

**LOCATION MAP**  
SCALE: 1"=800'  
SOURCE: MONROE USGS QUAD MAP

**POCONO TWP. BOARD OF COMMISSIONERS:**

APPROVED BY THE BOARD OF COMMISSIONERS OF POCONO TOWNSHIP, MONROE COUNTY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**POCONO TWP. PLANNING COMMISSION:**

RECOMMENDED BY THE POCONO TOWNSHIP, MONROE COUNTY PLANNING COMMISSION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SECRETARY, POCONO TOWNSHIP PLANNING COMMISSION \_\_\_\_\_

**TOWNSHIP ENGINEER**

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**MONROE COUNTY PLANNING COMMISSION:**

REVIEWED BY THE MONROE COUNTY PLANNING COMMISSION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MONROE COUNTY PLANNING COMMISSION \_\_\_\_\_

**PROFESSIONAL SURVEYOR CERTIFICATION**

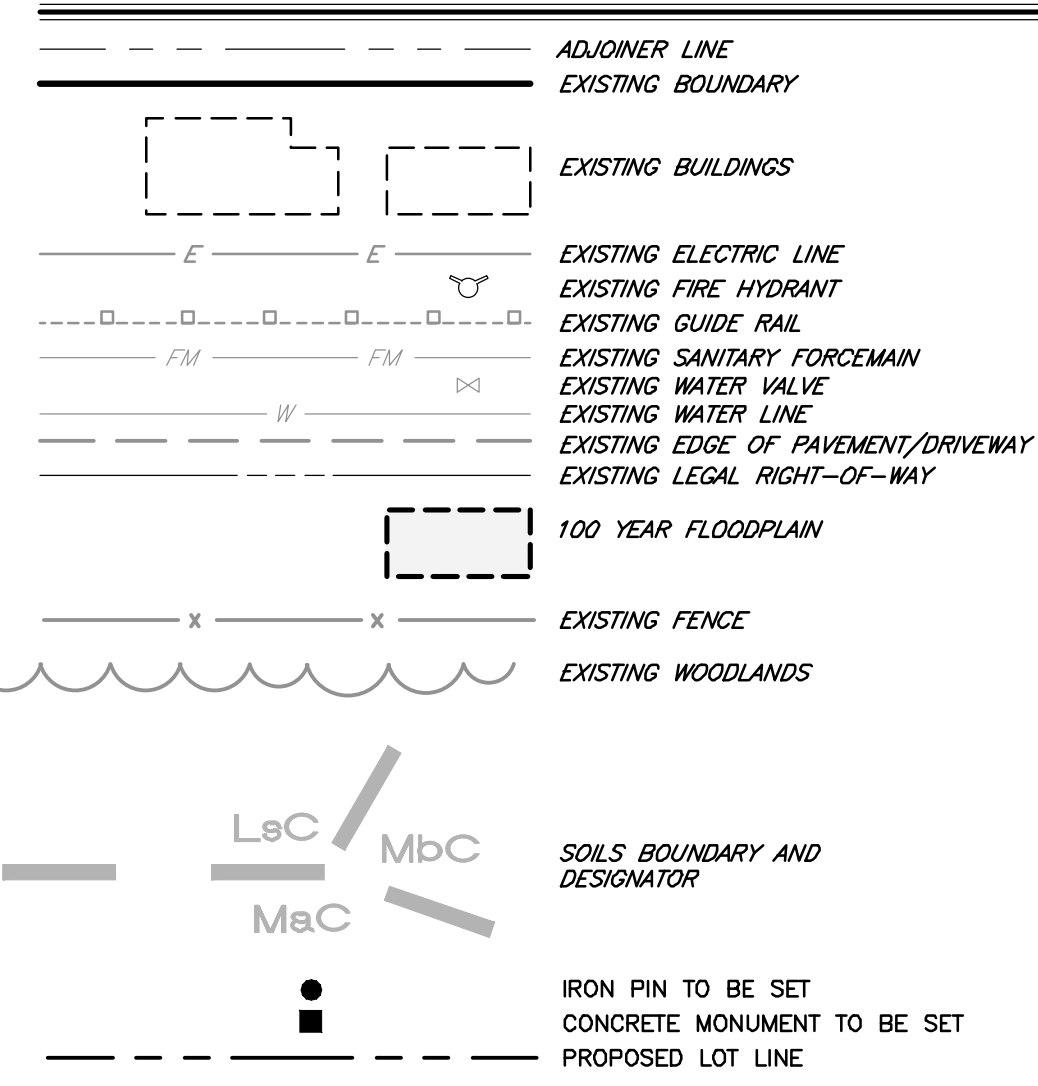
PROFESSIONAL SURVEYOR CERTIFICATION

I, \_\_\_\_\_ DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED SURVEYOR PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF POCONO TOWNSHIP AS LAST AMENDED.

