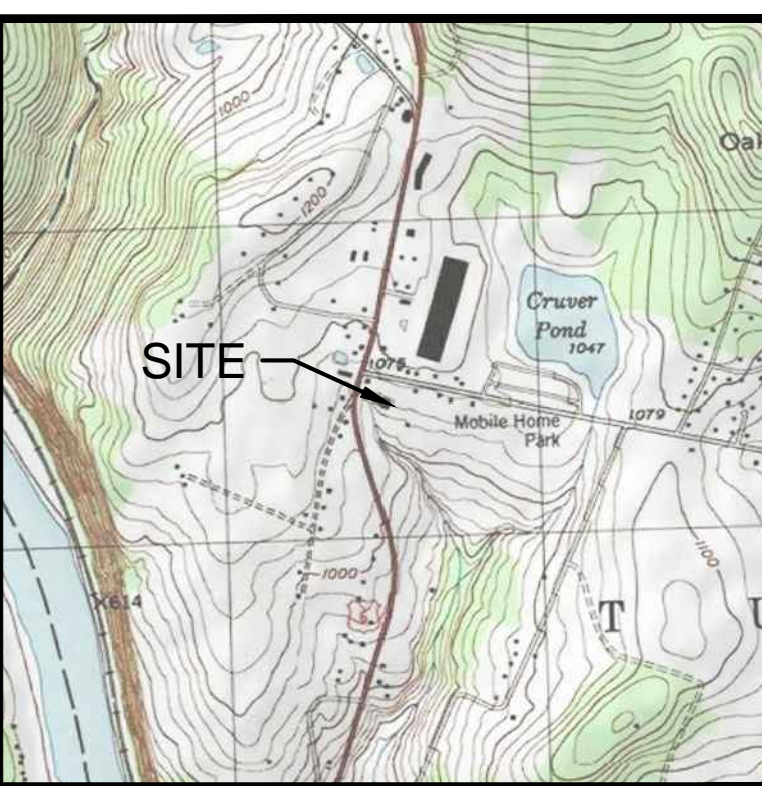


LEGEND

PROPERTY LINE	---
ADJOINER PARCEL LINE	---
RIGHT-OF-WAY LINE	---
SOILS BOUNDARY	---
MAJOR CONTOUR 10'	---
MINOR CONTOUR 2'	---
STORM PIPE	---
STREAM	---
U/G ELECTRIC	---
O/H ELECTRIC	---
EDGE OF DRIVEWAY	---
EDGE OF GRAVEL	---



LOCATION MAP

NO.	DATE	DESCRIPTION	INT.
6	2018-08-10	FOR SUBMISSION	TW

OWNER CERTIFICATION AND ACKNOWLEDGEMENT OF PLAN
 THE UNDERSIGNED, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT WE ARE THE OWNERS OF THE LAND SHOWN AND DEPICTED ON THIS PLAN, THAT THE PLAN WAS MADE WITH MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE OF OWNER

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____
 ON, THIS, THE ____ DAY OF _____, 20____ BEFORE ME, A NOTARY PUBLIC,
 THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____
 KNOW TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE THAT SHE / HE EXECUTED THE SAME FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS, I HERETO UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES:
 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND
 10 WORKING DAYS IN DESIGN STATE
 STOP CALL
 Pennsylvania One Call System, Inc

1-800-246-1176
 PA 8-1-1 BEFORE YOU DIG!

SERIAL SERIAL NO.

WYOMING COUNTY PLANNING COMMISSION
 THIS PLAN WAS REVIEWED AND COMMENTED ON BY THE WYOMING COUNTY PLANNING COMMISSION OFFICE.

WYOMING CO. PLANNING DIRECTOR DATE

WYOMING CO. PLANNING CHAIRMAN DATE

TRACT INFORMATION

LAND OWNER:
 PW LP TRUST
 123 WAYNE LANE
 TUNKHANNOCK, PA 18657
 PIN # 26-059-0-245-00-00-00
 DEED: 2014-2712
 MAP: 2014-1123

ZONING DISTRICT CI
 COMMERCIAL-INDUSTRIAL ZONING DISTRICT

FLOOD ZONE
 THE PROPERTY IS LOCATED IN ZONE X, AND IS OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NUMBER 42131C0187D, EFFECTIVE DATE AUGUST 2, 2012.

- NARRATIVE:**
- THE PROJECT IS THE CONSTRUCTION OF A 50' X 96' SINGLE STORY, POLE BARN WAREHOUSE FOR MATERIAL STORAGE ASSOCIATED WITH THE EXISTING COMMERCIAL BUSINESS ON THE PROPERTY.
 - THE WAREHOUSE WILL BE A MAXIMUM 16.4FT TALL.
 - THE WAREHOUSE WILL NOT HAVE WATER OR SEWER SERVICE.
 - ELECTRICAL SERVICE WILL BE SUPPLIED VIA UNDERGROUND CABLES FROM AN EXISTING UTILITY POLE.
 - THE WAREHOUSE WILL NOT CREATE ADDITIONAL CUSTOMER VOLUME, NOR REQUIRE ADDITIONAL PARKING SPACES FOR EMPLOYEES OR CUSTOMERS.



