School District so that improvements can be incorporated into the reconstruction of Woodland Road to achieve the safe traffic flow objective at this intersection and adjacent school bus routes. Also in a meeting with the School District on July 7, 2005, Mount Airy #1, L.L.C. was asked, and will implement modifications to the Bowman Road, Woodland Road intersection, to address the traffic movements associated with a planned Elementary Center.



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WATER SUPPLY

Plans to provide domestic and fire water supply for the Hotel/Casino Facility and subsequent development of the Master Plan include the construction of a central water supply, treatment, storage and conveyance system and/or entering into a contract with Pennsylvania American Water Company to extend their water distribution system to the Mount Airy #1, L.L.C. property.

Under the first option, it is planned to establish a separate PUC regulated utility company to operate the central water supply entity. In addition to PUC approval, groundwater withdrawal allocations will have to be obtained from PaDEP and the Delaware River Basin Commission, along with a PaDEP Permit for a community water system. The field data and technical analysis required to obtain the groundwater withdrawal allocation and PaDEP Community Water System Permit will ensure that the water supply demand for development of the Master Plan, along with irrigation for the Mount Airy Golf Course, will not negatively impact the quality nor quantity of groundwater for current and future Paradise Township development.

The Mount Airy #1, L.L.C. Phase I development plans, including the Hotel/Casino Facility and related infrastructure, will include application of the treated wastewater on the golf course and implementation of stormwater management techniques that will facilitate runoff infiltration into the groundwater aquifer.

SEWAGE DISPOSAL

Presently, the existing on site wastewater treatment plant has an PaDEP NPDES Permit discharge capacity of 220,000 gpd. A complete updating of the existing equipment is being performed and, in conjunction with the construction of the Hotel/Casino Facility and related infrastructure, a new filtration/disinfection process system will be installed along with a reactivation of the conveyance system for treated wastewater for application on the Mount Airy Golf Course.

Engineering projections of the wastewater to be processed at the wastewater treatment plant, in the short term, are as follows:

Hotel/Casino Facility	146,298 gpd
Villa of Our Lady	2,114 gpd
Golf Course Pro Shop/Restaurant	5,788 gpd
RV Holding Station	1,800 gpd
Maintenance Building	<u>6,727 gpd</u>

Maximum Total 162,726 gpd



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Thus, for the Phase I development proposed in the Master Plan, upon rehabilitation and upgrade of the existing on site wastewater treatment plant, adequate processing capacity is available via the existing PaDEP NPDES Permit. However, the full build out of the Master Plan would require securing additional wastewater discharge capacity, potentially to a maximum of 800,000 gpd.

Mount Airy #1, L.L.C. currently is investigating the implementation of an environmentally responsible and sensitive process to increase discharge capacity at the existing on site wastewater treatment plant and/or the option of making a connection to the proposed Pocono Township Municipal Authority Wastewater Treatment Plant. As a consequence of the PaDEP Act 537 Planning Process, Paradise Township will be an active participant in establishing in conjunction with Mount Airy #1, L.L.C. the option to be selected to properly process and discharge the treated wastewater generated by the full build out of the Master Plan.

During the initial phase of infrastructure construction, a new sanitary sewer collection system will be constructed in accordance with Paradise Township and PaDEP regulations. This new sanitary sewer collection system will service the Hotel/Casino Facility, Villa of Our Lady, Golf Course Restaurant and an RV Parking Area. Also, a temporary connection will be made to the existing Maintenance Building. A new flow meter has been installed at the on-site wastewater treatment plant. Subsequent to commencement of operations at the Hotel/Casino Facility, and verification of its wastewater flow construction i.e. 162,762 gpd, the remaining wastewater discharge capacity could be distributed to potential resort use or residential use along the Woodland Road Corridor up to the maximum of 220,000 gpd. Thus, extension of the new sanitary sewer collection system from approximately the intersection with Bowman Road to SR611 along Woodland Road may be included in the initial infrastructure work program. This work may be performed in conjunction with the rehabilitation and improvements to Woodland Road to avoid future pave cuts, to minimize traffic delays and provide the potential to connect Paradise Township residents on Woodland Road to the sanitary sewer system.

PUBLIC UTILITIES

The proposed development of the Master Plan as previously described, will be self sufficient for water supply and sanitary sewer service. The electric service provider, PP&L has notified Mount Airy #1, L.L.C. that adequate power is available for Phase I of construction along with the potential maximum build out of the Master Plan. Mount Airy #1, L.L.C. Consultants are evaluating options for heating and air conditioning demands related to the Hotel/Casino Facility that include a natural gas pipeline, propane tanks and/or geothermal as the primary fuel source. The extension or construction of new utilities services will provide service connection opportunities for residents of Paradise Township and surrounding communities, and also benefit the environment by eliminating the dependence on private water supply wells and on lot wastewater disposal systems.



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TOWNSHIP REVENUE AND EXPENSES

The construction and operation of the Hotel/Casino Facility and related infrastructure along with the future developments included in the Master Plan will provide significant financial opportunities for the Township, its residents and existing commercial business. The initial construction program will provide over 300 jobs for a 12 to 15 month period. The operation at the Hotel/Casino Facility will result in over 650 full time employees.

The workers involved in the construction of the Hotel/Casino Complex and related infrastructure i.e., 300 jobs for a 12 to 15 month period, will create a new demand for a significant amount of goods and services with the resulting increase in job opportunities for local business establishments. A similar impact will be evident for suppliers of the materials and equipment to be incorporated into the construction work. Examples of local business that would benefit from this Project include building materials and equipment suppliers, contractors, trucking companies, and engineering consultants and surveyors. Similarly, the operational expenses associated with the salaries and wages for 650 employees and the materials and supplies associated with the Hotel/Casino Complex will provide increase business and job opportunities for local wholesale, and retail vendors and the service industry. Finally, the Hotel/Casino Complex will attract a projected 3,300,000 visitors/year. This will result in the visitor becoming customers of local business, shopping in local store, staying in local hotels and resorts and patronizing local restaurants, entertainment and amusement attractions.

Presently it is difficult to quantify the amount of the additional revenue that the construction and operation of the Hotel/Casino Complex and buildout of the Master Plan Facilities will accrue to the local labor market and business, Paradise Township, adjacent municipalities and Monroe County. In a similar fashion, additional real estate and transfer taxes, to be paid to the Paradise Township, the Pocono Mountain School District and Monroe County are difficult to project. However, it is safe to state that significant economic benefits will flow to the entities without the requirement to provide essential public services to the Hotel/Casino and related Master Plan Development Facilities. The Pocono Mountain School District will be required to accommodate a limited additional student population, but the additional revenue generated will far surpass the additional expenses incurred.

The Pennsylvania Race Horse Development and Gaming Act requires that 4% of the daily gross slot machine terminal revenue be paid into the State Gaming Fund and 2% of these funds are available to the Host Community and County, and adjacent communities for economic development, community improvement projects and other related public interest projects. The grants may be utilized as local matching funds for other grants or loans from the Commonwealth.



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The funds will be deposited into a restricted account within the Department of Community and Economic Development and will be administered through the Monroe County Economic Development or Redevelopment Authority. These grants must be used to fund the costs of human services, infrastructure improvements, facilities emergency services and health and public safety expenses associated with a licensed gaming facility. Accordingly, significant opportunities will exist for Paradise Township to obtain grant funding to enhance the quality of life for its community and residents.

In addition, the Pennsylvania Race Horse Development and Gaming Act provides for an annual subsidy to 2nd Class Township i.e., Paradise Township in the amount of 2% of the gross terminal revenue or \$10,000,000 which ever is greater. However, the subsidy amount cannot exceed 50% of the Paradise Township budget for the 2003-2004 Fiscal year, adjusted annually by a cost of living adjustment. Any funds not distributed to the Township in excess of the 50% of 2003-2004 budget or \$10,000,000 will be assigned to Monroe County for uses as noted above.

Finally, each slot machine licensee will contribute 5% of its daily gross terminal revenue into the Pennsylvania Gaming Economic Development and Tourist Fund to be administered by the Pennsylvania Department of Community and Economic Development. Allowance in this fund will be distributed via an Economic Development Capital Budget. Although specific parameters have not been established to date, funds may be used for municipal capital projects and operational expenditures. Funds can be used throughout the Commonwealth including municipalities and counties that must be licensed gaming facilities.

Existing grants are available to Paradise Township and its municipal authorities through the "Infrastructure and Facilities Improvement Program and the Water Supply and Wastewater Infrastructure Program "PennWorks" which are administered through the Pennsylvania Department of Community and Economic Development and the Commonwealth Financing Authority respectfully. If Paradise Township opts to seek financial assistance through these programs, Mount Airy #1, L.L.C. will provide technical assistance at no cost to Paradise Township.

SYNOPSIS

The approval by Paradise Township of the Conditional Use Permit for the Resort District Master Plan, as submitted by Mount Airy #1, L.L.C., provides the first step in the establishment of an unique partnership between Paradise Township and Mount Airy #1, L.L.C. The mutual cooperation of these parties will result in a positive impact on the quality of life for Township residents through the establishment of a controlled development of approximately 890 acres. Benefits to accrue to the Township include preservation of natural resources, enhanced recreational areas via the designated "Greenway Areas", a fifty 50% subsidy of its annual operating budget, without any increase in costs to Paradise Township.



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Enhanced opportunities for local vendors and employment for residents, expand potential for growth of the tourist industry, improved infrastructure and implementation of best management techniques related to stormwater and wastewater management which will improve the groundwater recharge efficiency and surface water quality of Forest Run and tributary streams and significantly improve the aesthetic visual aspects of the land contained within the Resort District Master Plan. The construction of the Mount Airy Resort and Hotel/Casino will be a complimentary tourist attraction that will enhance the existing Paradise Township and Monroe County tourism market.



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**Mount Airy #1 L.L.C.
Conditional Use Permit Application
Master Plan
Within A
Resort Development Area Overlay District**

Paradise Township Code Section 160-21G
Operation Plan

The Hotel will be in operation 24 hours per day, 7 days per week, 52 weeks per year. However, most guest activities will be focused in the time period from 7:00 a.m. to 11:30 p.m. The Casino portion of the Complex will be operated in accordance with the regulations adopted by the Pennsylvania Gaming Control Board. It is anticipated that said regulations will be adopted by the end of September 2005, for Class II Casinos.

The Hotel/Casino Complex, Golf Course Pro Shop/Restaurant and Maintenance Buildings will be patrolled 24/7/365 by Mount Airy #1 L.L.C. Security Forces. Thus, although operation of said facilities does not pose a hazard or potential hazard to guests and/or visitors, a security program will be in place to prevent any unauthorized access to the site.

Mount Airy #1 L.L.C. shall maintain in the office of the General Manager all permits and approved plans required by any governmental regulatory agency having jurisdiction over permitting, operation and/or maintenance of the above noted facilities. This information will be available to Paradise Township Officials, their designated agents and the public, subsequent to making an appointment with the General Manager or their designee.

The General Manager or their designee shall provide Paradise Township with copies of any Notice of Violation received from any State or Federal Agency within five (5) days of the date of receipt of said notice by Mount Airy #1 L.L.C.

As other portions of the 890 acre parcel contained within the Master Plan advance through the Planning Commission, Subdivision and Land Development process, an appropriate Operational Plan for each new proposed development will be provided to Paradise Township.

**MOUNT AIRY #1 L.L.C.
CONDITIONAL USE PERMIT APPLICATION
PARADISE TOWNSHIP, MONROE COUNTY**

REPORT INDEX

- **Mount Airy Lodge, Traffic Impact Study, Paradise Township, Monroe County, dated August 16, 2005, Prepared by Traffic Planning and Design, Inc. (with copies of Transmittal Letter to PennDOT District 5-0 and Hanover Engineering).**
- **Mount Airy Lodge Project, Paradise Township, Monroe County, Environmental Resources Report, Prepared by Skelly and Loy, Inc.**
- **Erosion and Sediment Pollution Control Plan Narrative and Storm Drainage Designs for Mount Airy #1 L.L.C., Proposed Hotel & Casino, Township of Paradise, Monroe County, Pennsylvania, Prepared by CECO Associates, Inc. dated August 2005.**

**MOUNT AIRY #1 L.L.C.
CONDITIONAL USE PERMIT APPLICATION
PARADISE TOWNSHIP, MONROE COUNTY**

PLAN INDEX

CONDITIONAL USE SUBMISSION

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G1	General Notes
SL 1,2,3	Site Layout
U1,2	Utility Plan
GR1,2	Grading Plan
SD 1	Site Details
L1	Landscaping Plan
LT 1,2,3	Site Lighting Plan
LC 1,2,3	Lot Consolidation Plat
Z1	Zoning Map

ALSO INCLUDED:

ES 1-8	E&S Plans & Details
D 1-9	Drainage Plan & Details
C 1-17	Woodland Road Improvement Plans
E 1-22	Existing Resource & Site Analysis Plan
W 1-6	Public Water Supply System
SS 1-6	San. Sewer System

MOUNT AIRY #1 L.L.C. CONDITIONAL USE SUBMISSION

PARADISE TOWNSHIP, MONROE COUNTY, PENNSYLVANIA

OWNER/APPLICANT:

MOUNT AIRY #1 L.L.C.
299 MAIN STREET - STURGES
OLYPHANT, PA 18447

CONTACT: ROBERT McNICHOLS SR.
(570) 947-9026

TOTAL PARCEL AREA = 888.91 ACRES

REVIEWING AGENCY

PARADISE TOWNSHIP PLANNING COMMISSION
RR1, BOX 1226
CRESCO, PA 18326
(570) 595-8840

PARADISE TOWNSHIP SUPERVISORS
RR1, BOX 1226
CRESCO, PA 18326
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MONROE COUNTY PLANNING COMMISSION
1 QUAKER PLAZA, ROOM 106
STROUDSBURG, PA 18360
(570) 517-3100

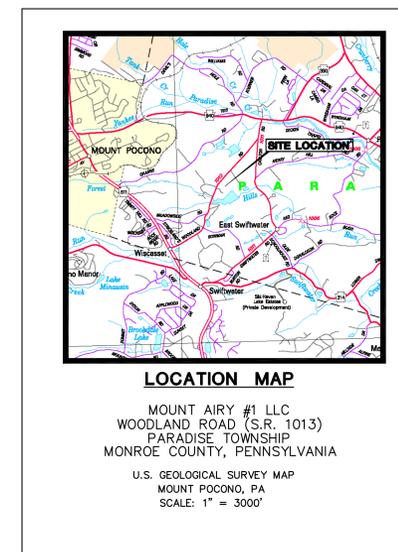
MONROE COUNTY CONSERVATION DISTRICT
8050 RUNNING VALLEY ROAD
STROUDSBURG, PA 18360
(570) 629-3060

INDEX OF SHEETS

G 1	GENERAL NOTES
SL 1,2,3	SITE LAYOUT
U 1,2	UTILITY PLAN
GR 1,2	GRADING PLAN
SD 1	SITE DETAILS
L 1	LANDSCAPING PLAN
LT 1,2,3	SITE LIGHTING PLAN
LC 1,2,3	LOT CONSOLIDATION PLAT
Z 1	ZONING MAP

ALSO INCLUDED:

ES 1-8	E&S PLANS & DETAILS
PC 1-4	PCSM PLAN & DETAILS
D 1-9	DRAINAGE PLAN & DETAILS
C 1-17	WOODLAND ROAD IMPROVEMENT PLANS
E 1-22	EXISTING RESOURCE AND SITE ANALYSIS PLAN
W 1-6	PUBLIC WATER SUPPLY SYSTEM
SS 1-6	SAN. SEWER SYSTEM



PROJECT TEAM:

CECO ASSOCIATES, INC.
P.O. BOX 995
SCRANTON, PA 18501
(570) 342-3101

HEMMLER + CAMAYD ARCHITECTS
305 LINDEN ST.
SCRANTON, PA 18503
(570) 961-1302

SKELLY & LOY
2601 NORTH FRONT STREET
HARRISBURG, PA 17110
(717) 232-0593

HYDRO-GEO SERVICES, INC.
1542 BRIDGE STREET
NEW CUMBERLAND, PA 17070
(717) 774-2138

TRAFFIC PLANNING & DESIGN, INC.
2500 EAST HIGH STREET, SUITE 650
POTTSTOWN, PA 19464
(610) 326-3100

QUAD THREE GROUP, INC.
37 NORTH WASHINGTON STREET
WILKES-BARRE, PA 18701
(570) 829-4200

RECOMMENDED FOR APPROVAL BY:	
PARADISE TOWNSHIP PLANNING COMMISSION	
_____	Date _____

RECOMMENDED FOR APPROVAL BY:	
PARADISE TOWNSHIP BOARD OF SUPERVISORS	
_____	Date _____
_____	Date _____
_____	Date _____



COVER SHEET			
MOUNT AIRY #1 L.L.C.			
LAND DEVELOPMENT			
PARADISE TOWNSHIP, MONROE COUNTY			
PENNSYLVANIA			
consulting engineers			
p.o. box 995, scranton, pa. 18501 570-342-3101			
ceco associates inc.			
REVISIONS	DATE	DRAWN	SHEET NO.
A.J.M.	A.J.M.	A.J.M.	INDEX
D.J.O.	SCALE	DATE	
JOB NO.	09-01-010	08-23-05	

UTILITY CONTACTS:

PPL ELECTRIC UTILITIES
 827 HAUSMAN ROAD
 ALLENTOWN, PA 18104
 ATTN: MICHAEL KOSLAP
 1-888-220-9991

VERIZON PENNSYLVANIA, INC.
 121 ADAMS AVENUE, 5TH FLOOR
 SCRANTON, PA 18503
 ATTN: MR. JAMES R. GRAFF
 (570) 348-6394

PENCOR SERVICES
 BLUE RIDGE CABLE
 115A ROUTE 940
 POCONO SUMMIT, PA 18346
 ATTN.: SERVICE CONSULTANT
 (570) 839-3550

SITE DATA:

LOT AREA
 DEED BOOK NO. 2279 PAGE 61
 TOTAL AREA = 38,720,920 S.F. = 888.91 ACRES
 TAX MAP ID NUMBER: REFER TO LOT-CONSOLIDATION PLAT

EXISTING LOT INFORMATION
 EXISTING LOT SIZE: REFER TO LOT-CONSOLIDATION PLAT
 EXISTING LOT WIDTH: VARIES
 EXISTING LOT DEPTH: VARIES

PROPOSED LOT INFORMATION
 PROPOSED BUILDING HEIGHT: 80 FT
 TOTAL BUILDING COVER: 192,605 SF
 PROPOSED IMPERVIOUS COVER: 1,089,000 SF

PRIMARY SOIL TYPES ON SITE:

OkC- OQUAGA-LACKAWANNA CHANNERY LOAMS 8 TO 15% SLOPES
 Ph- PHILO SILT LOAM
 Wyc- WYOMING GRAVELLY SANT LOAM, 8-15% SLOPES
 MoB- MORRIS EXTREMELY STONY SILT LOAM, 0-8% SLOPES
 LbB- LACKAWANNA EXTREMELY STONY LOAM, 0-8% SLOPES
 Lab- LACKAWANNA CHANNERY LOAM, 2-8% SLOPES
 Cy- CUT AND FILL LAND
 CnB- CHIPPEWA & NORWICH EXTREMELY STONY SOILS, 0-8% SLOPES
 FOR SOIL DESCRIPTIONS REFER TO SOIL SURVEY OF MONROE COUNTY, AUGUST 1981.

**ZONING & SUBDIVISION/
 LAND DEVELOPMENT DATA**

ORDINANCE ADOPTED FEBRUARY 13, 2001

CURRENT ZONING: R-1, R-2, RR, B-1/ RESORT OVERLAY DISTRICT

MASTER DEVELOPMENT NON-RESIDENTIAL LOT REGULATIONS

SECT. 160-12 A (43.B) (i)
 MIN. LOT AREA: 87,120 SF.
 MIN. LOT WIDTH: 150 FT
 MIN. SIDE & REAR BUILDING SETBACK WHEN ABUTTING A NON-RESIDENTIAL USE: 15 FT
 MIN. SIDE & REAR BUILDING SETBACK WHEN ABUTTING A RESIDENTIAL USE: 150 FT
 MIN. SETBACK FROM LOCAL STREET R-O-W: 10 FT
 MIN. SETBACK FROM COLLECTOR STREET OR GREATER R-O-W: 30 FT
 MIN. SETBACK WHEN ACROSS ANY STREET FROM A RESIDENTIAL USE: 30 FT
 MIN. PARKING/SERVICE SETBACK: 30 FT
 MAXIMUM IMPERVIOUS COVERAGE: 75%

SUBDIVISION WETLAND NOTES:

DEVELOPER RESPONSIBILITY. THE DEVELOPER ASSUMES FULL RESPONSIBILITY FOR OBTAINING ANY AND ALL NECESSARY PERMITS AND/OR APPROVALS, RELATING TO THE EXISTENCE AND DESIGNATION OF ANY WETLANDS ON THE WITHIN SUBDIVISION, AS MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS, THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR ANY OTHER STATE OR FEDERAL AGENCY HAVING APPROPRIATE JURISDICTION OVER WETLANDS. THE DEVELOPER REPRESENTS AND WARRANTS THAT IT HAS ACCURATELY AND PROPERLY DELINEATED THE AREAS OF WETLANDS ON THE WITHIN SUBDIVISION; THAT IT WILL GIVE A COPY OF SAME TO ANY PROSPECTIVE PURCHASER(S), TOGETHER WITH THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER WETLANDS; AND THAT IT WILL ADVISE ANY PROSPECTIVE PURCHASER(S) OF THE EXISTENCE OF WETLANDS, IF ANY, ON ANY LOT PROPOSED TO BE PURCHASED.

OWNER RESPONSIBILITY. AFTER CONVEYANCE OR SALE OF ANY LANDS IN SAID SUBDIVISION TO ANY PURCHASER(S), THE PURCHASER(S) SHALL ASSUME AND BEAR CONTINUING RESPONSIBILITY FOR COMPLIANCE WITH ANY AND ALL GOVERNMENTAL REGULATIONS REGARDING THE USE OF WETLANDS. ANY PURCHASER(S) OF ANY LANDS SET FORTH IN THE WITHIN SUBDIVISION AGREE TO LOOK SOLELY TO THE DEVELOPER AND/OR TO THE APPROPRIATE GOVERNMENTAL AGENCY FOR COMPLIANCE WITH ANY WETLANDS REGULATIONS OR REQUIREMENTS.

TOWNSHIP DISCLAIMER. THE APPROVAL OF THE WITHIN SUBDIVISION BY THE PLANNING COMMISSION AND TOWNSHIP SUPERVISORS SHALL NOT IN ANY MANNER BE CONSTRUED TO BE OR TO CONSTITUTE AN APPROVAL OF COMPLIANCE BY THE DEVELOPER WITH STATUTES OR REGULATION PROMULGATED BY ANY STATE OR FEDERAL AGENCIES RELATING TO WETLANDS EXISTING ON THE WITHIN SUBDIVISION. THE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY TO THE PURCHASER(S) OR TO ANY OTHER PERSON FOR COMPLIANCE WITH ANY STATE OR FEDERAL WETLAND REGULATIONS WITH RESPECT TO THE WITHIN SUBDIVISION OR ANY LANDS CONTAINED THEREIN.

GENERAL NOTES:

OFF-STREET PARKING PROVIDED:

LOADING = 20 SPACES
 PASSENGER VEHICLE = 729 SPACES (LOTS A,B,C,D,& E)
 PARKING GARAGE = 381 SPACES

PARKING LOT F:

1. PASSENGER VEHICLE = 475 SPACES
 2. RECREATIONAL VEHICLE = 18 SPACES
 3. BUS PARKING = 40 SPACES
 TOTAL PASSENGER VEHICLE PARKING = 1,585 PROVIDED SPACES

SECT. 160-16 A (14) (c)
 STANDARD: PARALLEL:
 STALL WIDTH: 10' MIN. STALL WIDTH: 8' MIN.
 STALL DEPTH: 20' MIN. STALL DEPTH: 22' MIN.