**NOTES:**

- EXISTING CONDITIONS AND TOPOGRAPHY SHOWN HEREON ARE BASED ON DATA TAKEN FROM A FIELD SURVEY CONDUCTED BY BOUCHER & JAMES INC. IN SEPTEMBER 2021.
- WELL AND SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDED STANDARDS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- BY APPROVAL OF THIS PLAN THE TOWNSHIP HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE SUBDIVIDER AND/OR DEVELOPER, HIS HEIRS, SUCCESSORS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES. PRIOR TO DEVELOPMENT OF THE LOT THE APPLICANT SHALL VERIFY PRESENCE OR ABSENCE OF WETLANDS.
- THIS PLAN IS UNDER AND SUBJECT TO ALL OF THE RULES, REGULATIONS, REQUIREMENTS AND RESTRICTIONS AS SET FORTH IN THE POCONO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE POCONO TOWNSHIP ZONING ORDINANCE, AS BOTH ARE AMENDED.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED; AND A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO THE POCONO TOWNSHIP ROAD ENCROACHMENT ORDINANCE BEFORE DRIVEWAY ACCESS TO A TOWNSHIP ROAD IS PERMITTED. ACCESS TO THE PUBLIC ROAD SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT.
- THE APPLICANT, HIS HEIRS, SUCCESSORS OR ASSIGNS WILL IMPLEMENT ALL REQUIREMENTS AND OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED BY ANY AND ALL LOCAL, STATE OR FEDERAL AGENCIES AND AUTHORITIES, AND DOES HEREBY ACKNOWLEDGE AND AGREE THAT IF SAID PERMITS AND APPROVALS ARE NOT OBTAINED AS REQUIRED, THEN ANY AND ALL APPROVALS GIVEN BY POCONO TOWNSHIP WILL BECOME NULL AND VOID WITH NO FURTHER ACTION ON THE PART OF THE TOWNSHIP.
- LOT 1 CONTAINS PUMP STATION #5, AN INTEGRAL PART OF THE POCONO TOWNSHIP SANITARY SEWER SYSTEM.
- ANY IMPROVEMENT TO LOT 2 REQUIRES THE SUBMISSION AND APPROVAL OF A LAND DEVELOPMENT PLAN AND/OR GRADING PERMIT FROM THE TOWNSHIP.
- THE SITE IS PARTIALLY LOCATED WITHIN ZONE A OF THE 100-YEAR FEMA FLOODPLAIN PER FEMA MAP NO. 42089C0268E, PANEL 268 OF 535, EFFECTIVE DATE MAY 2, 2013.
- INDIVIDUAL OWNERS OF LOTS MUST APPLY TO THE TOWNSHIP FOR, AND OBTAIN, A SEWAGE PERMIT PRIOR TO UNDERTAKING THE CONSTRUCTION OF AN ON-LOT SEWAGE DISPOSAL SYSTEM.
- THE PLANNING COMMISSION AND THE COMMISSIONERS HAVE NOT PASSED UPON THE FEASIBILITY OF ANY INDIVIDUAL LOT OR LOCATION WITHIN A LOT BEING ABLE TO SUSTAIN AN TYPE OF WELL OR SEWAGE DISPOSAL SYSTEM.

**LEGEND**



**SOIL TYPES:**

Hy - HOLLY SILT LOAM  
MgB - MORRIS CHANNERY SILT LOAM, 2 TO 10 PERCENT SLOPES

**SITE DATA:**

OWNER/APPLICANT	POCONO TOWNSHIP 112 TOWNSHIP DRIVE TANNERSVILLE, PA 18372
DEED BOOK/PAGE	2416/1322
TAX PARCEL ID	12.9.1.36-1
TOTAL LOT AREA	117,612 SF; 2.7 AC.(TO TITLE LINE)
NUMBER OF LOTS	2

