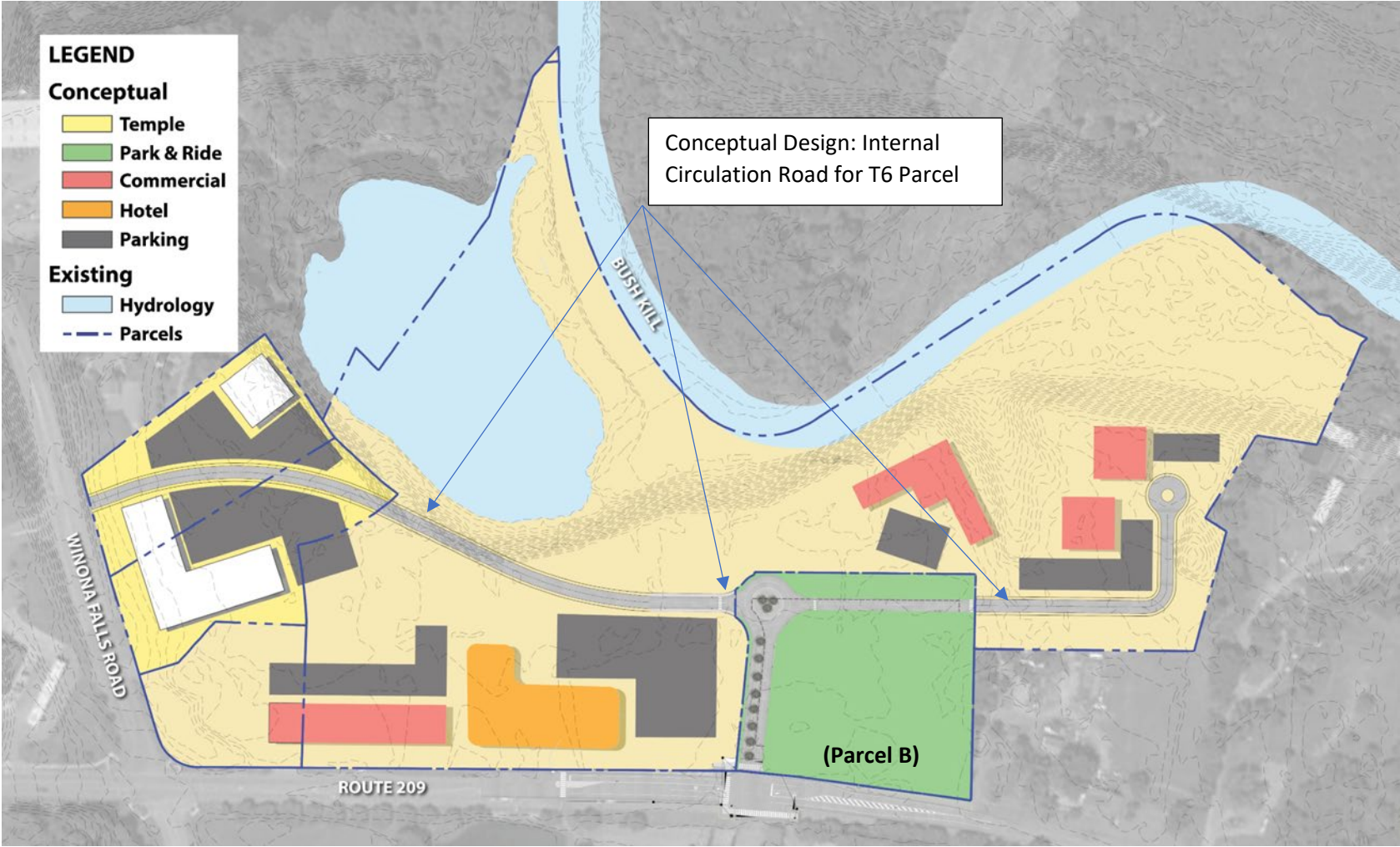


# Exhibit 4.2.6 LAND USE ANALYSIS

## Preliminary Yield Analysis:

Study Area C Parcel = 38.6 Acres



Middle Smithfield Township

Zoning District – C1

- Land Use Overlay: T-6 (Route 209 Corridor-Mixed Use (Most intensive)
- Impervious Coverage Max.: 40-60%
- Open Space: 10-15%

