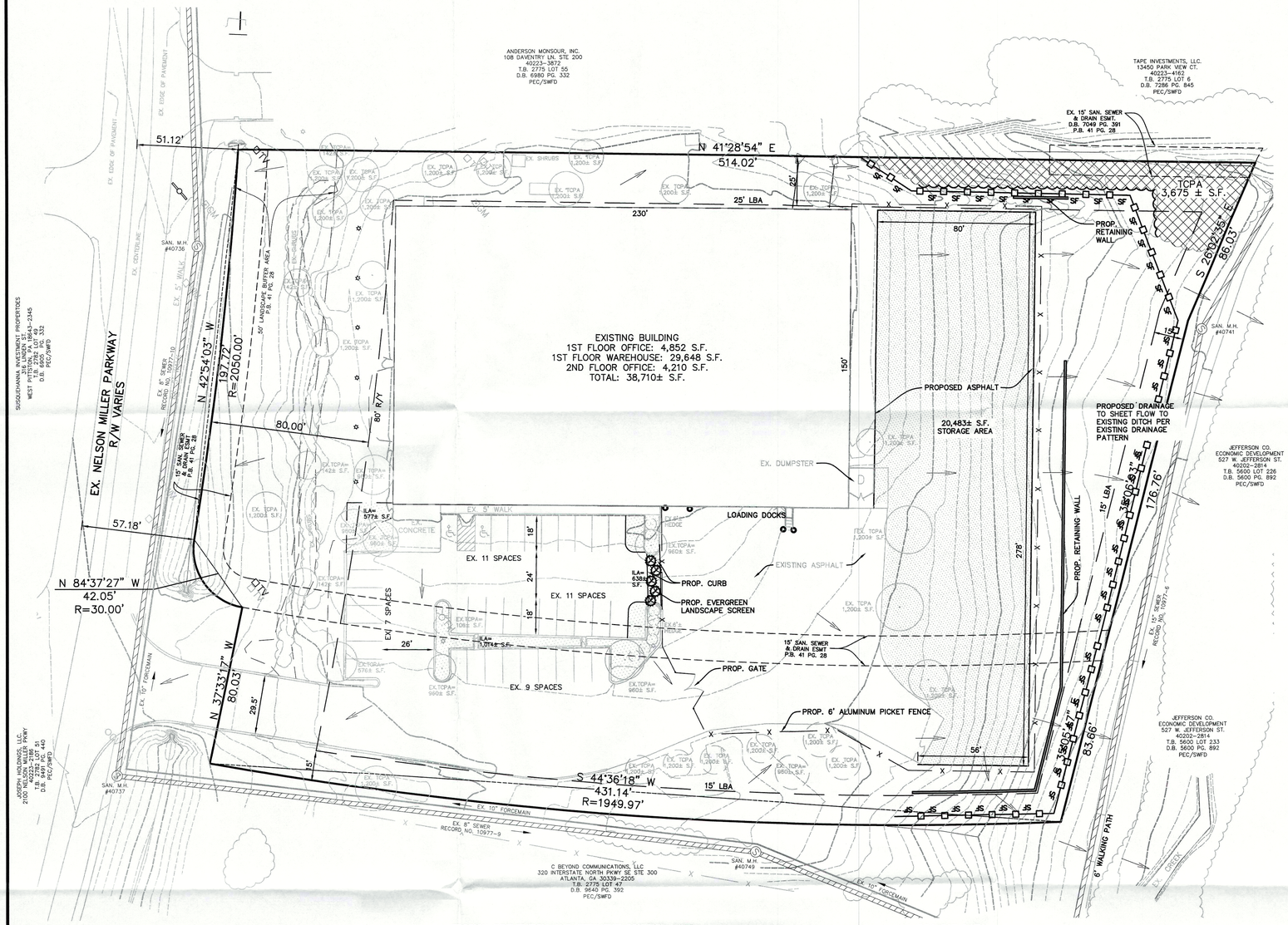
ANDERSON MONSOUR, INC.
108 DAVENTRY LN. STE 200
40223-3872
T.B. 2775 LOT 55
D.B. 6980 PG. 332
PEC/SWFD
TAPE INVESTMENTS, LLC.
13450 PARK VIEW CT.
40223-4162
T.B. 2775 LOT 6
D.B. 7286 PG. 845
PEC/SWFD
EX. 15' SAN. SEWER & DRAIN ESMT.
D.B. 7049 PG. 391
P.B. 41 PG. 28
N 41°28'54" E
514.02'
25' LBA
230'
TCPA
3,675 ± S.F.
PROP. RETAINING WALL
S 25°02'25" E
86.03'
80'
EXISTING BUILDING
1ST FLOOR OFFICE: 4,852 S.F.
1ST FLOOR WAREHOUSE: 29,648 S.F.
2ND FLOOR OFFICE: 4,210 S.F.
TOTAL: 38,710± S.F.
150'
PROPOSED ASPHALT
20,483± S.F.
STORAGE AREA
PROPOSED DRAINAGE TO SHEET FLOW TO EXISTING DITCH PER EXISTING DRAINAGE PATTERN
EX. DUMPSTER
JEFFERSON CO. ECONOMIC DEVELOPMENT 527 W. JEFFERSON ST. 40202-2814 T.B. 5600 LOT 226 D.B. 5600 PG. 892 PEC/SWFD
SUSQUEHANNA INVESTMENT PROPERTIES 2100 NELSON MILLER PKWY WEST PITTSTON, PA 18643-2345 T.B. 2782 LOT 132 D.B. 6980 PG. 332 PEC/SWFD
EX. NELSON MILLER PARKWAY R/W VARIES
51.12'
N 42°54'03" W
197.72'
R=2050.00'
80.00'
80' R/Y
50' LANDSCAPE BUFFER AREA P.B. 41 PG. 28
57.18'
N 84°37'27" W
42.05'
R=30.00'
N 37°33'17" W
80.03'
29.5'
15'
S 44°36'18" W
431.14'
R=1949.97'
15' LBA
EX. 11 SPACES
EX. 11 SPACES
EX. 7 SPACES
EX. 9 SPACES
26'
24'
18'
LOADING DOCKS
EXISTING ASPHALT
PROP. CURB
PROP. EVERGREEN LANDSCAPE SCREEN
PROP. GATE
PROP. 6' ALUMINUM PICKET FENCE
15' SAN. SEWER & DRAIN ESMT. P.B. 41 PG. 28
I.L.A.= 577± S.F.
I.L.A.= 638± S.F.
I.L.A.= 1,074± S.F.
TCPA= 3,675± S.F.
EX. TCPA 1,200± S.F.
EX. TCPA= 1,142± S.F.
EX. TCPA= 1,085± S.F.
EX. TCPA= 576± S.F.
EX. TCPA= 960± S.F.
EX. TCPA= 1,108± S.F.
EX. TCPA= 1,142± S.F.
EX. TCPA= 960± S.F.
EX. TCPA= 960± S.F.
EX. TCPA= 960