SECT. 160-16 A (14) (e)
 AISLE WIDTHS:
 90° PARKING ANGLE 60° PARKING ANGLE PARALLEL PARKING
 1-WAY USE - 22' MIN. 1-WAY USE - 18' MIN. 1-WAY USE - 12' MIN.
 2-WAY USE - 24' MIN. 2-WAY USE - 21' MIN. 2-WAY USE - 18' MIN.

SECT. 160-16 A (14) (f)
 TWO-WAY ENTRANCE AND EXIT DRIVES SHALL HAVE THE FOLLOWING MINIMUM WIDTHS: TRAVELWAY = 20 FT, SHOULDER = 5 FT

SECT. 160-16 A (14) (g)
 NO ENTRANCE OR EXIT FOR ANY OFFSTREET PARKING OR LOADING AREA SHALL BE LOCATED WITHIN 40 FEET OF ANY ROAD INTERSECTION.

SECT. 160-16 A (14) (k)
 ALL PARKING FACILITIES OF 10 OR MORE SPACES ADJACENT TO OR ACROSS THE STREET FROM ANY LOT IN A RESIDENTIAL DISTRICT SHALL BE PROVIDED WITH A SUITABLE FENCE, WALL, OR EVERGREEN PLANTING OF AT LEAST FOUR FEET IN HEIGHT DESIGNED TO SCREEN VISIBILITY AND HEADLIGHT GLARE FROM SUCH RESIDENTIAL LOT. SUCH SCREENING SHALL NOT BE WITHIN ANY REQUIRED CLEAR SIGHT TRIANGLE.

SECT. 160-16 A (14) (i)
 NO PARKING AREAS, EXCEPT THOSE SERVING SINGLE-FAMILY DWELLINGS, SHALL BE CLOSER TO A PROPERTY LINE THAN FIVE FEET. NO PARKING AREA FOR A NONRESIDENTIAL USE SHALL BE CLOSER THAN 15 FEET TO A PROPERTY LINE OR A LOT USED OR ZONED FOR RESIDENTIAL PURPOSES. NO PARKING AREA SHALL BE WITHIN ANY REQUIRED CLEAR SIGHT TRIANGLE.

SECT. 160-16 A (14) (n)
 A PASSENGER VEHICLE TURNAROUND IS REQUIRED AT THE END OF A DEAD-END PARKING AREA.

BUFFER/SCREENING REQUIREMENTS:

SECT. 160-16 A (14) (o)
 SCREENING SHALL BE PROVIDED ALONG THE SIDES OF ANY PARKING OR LOADING AREAS AREAS FOR MORE THAN FIVE VEHICLES WHICH ABUT A RESIDENTIAL OR INSTITUTIONAL USE OR ALONG THE BOUNDARIES OF ANY OTHER USE WHERE SCREENING IS REQUIRED.

SECT. 160-16 A (14) (m)
 ROWS OF PARKING SPACES ARE LIMITED TO 15 VEHICLES. SCREENING IS REQUIRED AS SEPARATION WHEN THIS MAXIMUM IS ATTAINED.

SECT. 160-18 B (1)
 SCREENING MAY BE ACCOMPLISHED THROUGH THE USE OF PLANT MATERIALS, FENCING, WALLS, OR EARTH MOUNDS.

SECT. 160-18 B (2)
 THE AREA OCCUPIED BY ANY SCREENING SHALL NOT EXTEND BEYOND ANY STREET OR PROPERTY LINE.

SECT. 160-18 B (4-5)
 STRUCTURES SHALL MEET THE REQUIRED SETBACK. FENCES SHALL HAVE A 6 FOOT MINIMUM HEIGHT. EARTH MOUNDS SHALL HAVE A MINIMUM HEIGHT OF FOUR FEET AND SHALL BE LANDSCAPED ON TOP TO EXTEND THE HEIGHT AN ADDITIONAL TWO FEET.

SECT. 160-18 B (6)
 PLANTED BUFFER STRIPS SHALL HAVE A 10 FOOT MINIMUM WIDTH AND BE OF SUFFICIENT HEIGHT AND DENSITY TO CONSTITUTE A VISUAL BUFFER OF FIVE FEET IN HEIGHT AT THE TIME OF PLANTING.

OFF-STREET LOADING REQUIREMENTS:

SECT. 160-16 B (1)
 ONE OFF-STREET LOADING SPACE SHALL BE PROVIDED FOR EACH 15,000 SF OF GROSS BUILDING AREA OR MAJOR PART THEREOF.

SECT. 160-16 B (2)
 ACCESS TO TRUCK STANDING, LOADING, AND UNLOADING SPACE SHALL BE PROVIDED DIRECTLY FROM A PUBLIC STREET SO AS NOT TO INTERFERE WITH PUBLIC CONVENIENCE AND TO PERMIT THE ORDERLY AND SAFE MOVEMENT OF TRUCKS.

SECT. 160-16 B (3)
 ALL LOADING SPACES SHALL HAVE DIRECT ACCESS TO THE POINT OF ENTRY INTO THE BUILDING BEING SERVED.

SECT. 160-16 B (4)
 LOADING SPACES SHALL BE PROVIDED IN ADDITION TO THE OFF-STREET PARKING SPACE AND SHALL NOT BE CONSIDERED AS SUPPLYING OFF-STREET PARKING SPACE.

SECT. 160-16 B (5)
 THE MINIMUM SIZE OF ALL SUCH LOADING SPACES SHALL BE 12 FEET BY 30 FEET WITH A MINIMUM VERTICAL CLEARANCE OF 14 FEET.

NOTES:

SEE TABLE NO.1&2 IN SECTION 58-6 (DRIVEWAYS) ON PAGE 5809 & 5810 OF THE PARADISE TOWNSHIP CODE FOR THE REQUIRED SIGHT DISTANCE FOR VEHICLES EXITING DRIVEWAYS ONTO TWO LANE ROADS.

SEE FIGURES A & B IN SECTION 58 (DRIVEWAYS) ON PAGE 5815 & 5817 OF THE PARADISE TOWNSHIP CODE FOR MINIMUM & MAXIMUM GRADES, MINIMUM WIDTH & RADIUS REQUIRED FOR DRIVEWAY INGRESS & EGRESS.

AS PER CH. 127-11 E(1), PLAIN CEMENT CONCRETE CURB: EIGHT INCHES AT THE TOP, NINE INCHES AT THE BOTTOM, AND 24 INCHES IN HEIGHT WITH THE SLOPE TO THE STREET SIDE.

AS PER CH. 127-11 F, SIDEWALKS, (IF PROVIDED OR REQUIRED) SHALL BE FOUR INCHES IN THICKNESS PLACED ON A FOUR-INCH CINDER OR CRUSHED-STONE BASE.

SEE TABLE NO.1 IN SECTION 131 (SUBDIVISION & LAND DEVELOPMENT) ON PAGE 13158 OF THE PARADISE TOWNSHIP CODE FOR STREET DESIGN STANDARDS.

AS PER CH. 160-12 A(60)(d), ALL OFF-STREET PARKING SHALL BE AT LEAST 50 FEET FROM ALL SIDE OR REAR LOT LINES.

AS PER CH. 160-16 A(2), ALL REQUIRED PARKING SHALL BE DEEMED OFF-STREET AND SHALL BE LOCATED OUTSIDE THE LIMITS OF ANY STREET RIGHT-OF-WAY, WHETHER PUBLIC OR PRIVATE.

AS PER CH. 160-16 A(3), PARKING SPACES SHALL BE PROVIDED IN THE NUMBER SET FORTH IN SCHEDULE II ON PGS. 16184 TO 16186. REASONABLE AND APPROPRIATE PARKING REQUIREMENTS FOR USES NOT LISTED HEREIN SHALL BE DETERMINED BY THE PLANNING COMMISSION AFTER DUE CONSIDERATION IS GIVEN TO THE PARKING NEEDS OF SUCH USES. THE INTENT OF THIS SECTION IS TO PROVIDE ADEQUATE PARKING FOR ALL RESIDENTS, CLIENTS, CUSTOMERS, AND EMPLOYEES.

AS PER CH. 160-16 A(14)(c), ALL PARKING SPACES SHALL HAVE A MINIMUM STALL WIDTH OF 10 FEET AND A MINIMUM STALL LENGTH OF 20 FEET, EXCEPT PARALLEL PARKING SPACES WHICH ARE A MINIMUM OF 8 FEET BY 22 FEET.

SEE TABLE IN SECTION 160-16 A(14)(e) ON PAGE 16069 OF THE PARADISE TOWNSHIP CODE FOR MINIMUM PARKING AISLE WIDTHS.

SEE TABLE IN SECTION 160-16 A(14)(f) ON PAGE 16069 OF THE PARADISE TOWNSHIP CODE FOR MINIMUM DRIVEWAY INGRESS & EGRESS WIDTHS.

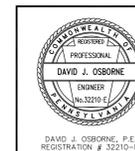
AS PER CH. 160-16 A(14)(k), ALL PARKING FACILITIES OF 10 OR MORE SPACES OR LOADING AREAS ADJACENT TO OR ACROSS THE STREET FROM ANY LOT IN A RESIDENTIAL DISTRICT SHALL BE PROVIDED WITH A SUITABLE FENCE, WALL OR EVERGREEN PLANTING AT LEAST 4 FEET IN HEIGHT DESIGNED TO SCREEN VISIBILITY AND HEADLIGHT GLARE FROM SUCH RESIDENTIAL LOT. SUCH SCREENING SHALL NOT BE WITHIN ANY REQUIRED CLEAR SIGHT TRIANGLE.

AS PER CH. 160-16 A(14)(l), NO PARKING AREAS, EXCEPT THOSE SERVING SINGLE FAMILY DWELLINGS, SHALL BE CLOSER TO A PROPERTY LINE THAN 5 FEET. NO PARKING AREA FOR NONRESIDENTIAL USE SHALL BE CLOSER THAN 15 FEET TO A PROPERTY LINE OR A LOT USED OR ZONED FOR RESIDENTIAL PURPOSES. NO PARKING AREA SHALL BE WITHIN ANY REQUIRED CLEAR SIGHT TRIANGLE.

AS PER CH. 160-16 A(14)(m), ROWS OF PARKING SPACES ARE LIMITED TO 15 VEHICLES. INDIVIDUAL PARKING AREAS ARE LIMITED TO 60 VEHICLES. SCREENING AS DESCRIBED IN CH. 160-18 OF THIS CHAPTER IS REQUIRED AS SEPARATION WHEN THESE MAXIMUMS ARE ATTAINED.

AS PER CH. 160-16 A(14)(o), SCREENING SHALL BE PROVIDED ALONG THE SIDES OF ANY PARKING LOT OR LOADING AREAS FOR MORE THAN FIVE VEHICLES WHICH ABUT A RESIDENTIAL OR INSTITUTIONAL USE OR ALONG THE BOUNDARIES OF ANY OTHER USE WHERE SCREENING IS REQUIRED.

AS PER CH. 160-16 B(5), THE MINIMUM OF ALL SUCH LOADING SPACES SHALL BE 12' BY 30' WITH A MINIMUM VERTICAL CLEARANCE OF 14'.



GENERAL NOTES			
MOUNT AIRY #1 L.L.C.			
LAND DEVELOPMENT		REVISIONS	DATE
PARADISE TOWNSHIP, MONROE COUNTY		DESIGNED A.J.M.	DRAWN A.J.M.
PENNSYLVANIA		CHECKED D.J.O.	SCALE N/A
consulting engineers		JOB NO. 09-01-010	TITLE 08-23-05
ceco associates inc.		SHEET NO. G-1	

p.o. box 995, scranton, pa. 18501 570-342-3101

MT. AIRY HOTEL AND CASINO

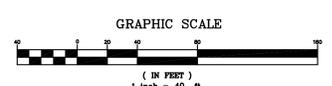
ADS DETENTION SYSTEM #1
INV. 1205

LEGEND

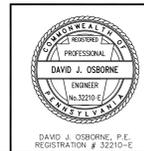
- 3+00 Base Line
- R50' Curb Radius
- T100 Tangent Label
- C100 Horizontal Curve Label
- P- Property Line
- Direction of Traffic
- ♿ Handicap Parking
- Asphalt Paving
- ▤ Concrete Side Walk
- ▥ Stamped Concrete
- 8" Curbing
- - - No Curb
- ▨ Cross Walk
- - - 100 Yr Floodplain Elevation
- ▨ Riparian Buffer

COORDINATE CONTROLS:
 [1] Northing = 353,896.3083
 Easting = 2,636,949.8850
 [2] Northing = 354,934.9395
 Easting = 2,637,426.0536

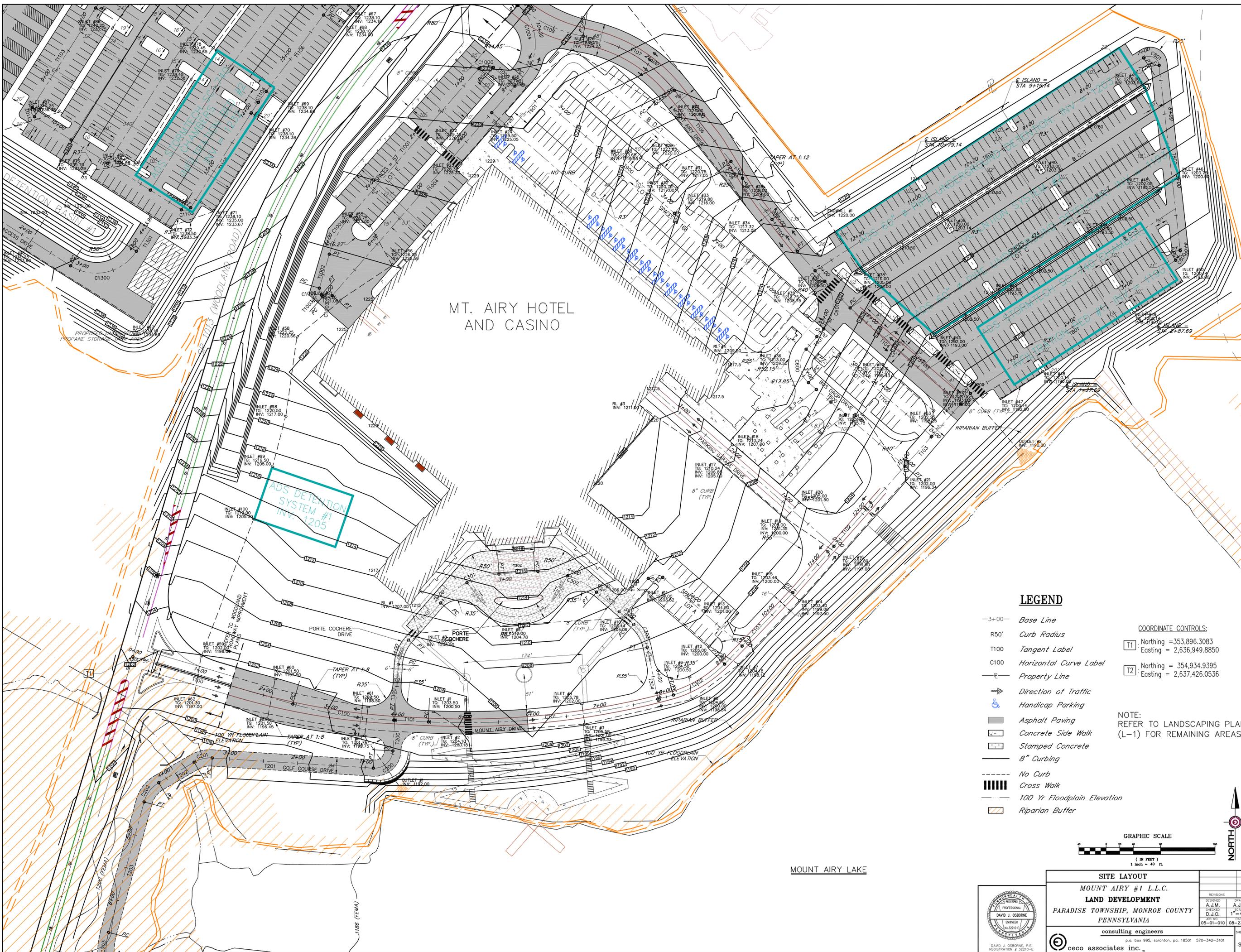
NOTE:
 REFER TO LANDSCAPING PLAN
 (L-1) FOR REMAINING AREAS

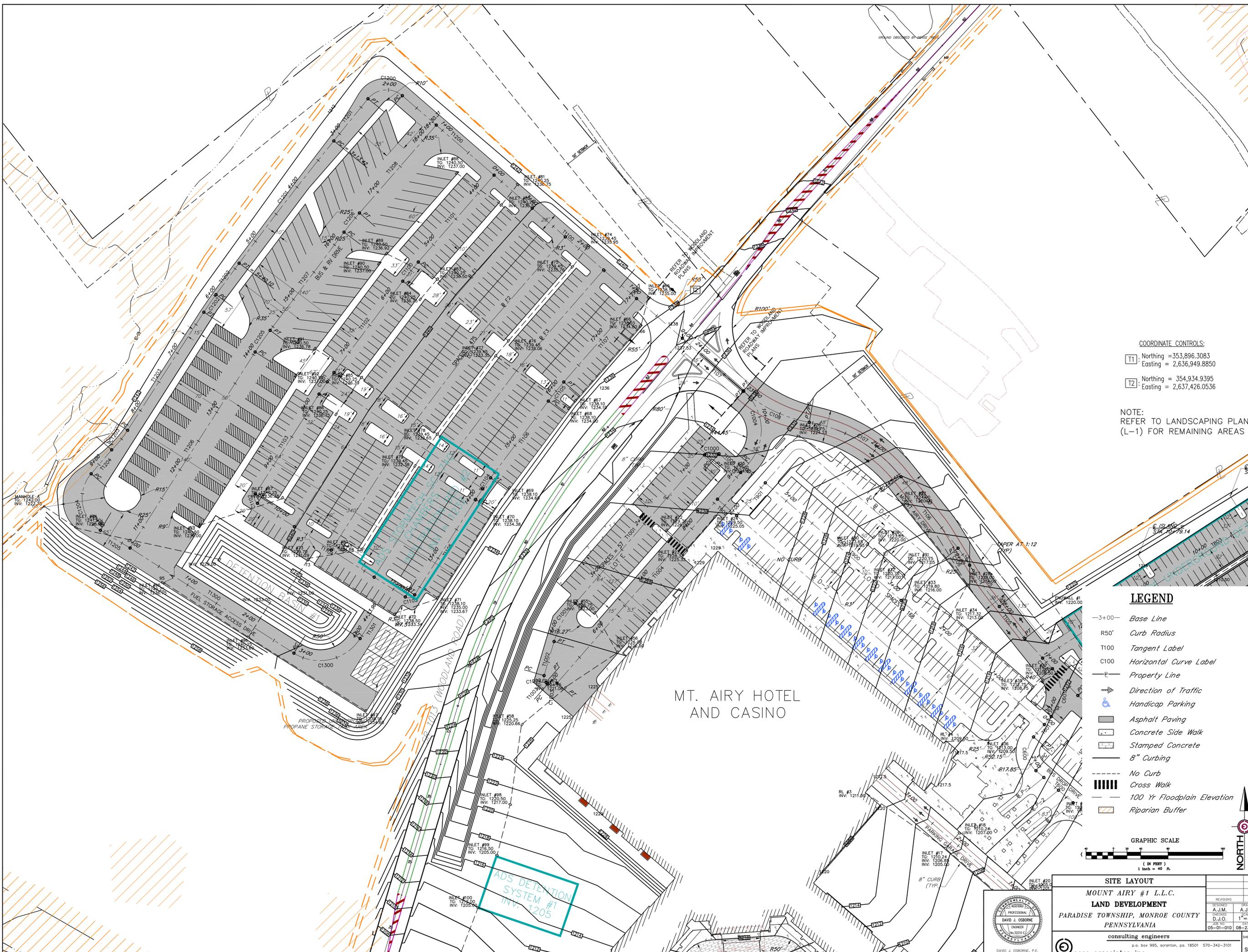


MOUNT AIRY LAKE



SITE LAYOUT	
MOUNT AIRY #1 L.L.C.	
LAND DEVELOPMENT	
PARADISE TOWNSHIP, MONROE COUNTY	
PENNSYLVANIA	
consulting engineers	
cenco associates inc.	
REVISIONS	DATE
A.J.M.	A.J.M.
D.J.O.	1"=40'
05-01-010	08-23-05
SHEET NO. SL-1	





COORDINATE CONTROLS:

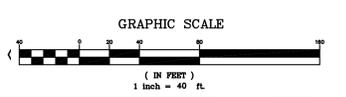
T1: Northing = 353,896.3083
 Easting = 2,636,949.8850

T2: Northing = 354,934.9395
 Easting = 2,637,426.0536

NOTE:
 REFER TO LANDSCAPING PLAN
 (L-1) FOR REMAINING AREAS

LEGEND

- +3+00— Base Line
- R50' Curb Radius
- T100 Tangent Label
- C100 Horizontal Curve Label
- Property Line
- ➔ Direction of Traffic
- ♿ Handicap Parking
- Asphalt Paving
- Concrete Side Walk
- Stamped Concrete
- 8" Curbing
- No Curb
- ||||| Cross Walk
- 100 Yr Floodplain Elevation
- ▨ Riparian Buffer



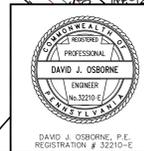
MT. AIRY HOTEL
 AND CASINO

SITE LAYOUT
MOUNT AIRY #1 L.L.C.
LAND DEVELOPMENT
PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA

consulting engineers
 p.o. box 995, scranton, pa. 18501 570-342-3101
 ceco associates inc.

