

LOCATION MAP
1IN. = 2000FT.

- LANDS N/F SPINA
TM# 112.00-02-30.002
DB/PG: 2205/R203
- LANDS N/F JAMES LEIGHTY CONSTRUCT. INC.
TM# 112.00-02-30.001
DB/PG: 1961/R736
- LANDS N/F GALIMI
TM# 112.00-02-30.003
DB/PG: 1921/2198
- LANDS N/F CAPITELLI
TM# 112.00-02-30.004
DB/PG: 1857/2198
- LANDS N/F BUIST RD. L.P.
TM# 112.00-02-30.005
DB/PG: 2080/1455
- LANDS N/F DIBIASI
TM# 112.00-02-30.006
DB/PG: R432/038
- LANDS N/F FORTUNE ASSOC.
TM# 112.00-02-01
DB/PG: R268/279
- LANDS N/F GABE PENN PROPERTY, LLC
TM# 096.00-02-08
DB/PG: 2439/1235
- LANDS N/F QUINN
TM# 112.00-02-32
DB/PG: 1310/R238

- GENERAL NOTES:
- THIS SITE IS DESIGNATED ZONE X PER FIRM PANEL 42103C0330 C, DETERMINED TO BE OUTSIDE ANY DESIGNATED 500 YR. FLOOD ZONE.
 - ONLY COPIES OF THIS PLAN BEARING THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR ARE TO BE CONSIDERED VALID.
 - NO CONSTRUCTION IS BEING PROPOSED BY THIS PLAN- ALL FEATURES SHOWN ARE EXISTING.
 - BEFORE UNDERTAKING ANY CONSTRUCTION, THE LOT OWNER MUST CONTACT DINGMAN TOWNSHIP TO OBTAIN ANY NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO SEWAGE, BUILDING AND HIGHWAY OCCUPANCY PERMITS. THE PIKE CONSERVATION DISTRICT MUST BE CONTACTED BEFORE COMMENCING ANY EARTH DISTURBANCE. BEFORE DIGGING ANYWHERE IN PENNSYLVANIA, CALL PENNSYLVANIA ONE-CALL AT 1-800-282-1776.
 - NATIONAL WETLANDS INVENTORY MAPPING SHOWS NO WETLANDS ON THE SITE, HOWEVER NO WETLANDS INVESTIGATION HAS BEEN PERFORMED ON THE GROUND. THE LOT OWNER ASSUMES FINAL RESPONSIBILITY FOR DETERMINING THE EXISTENCE OF WETLANDS BEFORE UNDERTAKING ANY EARTH DISTURBANCE ON THIS SITE AND FOR OBTAINING ANY LOCAL, STATE AND FEDERAL PERMITS AND/OR APPROVALS RELATING TO WETLANDS. THIS APPROVAL BY THE TOWNSHIP SUPERVISORS SHALL NOT IN ANY MANNER BE CONSTRUED TO BE AN APPROVAL OF COMPLIANCE WITH STATUTES OR REGULATIONS RELATING TO WETLANDS. THE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR SAME TO THE DEVELOPER OR PURCHASER.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED UNDER SECTION 402 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO. 428), "THE STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
 - TRACT A SHALL BE JOINED TO AND BECOME AN INSEPARABLE PART OF LOT 2 AND CANNOT BE FURTHER SUBDIVIDED, CONVEYED OR SOLD SEPARATELY OR APART THEREFROM WITHOUT PRIOR TOWNSHIP APPROVAL. THE COMBINED LOT SHALL BE IDENTIFIED AS LOT 2R.
 - THE BUIST ROAD ACCESS IS FOR THE USE OF EMERGENCY VEHICLES ONLY OR FOR OTHER VEHICLES WHEN DIRECTED BY TOWNSHIP OR STATE EMERGENCY OFFICIALS. THE EMERGENCY ACCESS ROAD SHALL BE GATED AND CONTROLLED WITH A KNOX BOX, ACCESSIBLE BY THE FIRE AND EMS DEPARTMENTS.

PROPERTY LINE DATA

LINE	BEARING	DISTANCE
L1	S 70°14'30" W	26.83'
L2	S 78°32'53" W	64.71'
L3	N 42°31'48" W	74.89'
L4	N 65°08'59" W	170.00'
L5	S 74°18'47" W	157.53'
L6	N 65°04'10" W	35.42'
L7	N 77°08'40" E	165.31'
L8	S 89°34'10" E	182.30'
L9	S 59°50'20" E	233.70'
L10	N 20°38'37" E	179.23'
L11	S 79°50'11" E	96.85'
L12	S 05°47'00" W	43.10'
L13	N 82°51'05" W	27.57'
L14	S 74°18'47" W	250.97'
L15	S 65°08'59" E	76.46'
L16	S 42°31'48" E	118.67'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	460.00'	181.60'	180.44'	N 53°50'23" W	22°37'13"
C2	842.20'	226.85'	226.16'	N 78°05'33" E	15°25'57"
C3	1144.14'	488.39'	484.69'	S 67°36'28" E	24°27'27"
C4	540.00'	213.19'	211.81'	S 53°50'23" E	22°37'13"

