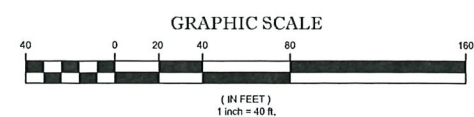


LOCATION MAP - MOUNT POCONO QUADRANGLE
1"=2000'

SITE DATA TABLE

- SITE ADDRESS**
POCONO CREEK DRIVE/BARTON CIRCLE
BARTONSVILLE, PA 18321
- OWNER/DEVELOPER**
DAVID S. & EMMA L. WENGERD
2621 ROUTE 940
POCONO SUMMIT, PA 18236
- SOURCE OF TITLE**
D.B.V. 2600 PG. 4310
PARCEL ID # 12.98.1.49 & 12.98.1.48
4.72 ACRES
- ZONING INFORMATION**
C - COMMERCIAL DISTRICT
PROPOSED USE: TOWNHOUSES AND FARMER'S MARKET (PERMITTED USES BY-RIGHT)
LOT REQUIREMENTS:
MINIMUM LOT SIZE: 1.0 ACRE
MINIMUM LOT WIDTH: 100'
MAXIMUM IMPERVIOUS COVERAGE: 35% FOR RESIDENTIAL USES, 80% FOR OTHER USES. (20% PROPOSED)
YARD REQUIREMENTS:
FRONT YARD DEPTH = 75'
SIDE YARD WIDTH = 20'
REAR YARD DEPTH = 25'
WELL = 15'
SEPTIC = 10'
BUILDING HEIGHT:
PRINCIPAL BUILDING = 50'
ACCESSORY BUILDING = 25'
BUILDING SEPARATION, NEW NONRESIDENTIAL BUILDINGS SHALL BE LOCATED NOT CLOSER THAN 75' FROM AN EXISTING RESIDENTIAL DWELLING.
- PARKING REQUIREMENTS:**
MULTI-FAMILY DWELLINGS:
REQUIRED PARKING = 2.25 SPACES FOR EACH DWELLING UNIT
FARMER'S MARKET (COMPARABLE TO FLEA MARKET):
REQUIRED PARKING = 3 SPACES FOR EACH VENDOR, PLUS 1 FOR EACH EMPLOYEE
PROPOSED PARKING 45 SPACES
13 DWELLING UNITS X 2.25 SPACES = 29.25 SPACES
3 VENDORS X 3 SPACES = 9 SPACES
6 EMPLOYEES = 6 SPACES
- THE SITE IS PLANNED TO BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.

SKETCH LAYOUT SITE PLAN



KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972

863 INTERCHANGE ROAD, SUITE 101 P.O. BOX 639, KRESGEVILLE, PA 18333 610-681-5233
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
www.KCEINC.com

DESIGNED BY: KCE
DRAWN BY: TMM
CHECKED BY: ESS
DATE: JULY 5, 2023
SCALE: AS NOTED
JOB NUMBER: CN-23-060
SHEET: 1 OF 1

SKETCH PLAN - OPTION 1

DAVID S. & EMMA L. WENGERD
POCONO CREEK DRIVE/BARTONSVILLE, PA 18321
PARCEL ID: 12.98.1.49 & 12.98.1.48

POCONO TOWNSHIP
MONROE COUNTY, PENNSYLVANIA