REVISIONS	DATE
A.J.M.	A.J.M.
D.J.O.	SCALE
09-01-010	1" = 40'
08-23-05	TITLE

SHEET NO. SL-2



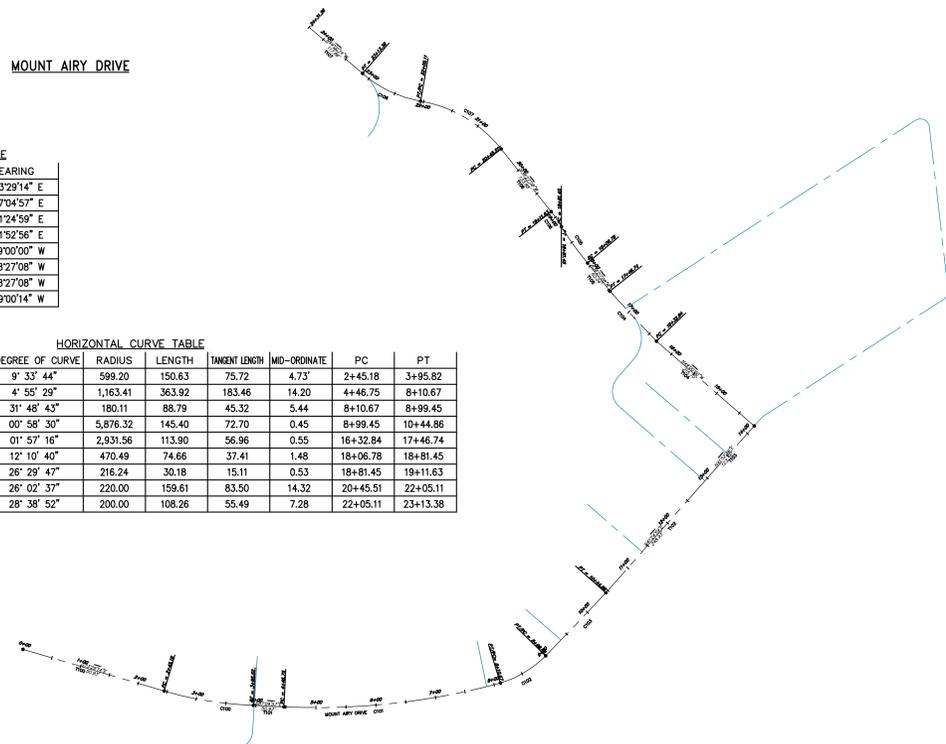
MOUNT AIRY DRIVE

TANGENT TABLE

NO.	DISTANCE	BEARING
T100	245.18	S 73°29'14" E
T101	50.93	S 87°04'57" E
T102	248.93	N 41°24'59" E
T103	123.35	N 41°52'56" E
T104	215.70	N 49°00'00" W
T105	60.04	N 38°27'08" W
T106	133.88	N 38°27'08" W
T107	117.88	N 49°00'14" W

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C100	14° 24' 13" LT	9° 33' 44"	599.20	150.63	75.72	4.73	2+45.18	3+95.82
C101	17° 55' 20" LT	4° 55' 29"	1,163.41	363.92	183.46	14.20	4+46.75	8+10.67
C102	28° 14' 42" LT	31° 48' 43"	180.11	88.79	45.32	5.44	8+10.67	8+99.45
C103	01° 25' 04" LT	00° 58' 30"	5,876.32	145.40	72.70	0.45	8+99.45	10+44.86
C104	02° 13' 34" RT	01° 57' 16"	2,931.56	113.90	56.96	0.55	16+32.84	17+46.74
C105	09° 05' 33" RT	12° 10' 40"	470.49	74.66	37.41	1.48	18+06.78	18+81.45
C106	07° 59' 47" LT	26° 29' 47"	216.24	30.18	15.11	0.53	18+81.45	19+11.63
C107	41° 34' 01" LT	26° 02' 37"	220.00	159.61	83.50	14.32	20+45.51	22+05.11
C108	31° 00' 55" RT	28° 38' 52"	200.00	108.26	55.49	7.28	22+05.11	23+13.38



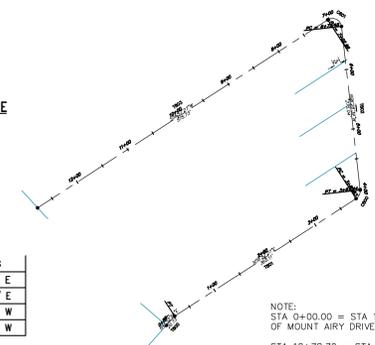
LOT C BASELINE

TANGENT TABLE

NO.	DISTANCE	BEARING
T800	20.73	N 41°52'56" E
T801	360.11	N 56°57'27" E
T802	275.04	N 06°28'39" W
T803	575.73	S 56°57'27" W

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C800	63° 26' 06" LT	-----	15.00	16.61	9.27	2.24	3+80.83	3+97.44
C801	116° 33' 54" LT	-----	15.00	30.52	24.27	7.11	6+72.48	7+02.99



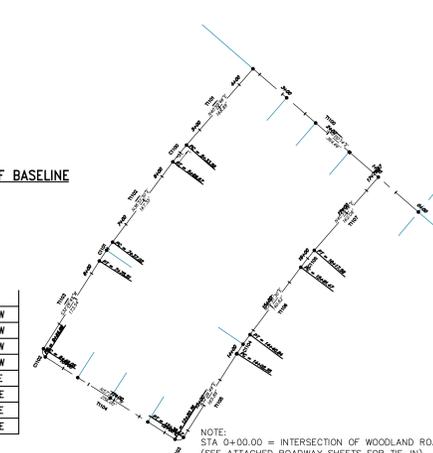
LOT F BASELINE

TANGENT TABLE

NO.	DISTANCE	BEARING
T1100	364.66	N 49°00'14" W
T1101	168.89	S 40°59'46" W
T1102	167.35	S 36°51'30" W
T1103	173.54	S 32°26'49" W
T1104	256.00	S 57°33'11" E
T1105	165.88	N 32°26'49" E
T1106	140.62	N 36°51'30" E
T1107	162.09	N 40°59'46" E

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C1100	4° 08' 16" LT	11° 27' 33"	500.00	36.11	18.06	0.33	5+33.56	5+69.67
C1101	4° 24' 41" LT	11° 27' 33"	500.00	38.50	19.26	0.37	7+37.02	7+75.51
C1102	90° 00' 00" LT	212° 57' 28"	10.00	15.71	10.00	2.93	9+49.05	9+64.76
C1103	90° 00' 00" LT	212° 57' 28"	10.00	15.71	10.00	2.93	12+20.76	12+36.47
C1104	4° 24' 41" RT	11° 27' 33"	500.00	38.50	19.26	0.37	14+02.35	14+40.84
C1105	4° 08' 16" RT	11° 27' 33"	500.00	36.11	18.06	0.33	15+81.47	16+17.58



LOT D BASELINE

TANGENT TABLE

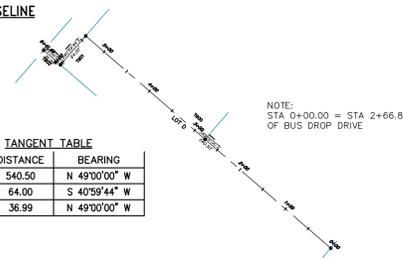
NO.	DISTANCE	BEARING
T900	540.50	N 49°00'00" W
T901	64.00	S 40°59'44" W
T902	36.99	N 49°00'00" W

TANGENT TABLE

NO.	DISTANCE	BEARING
T1000	42.00	N 49°00'00" W
T1001	288.46	S 40°59'44" W
T1002	52.08	S 16°18'59" W
T1003	3.41	S 49°00'00" E
T1004	427.18	N 40°59'44" E

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C1000	90° 00' 16" LT	-----	15.00	23.56	15.00	4.39	0+42.00	0+65.56
C1001	24° 40' 46" LT	38° 11' 50"	150.00	64.61	32.81	3.47	3+54.02	4+18.63
C1002	65° 18' 59" LT	-----	9.50	10.83	6.09	1.50	4+70.71	4+81.55
C1003	90° 00' 16" LT	-----	9.50	14.93	9.50	2.78	4+84.96	4+99.89
C1004	89° 59' 58" LT	76° 23' 40"	75.00	117.81	75.00	21.97	9+27.07	10+44.88



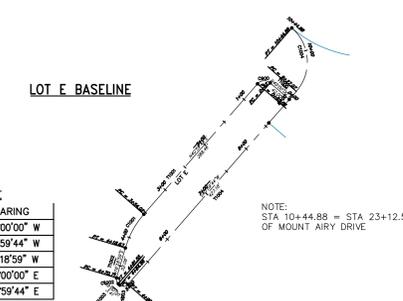
LOT E BASELINE

TANGENT TABLE

NO.	DISTANCE	BEARING
T1000	42.00	N 49°00'00" W
T1001	288.46	S 40°59'44" W
T1002	52.08	S 16°18'59" W
T1003	3.41	S 49°00'00" E
T1004	427.18	N 40°59'44" E

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C1000	90° 00' 16" LT	-----	15.00	23.56	15.00	4.39	0+42.00	0+65.56
C1001	24° 40' 46" LT	38° 11' 50"	150.00	64.61	32.81	3.47	3+54.02	4+18.63
C1002	65° 18' 59" LT	-----	9.50	10.83	6.09	1.50	4+70.71	4+81.55
C1003	90° 00' 16" LT	-----	9.50	14.93	9.50	2.78	4+84.96	4+99.89
C1004	89° 59' 58" LT	76° 23' 40"	75.00	117.81	75.00	21.97	9+27.07	10+44.88



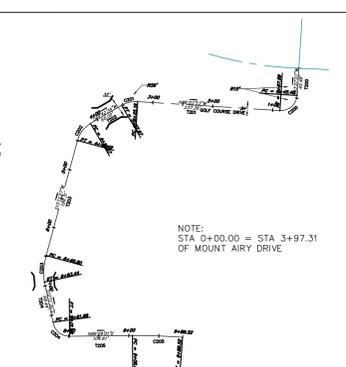
GOLF COURSE DRIVE

TANGENT TABLE

NO.	DISTANCE	BEARING
T200	45.48	S 03°37'07" W
T201	237.26	N 86°22'53" W
T202	60.00	S 59°42'34" W
T203	199.31	S 15°11'27" W
T204	68.44	S 12°11'30" E
T205	104.61	N 89°29'01" E

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C200	90° 00' 00" RT	212° 12' 24"	27.00	42.41	27.00	7.91	0+45.48	0+87.89
C201	33° 54' 33" LT	121° 54' 21"	47.00	27.82	14.33	2.04	3+25.16	3+52.97
C202	44° 31' 07" LT	121° 54' 21"	47.00	36.52	19.24	3.50	4+12.97	4+49.49
C203	22° 50' 18" LT	51° 09' 25"	112.00	44.84	22.62	2.22	6+48.80	6+93.44
C204	84° 02' 14" LT	212° 12' 24"	27.00	39.60	24.33	6.94	7+61.88	8+01.48
C205	04° 43' 25" RT	05° 39' 42"	1,012.00	83.43	41.74	0.86	9+06.09	9+89.52



LOT A ACCESS

TANGENT TABLE

NO.	DISTANCE	BEARING
T400	154.54	N 49°00'01" W
T401	65.09	S 41°00'00" W

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C400	90° 36' 15" LT	-----	15.00	23.72	15.16	4.45	1+54.54	1+78.26



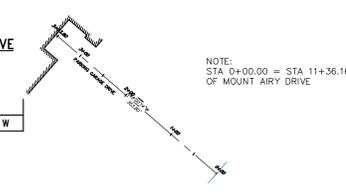
PARKING GARAGE DRIVE

TANGENT TABLE

NO.	DISTANCE	BEARING
T500	353.80	N 49°00'14" W

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C500	90° 00' 16" LT	-----	15.00	23.56	15.00	4.39	0+42.00	0+65.56
C501	24° 40' 46" LT	38° 11' 50"	150.00	64.61	32.81	3.47	3+54.02	4+18.63
C502	65° 18' 59" LT	-----	9.50	10.83	6.09	1.50	4+70.71	4+81.55
C503	90° 00' 16" LT	-----	9.50	14.93	9.50	2.78	4+84.96	4+99.89
C504	89° 59' 58" LT	76° 23' 40"	75.00	117.81	75.00	21.97	9+27.07	10+44.88



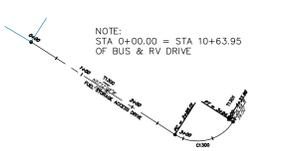
FUEL STORAGE ACCESS DRIVE

TANGENT TABLE

NO.	DISTANCE	BEARING
T1300	285.01	S 57°12'08" E
T1301	39.00	N 32°26'49" E

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C1300	90° 00' 00" LT	81° 51' 04"	70.00	109.96	70.00	20.50	2+85.01	3+94.96



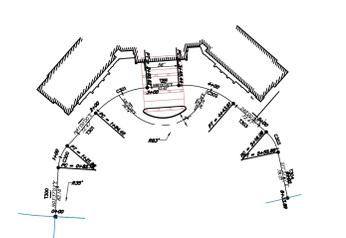
PORTE COCHARE DRIVE

TANGENT TABLE

NO.	DISTANCE	BEARING
T300	82.18	N 03°37'07" E
T301	72.47	N 41°00'00" E
T302	52.82	N 86°00'00" E
T303	72.47	S 49°00'00" E
T304	78.01	S 11°37'07" E

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C300	37° 22' 53" RT	93° 55' 39"	61.00	39.80	20.64	3.22	0+82.18	1+21.98
C301	45° 00' 00" RT	45° 50' 12"	125.00	98.17	51.78	9.52	1+94.45	2+92.82
C302	45° 00' 00" RT	45° 50' 12"	125.00	98.17	51.78	9.52	3+45.44	4+43.61
C303	37° 22' 53" RT	93° 55' 39"	61.00	39.80	20.64	3.22	5+16.08	5+55.88



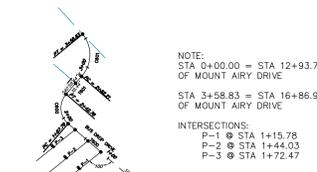
BUS DROP DRIVE

TANGENT TABLE

NO.	DISTANCE	BEARING
T600	187.79	N 49°00'00" W
T601	39.44	N 40°59'44" E

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C600	89° 59' 44" RT	163° 42' 08"	35.00	54.98	35.00	10.25	1+87.79	2+42.76
C601	81° 26' 14" LT	106° 17' 13"	53.91	76.62	46.40	13.05	2+82.21	3+58.83



LOT B

TANGENT TABLE

NO.	DISTANCE	BEARING
T700	181.20	N 49°00'26" W

HORIZONTAL CURVE TABLE

NO.	DELTA	DEGREE OF CURVE	RADIUS	LENGTH	TANGENT LENGTH	MI-D-ORDINATE	PC	PT
C700	90° 00' 00" LT	-----	15.00	23.56	15.00	4.39	0+42.00	0+65.56



BUS & RV DRIVE

TANGENT TABLE

NO.	DISTANCE	BEARING
T1200	177.66	N 49°00'14" W

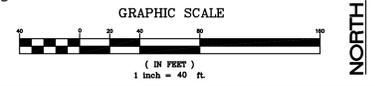
MT. AIRY HOTEL AND CASINO

UTILITY FEATURES

- s - Proposed Sewer
- s - Existing Sewer
- W - Proposed Water
- GAS - Underground Propane Line
- Proposed Storm Sewer
- Proposed Fire Hydrant

Note: ① For the Respective Overall Utility System Layout & Details, see the Following Drawings:
 Water Supply System - See Sheets W-1 to W-5
 Sanitary Sewer System - See Sheets SS-1 to SS-6
 Stormwater System - See Sheets D-1 & D-2

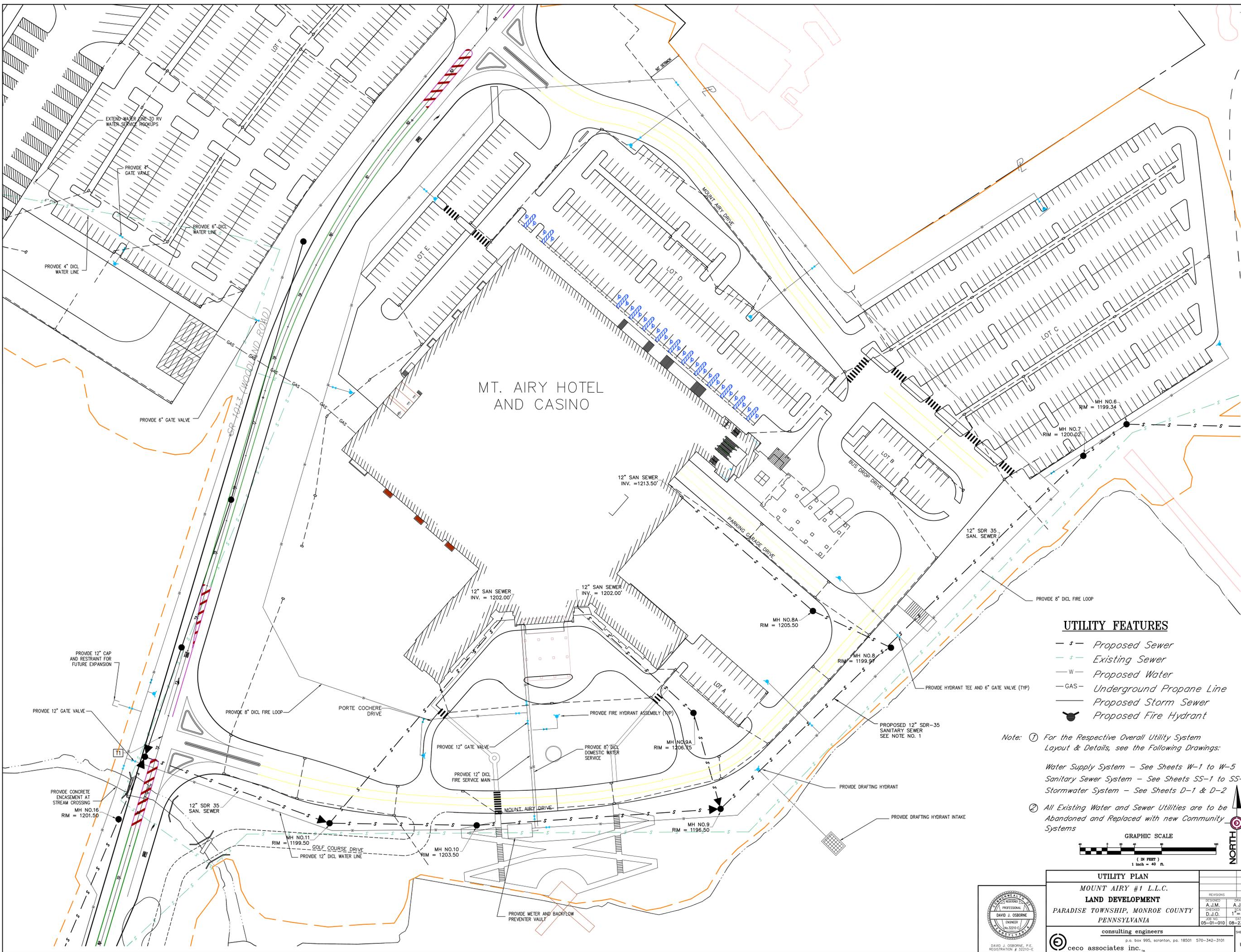
② All Existing Water and Sewer Utilities are to be Abandoned and Replaced with new Community Systems

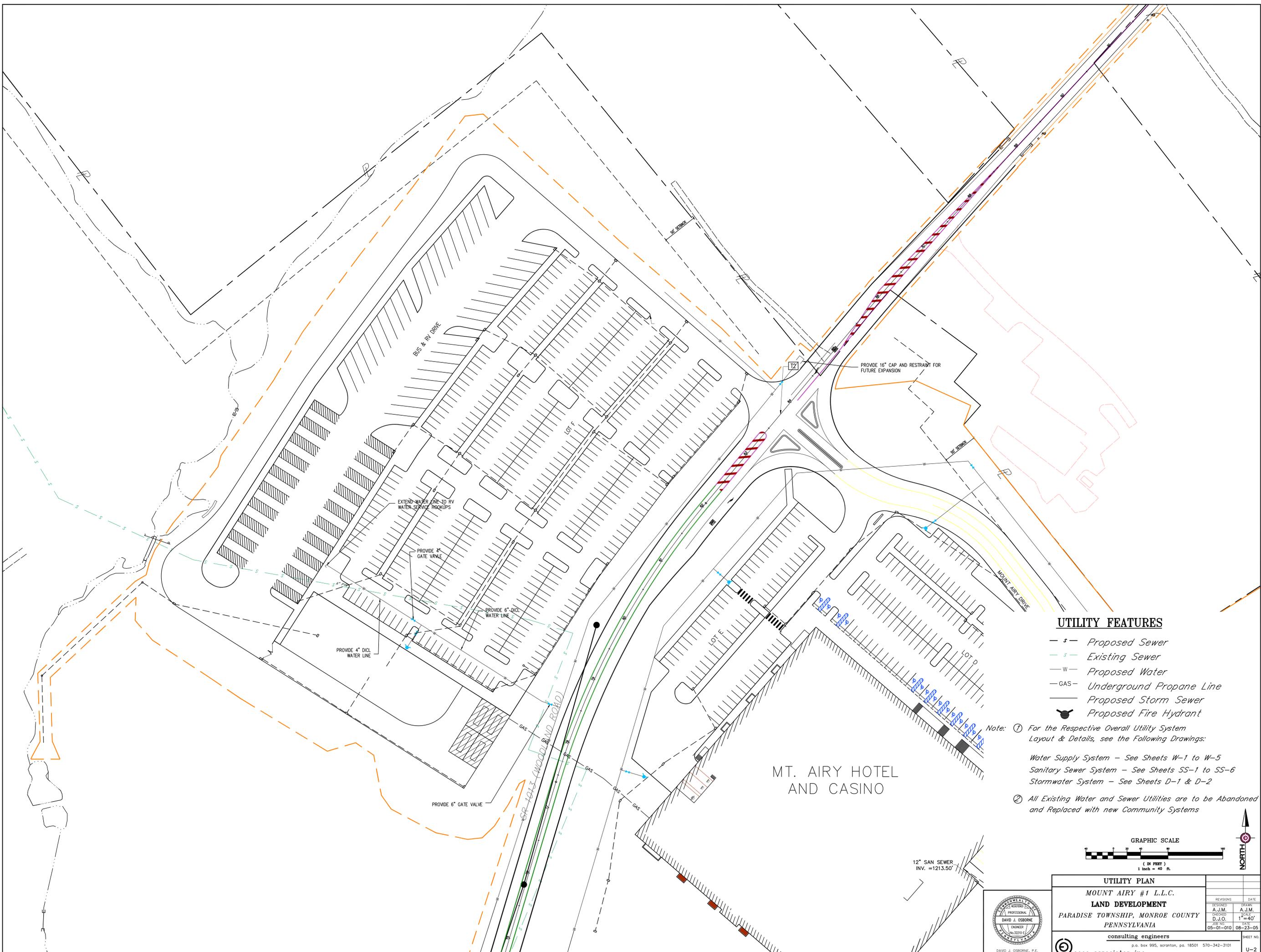


UTILITY PLAN	
MOUNT AIRY #1 L.L.C.	
LAND DEVELOPMENT	
PARADISE TOWNSHIP, MONROE COUNTY	
PENNSYLVANIA	
consulting engineers	
p.o. box 995, scranton, pa. 18501 570-342-3101	
ceco associates inc.	

REVISIONS	DATE
DESIGNED BY A.J.M.	DRAWN BY A.J.M.
CHECKED BY D.J.O.	SCALE 1" = 40'
JOB NO. 09-01-010	TITLE 08-23-05

DAVID J. OSBORNE, P.E.
REGISTRATION # 32210-E

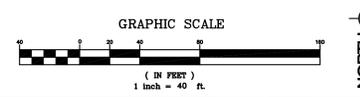




UTILITY FEATURES

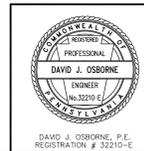
- s - Proposed Sewer
- s - Existing Sewer
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- GAS - Underground Propane Line
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Note: ① For the Respective Overall Utility System Layout & Details, see the Following Drawings:
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 ② All Existing Water and Sewer Utilities are to be Abandoned and Replaced with new Community Systems



MT. AIRY HOTEL AND CASINO

12" SAN SEWER
 INV. = -1213.50'



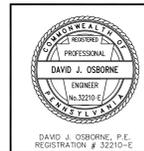
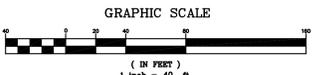
UTILITY PLAN		REVISIONS	DATE
MOUNT AIRY #1 L.L.C.		DESIGNED	DRAWN
LAND DEVELOPMENT		A.J.M.	A.J.M.
PARADISE TOWNSHIP, MONROE COUNTY		CHECKED	SCALE
PENNSYLVANIA		D.J.O.	1" = 40'
consulting engineers		JOB NO.	TITLE
cenco associates inc.		09-01-010	08-23-05
p.o. box 995, scranton, pa. 18501 570-342-3101		SHEET NO.	
		U-2	

MT. AIRY HOTEL
AND CASINO

CASINO F.F. = 1229 FT.
PARKING GARAGE F.F. = 1217.5 FT.
HOTEL F.F. = 1218 FT.

