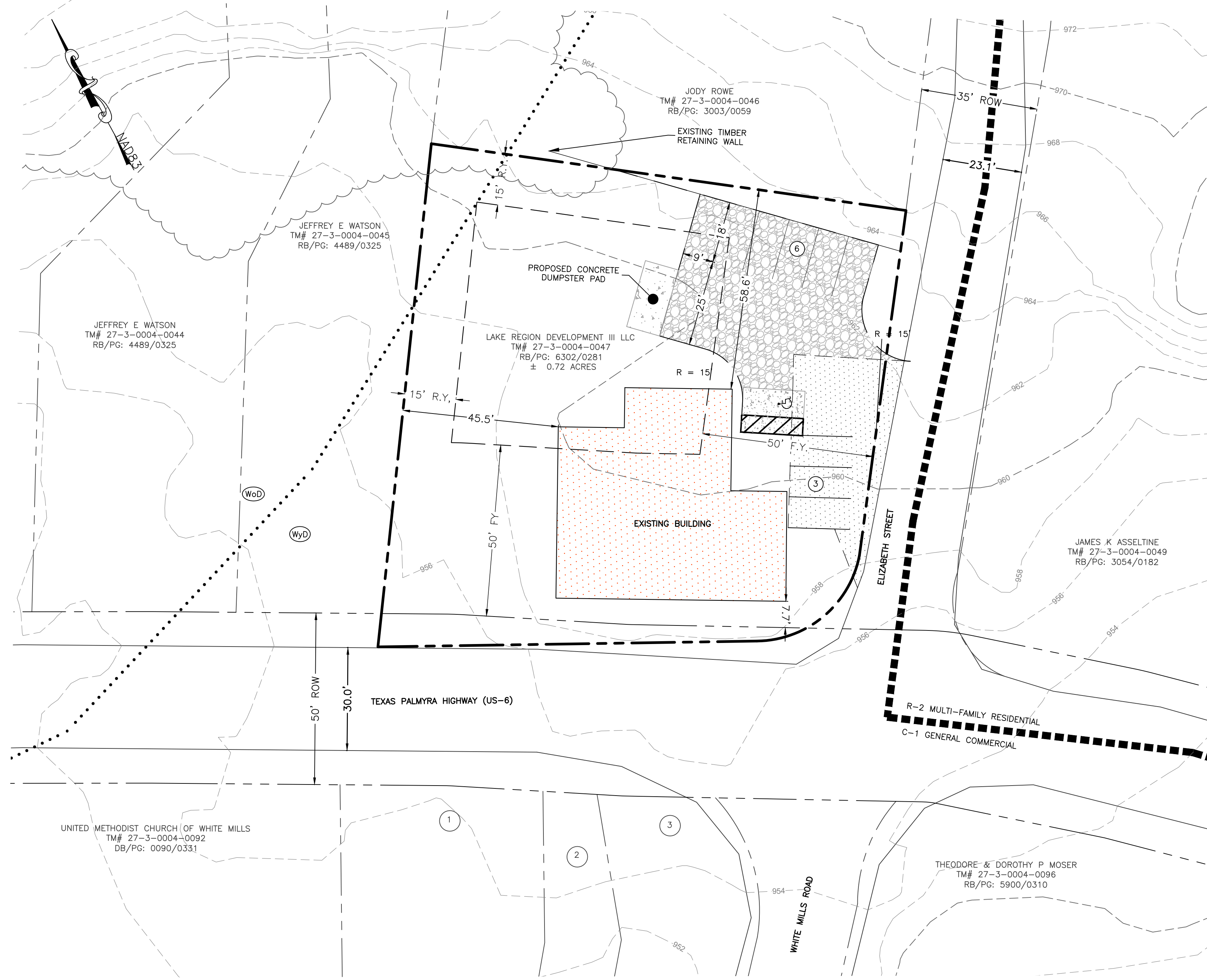


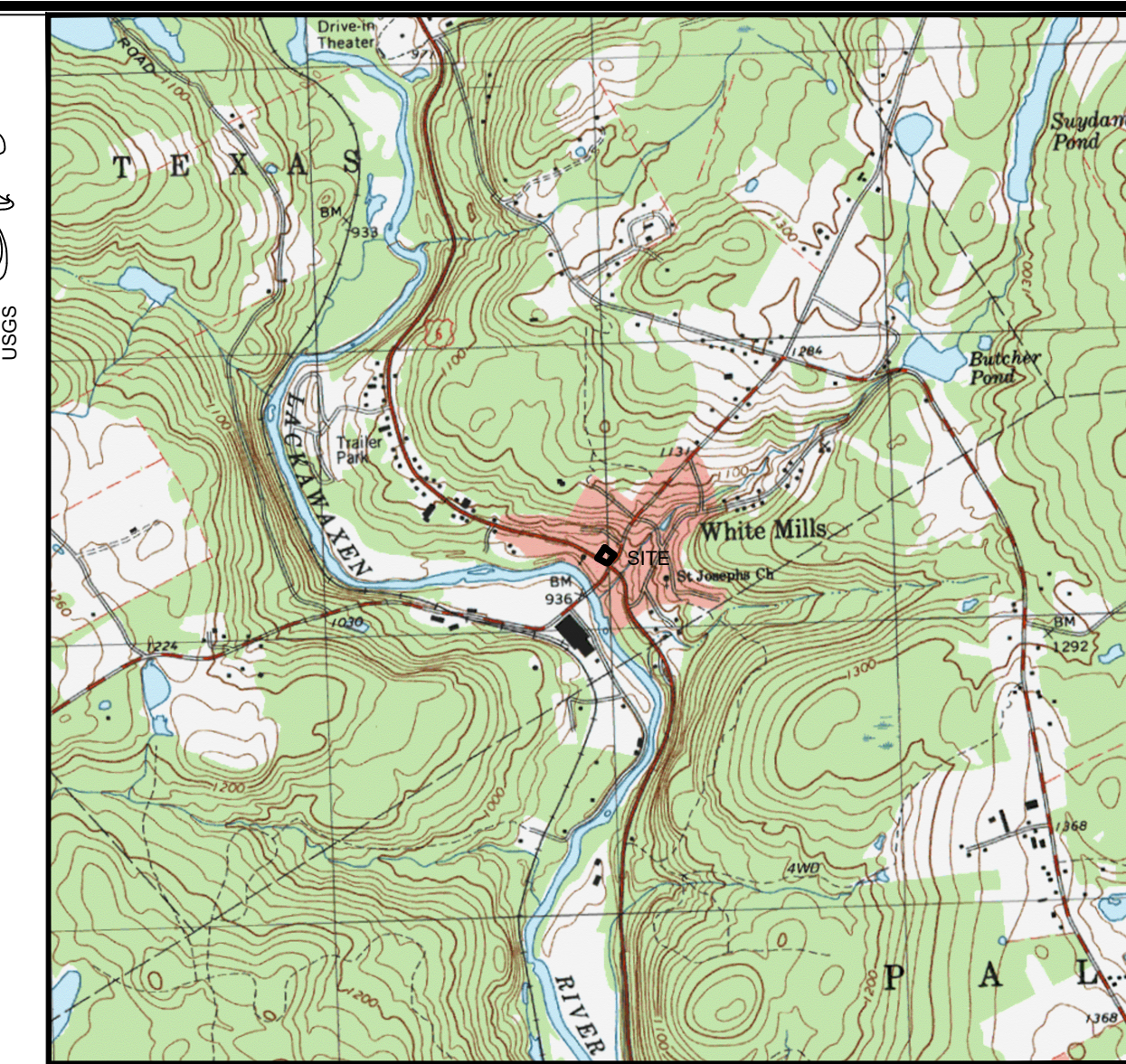
LAKE REGION DEVELOPMENT III LLC CONDITIONAL USE PLAN

LEGEND

- - - - - EXISTING PROPERTY LINE
- - - - - EXISTING RIGHT-OF-WAY
- - - - - EXISTING ADJOINING PROPERTY LINES
- - - - -1458- - EXISTING MINOR CONTOURS
- - - - -1460- - EXISTING MAJOR CONTOURS
- - - - - EXISTING PAVEMENT
- - - - - EXISTING GRAVEL
- - - - - EXISTING TREE LINE
- - - - - EXISTING SOIL BOUNDARY AND SOIL TYPE
- - - - - PROPOSED EDGE GRAVEL
- ■ ■ ■ ■ EXISTING BUILDING
- ■ ■ ■ ■ ZONE BOUNDARY
- ■ ■ ■ ■ EXISTING GRAVEL
- ■ ■ ■ ■ PROPOSED GRAVEL
- ■ ■ ■ ■ PROPOSED CONCRETE PAD/SIDEWALK