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 844-542-4757

1131 TEXAS PALMYRA HWY
 HONESDALE, PA 18431
 PA • OH • NY • WV

PROJECT #:	2018-557	DRAWN:	JAB
(TAYLOR RENTALS' POLE BLDG)		DESIGN:	JAB
DATE:	2018-08-10	CHECKED:	JHA
SCALE:	NOTED		

WAREHOUSE POLE BUILDING CONSTRUCTION
 FOR
TAYLOR RENTAL BX3 SUPPLY
 LOCATED IN
TUNKHANNOCK TOWNSHIP WYOMING COUNTY, PENNSYLVANIA

TITLE:
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PLAN STATUS:	FINAL PLAN	SHEET NO.	C-1
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NOTES:

- THERE ARE NO WETLAND LOCATIONS WITHIN THE SUBJECT PARCEL.
- WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND TUNKHANNOCK TOWNSHIP.
- INDIVIDUAL OWNERS OF LOTS MUST APPLY TO TUNKHANNOCK TOWNSHIP FOR A SEWAGE PERMIT PRIOR TO THE CONSTRUCTION OF ANY ON-LOT SEWAGE DISPOSAL SYSTEM.
- IN GRANTING THIS APPROVAL THE PLANNING COMMISSION HAS NOT CERTIFIED OR GUARANTEED THE FEASIBILITY OF THE INSTALLATION OF ANY TYPE OF WELL OR SEWAGE DISPOSAL SYSTEM OF ANY INDIVIDUAL LOT SHOWN ON THIS PLAN.
- ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATION CONTAINED IN THE TOWNSHIP ZONING ORDINANCE.
- HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO ROADS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 1242, No. 428, §420) AND FOR ACCESS TO ROADS UNDER THE JURISDICTION OF TUNKHANNOCK TOWNSHIP ENCRONCHMENT ORDINANCE.
- THE DEVELOPER AND/OR THE LOT PURCHASER(S) ASSUMES FULL RESPONSIBILITY FOR OBTAINING ANY LOCAL, STATE, AND FEDERAL PERMITS AND/OR APPROVALS, RELATING TO WETLANDS. THIS APPROVAL BY THE PLANNING COMMISSION SHALL NOT IN ANY MANNER BE CONSTRUED TO BE AN APPROVAL OF COMPLIANCE WITH STATUTES OR REGULATIONS RELATING TO WETLANDS. THE PLANNING COMMISSION SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE SAME TO THE DEVELOPER OR PURCHASER(S).
- THIS APPROVAL IN NO WAY CERTIFIES OR GUARANTEES THE SUITABILITY OF ANY LOT FOR THE INSTALLATION OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THE DEP PLANNING CONDUCTED AS PART OF THE SUBDIVISION PLAN APPROVAL PROCESS IS FOR GENERAL SUITABILITY ONLY, AND A SEWAGE PERMIT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE LOCATION OF ALL FLOOD HAZARD AREAS MUST BE DETERMINED AS PER FEMA MAPPING.
- A DRIVEWAY OCCUPANCY PERMIT IS REQUIRED FOR ALL ACCESS, EITHER EXISTING OR PROPOSED, TO A STATE, COUNTY OR MUNICIPAL ROADWAY PRIOR TO USAGE.
- ELEVATIONS APPROXIMATE FROM LIDAR CONTOUR DATA.

THE SITE IS LOCATED WITHIN THE SWALE BROOK BASIN. THE SWALE BROOK BASINS IS LISTED UNDER THE CHAPTER 93 WATER QUALITY STANDARDS AS CWF, MF (COLD WATER FISHES, MIGRATORY FISHES).

SOILS WITHIN THE PROJECT AREA CONSIST OF:
 LCE - LACKAWANNA AND BATH SOILS, STEEP, RUBBLY
 MrB - MORRIS CHANNERY LOAM, 3-8% SLOPES
 WcC - WELLSBORO CHANNERY LOAM, 8-15% SLOPES

HYDROLOGIC CLASS "C", NOT HYDRIC
 HYDROLOGIC CLASS "D", NOT HYDRIC
 HYDROLOGIC CLASS "D", NOT HYDRIC

RETAIL ESTABLISHMENT - SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT; WAREHOUSE (PERMITTED USE) BUILDING REQUIREMENTS:

CI COMMERCIAL-INDUSTRIAL ZONING DISTRICT (WITHOUT SEWER OR WATER)	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 ACRE	5.59 ACRES
MINIMUM FRONT YARD	30 FEET	286.0 FEET
MINIMUM SIDE YARD (ADJACENT TO RA DISTRICT)	20 FEET	162.4 FEET
MINIMUM REAR YARD	30 FEET	106.0 FEET
MINIMUM REAR YARD	20 FEET	167.0 FEET
MAXIMUM LOT COVERAGE	60%	15%
MAXIMUM BUILDING HEIGHT (PROPOSED WAREHOUSE)	50 FEET	16.4 FEET
PARKING SPACES	1/200 SF/GA OPEN TO PUBLIC	23 STD. SPACES
ADA PARKING SPACES	1 SPACE	2 SPACES

LAND DEVELOPMENT PLAN
 SCALE: 1" = 30'



Aug 14, 2018 11:36am Scott Benson R:\Projects\2018-557_Pole Building_LIDAR\DWG\Sheet 1.DWG 24x36.dwg
 Layout: D PLAN

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF JHA COMPANIES