LEGEND

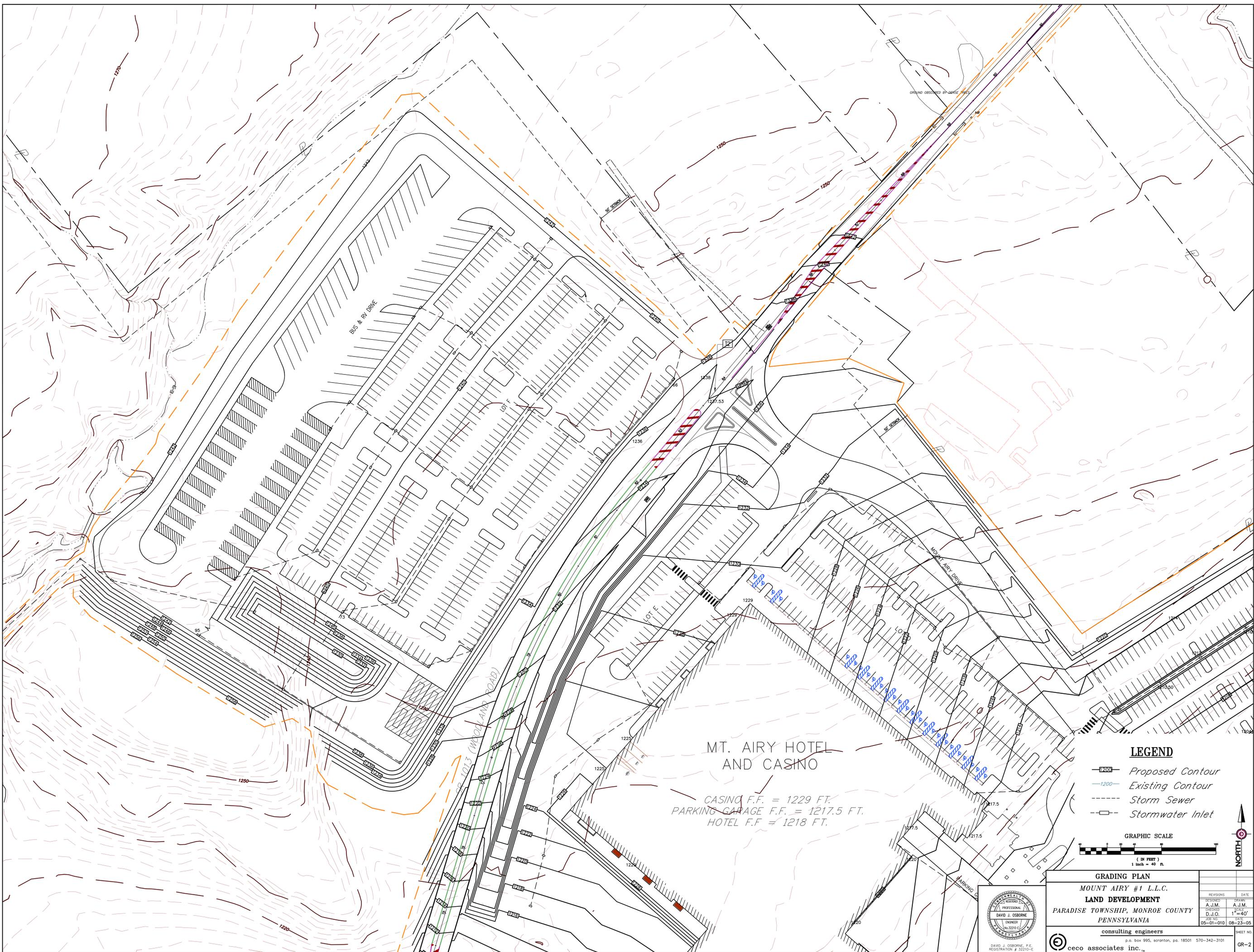
-  Proposed Contour
-  Existing Contour
-  Storm Sewer
-  Stormwater Inlet



GRADING PLAN
MOUNT AIRY #1 L.L.C.
LAND DEVELOPMENT
PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA

consulting engineers
ceco associates inc.
p.o. box 995, scranton, pa. 18501 570-342-3101

REVISIONS	DATE
DESIGNED A.J.M.	DRAWN A.J.M.
CHECKED D.J.O.	SCALE 1" = 40'
JOB NO. 05-01-010	TITLE 08-23-05

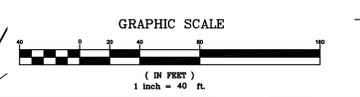


MT. AIRY HOTEL
AND CASINO

CASINO F.F. = 1229 FT.
PARKING GARAGE F.F. = 1217.5 FT.
HOTEL F.F. = 1218 FT.

LEGEND

- Proposed Contour
- Existing Contour
- Storm Sewer
- Stormwater Inlet



GRADING PLAN

MOUNT AIRY #1 L.L.C.
LAND DEVELOPMENT
PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA

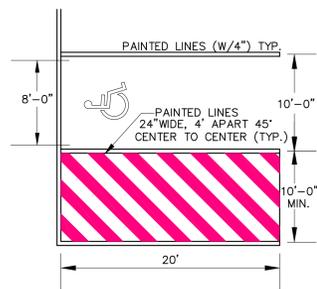


consulting engineers
p.o. box 995, scranton, pa. 18501 570-342-3101
ceco associates inc.

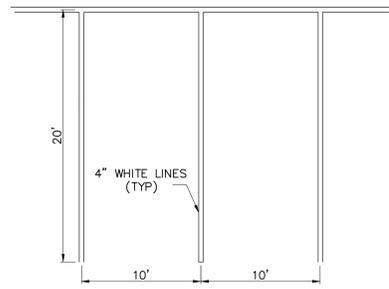
REVISIONS	DATE	DESIGNED	DRAWN
A.J.M.	A.J.M.		
D.J.O.	1" = 40'		
09-01-010	08-23-05		

SHEET NO. CR-2

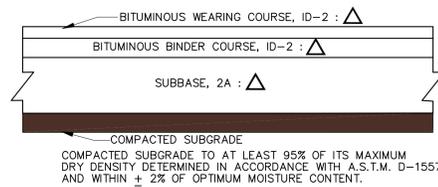
PROPOSED HANDICAPPED ACCESS RAMP SHOWN ON SITE PLAN TO BE A "TYPE 1 SINGLE CURB CUT RAMP" AS DETAILED ON RC-67 OF THE PENN. D.O.T. STANDARDS FOR ROADWAY CONSTRUCTION.



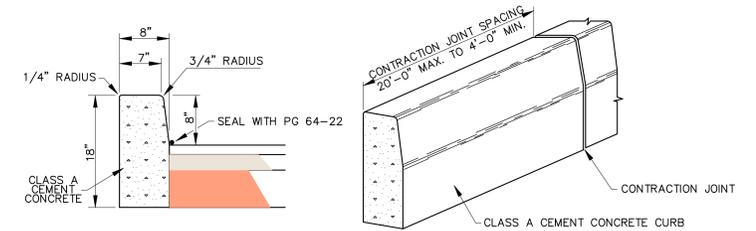
PLAN
PARKING SPACE DETAIL
N.T.S.



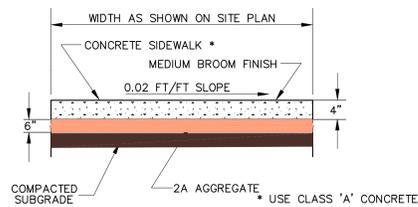
PARKING STALLS STRIPING
DETAIL TYPICAL
N.T.S.



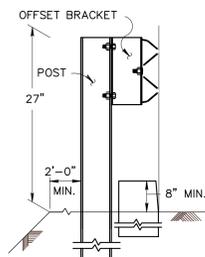
PARKING LOT
TYPICAL SECTION
N.T.S.



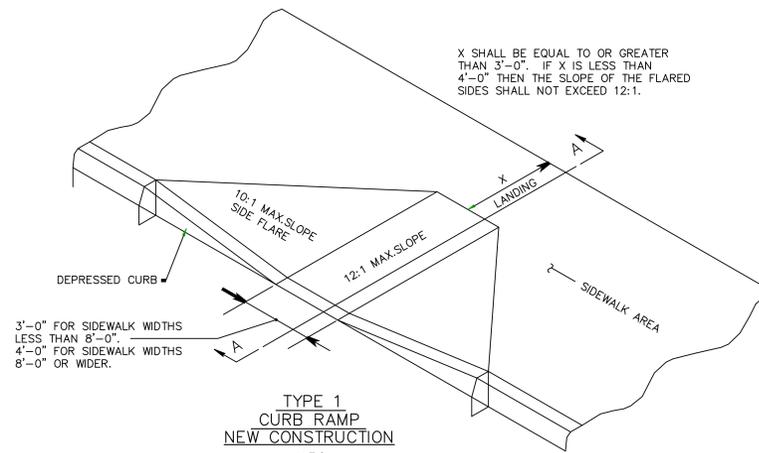
CONCRETE CURB DETAIL
N.T.S.



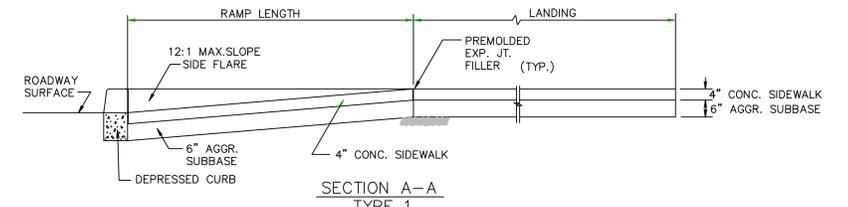
SIDEWALK SECTION
N.T.S.



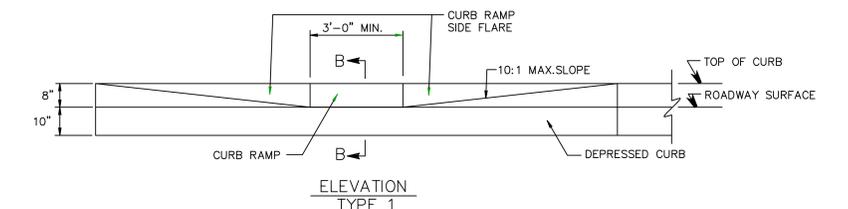
GUIDE RAIL WITH CURB
N.T.S.



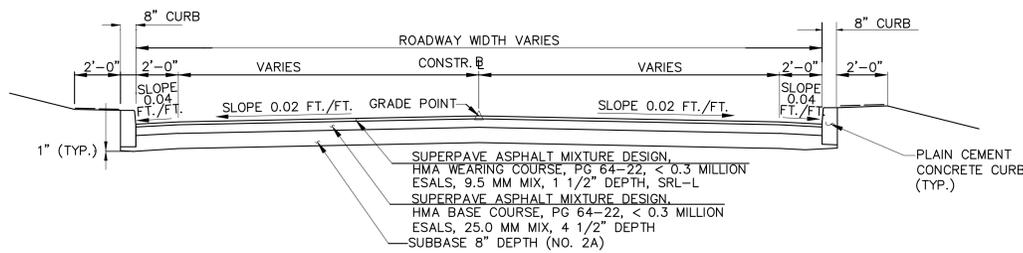
TYPE 1
CURB RAMP
NEW CONSTRUCTION
N.T.S.



SECTION A-A
TYPE 1

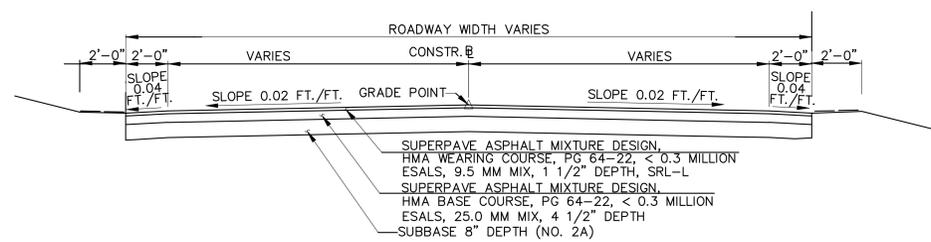


ELEVATION
TYPE 1



TYPICAL SECTION WITH CURB
NOT TO SCALE

STA. 1+50.00 to 22+81.26 MOUNT AIRY DRIVE
STA. 0+16.50 to 6+33.89 PORTE COCHARE DRIVE
STA. 0+16.50 to 3+53.80 PARKING GARAGE DRIVE
STA. 0+00.00 to 3+58.83 BUS DROP DRIVE



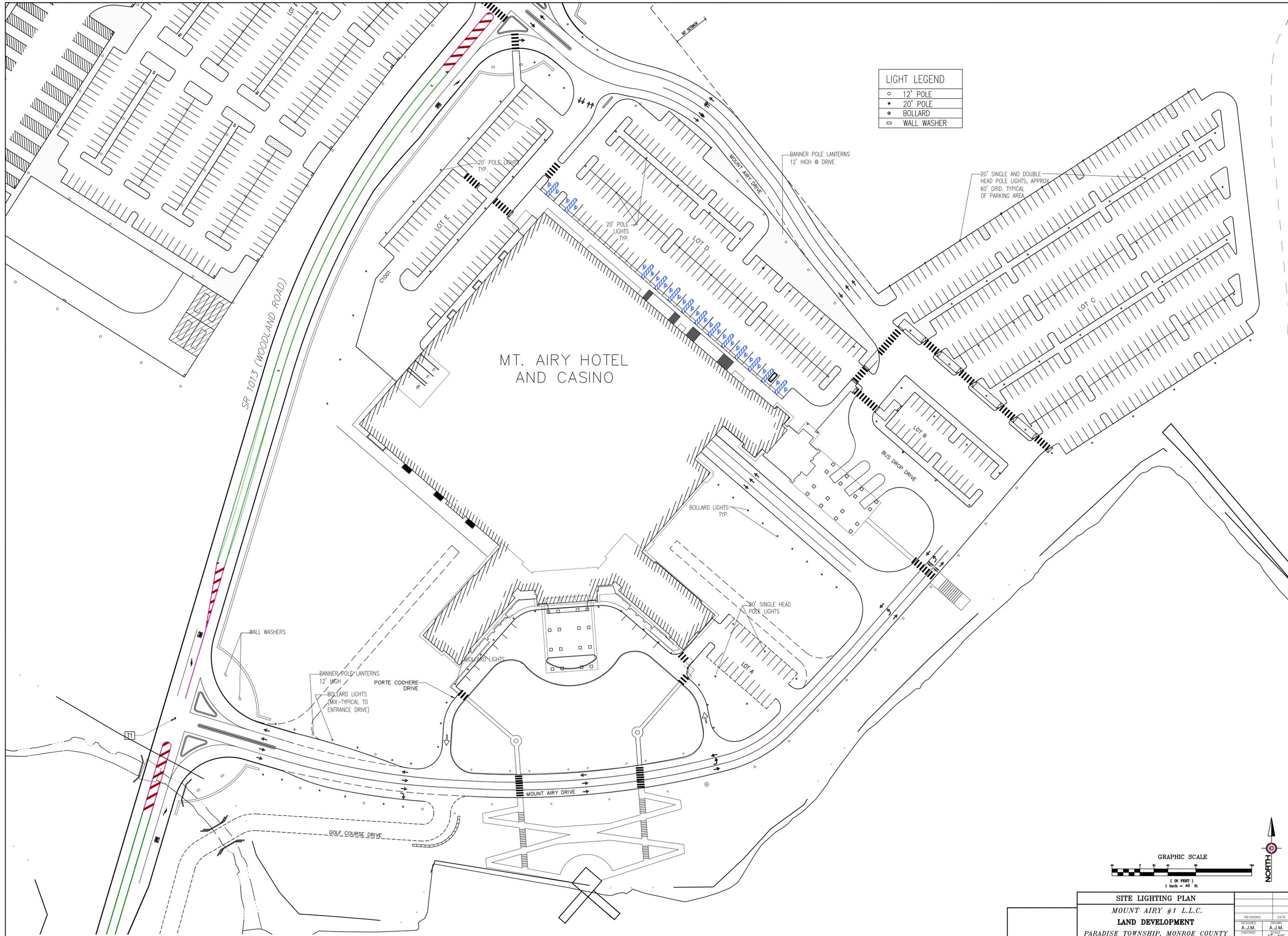
TYPICAL SECTION W/O CURB
NOT TO SCALE

STA. 0+16.50 to 9+89.52 GOLF COURSE DRIVE



REVISIONS		DATE
DESIGNED	A.J.M.	A.J.M.
CHECKED	D.J.O.	NONE
DATE	05-01-010	08-23-05

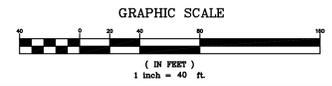
<p>SITE DETAILS MOUNT AIRY #1 L.L.C. LAND DEVELOPMENT PARADISE TOWNSHIP, MONROE COUNTY PENNSYLVANIA</p>	
<p>consulting engineers p.o. box 995, scranton, pa. 18501 570-342-3101</p>	
<p>ceco associates inc.</p>	



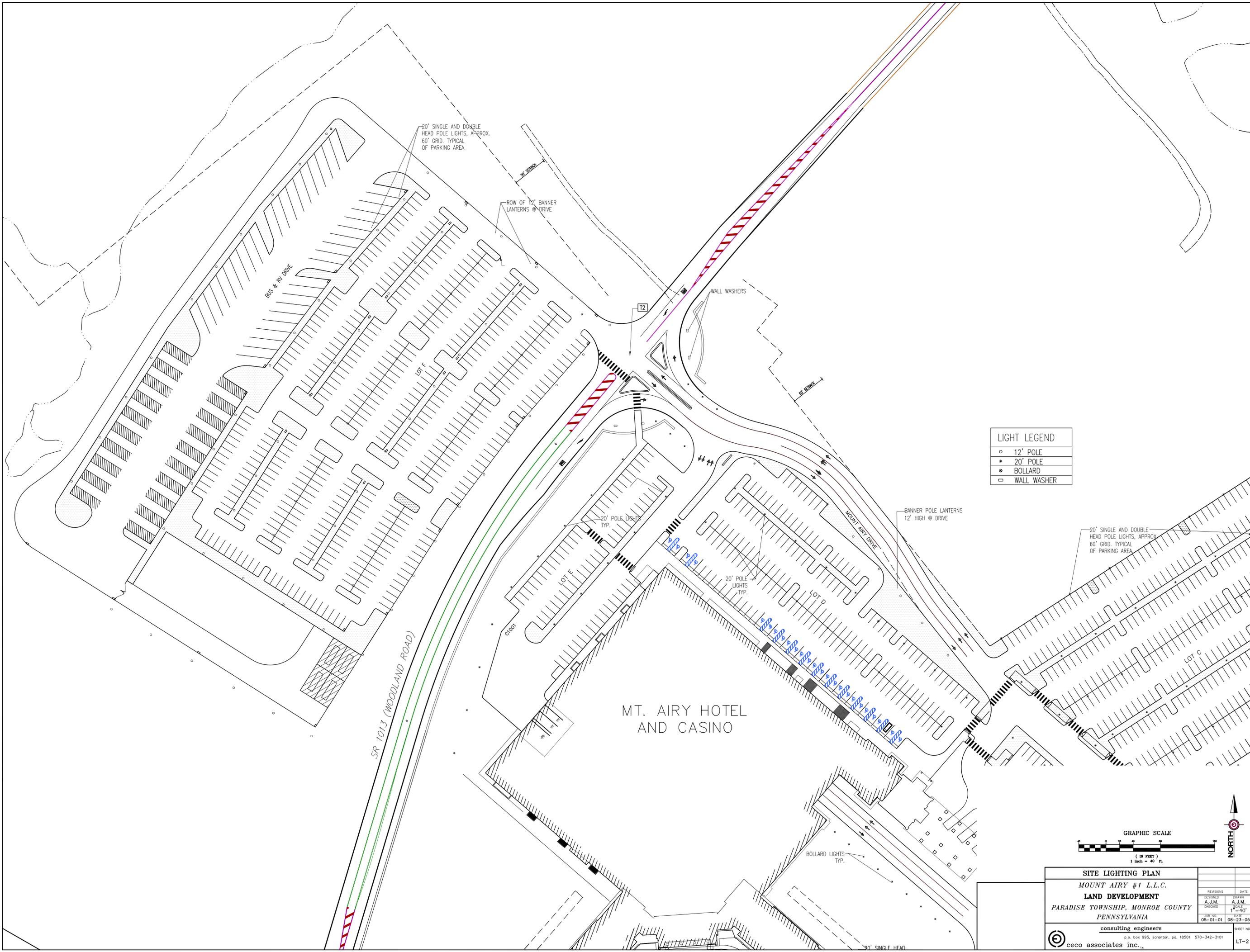
LIGHT LEGEND

○	12' POLE
*	20' POLE
◻	BOLLARD
▭	WALL WASHER

MT. AIRY HOTEL AND CASINO

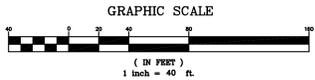


SITE LIGHTING PLAN		REVISIONS	DATE
MOUNT AIRY #1 L.L.C.		DESIGNED	DRAWN
LAND DEVELOPMENT		A.J.M.	A.J.M.
PARADISE TOWNSHIP, MONROE COUNTY		CHECKED	SCALE
PENNSYLVANIA		JOB NO.	TITLE
		05-01-01	08-23-05
consulting engineers		SHEET NO.	
ceco associates inc.		LT-1	
p.o. box 995, scranton, pa. 18501 570-342-3101			

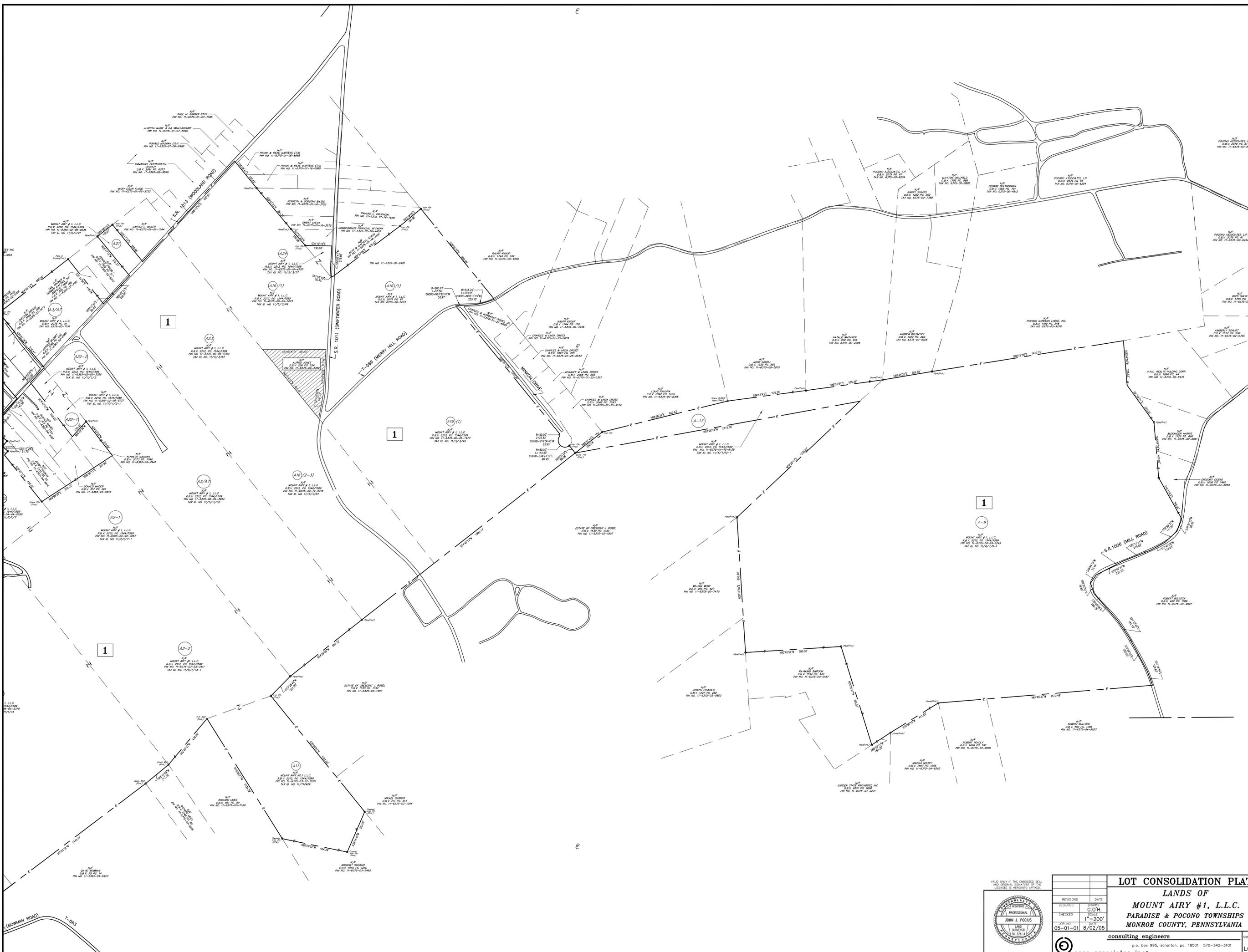


LIGHT LEGEND	
○	12' POLE
*	20' POLE
◻	BOLLARD
▭	WALL WASHER

MT. AIRY HOTEL
AND CASINO



SITE LIGHTING PLAN		REVISIONS		DATE	
MOUNT AIRY #1 L.L.C.		DESIGNED	A.J.M.	DRAWN	A.J.M.
LAND DEVELOPMENT		CHECKED	A.J.M.	SCALE	1" = 40'
PARADISE TOWNSHIP, MONROE COUNTY		JOB NO.	05-01-01	TITLE	08-23-05
PENNSYLVANIA		SHEET NO.			
consulting engineers		LT-2			
ceco associates inc.		p.o. box 995, scranton, pa. 18501 570-342-3101			



VALID ONLY IF THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE LICENSEE IS HERETO AFFIXED.