<p>TOWNSHIP ZONING DATA:</p> <p>RC - RESORT COMMERCIAL DISTRICT</p> <p>MIN. LOT SIZE: 1.00 AC MIN. LOT WIDTH: 150 FT SETBACKS: 50' F.Y., 25' S.Y., 50' R.Y. MAX. LOT COVERAGE: 50%</p> <p>R1 - LOW DENSITY RESIDENTIAL DISTRICT</p> <p>MIN. LOT SIZE: 1.00 AC MIN. LOT WIDTH: 150 FT SETBACKS: 40' F.Y., 15' S.Y., 25' R.Y. MAX. LOT COVERAGE: 10,000 S.F.</p>	<p>TOWNSHIP ZONING DATA:</p> <p>NC - NEIGHBORHOOD COMMERCIAL DISTRICT</p> <p>MIN. LOT SIZE: 1.00 AC MIN. LOT WIDTH: 150 FT SETBACKS: 50' F.Y., 50' S.Y., 25' R.Y. MAX. LOT COVERAGE: 50%</p>
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STATEMENT OF INTENT:
THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TWO EXISTING ADJACENT PARCELS. THIS PROCESS WILL RESULT IN ONE FINAL PARCEL, DESIGNATED AS LOT 2R, CONTAINING 91.84 AC.

MAP BOUNDARY INFORMATION FOR TRACT A IS BASED UPON A RECORDED SURVEY FOUND IN PIKE COUNTY PLAT BOOK 25, PAGE 103, TITLED "LANDS TO BE CONVEYED BY JOHN AND JAMES QUINN", RECORDED DECEMBER 1987. MAP BOUNDARY INFORMATION FOR LOT 2 IS TAKEN FROM A SURVEY MAP TITLED "MAP OF LANDS PROPOSED TO BE CONVEYED BY JAMES AND RUTH MYER", DATED 4-06-1973.

IT IS THE PURPOSE OF THIS PLAN TO CONSOLIDATE TWO EXISTING ADJACENT LOTS OF RECORD IN TO ONE FINAL LOT TO BE KNOWN AS 2R.

OWNERS OF LOTS A AND 2:
BUIST ROAD LIMITED PARTNERSHIP
646 OSBREY POINT CIRCLE
BOCA RATON, FL 34229

EXISTING PARCEL INFORMATION:

LOT #	AREA	TAX ID	DB./PG.
A	82.54± AC.	112.00-02-30	RB.1987/P. 1201
2	9.30± AC.	112.00-02-02	RB.2503/P. 1719

FINAL LOT 2R: 91.84± AC.

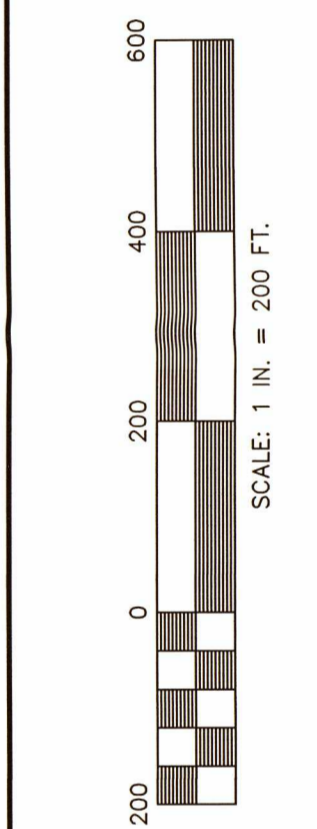
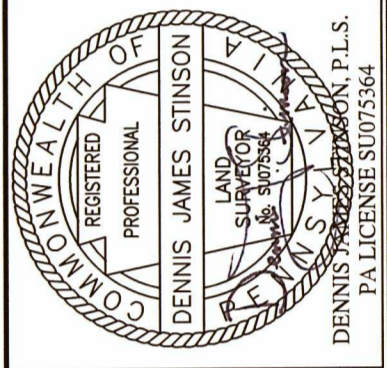
PIKE COUNTY OFFICE OF COMMUNITY PLANNING
THIS APPLICATION WAS SUBMITTED TO AND REVIEWED BY THE OFFICIAL COUNTY PLANNING AGENCY, THE PIKE COUNTY OFFICE OF COMMUNITY PLANNING, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, P.L. 805, § 3 P.S. 10101, AS AMENDED, APPROVED BY THE PIKE COUNTY BOARD OF COMMISSIONERS AS COUNTY ORDINANCE #14 ON JUNE 23, 2004.

DATED: _____ ATTEST _____

DINGMAN TOWNSHIP PLANNING COMMISSION

DINGMAN TOWNSHIP SUPERVISORS

REVISION SUMMARY:
REV.#1 - REVISED LOCATION OF BUIST ROAD RIGHT-OF-WAY - 4-17-2019
REV.#2 - REVISED PER TOWNSHIP ENGINEER COMMENTS - 11-03-2020
REV.#3 - REVISED PER TOWNSHIP ENGINEER COMMENTS - 12-20-2020



SCALE: 1 IN. = 200 FT.
DATE: 06/07/2018
DWG.# E-16-1088
TAX#: AS NOTED
DB/PG: AS NOTED
CLIENT: WIT
DRAWN BY: JAI
SHEET # 1 OF 1

LOT IMPROVEMENT SUBDIVISION OF
THE LANDS OF BUIST ROAD LIMITED PARTNERSHIP
ROUTE 6
DINGMAN TOWNSHIP - PIKE COUNTY - PENNSYLVANIA
FINAL PLAN



REC'D JAN 15 2021