**ZONING DATA:**

ZONING DISTRICT:	C - COMMERCIAL DISTRICT		
	REQUIRED	LOT 1	LOT 2
MIN. LOT AREA:	43,560 S.F. (1.0 AC.)	37,099 S.F. (0.85 AC.**)	43,945 S.F. (1.01 AC.)
MIN. LOT WIDTH:	100 FT.	191 FT.	102 FT.
MIN. YARD SETBACKS			
FRONT (FYSB):	75 FT.	13.24 FT*	75 FT.
SIDE (SYSB):	20 FT.	59.03 FT	20 FT.
REAR (RSYB):	25 FT.	N/A	N/A
BUILDING HEIGHT:	50 FT.	N/A	N/A
MAX. IMPERVIOUS COVERAGE:	15% RESIDENTIAL: 35% OTHER USES: 80%	9.9% (3,671 S.F.)	N/A

\*EXISTING NON CONFORMITY  
\*\*NO MINIMUM LOT AREA REQUIRED FOR UTILITY USE

**CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN**

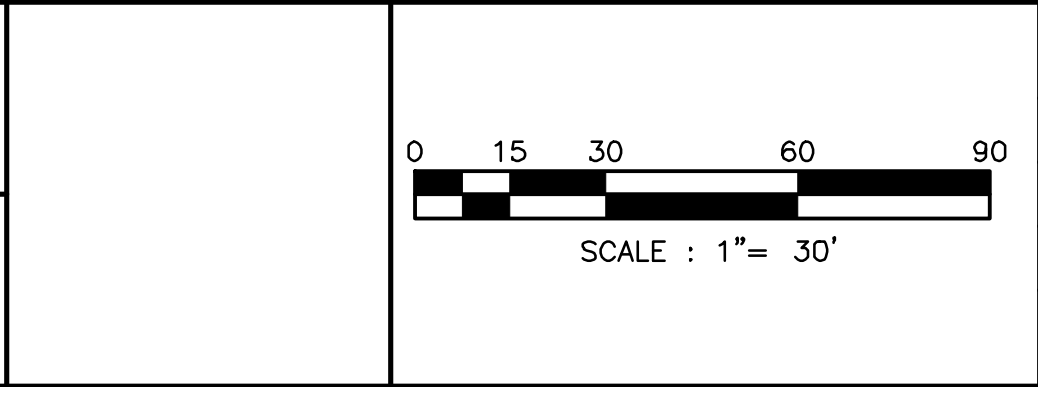
ON THIS DAY \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO BEING DULY SWORN, ACCORDING TO LAW, DOTH DEPOSE AND SAY THAT \_\_\_\_\_ (IS, ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DEPICTED ON THIS PLAN, THAT THIS MINOR SUBDIVISION PLAN WAS MADE AT \_\_\_\_\_ DIRECTION, AND THAT \_\_\_\_\_ ACKNOWLEDGE THE SAME AND DESIRE(S) THE SAME TO BE RECORDED ACCORDING TO LAW.

Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions, shall be verified by the Contractor prior to construction, and the Owner and Boucher & James, Inc. shall be notified of any discrepancies with the information shown on drawings. Only those plans incorporating the raised or red ink professional seal shall be considered official and related plans, designs and arrangements presented hereon were developed for use on, and in connection with, the specific project described for the Owner. These plans may not be reproduced or altered without the expressed written permission of Boucher & James, Inc. Information shown on this plan represents professional services expressing ideas and designs developed, owned and copyrighted by Boucher & James, Inc. Reproduction of this plan without written approval of Boucher & James, Inc. is not permitted. Unauthorized reproduction of a copy of this plan for any purpose will be considered a violation of the copyright laws and a theft of corporate assets. Unauthorized alterations of the plan will be considered a violation of the professional code of ethics. Any violation will be prosecuted to the fullest extent of current statutes.

REVISIONS :			
DATE	DESCRIPTION	DATE	DESCRIPTION
10/1/2021	LOT AREA CALCULATIONS		

**PUMP STATION 5 MINOR SUBDIVISION**  
POCONO TOWNSHIP  
MONROE COUNTY, PA

APPLICANT :  
**POCONO TOWNSHIP**  
112 TOWNSHIP DRIVE  
TANNERSVILLE, PA 18372



JOB NO.: 2130152 TITLE : **FINAL MINOR SUBDIVISION PLAN**

DRAWN BY: TMJ  
CHECKED BY: ARM  
SCALE: 1" = 30'  
PLAN STATUS: FINAL PROJECT NAME: **PUMP STATION 5 MINOR SUBDIVISION**

**Boucher & James, Inc.**  
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SHEET 1 OF 1  
DATE: SEPTEMBER 9, 2021

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