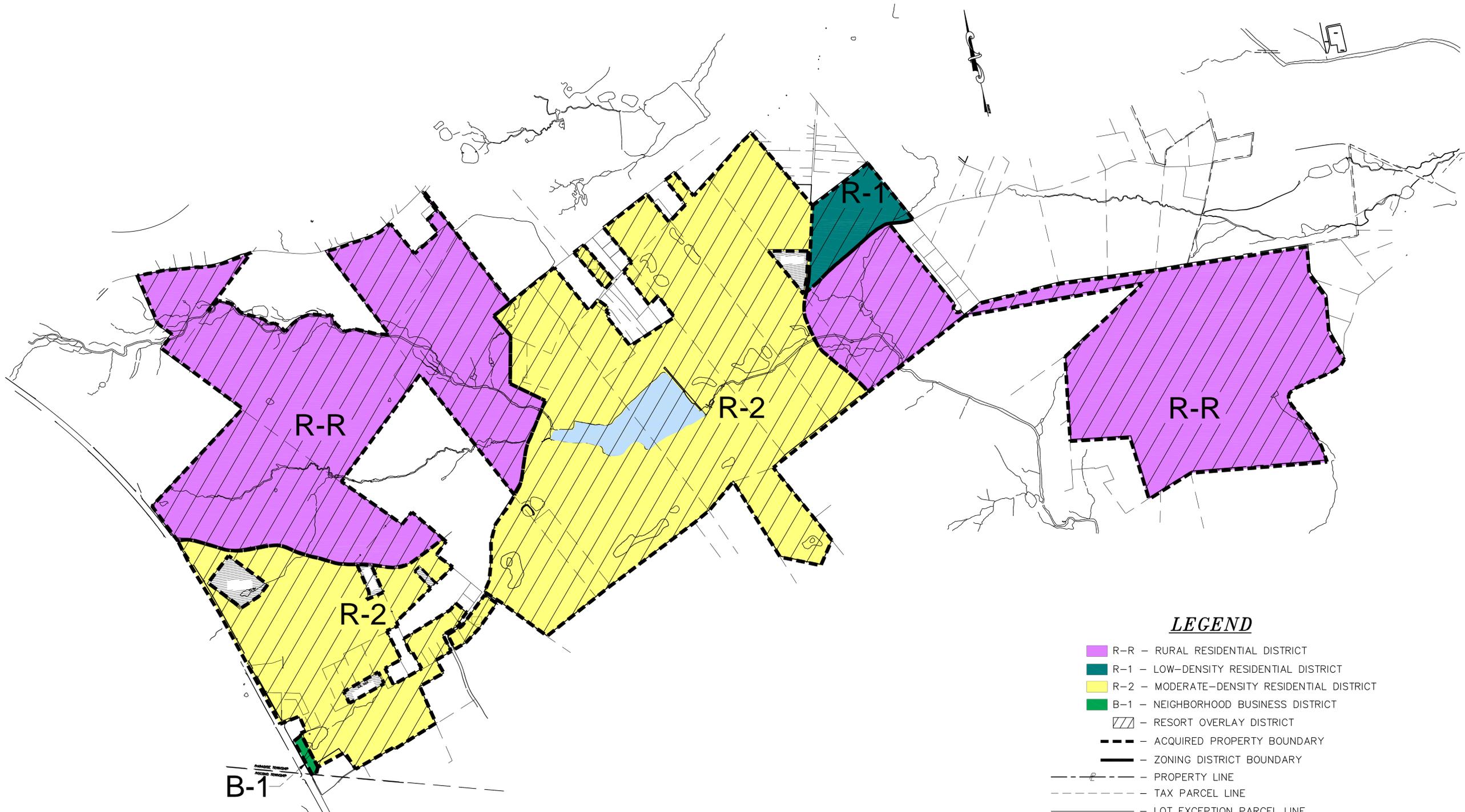
DESIGNED	DATE
CHECKED	DATE
LAND SURVEYOR	DATE
05-01-01	8/02/05

LOT CONSOLIDATION PLAT
LANDS OF
MOUNT AIRY #1, L.L.C.
PARADISE & POCONO TOWNSHIPS
MONROE COUNTY, PENNSYLVANIA

consulting engineers
 p.o. box 995, scranton, pa. 18501 570-342-3101
 ceco associates inc.

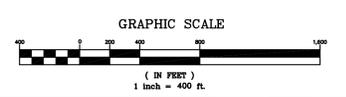
JOHN J. FOCUS, P.L.S.
 LAND SURVEYOR
 MONROE COUNTY, PENNSYLVANIA

SHEET NO. LC-3

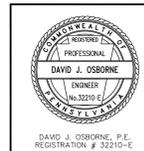


LEGEND

- R-R - RURAL RESIDENTIAL DISTRICT
- R-1 - LOW-DENSITY RESIDENTIAL DISTRICT
- R-2 - MODERATE-DENSITY RESIDENTIAL DISTRICT
- B-1 - NEIGHBORHOOD BUSINESS DISTRICT
- RESORT OVERLAY DISTRICT
- ACQUIRED PROPERTY BOUNDARY
- ZONING DISTRICT BOUNDARY
- PROPERTY LINE
- TAX PARCEL LINE
- LOT EXCEPTION PARCEL LINE
- LOT EXCEPTION PARCEL

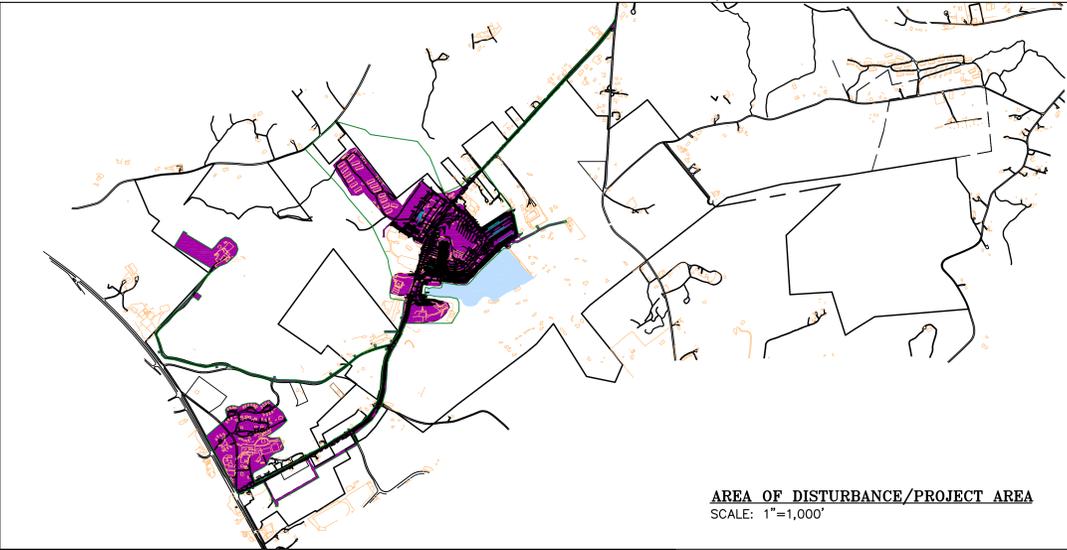
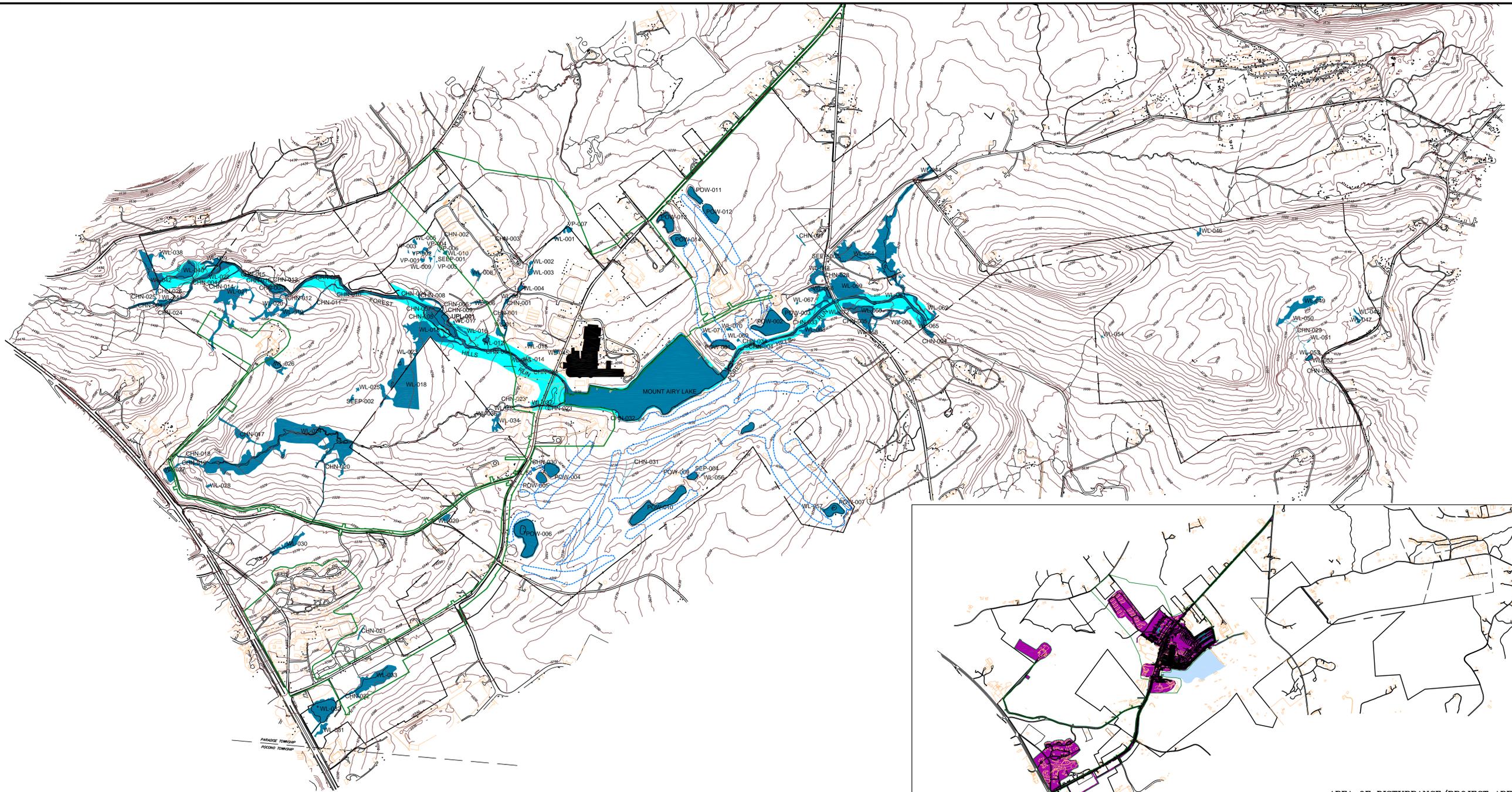


B-1

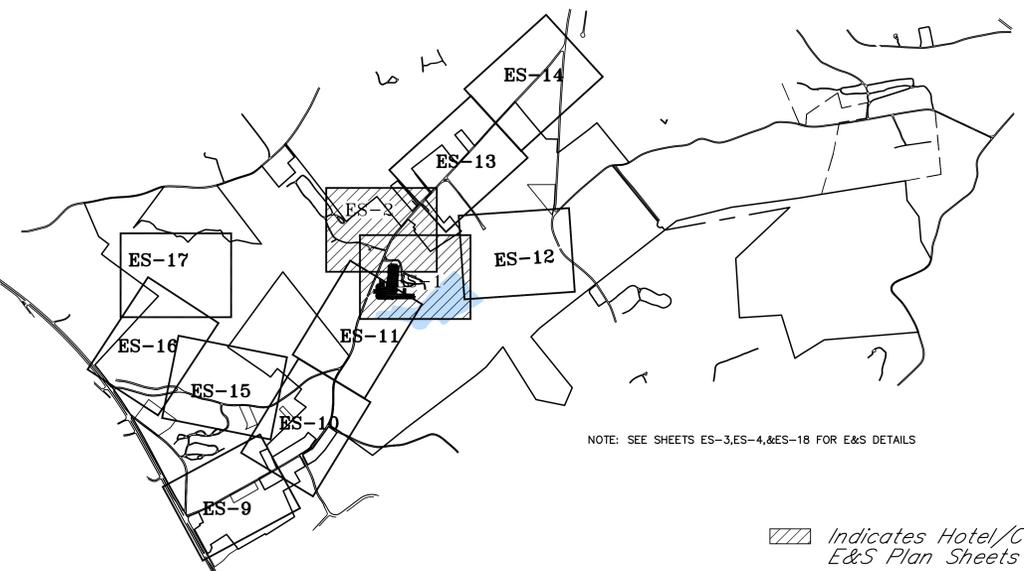


ZONING MAP		REVISIONS	DATE
MOUNT AIRY #1 L.L.C.		DESIGNED	DRAWN
LAND DEVELOPMENT		A.J.M.	A.J.M.
PARADISE TOWNSHIP, MONROE COUNTY		CHECKED	SCALE
PENNSYLVANIA		D.J.O.	1"=400'
consulting engineers		JOB NO.	TITLE
p.o. box 995, scranton, pa. 18501 570-342-3101		09-01-010	08-23-05
ceco associates inc.		SHEET NO.	
		Z-1	

DAVID J. OSBORNE, P.E.
REGISTRATION # 32210-E



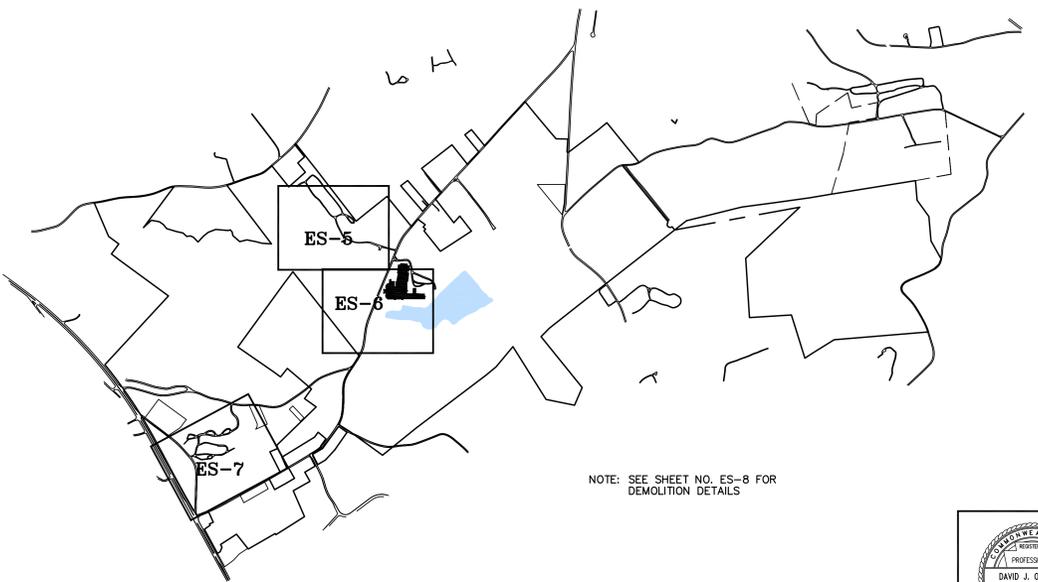
AREA OF DISTURBANCE/PROJECT AREA
SCALE: 1"=1,000'



NOTE: SEE SHEETS ES-3, ES-4, & ES-18 FOR E&S DETAILS

Indicates Hotel/Casino E&S Plan Sheets

HOTEL/CASINO CONSTRUCTION & ROADWAY/UTILITY IMPROVMENTS
SCALE: 1"=1,000'

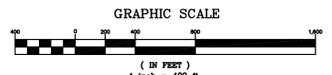


NOTE: SEE SHEET NO. ES-8 FOR DEMOLITION DETAILS

DEMOLITION SHEET KEY
SCALE: 1"=1,000'

LEGEND

- Existing Contour
- Project Area
- 100yr Floodplain
- Water Courses
- Area of Disturbance
- Area of Disturbance
- Body of Water
- Property Line



E&S PLAN KEY MAP

MOUNT AIRY #1 L.L.C.
PRELIMINARY LAND DEVELOPMENT
PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA



consulting engineers
cenco associates inc.
p.o. box 995, scranton, pa. 18501 570-342-3101

REVISION	DATE
DESIGNED BY A.J.M.	PREPARED BY A.J.M.
CHECKED BY D.J.O.	SCALE 1"=400'
DRAWN BY D.J.O.	DATE 05-01-01
SHEET NO. 01-17-08	E&S INDEX NO. 1

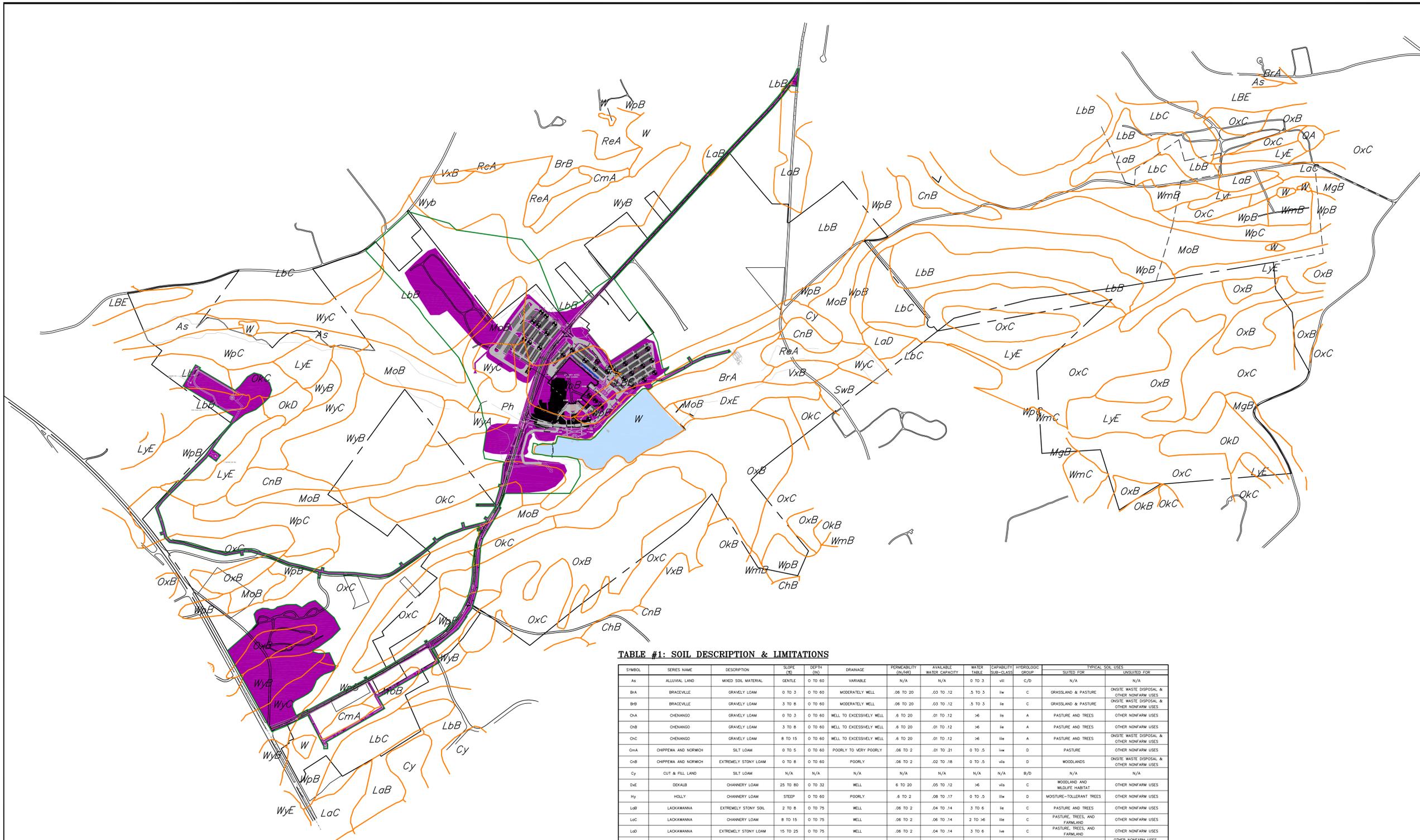
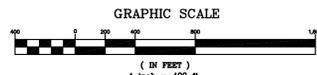