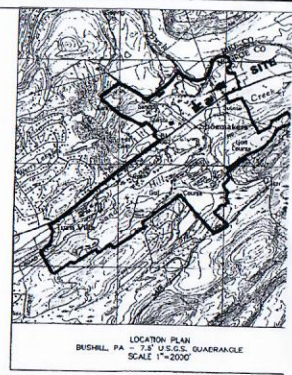
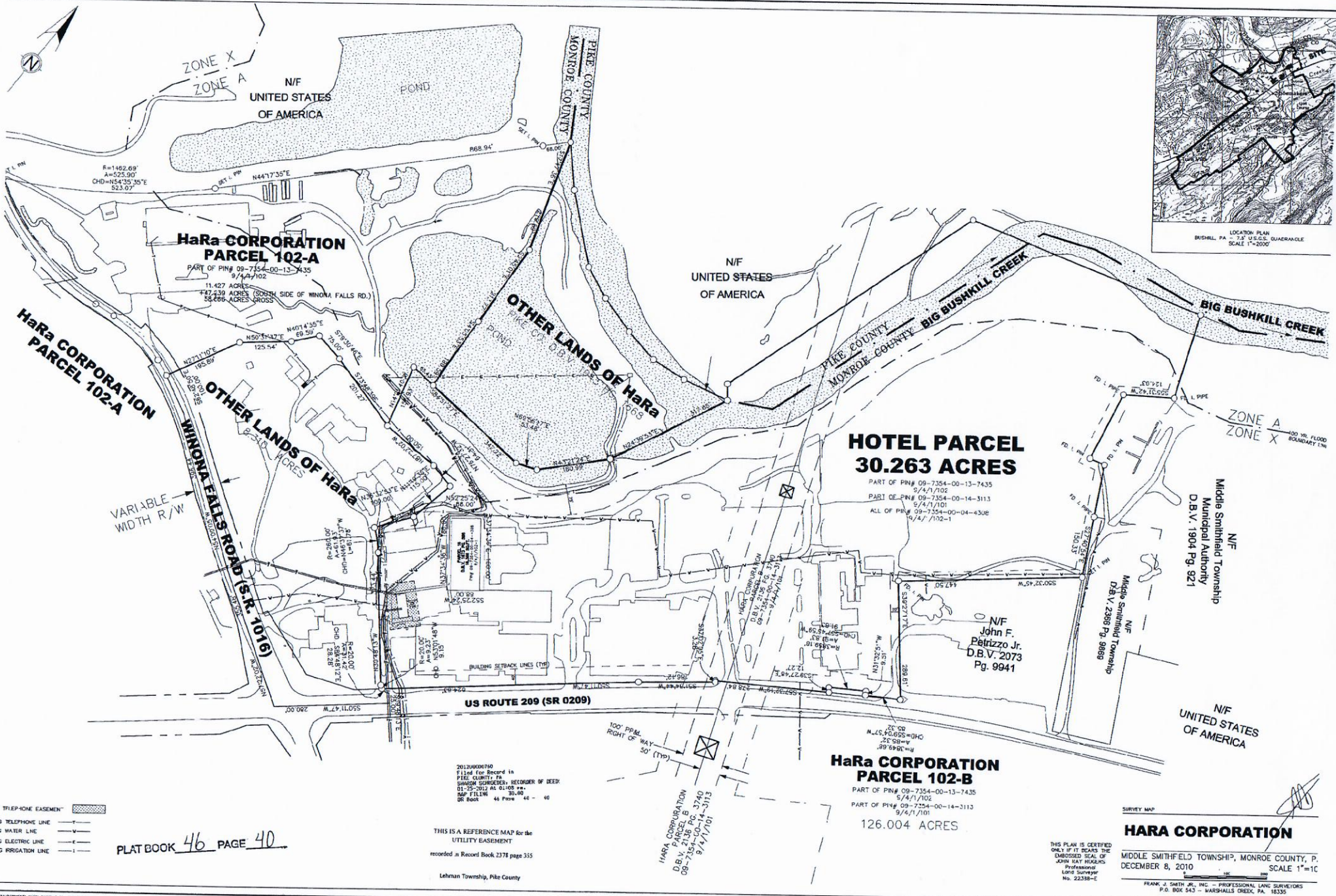
Yield = 23.2 acres Developable Area:

Land Use Assumptions:

- 90,000 SF Jinyin Temple Development
- 55,000 SF Commercial
- 90,000 SF Hotel
- 172,500 SF Park & Ride Site (Parcel B)

Impervious Area: 43% (estimated)





- 15' TRIP-SPARE EASEMENT
- J/O TELEPHONE LINE
- J/O WATER LINE
- J/O ELECTRIC LINE
- J/O FLOOD LINE

PLAT BOOK 46 PAGE 40

20120000740  
Filed for Record in  
Pike County, PA  
SHARON S. SHERIDAN, RECORDER OF DEEDS  
01-25-2012 AT 01:00 PM  
100' FILLING 30.00  
DE Book 44 Page 46 - 48

THIS IS A REFERENCE MAP for the  
UTILITY EASEMENT  
recorded in Record Book 2378 page 335

Lehman Township, Pike County

HAIRA CORPORATION  
D.B.V. PARCEL 102-B  
09-7354-00-14-3113  
9/4/1/101

**HaRa CORPORATION  
PARCEL 102-B**  
PART OF PIN# 09-7354-00-13-7435  
9/4/1/102  
PART OF PIN# 09-7354-00-14-3113  
9/4/1/101  
126.004 ACRES

THIS PLAN IS CERTIFIED  
ONLY IF IT BEARS THE  
EMBOSSED SEAL OF  
JOHN BAY HARRIS  
Professional  
Land Surveyor  
No. 22338-E

**HARA CORPORATION**  
MIDDLE SMITHFIELD TOWNSHIP, MONROE COUNTY, PA.  
DECEMBER 8, 2010  
SCALE 1"=10'

FRANK J. SMITH JR., INC. - PROFESSIONAL LAND SURVEYORS  
P.O. BOX 343 - MARSHALLS CREEK, PA. 18335



# Monroe County, Pennsylvania GIS

Created on Tue Sep 12 2023



***The County of Monroe makes no express or implied warranties concerning the release of this information. The County of Monroe is unaware of the use or uses to be made of this data. Consequently, the County of Monroe does not warrant this data as fit for any particular purpose.***

notes:



# Monroe County, Pennsylvania GIS

Created on Tue Sep 12 2023



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notes:



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notes:



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notes:



EXHIBIT 4.2.6 LAND USE ANALYSIS - BASIS FOR TRANSPORTATION IMPROVEMENTS

EXISTING CONDITIONS

SITE AREA: 38.573 ac (Jinyin Temple)