TABLE #1: SOIL DESCRIPTION & LIMITATIONS

SYMBOL	SERIES NAME	DESCRIPTION	SLOPE (%)	DEPTH (IN)	DRAINAGE	PERMEABILITY (IN/HR)	AVAILABLE WATER CAPACITY	WATER TABLE	CAPABILITY SUB-CLASS	HYDROLOGIC GROUP	TYPICAL SOIL USES	UNSUITED FOR
As	ALLUVIAL LAND	MIXED SOIL MATERIAL	GENTLE	0 TO 60	VARIABLE	N/A	N/A	0 TO 3	vii	C/D	N/A	N/A
BrA	BRACEVILLE	GRAVELY LOAM	0 TO 3	0 TO 60	MODERATELY WELL	.06 TO 20	.03 TO .12	5 TO 3	iiw	C	GRASSLAND & PASTURE	ON-SITE WASTE DISPOSAL & OTHER NONFARM USES
BrB	BRACEVILLE	GRAVELY LOAM	3 TO 8	0 TO 60	MODERATELY WELL	.06 TO 20	.03 TO .12	5 TO 3	iiw	C	GRASSLAND & PASTURE	ON-SITE WASTE DISPOSAL & OTHER NONFARM USES
ChA	CHENANGO	GRAVELY LOAM	0 TO 3	0 TO 60	WELL TO EXCESSIVELY WELL	.6 TO 20	.01 TO .12	>6	iii	A	PASTURE AND TREES	OTHER NONFARM USES
ChB	CHENANGO	GRAVELY LOAM	3 TO 8	0 TO 60	WELL TO EXCESSIVELY WELL	.6 TO 20	.01 TO .12	>6	iii	A	PASTURE AND TREES	OTHER NONFARM USES
CnC	CHENANGO	GRAVELY LOAM	8 TO 15	0 TO 60	WELL TO EXCESSIVELY WELL	.6 TO 20	.01 TO .12	>6	iii	A	PASTURE AND TREES	ON-SITE WASTE DISPOSAL & OTHER NONFARM USES
DxA	CHIPPewa AND NORWICH	SILT LOAM	0 TO 5	0 TO 60	POORLY TO VERY POORLY	.06 TO 2	.01 TO .21	0 TO .5	iiw	D	PASTURE	OTHER NONFARM USES
DxB	CHIPPewa AND NORWICH	EXTREMELY STONY LOAM	0 TO 8	0 TO 60	POORLY	.06 TO 2	.02 TO .18	0 TO .5	viiw	D	WOODLANDS	ON-SITE WASTE DISPOSAL & OTHER NONFARM USES
Cy	CUT & FILL LAND	SILT LOAM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	B/D	N/A	N/A
DxE	DEKALB	CHANNERY LOAM	25 TO 80	0 TO 32	WELL	.6 TO 20	.05 TO .12	>6	viiw	C	WOODLAND AND WILDLIFE HABITAT	OTHER NONFARM USES
Hy	HOLLY	CHANNERY LOAM	STEEP	0 TO 60	POORLY	.6 TO 2	.08 TO .17	0 TO .5	iiw	D	MOISTURE-TOLERANT TREES	OTHER NONFARM USES
LbB	LACKAWANNA	EXTREMELY STONY SOIL	2 TO 8	0 TO 75	WELL	.06 TO 2	.04 TO .14	3 TO 6	iii	C	PASTURE AND TREES	OTHER NONFARM USES
LbC	LACKAWANNA	CHANNERY LOAM	8 TO 15	0 TO 75	WELL	.06 TO 2	.06 TO .14	2 TO >6	iii	C	PASTURE, TREES, AND FARMLAND	OTHER NONFARM USES
LbD	LACKAWANNA	EXTREMELY STONY LOAM	15 TO 25	0 TO 75	WELL	.06 TO 2	.04 TO .14	3 TO 6	iii	C	PASTURE, TREES, AND FARMLAND	OTHER NONFARM USES
LbE	LACKAWANNA & BATH	EXTREMELY STONY LOAM	STEEP	0 TO 75	WELL	.06 TO 2	.01 TO .20	3 TO 6	viiw	C	WOODLAND	OTHER NONFARM USES INCLUDING EXCAVATIONS
LbF	LACKAWANNA	EXTREMELY STONY SOIL	0 TO 8	0 TO 75	WELL	.06 TO 2	.04 TO .14	3 TO 6	viiw	C	WOODLAND	OTHER NONFARM USES
LbG	LACKAWANNA	CHANNERY SILT LOAM	8 TO 25	0 TO 75	WELL	.06 TO 2	.04 TO .14	3 TO 6	viiw	C	WOODLAND	OTHER NONFARM USES
LbH	LACKAWANNA	EXTREMELY STONY LOAM	15 TO 25	0 TO 75	WELL	.06 TO 2	.04 TO .17	>6	viiw	C	WOODLAND	OTHER NONFARM USES
LbI	LORDSTOWN & OPIAGA	EXTREMELY STONY SOIL	25 TO 70	0 TO 32	WELL	.6 TO 2	.04 TO .17	>6	viiw	C	WOODLAND	OTHER NONFARM USES
MgB	MORRIS	CHANNERY SILT LOAM	2 TO 10	0 TO 60	SOMEWHAT POORLY	<.06 TO 2	.06 TO .16	5 TO 1.5	iiw	C	WOODLAND AND PASTURES	OTHER NONFARM USES
MgC	MORRIS	EXTREMELY STONY SILT LOAM	0 TO 8	0 TO 60	SOMEWHAT POORLY	<.06 TO 2	.06 TO .16	5 TO 1.5	viiw	C	WOODLAND	OTHER NONFARM USES
OkB	OPIAGA & LACKAWANNA	CHANNERY LOAM	3 TO 8	0 TO 75	WELL	.06 TO 2	.04 TO .17	3 TO >6	iii	C	FARMING, PASTURE, AND WOODLAND	OTHER NONFARM USES
OkC	OPIAGA & LACKAWANNA	CHANNERY LOAM	8 TO 15	0 TO 75	WELL	.06 TO 2	.04 TO .17	3 TO >6	iii	C	FARMING, PASTURE, AND WOODLAND	OTHER NONFARM USES
OkD	OPIAGA & LACKAWANNA	CHANNERY LOAM	15 TO 25	0 TO 75	WELL	.06 TO 2	.04 TO .17	3 TO >6	iii	C	FARMING, PASTURE, AND WOODLAND	OTHER NONFARM USES
OkE	OPIAGA & LACKAWANNA	EXTREMELY STONY LOAM	0 TO 8	0 TO 75	WELL	.06 TO 2	.04 TO .17	3 TO >6	viiw	C	WOODLAND	OTHER NONFARM USES
OkF	OPIAGA & LACKAWANNA	EXTREMELY STONY LOAM	8 TO 25	0 TO 75	WELL	.06 TO 2	.04 TO .17	3 TO >6	viiw	C	WOODLAND	OTHER NONFARM USES
Ph	PHILO	SILT LOAM	LEVEL	0 TO 60	WELL	.6 TO 20	.06 TO .20	1.5 TO 3	iii	B	PASTURE AND TREES	ON-SITE WASTE DISPOSAL & OTHER NONFARM USES
Pp	PIPE	SILT LOAM	LEVEL	0 TO 60	WELL	.6 TO 6	.10 TO .20	>4	i	B	FARMING, PASTURE, AND WOODLAND	OTHER NONFARM USES
Pq	POPE	SILT LOAM	LEVEL	0 TO 60	WELL	.6 TO 6	.10 TO .23	4 TO >6	i	B	FARMING, PASTURE, AND WOODLAND	OTHER NONFARM USES
QA	ROCK QUARRY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RxA	REXFORD	GRAVELY SILT LOAM	0 TO 8	0 TO 60	SOMEWHAT POORLY TO POORLY	.06 TO >2	.03 TO .16	5 TO 1.5	iiw	C	WOODLAND AND PASTURES	OTHER NONFARM USES
SxB	SMARTSWOOD	CHANNERY SANDY LOAM	3 TO 8	0 TO 60	WELL	.06 TO 2	.06 TO .12	3 TO 4	iii	C	FARMING, PASTURE, AND WOODLAND	OTHER NONFARM USES
SxB	SMARTSWOOD	EXTREMELY STONY SANDY LOAM	0 TO 8	0 TO 60	WELL	.06 TO 2	.06 TO .12	3 TO 4	viiw	C	WOODLAND	OTHER NONFARM USES
VxB	VOLUISA	EXTREMELY STONY SILT LOAM	0 TO 8	0 TO 60	SOMEWHAT POORLY	<.06 TO 2	.01 TO .16	5 TO 1.5	viiw	C	WOODLAND	OTHER NONFARM USES
Wb	WAYLAND	SILTY CLAY LOAM	LEVEL	0 TO 60	VERY POORLY	.06 TO 2	.01 TO .16	0	iiw	C/D	MOISTURE-TOLERANT TREES	OTHER NONFARM USES
WpB	WELLSBORO	CHANNERY LOAM	3 TO 8	0 TO 60	MODERATELY WELL	.06 TO 2	.06 TO .14	1.5 TO 3	iii	C	GRASS, GRAIN, AND PASTURE	ON-SITE WASTE DISPOSAL & OTHER NONFARM USES
WpC	WELLSBORO	CHANNERY LOAM	8 TO 15	0 TO 60	MODERATELY WELL	.06 TO 2	.06 TO .14	1.5 TO 3	iii	C	GRASS, CROPS, AND PASTURE	ON-SITE WASTE DISPOSAL & OTHER NONFARM USES
WpD	WELLSBORO	EXTREMELY STONY LOAM	0 TO 8	0 TO 60	MODERATELY WELL	.06 TO 2	.06 TO .14	1.5 TO 3	viiw	C	WOODLAND	OTHER NONFARM USES
WpE	WELLSBORO	EXTREMELY STONY LOAM	8 TO 25	0 TO 60	MODERATELY WELL	.06 TO 2	.06 TO .14	1.5 TO 3	viiw	C	WOODLAND	OTHER NONFARM USES
WyA	WYOMING	GRAVELY SANDY LOAM	0 TO 3	0 TO 60	SOMEWHAT EXCESSIVELY WELL	.6 TO 20	.02 TO .14	>6	iii	A	FARMING, PASTURE, AND WOODLAND	OTHER NONFARM USES
WyB	WYOMING	GRAVELY SANDY LOAM	3 TO 8	0 TO 60	SOMEWHAT EXCESSIVELY WELL	.6 TO 20	.02 TO .14	>6	iii	A	CULTIVATED CROPS AND PASTURE	OTHER NONFARM USES
WyC	WYOMING	GRAVELY SANDY LOAM	8 TO 15	0 TO 60	SOMEWHAT EXCESSIVELY WELL	.6 TO 20	.02 TO .14	>6	iii	A	FARMING, PASTURE, AND WOODLAND	OTHER NONFARM USES
WyE	WYOMING	GRAVELY SANDY LOAM	25 TO 70	0 TO 60	SOMEWHAT EXCESSIVELY WELL	.6 TO 20	.02 TO .14	>6	viiw	A	WOODLAND	OTHER NONFARM USES

LEGEND

- WpA Soil Description
- Soil Boundary
- Property Line
- Area of Disturbance
- Storm Water Soil Infiltration Test Pits



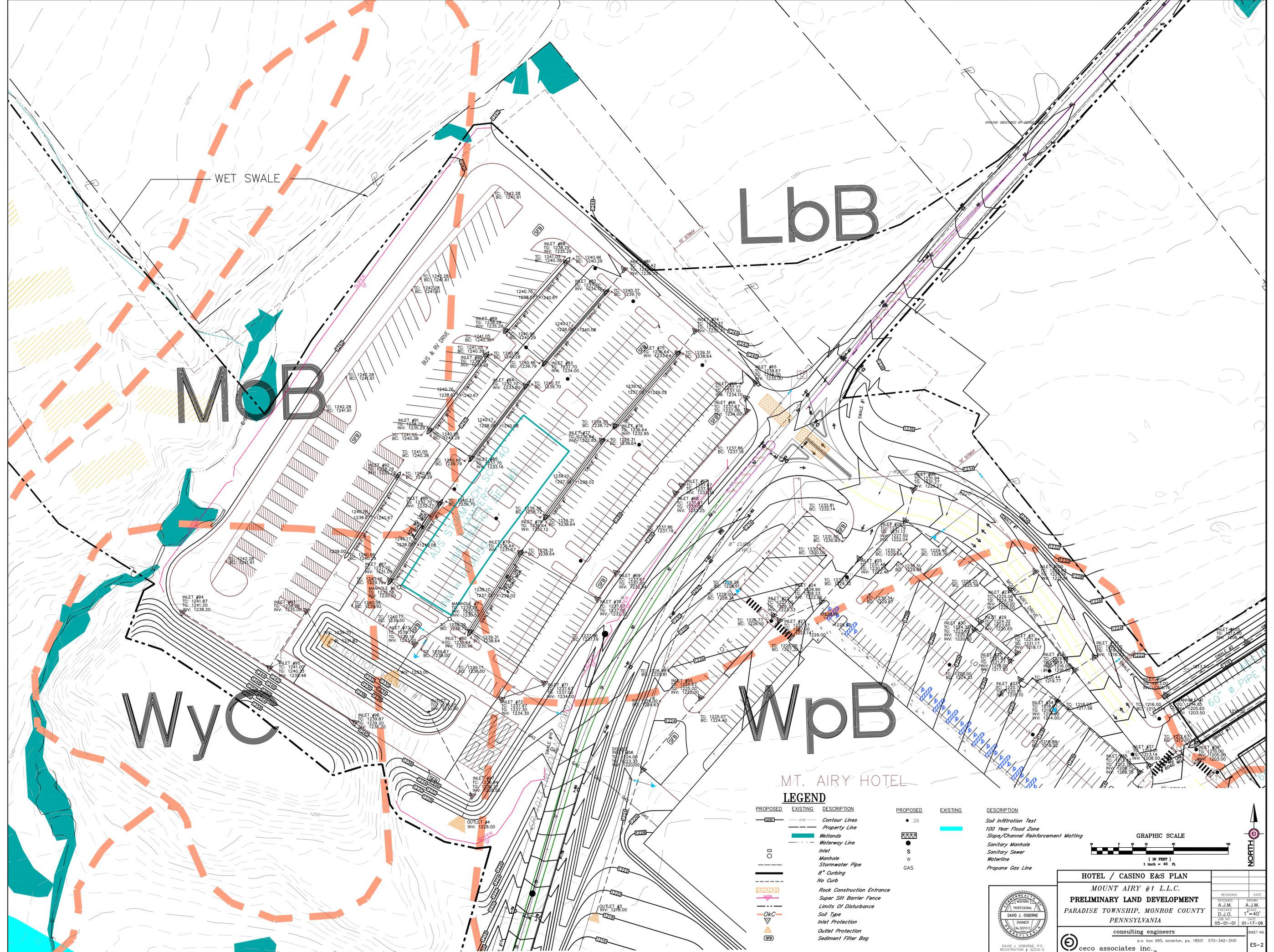
SOIL DESCRIPTION KEY MAP
MOUNT AIRY #1 L.L.C.
PRELIMINARY LAND DEVELOPMENT
PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA

consulting engineers
 ceco associates inc.

DAVID J. OSBORNE, P.E.
 REGISTRATION # 32120-E

REVISIONS: A.J.M. 05-01-01
 DATE: 01-17-08

SHEET NO. 1 OF 2
 E&S INDEX NO. 2



LbB

MOB

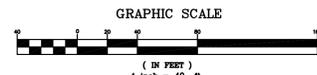
WYC

WpB

MT. AIRY HOTEL

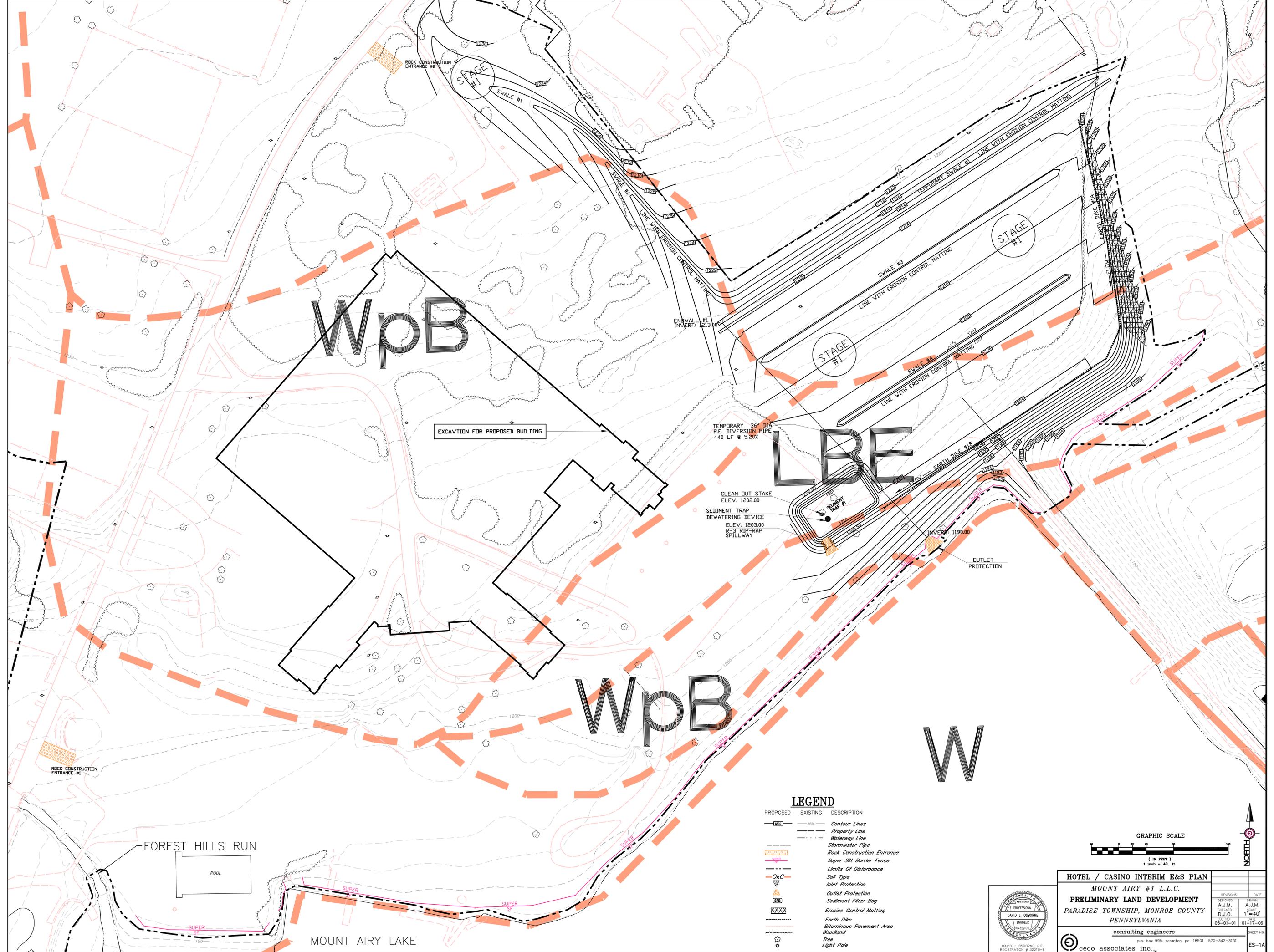
LEGEND

PROPOSED	EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION
		Contour Lines			Property Line
		Wetlands			Waterway Line
		Sanitary Manhole			Sanitary Sewer
		Stormwater Pipe			8" Curbing
		No Curb			Rock Construction Entrance
		Super Silt Barrier Fence			Limits Of Disturbance
		Soil Type			Inlet Protection
		Outlet Protection			Sediment Filter Bag
		26			18
		12			8
		6			Waterline
		GAS			Propane Gas Line



HOTEL / CASINO E&S PLAN															
MOUNT AIRY #1 L.L.C.															
PRELIMINARY LAND DEVELOPMENT															
PARADISE TOWNSHIP, MONROE COUNTY															
PENNSYLVANIA															
consulting engineers															
p.o. box 995, scranton, pa. 18501 570-342-3101															
<table border="1"> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td>A.J.M.</td> <td>A.J.M.</td> </tr> <tr> <td>D.J.O.</td> <td>D.J.O.</td> </tr> <tr> <td>05-01-01</td> <td>01-17-08</td> </tr> </table>	REVISIONS	DATE	A.J.M.	A.J.M.	D.J.O.	D.J.O.	05-01-01	01-17-08	<table border="1"> <tr> <th>DATE</th> <th>BY</th> </tr> <tr> <td>01-17-08</td> <td>A.J.M.</td> </tr> <tr> <td>05-01-01</td> <td>D.J.O.</td> </tr> </table>	DATE	BY	01-17-08	A.J.M.	05-01-01	D.J.O.
REVISIONS	DATE														
A.J.M.	A.J.M.														
D.J.O.	D.J.O.														
05-01-01	01-17-08														
DATE	BY														
01-17-08	A.J.M.														
05-01-01	D.J.O.														
SHEET NO. ES-2															





WpB

LRE

WpB

W

EXCAVATION FOR PROPOSED BUILDING

TEMPORARY 36" DIA. P.E. DIVERSION PIPE 440 LF @ 5.20%

CLEAN OUT STAKE ELEV. 1202.00
SEDIMENT TRAP DEWATERING DEVICE ELEV. 1203.00 R-3 RIP-RAP SPILLWAY

OUTLET PROTECTION

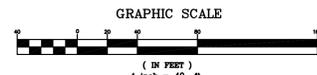
FOREST HILLS RUN

POOL

MOUNT AIRY LAKE

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		Contour Lines
		Property Line
		Waterway Line
		Stormwater Pipe
		Rock Construction Entrance
		Super Silt Barrier Fence
		Limits Of Disturbance
		Soil Type
		Inlet Protection
		Outlet Protection
		Sediment Filter Bag
		Erosion Control Matting
		Earth Dike
		Bituminous Pavement Area
		Woodland
		Tree
		Light Pole



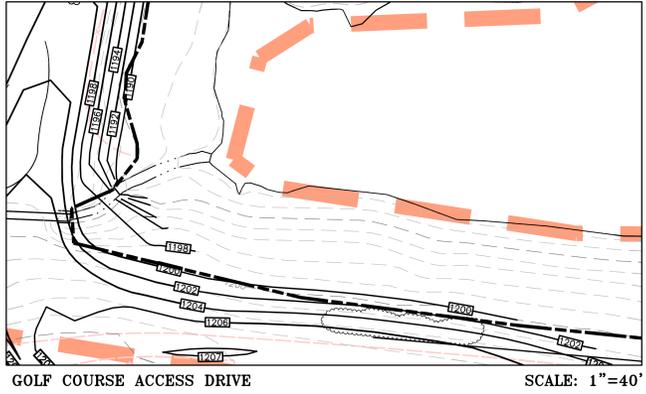
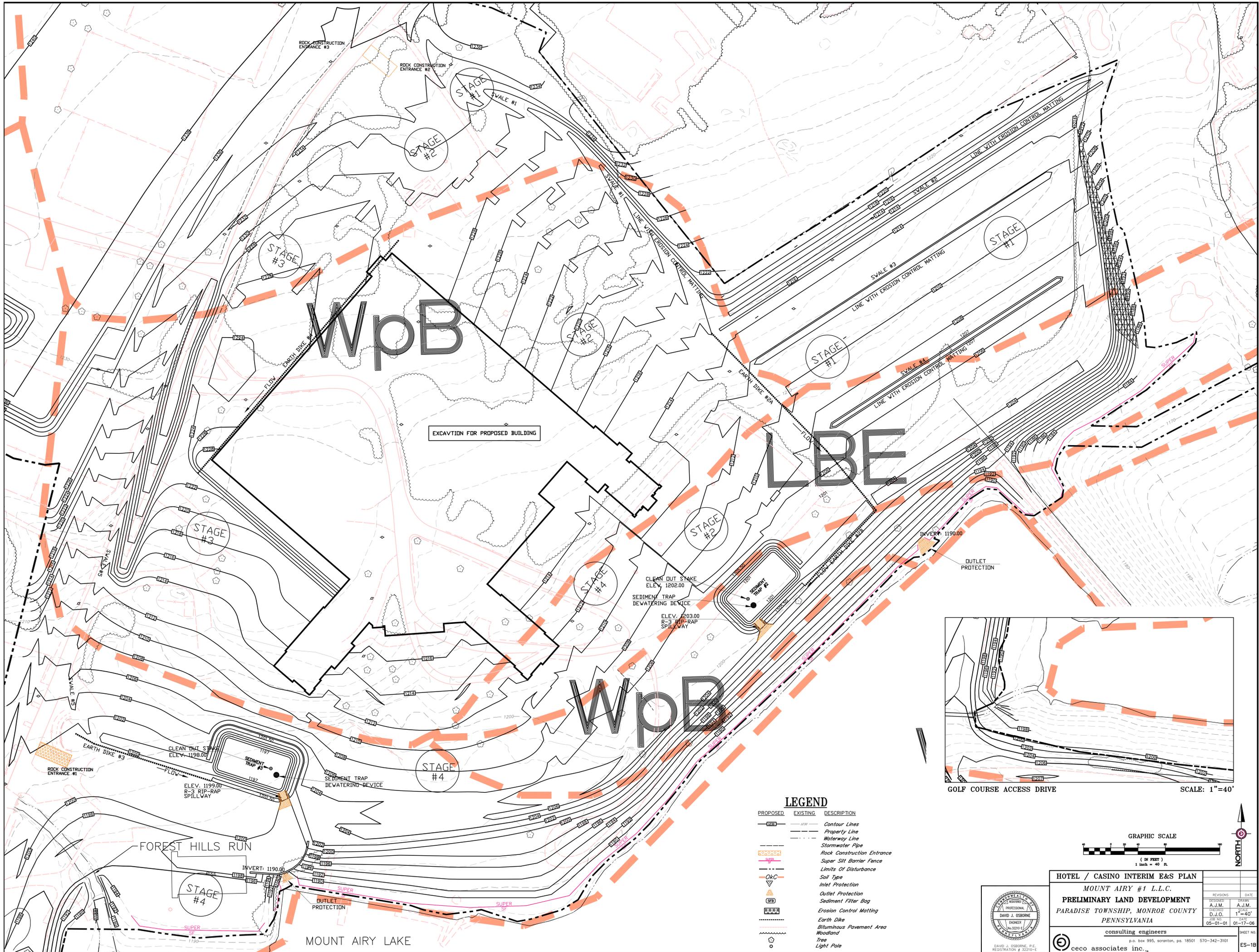
HOTEL / CASINO INTERIM E&S PLAN
MOUNT AIRY #1 L.L.C.
PRELIMINARY LAND DEVELOPMENT
PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA

consulting engineers
 ceco associates inc.,
 p.o. box 995, scranton, pa. 18501 570-342-3101

REVISIONS	DATE
A.J.M.	05-01-01
D.J.O.	01-17-08

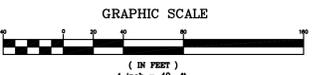
DAVID J. OSBORNE, P.E.
 REGISTRATION # 32210-E

SHEET NO. ES-1A



LEGEND

PROPOSED	EXISTING	DESCRIPTION
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(Dashed line)	(Dotted line)	Property Line
(Dashed line)	(Dotted line)	Waterway Line
(Dashed line)	(Dotted line)	Stormwater Pipe
(Dashed line)	(Dotted line)	Rock Construction Entrance
(Dashed line)	(Dotted line)	Super Silt Barrier Fence
(Dashed line)	(Dotted line)	Limits Of Disturbance
(Dashed line)	(Dotted line)	Soil Type
(Dashed line)	(Dotted line)	Inlet Protection
(Dashed line)	(Dotted line)	Outlet Protection
(Dashed line)	(Dotted line)	Sediment Filter Bag
(Dashed line)	(Dotted line)	Erosion Control Matting
(Dashed line)	(Dotted line)	Earth Dike
(Dashed line)	(Dotted line)	Bituminous Pavement Area
(Dashed line)	(Dotted line)	Woodland
(Dashed line)	(Dotted line)	Tree
(Dashed line)	(Dotted line)	Light Pole



HOTEL / CASINO INTERIM E&S PLAN
MOUNT AIRY #1 L.L.C.
PRELIMINARY LAND DEVELOPMENT
PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA

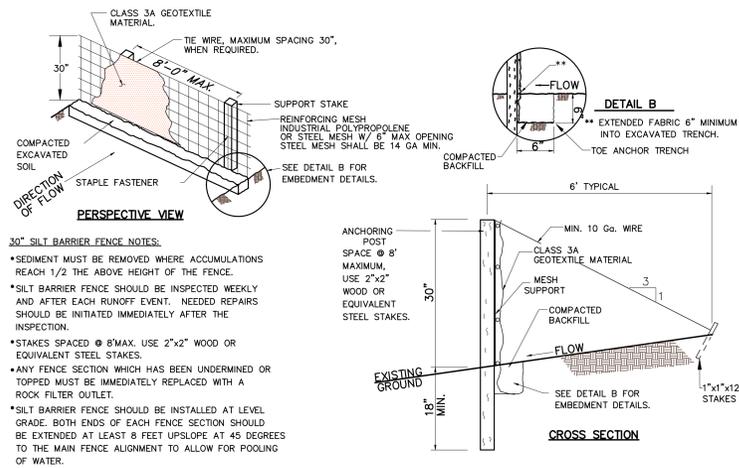
consulting engineers
 ceco associates inc.,
 p.o. box 995, scranton, pa. 18501 570-342-3101

REVISIONS	DATE
DESIGNED: A.J.M.	DRAWN: A.J.M.
CHECKED: D.J.O.	SCALE: 1"=40'
DATE: 05-01-01	DATE: 01-17-08

DAVID J. OSBORNE, P.E.
 REGISTRATION # 32210-E

SHEET NO. ES-1B

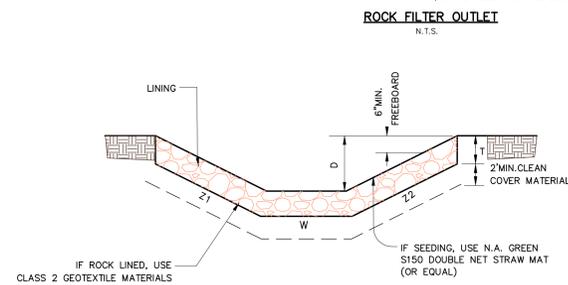
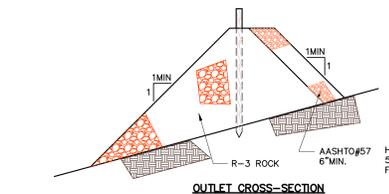
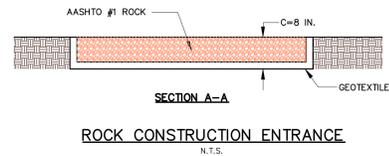
F&S DETAILS & NOTES FOR THE CONSTRUCTION OF THE HOTEL/CASINO BUILDING & PARKING AREAS ONLY



MAXIMUM SLOPE LENGTHS FOR FILTER FABRIC FENCES

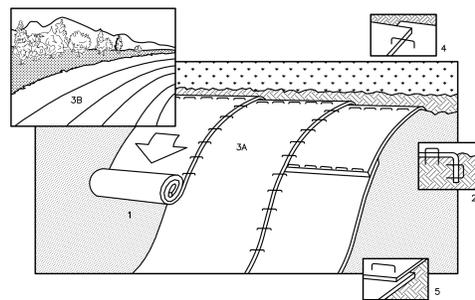
PERCENT SLOPE	MAX. SLOPE LENGTH (FT) ABOVE FENCES		
	18" HIGH	30" HIGH	SUPER
2	150	500	1,000
5	100	250	500
10	50	150	300
15	35	100	200
20	25	70	150
25	20	55	100
30	15	45	75
35	15	40	75
40	15	35	75
45	10	30	75
50	10	25	50

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.



DRAINAGE SWALE SCHEDULE

DITCH SCHEDULE	DOWNWARD SLOPE	W(FT)	D(FT)	Z1	Z2	VEGETATION	LINING	T(N)
SWALE #1	3.3%	4.0	2.0	2	2	CLASS D VEG.	S150 MAT	----
SWALE #2	0.6%	6.0	3.0	4	4	CLASS D VEG.	S150 MAT	----
SWALE #3	0.7%	2.0	2.0	2	2	CLASS D VEG.	S150 MAT	----
SWALE #4	1.0%	2.0	2.0	2	2	CLASS D VEG.	S150 MAT	----
SWALE #5	4.6%	4.0	1.0	2	2	CLASS D VEG.	S150 MAT	----
TEMPORARY SWALE #1	0.5%	6.0	3.0	4	4	CLASS D VEG.	S150 MAT	----
SWALES #6,7,8	0.5%	2.0	2.0	2	2	CLASS D VEG.	S150 MAT	----
SWALES #9,10,11	0.5%	2.0	2.0	2	2	CLASS D VEG.	S150 MAT	----
SWALE #12	0.5%	2.0	2.0	2	2	CLASS D VEG.	S150 MAT	----
SWALE #13	0.5%	2.0	2.0	2	2	CLASS D VEG.	S150 MAT	----
SWALE #14	0.5%	2.0	2.0	2	2	CLASS D VEG.	S150 MAT	----
SWALE #15	1.5%	2.0	2.0	2	2	CLASS D VEG.	S150 MAT	----
SWALE #16	4.6%	6.0	2.0	2	2	CLASS D VEG.	P-300 MAT	----

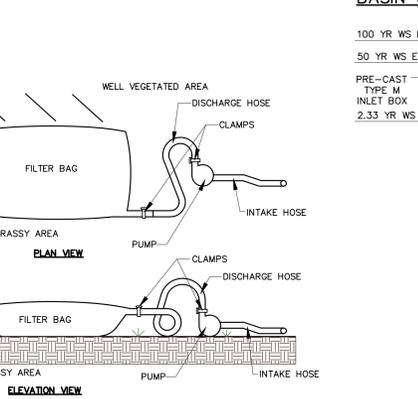
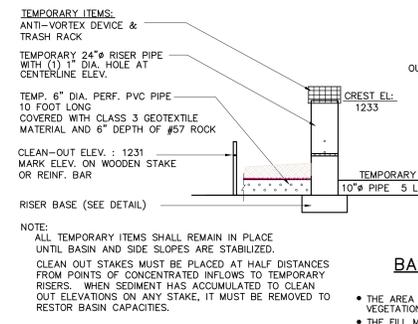


NOTE: MATTING IS TO BE USED ON ALL PROPOSED SLOPES GREATER THAN 2:1.

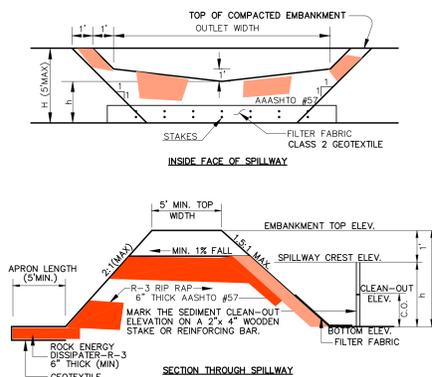
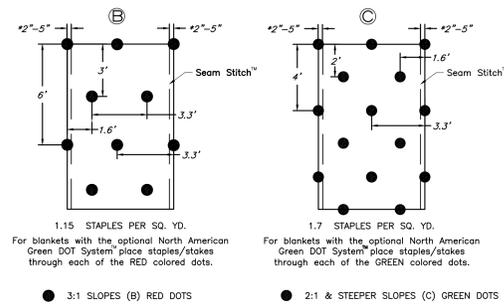
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

USE PERMANENT EROSION CONTROL TURF REINFORCEMENT MAT S150 BY NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1-800-772-2040 CANADA 1-800-448-2040 (OR EQUAL)

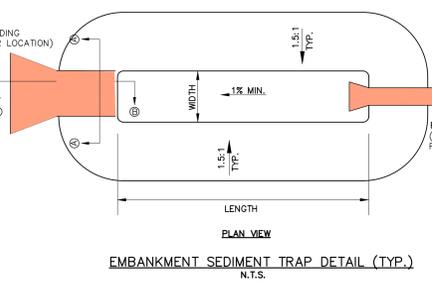
SC150 PERMANENT TURF REINFORCEMENT SLOPE MATTING
MANUFACTURED BY NORTH AMERICAN GREEN
SEEDED WITH BIRDSFOOT TREFLOIL, PLUS TALL FESCUE
N.T.S.



NOTE:
PUMPED WATER FILTER BAGS: FILTER BAGS MAY BE USED TO FILTER WATER PUMPED FROM DISTURBED AREAS PRIOR TO DISCHARGING TO WATERS OF THE COMMONWEALTH. THEY MAY ALSO BE USED TO FILTER WATER PUMPED FROM THE SEDIMENT STORAGE AREAS OF SEDIMENT BASINS.
PUMPING RATES WILL VARY DEPENDING ON THE SIZE OF THE FILTER BAG, AND THE TYPE AND AMOUNT OF SEDIMENT DISCHARGED TO THE BAG.
FILTER BAGS SHOULD BE INSTALLED ACCORDING TO THE DETAILS SHOWN.
FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSE MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGED ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.

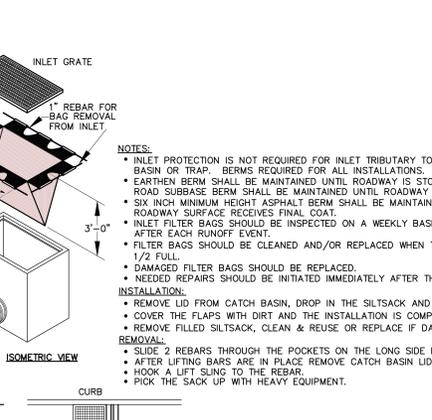


• EMBANKMENT OUTLET COMPOSED ENTIRELY OF ROCK, MAIN BODY R-3, AASHTO #1 OR LARGER. THE INSIDE FACE WILL BE AASHTO #57, NO. 67 STONE OR SMALLER.
• CLEAN OUT STAKE SHALL BE PLACED NEAR CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES THE CLEAN OUT ELEVATION MARKED ON THE STAKE.
• THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
• THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED UNLESS EXCAVATED INTO EXISTING GROUND.
• THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
MAINTENANCE
• AT A MINIMUM, SEDIMENT TRAPS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. SEDIMENT MUST BE REMOVED FROM THE TRAP WHEN THE STORAGE VOLUME HAS BEEN REDUCED TO 1,300 CUBIC FEET PER ACRE OF CONTRIBUTING DRAINAGE AREA.
• CLOGGED OR DAMAGED SPILLWAYS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.
• OTHER REQUIRED MAINTENANCE SHALL BE COMPLETED WITHIN 5 WORKING DAYS OF THE INSPECTION.



SEDIMENT TRAP SCHEDULE:

SEDIMENT TRAP	BOTTOM ELEV.	WIDTH (FT)	LENGTH (FT)	h (FT) HEIGHT	h (FT) CREST	C.O.(FT) CLEAN-OUT	OUTLET WIDTH (FT)
TRAP #1	1201	50	100	4.5	2	1	10
TRAP #2	1201	50	100	4.5	2	1	9
TRAP #3	1197	50	100	4.5	2	1	10



HOTEL & CASINO DETAILS & NOTES

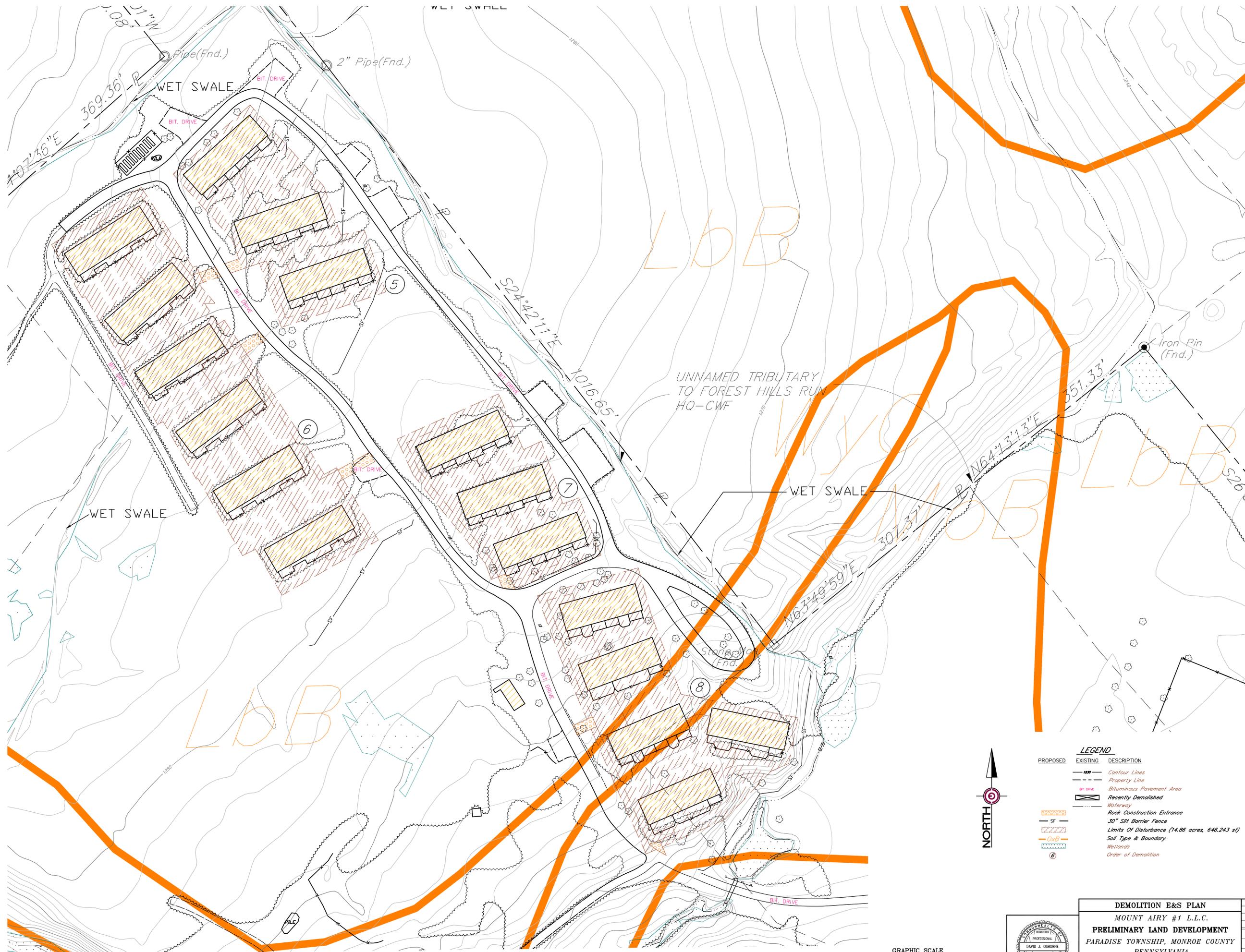
MOUNT AIRY #1 L.L.C.

PRELIMINARY LAND DEVELOPMENT
PARADISE TOWNSHIP, MONROE COUNTY
PENNSYLVANIA

consulting engineers
p.o. box 995, scranton, pa. 18501 570-342-3101
ceco associates inc.

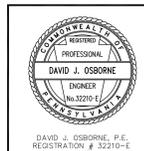
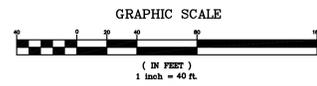
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CHECKED BY D.J.O. SCALE NONE
DATE 05-01-01 DATE 01-17-08

SHEET NO. ES-4



LEGEND

PROPOSED	EXISTING	DESCRIPTION
		Contour Lines
		Property Line
		Bituminous Pavement Area
		Recently Demolished
		Waterway
		Rock Construction Entrance
		30" Silt Barrier Fence
		Limits Of Disturbance (14.86 acres, 646,243 st)
		Soil Type & Boundary
		Wetlands
		Order of Demolition

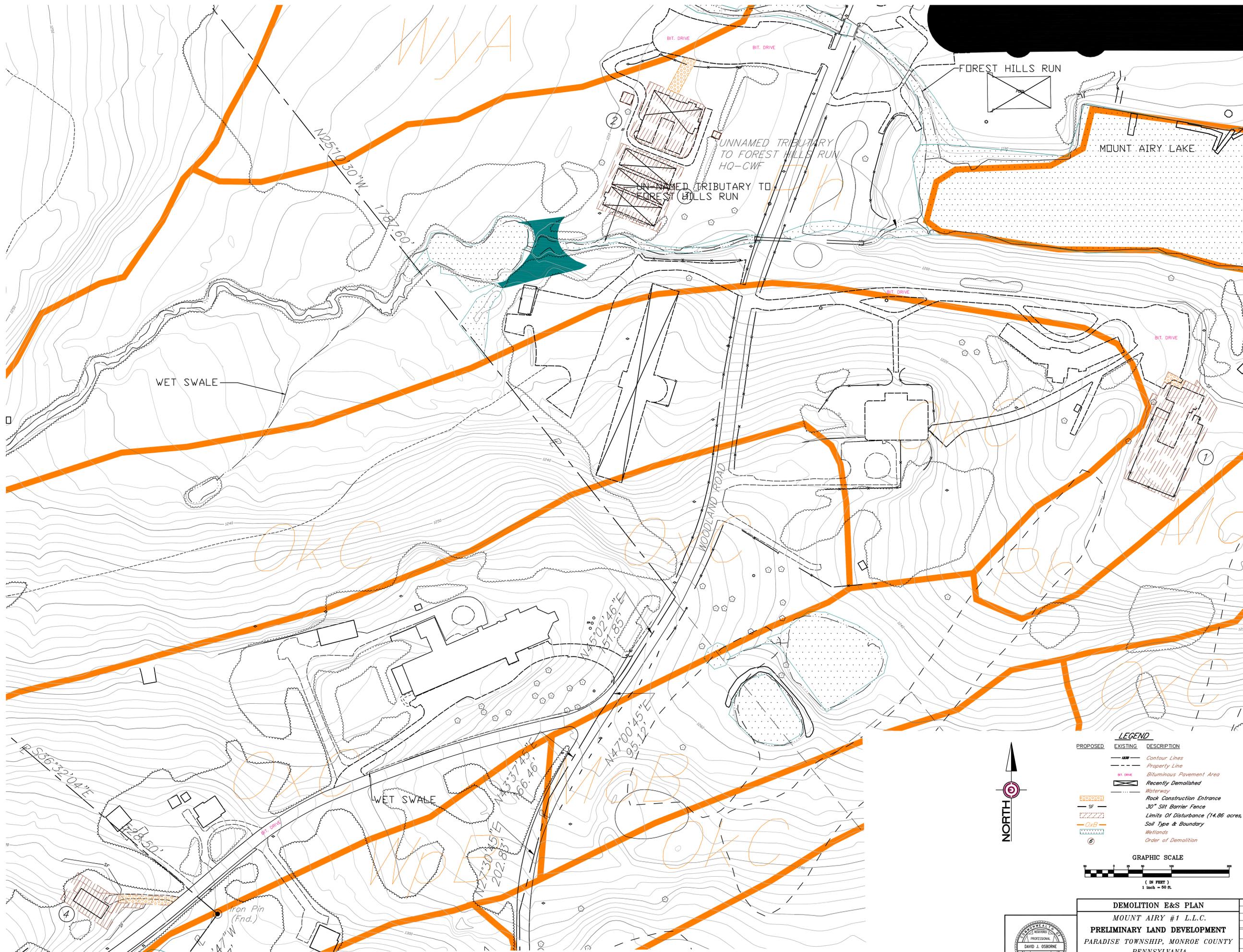


DEMOLITION E&S PLAN
MOUNT AIRY #1 L.L.C.
PRELIMINARY LAND DEVELOPMENT
 PARADISE TOWNSHIP, MONROE COUNTY
 PENNSYLVANIA

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 ceco associates inc.,
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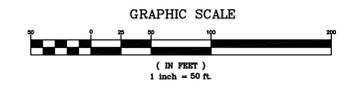
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CHECKED: D.J.O.	SCALE: 1:40
DATE: 05-01-01	DATE: 01-17-06

SHEET NO. ES-5



LEGEND

PROPOSED	EXISTING	DESCRIPTION
		Contour Lines
		Property Line
		Bituminous Pavement Area
		Recently Demolished
		Waterway
		Rock Construction Entrance
		30" Silt Barrier Fence
		Limits Of Disturbance (14.86 acres, 646,243 sf)
		Soil Type & Boundary
		Wetlands
		Order of Demolition



DEMOLITION E&S PLAN			
MOUNT AIRY #1 L.L.C.			
PRELIMINARY LAND DEVELOPMENT			
PARADISE TOWNSHIP, MONROE COUNTY			
PENNSYLVANIA			
consulting engineers			
p.o. box 995, scranton, pa. 18501 570-342-3101			
		REVISIONS	DATE
		A.J.M.	A.J.M.
		D.J.O.	1:50
		05-01-01	01-17-06
			SHEET NO.
			ES-6



THE FOLLOWING DETAILS FOR THE EXISTING BUILDINGS DEMOLITION ONLY

SEEDING PROCEDURES

- TEMPORARY SEEDING:**
- ALL AREAS TO BE TEMPORARILY SEEDED SHALL BE PREPARED BY APPLYING ONE (1) TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS FERTILIZER AT THE RATE OF 50-50 PER ACRE. UPON COMPLETION OF THIS PREPARATION, THE SITE SHALL BE SEEDED ACCORDING TO THE FOLLOWING SCHEDULE:
- | FOR SPRING SEEDING (UP TO JUNE 15): | LB./ACRE |
|--|-------------------------|
| (A) ANNUAL RYEGRASS, OR | 40 |
| (B) SPRING OATS, OR | 96 OATS |
| (C) SPRING OATS PLUS ANNUAL RYEGRASS OR PERENNIAL RYEGRASS | 64 OATS, PLUS 20 ANNUAL |
- | FOR LATE SPRING AND SUMMER SEEDING (JUNE 16 TO AUGUST 15): | LB./ACRE |
|--|----------|
| (A) SUDANGRASS, OR | 40 |
| (B) JAPANESE MILLET, OR | 35 |
| (C) ANNUAL RYEGRASS | 40 |
- | FOR LATE SUMMER AND FALL SEEDING (AUGUST 15 ON): | LB./ACRE |
|--|----------|
| (A) ANNUAL RYEGRASS, OR | 40 |
| (B) WINTER RYE, OR | 168 |
| (C) WINTER WHEAT | 180 |
- AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE.
- IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL AT A RATE OF 3 TONS PER ACRE.
- PERMANENT VEGETATION TO BE SEEDED OR SOODED ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH IS TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.