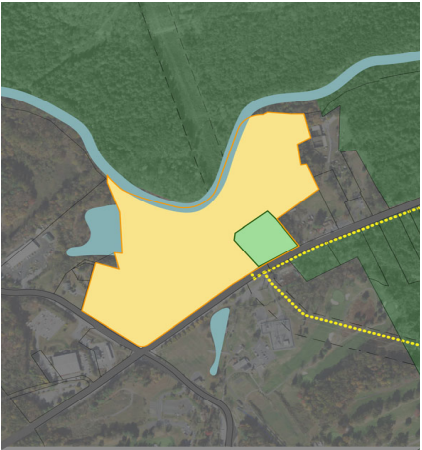
Parcel Number-Sites 1-3	Deed Area Per Monroe County Parcel Data	Parcel Number- Sites 4-6	Deed Area Per Monroe County Parcel Data
A	1.314 ac		30.263 ac
B	2.599 ac		
C	0.846 ac		
D	Lot 5 (1.731 ac) Lot 7 (0.069 ac)		
E	Lot 8 (1.146 ac) Lot 6 (0.605 ac)		

Total 8.310 ac

TOTAL=38.573 AC

UNDEVELOPABLE AREA		SF
STEEP SLOPES:	241,365+10,003+16,010	267,378
LAKE/ CREEK:	163140+1526+68667	233,333
ESTIMATED FLOODPLAIN	64,282+106462	170744
TOTAL SF		671,455 SF (15.414 ac)
DEVELOPABLE AREA	1,680,239.88 SF - 671,455 SF	1,008,785 SF (23.159 ac)

EXISTING IMPERVIOUS		
BUILDINGS		148,041
PAVING		300,000
TOTAL FOOTPRINT		448,041 SF
IMPERVIOUS AS % OF DEVELOPABLE AREA	448,041/1,008,785	44.40%





PROPOSED CONDITIONS					
Middle Smithfield Zoning District: C1 Land Use Overlay: T-6 Max. Impervious Coverage: 40-60% Open Space 10-15%					
PROGRAM MODEL #2 - Jinyin Temple Re-Development+ T-6 Development+Park & Ride /Trailhead					
	Park & Ride	3.97 AC			
	Jinyin Temple Re-Development	4.610 AC	(based on Parcels A-C)		
	T-6 Development	29.993 AC			
Assume: Demolish all existing structures					
1. T-6/ DEVELOPMENT	NEW BUILDING/PLAZA FOOTPRINT (SF)	# STORIES	PARKING FOOTPRINT (SF)	PARKING RATIO	PARKING REQUIRE
Hotel/ Conference Center	40,000 SF	2	52,000	2/1000 SF?	160
Pool House/ Event Space/ Wedding Venue near Lake	10,000 SF	1	6,500	2/1000 SF?	20
Commercial/ Retail	25,000 SF	1	24,375	3/1000 SF?	75
Restaurants/ Brewery	10,000 SF	1	19,500	6/1000 SF?	60
Outdoor Plaza/ Fountain/Market Space (Pavilion)	20,000 SF	1	9,750	?	25
				TOTAL PARKING	340
2. PARK AND RIDE PARCEL	NEW BUILDING FOOTPRINT (SF)	# STORIES	PARKING FOOTPRINT (SF)		PARKING REQUIRE
Restroom Facility	816 SF	1	102,880		99 shown
Shelter Structure	1500 SF	1			(100-120 desirable)
99 Parking Spots/ Access Road within parcel					
3. JINYIN TEMPLE RE-DEVELOPMENT	RENOVATED FOOTPRINT	1	71,500 SF		PARKING REQUIRE
Temple	44,200 SF	2			220*
	TOTAL BLDG FOOTPRINT (1.-3.)	151,516 SF	240500	*Parking amount taken from Temple Re-development plan	TOTAL PARKING REQ'D 659
	TOTAL PARKING FOOTPRINT (1.-3.)	215,005 SF			
ADDITIONAL PAVING					
Access Road (Not within Park & Ride Parcel)	30,531.31+16,123.16	46,655 SF			
Sidewalks	6,357.27+6,317.56+6,246.53	18,921 SF			
	TOTAL ADDITIONAL PAVING FOOTPRINT	65,576 SF			
	TOTAL PROPOSED IMPERVIOUS	432,097 SF			
	% IMPERVIOUS OF DEVELOPABLE AREA	42.83%			