- ANCHOR MULCH WITH SPECIFIED MULCH BINDERS APPLIED AT THE FOLLOWING RATES:
- RECYCLED CELLULOSE FIBER - 310 POUNDS PER 1,000 SQUARE YARDS.
 - WOOD FIBER - 210 POUNDS PER 1,000 SQUARE YARDS.
 - NONASPHALTIC EMULSION - AT MANUFACTURER'S RECOMMENDED RATE.
 - POLYVINYL ACETATE - AT MANUFACTURER'S RECOMMENDED RATE.
 - RECYCLED CELLULOSE FIBER/WOOD FIBER MIXTURE - 310 POUNDS PER 1,000 SQUARE YARDS.

APPLY WOOD FIBER MULCH HYDRAULICALLY IN ACCORDANCE WITH THE MANUFACTURER'S TANK-MIXING INSTRUCTIONS. IT MAY BE INCORPORATED AS AN INTEGRAL PART OF THE SLURRY AFTER THE SEED AND SOIL SUPPLEMENTS HAVE BEEN THOROUGHLY MIXED. APPLY UNIFORMLY AT THE RATE OF 210 POUNDS PER 1,000 SQUARE YARDS, UNLESS OTHERWISE INDICATED.

MULCH TACKIFIERS AND SYNTHETIC BINDERS TO ANCHOR MULCH MUST CONTAIN NO SOLVENTS OR DILUTING AGENTS THAT ARE TOXIC TO PLANT OR ANIMAL LIFE.

LIGHTWEIGHT PLASTIC, FIBER OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

DURING COLD WINTER/NONVEGETATIVE GROWTH SEASONS USE AN EMULSION TACKIFIER (I.E. DIRTGLUE POLYMER EMULSION) FOR THE FOLLOWING TYPES OF APPLICATIONS:

- NON-DRIVING SURFACE DUST CONTROL AND EROSION CONTROL APPLICATIONS OF ALL TYPES
- SEDIMENT CONTROL
- BANK STABILIZATION FOR ELIMINATING NATURAL AND MAN MADE DUST, EROSION, AND SEDIMENT POLLUTION
- TACKIFIER FOR HYDROSEEDING
- CAPPING OF STORAGE PILES
- DUST CONTROL FOR TEMPORARY DRIVING SURFACES WITH EMPHASIS FOR CONSTRUCTION SITES AS AN ALTERNATIVE TO WATER SPRAYING
- DRIVING SURFACES FOR HOT, DRY CLIMATES

ANY AREA RECEIVING TEMPORARY SEEDING WHICH WILL BE LEFT FOR A PERIOD LONGER THAN ONE YEAR SHALL BE SEEDED WITH THE PERMANENT SEEDING MIXTURES.

PERMANENT SEEDING OR REVEGETATION OF DISTURBED AREA:

APPLY LIME - 275 LBS. /1,000 SQ.FT.
 FERTILIZER - N,P,K - 2.5, 5, 5 LBS./1,000 SQ.FT.
 MULCH WITH: 140 LBS. STRAW / 1,000 SQ.FT.

- SEEDING OPTIONS:
- SLOPES LESS THAN 3:1 - FORMULA D - 21 LBS. PER 1,000 S.Y.
 TALL FESCUE - 15 LBS. PER 1,000 S.Y.
 CREeping RED FESCUE - 6 LBS. PER 1,000 S.Y.
 MARCH 15 TO JUNE 1, OR AUGUST 1 TO OCTOBER 15
- AREAS NOT MOWED LESS THAN 3:1 - FORMULA W - 10.5 LBS. PER 1,000 S.Y.
 BIRDSFOOT TREFOL MIXTURE - 2.0 LBS. PER 1,000 S.Y.
 REDTOP - 1.0 LBS. PER 1,000 S.Y.
 APRIL 1 TO JUNE 15, OR AUGUST 16 TO SEPTEMBER 15
- ALL DISTURBED LAWN AREAS - FORMULA B - 21 LBS. PER 1,000 S.Y.
 PERENNIAL RYEGRASS MIXTURE - 4 LBS. PER 1,000 S.Y.
 CREeping RED FESCUE - 6 LBS. PER 1,000 S.Y.
 KENTUCKY BLUEGRASS MIXTURE - 11 LBS. PER 1,000 S.Y.
 MARCH 15 TO JUNE 1, OR AUGUST 1 TO OCTOBER 15

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

- CLEAR AND GRUB FOR SILT FENCE AND ROCK CONSTRUCTION ENTRANCE WITHIN THE LIMITS OF DISTURBANCE DELINEATED ON THE PLAN DRAWING. LEGALLY DISPOSE OF REMOVED TREE STUMPS.
- INSTALL SILT FENCE AND ROCK CONSTRUCTION ENTRANCE AS PER DETAILS WHERE INDICATED ON PLAN DRAWING.
- DEMOLISH EXISTING BUILDING WITHIN LIMITS OF DISTURBANCE AS SHOWN ON PLAN DRAWING. LEGALLY DISPOSE OF ALL BUILDING WASTE MATERIAL.
- BACKFILL EXISTING BUILDING LOCATION WITH SELECTED MATERIAL AND ROUGH GRADE FORMER BUILDING LOCATION. IMMEDIATELY STABILIZE DISTURBED AREA WITH SEED AND MULCH AS INDICATED.
- UPON STABILIZATION OF UPLAND AREAS, REMOVE UNNECESSARY OR REDUNDANT CONTROL MEASURES. STABILIZATION SHOULD BE CONSIDERED WHEN UPLAND AREAS HAVE A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER.

EROSION AND SEDIMENT POLLUTION CONTROL NOTES

- ALL WORK WILL BE DONE IN ACCORDANCE WITH CHAPTER 102, EROSION CONTROL REGULATIONS.
- THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
- ALL BMP'S SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- ROCK CONSTRUCTION ENTRANCES SHALL NOT OBSTRUCT ROADSIDE DRAINAGEWAYS. ENTRANCE GRADES SHOULD MATCH ROADSIDE SWALES OR AN APPROPRIATE SIZE PIPE SHOULD BE INSTALLED, WHEN PIPING, STABLE HEAD AND END WALLS SHOULD BE PROVIDED.
- SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGEWAYS IS NOT ACCEPTABLE.
- HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
- THE SITE WILL BE CONSIDERED TO BE PERMANENTLY STABILIZED WHEN ALL PERMANENT CONTROL MEASURES/FACILITIES HAVE BEEN COMPLETED AND ARE OPERATIONAL, TEMPORARY CONTROL MEASURES/FACILITIES REMOVED, AND UNIFORM EROSION RESISTANT PERENNIAL VEGETATION IS ESTABLISHED TO THE POINT WHERE THE SURFACE SOIL IS CAPABLE OF RESISTING EROSION DURING RUNOFF EVENTS. THE STANDARD FOR THIS VEGETATIVE COVER WILL BE A UNIFORM COVERAGE OR DENSITY OF 70% ACROSS THE DISTURBED AREA.
- ANY CHANGES TO THE EROSION AND SEDIMENTATION CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED EROSION AND SEDIMENTATION CONTROL PLANS TO THE DISTRICT FOR REVIEW. THE REVISED PLANS MUST MEET ALL CURRENT STATE EROSION AND SEDIMENT POLLUTION CONTROL REQUIREMENTS, AS WELL AS DISTRICT REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND UP-KEEP OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS ON SITE. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL PERMANENT EROSION CONTROLS ON THE SITE.
- FILL BROUGHT TO THE PROPERTY SHOULD BE PLACED AND GRADED IMMEDIATELY. THERE WILL NOT BE A TEMPORARY SOIL STOCKPILE.
- ANY WASTE MATERIAL FROM THE PROJECT SITE TO BE RECYCLED OR DISPOSED OF SHALL BE DONE SO IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.

DURING THIS PHASE OF DEMOLITION, THE TOTAL AREA TO BE DISTURBED IS 15.08 ACRES

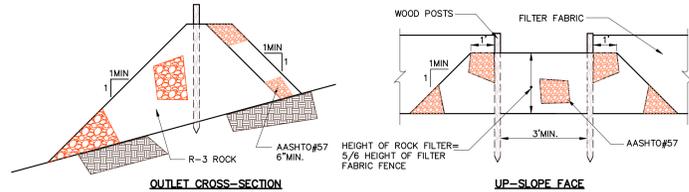
CHAPTER 93. WATER QUALITY STANDARDS

SOME OF THE SITES WILL DISCHARGE INTO SWIFTWATER CREEK WHICH CLASSIFIED AS A HQ-CWF (A HIGH QUALITY COLD WATER FISH HABITAT). THE REMAINDER OF THE SITES WILL DISCHARGE INTO FOREST HILLS RUN WHICH IS ALSO CLASSIFIED AS A HQ-CWF (A HIGH QUALITY COLD WATER FISH HABITAT).

PRIMARY SOIL TYPES

- Okc- OPUAGA-LACKAWANNA CHANNERY LOAMS 8-15% SLOPES
- Oxc- OPUAGA-LACKAWANNA EXTREMELY STONY LOAMS 8-25% SLOPES
- Mgb- MORRIS EXTREMELY STONY SILT LOAM 0-8% SLOPES
- Wsb- WELLSBORO EXTREMELY STONY LOAM 0-8% SLOPES
- Wyc- WYOMING GRAVELLY SANDY LOAM 8-15% SLOPES
- Ph- PHILO SILT LOAM
- Osb- OPUAGA - LACKAWANNA EXTREMELY STONY LOAM 8-25% SLOPES
- Wsb- WYOMING GRAVELLY SANDY LOAM 3-8% SLOPES
- Llb- LACKAWANNA EXTREMELY STONY SOIL 0-8% SLOPES

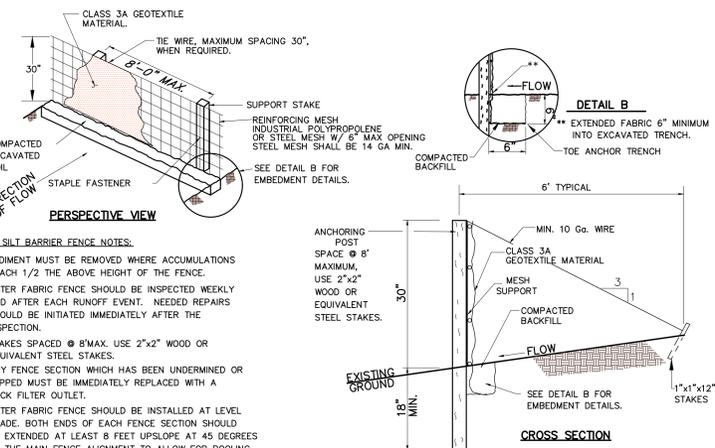
FOR SOIL DESCRIPTIONS REFER TO SOIL SURVEY OF MONROE COUNTY, AUGUST 1981.



ROCK FILTER OUTLET

N.T.S.

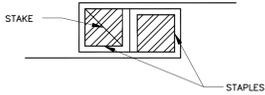
SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.



30" SILT BARRIER FENCE

N.T.S.

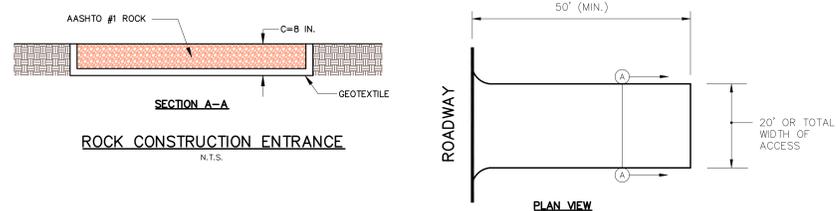
PERCENT SLOPE	MAX. SLOPE LENGTH (FT) ABOVE FENCES		
	18" HIGH	30" HIGH	SUPER
2	150	500	1,000
5	100	250	500
10	50	150	300
15	35	100	
20	25	70	200
25	20	55	
30	15	45	100
35	15	40	
40	15	35	75
45	10	30	
50	10	25	50



JOINING FENCE SECTIONS

N.T.S.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.



ROCK CONSTRUCTION ENTRANCE

N.T.S.

PLAN VIEW

DEMOLITION E&S DETAILS

MOUNT AIRY #1 L.L.C.

PRELIMINARY LAND DEVELOPMENT
 PARADISE TOWNSHIP, MONROE COUNTY
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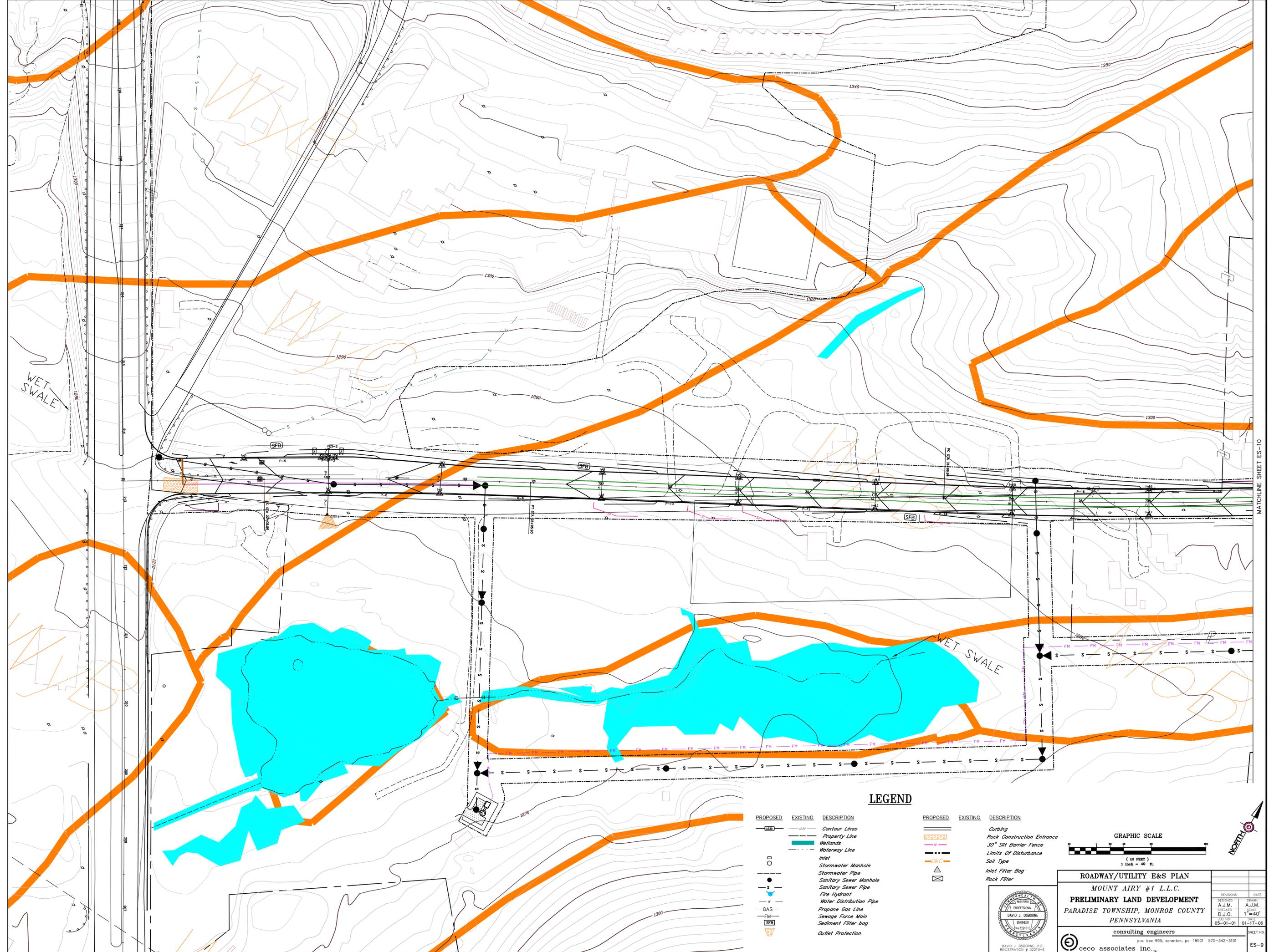
cenco associates inc.



REVISIONS	DATE
A.J.M.	PREPARED
D.J.O.	DATE
05-01-01	01-17-08

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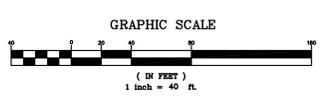
ES-8



MATCHLINE SHEET ES-10

LEGEND

PROPOSED	EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION
		Contour Lines			Property Line
		Wetlands			Waterway Line
		Inlet			Stormwater Manhole
		Stormwater Pipe			Sanitary Sewer Manhole
		Sanitary Sewer Pipe			Fire Hydrant
		Water Distribution Pipe			Propane Gas Line
		Sewage Force Main			Sediment Filter Bag
		Outlet Protection			Curbing
					Rock Construction Entrance
					30" Silt Barrier Fence
					Limits Of Disturbance
					Soil Type
					Inlet Filter Bag
					Rock Filter



ROADWAY/UTILITY E&S PLAN

MOUNT AIRY #1 L.L.C.

PRELIMINARY LAND DEVELOPMENT

PARADISE TOWNSHIP, MONROE COUNTY

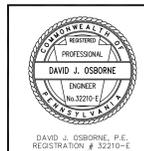
PENNSYLVANIA

consulting engineers

cenco associates inc.

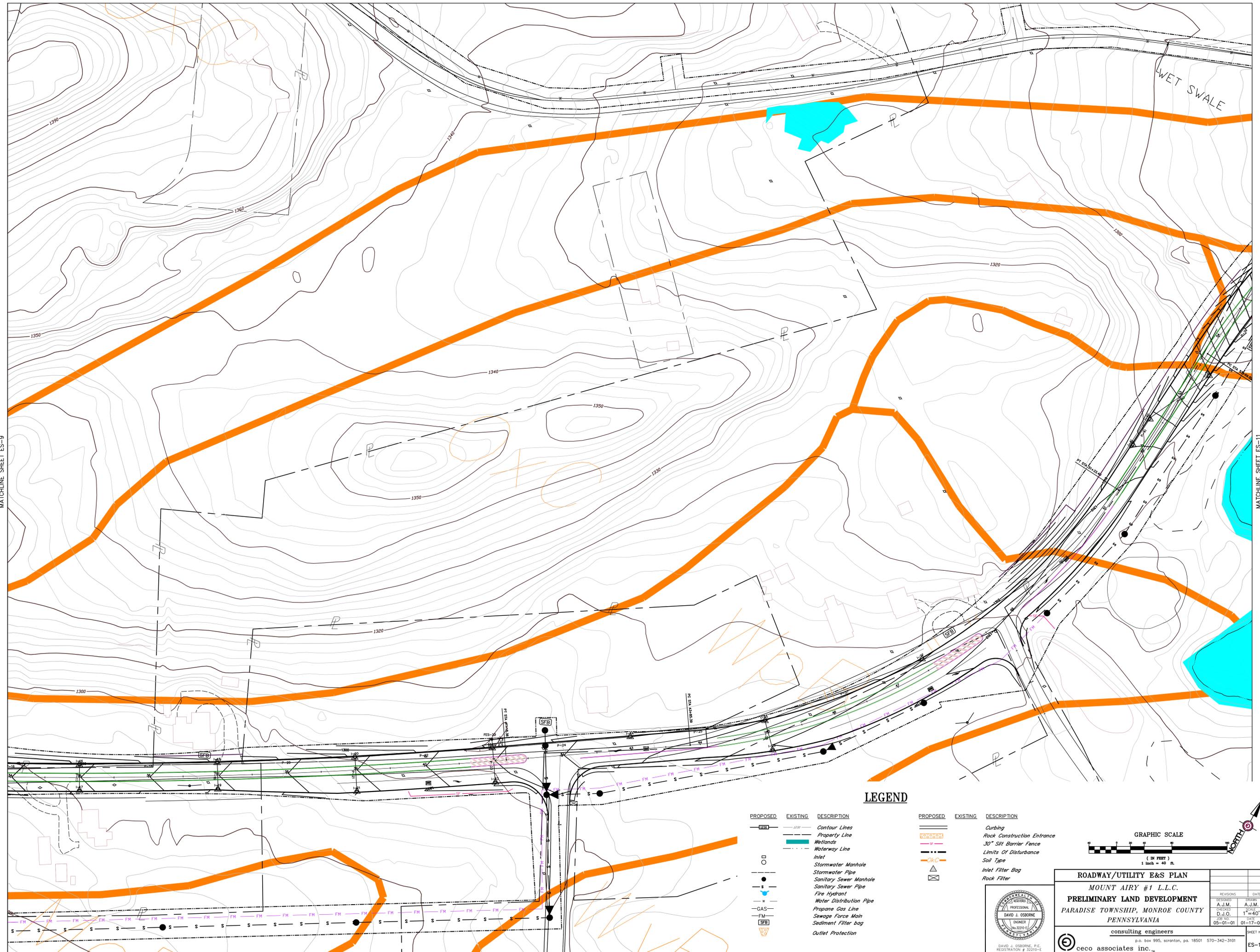
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CHECKED BY: D.J.O.	SCALE: 1" = 40'
DATE: 05-01-01	DATE: 01-17-06

SHEET NO. ES-9



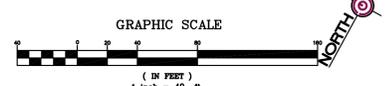
DAVID J. OSBORNE, P.E.
REGISTRATION # 32210-E

p.o. box 995, scranton, pa. 18501 570-342-3101



LEGEND

PROPOSED	EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION
		Contour Lines			Property Line
		Wetlands			Limits Of Disturbance
		Waterway Line			Soil Type
		Inlet			Inlet Filter Bag
		Stormwater Manhole			Rock Filter
		Sanitary Sewer Manhole			
		Fire Hydrant			
		Water Distribution Pipe			
		Propane Gas Line			
		Sewage Force Main			
		Sediment Filter bag			
		Outlet Protection			
					Curbing
					Rock Construction Entrance
					30" Silt Barrier Fence



ROADWAY/UTILITY E&S PLAN

MOUNT AIRY #1 L.L.C.

PRELIMINARY LAND DEVELOPMENT

PARADISE TOWNSHIP, MONROE COUNTY

PENNSYLVANIA

consulting engineers

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cenco associates inc.

REVISIONS	DATE
DESIGNED BY A.J.M.	DRAWN BY A.J.M.
CHECKED BY D.J.O.	SCALE 1" = 40'
DATE 05-01-01	DATE 01-17-06

SHEET NO. ES-10