LAYOUT PLAN
SCALE: 1"=20'



**USGS WHITE MILLS QUAD
LOCATION MAP**
SCALE: 1"=2000'

APPLICANT/OWNER:
LAKE REGION DEVELOPMENT III LLC
8 SILK MILL DRIVE
HAWLEY, PA 18428
TM# 27-3-0004-0047
REC. BK./PG: RB 6302/0281
0.72 AC.

TEXAS TWP. ZONING INFORMATION

PROPOSED USE:
CONDITIONAL USE - BOARDING HOUSE
ZONING:
C-1 - GENERAL COMMERCIAL
REQUIRED: 1 AC
MIN. LOT SIZE: 150 FT.
MIN. LOT WIDTH: 50 FT.
MIN. F.Y. SETBACKS: 7.7 FT.
MIN. S.Y. SETBACKS: 15 FT.
MIN. R.Y. SETBACKS: 15 FT.
MAX. BLDG. HEIGHT: 50 FT.
MAX. LOT COVERAGE: 75%
*NOTES PRE-EXISTING NON-CONFORMING

WATER & SEWER SERVICE:
USE EXISTING ON-SITE WELL AND PUBLIC SEWER

PROJECT SPECIFIC NOTES:

1. PROPERTY LIES WITHIN THE C-1 (GENERAL COMMERCIAL) ZONE.
2. THIS PLAN PROPOSES THE CHANGE OF USE FOR AN EXISTING 3800 SF BUILDING TO A BOARDING HOUSE.
3. THE PROPOSED USE IS A BOARDING HOUSE WHICH IS A CONDITIONAL USE IN THE ZONE.
4. THE PROPOSED BOARDING HOUSE WILL UTILIZE THE EXISTING ON-SITE WELL AND PUBLIC SEWER SERVICE THE BUILDING IS CONNECTED TO.
5. PER THE NWI THERE ARE NO WETLANDS ON THE SITE.
6. NO 100-YEAR FLOOD ZONE EXISTS ON SITE AS PER FEMA MAPPING (ZONE AE). (FIRMETTE MAP #42127C0314D, MAY 16, 2013).
7. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF ANY PROPOSED ON-SITE STORMWATER IMPROVEMENTS.
8. THE PROPOSED USE DOES NOT POSE ANY RADIOACTIVITY OR ELECTRIC DISTURBANCES.
9. THE PROPOSED USE DOES NOT POSE ANY NOISE OR VIBRATION NUISANCES.
10. THE PROPOSED USE DOES NOT POSE ANY SMOKE OR OTHER AIR POLLUTION HAZARD.
11. NO ACTIVITIES ARE PROPOSED THAT WOULD POSE A THREAT TO SURFACE OR GROUNDWATER.
12. NORMAL MUNICIPAL GARBAGE WILL BE DISPOSED OF IN APPROVED CONTAINERS AND REMOVED FROM THE SITE VIA A GARBAGE HAULER.
13. 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 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 THE SAME TO THE DEVELOPER OR PURCHASER(S).
14. TOPOGRAPHIC INFORMATION TAKEN FROM LIDAR.
15. BOUNDARY INFORMATION SHOWN FROM WAYNE COUNTY GIS.
16. PHYSICAL FEATURES SHOWN TAKEN FROM GOOGLE EARTH AERIAL MAPPING.

PARKING SUMMARY:

PARKING CALCULATIONS ARE BASED ON SECTION 408.6 OF THE TEXAS TOWNSHIP ZONING ORDINANCE.

BOARDING HOUSES: 1.1 SP/GUEST ROOM UNIT, 9 GUEST ROOM UNITS = 9.9 SPACES REQUIRED
TOTAL PARKING REQUIRED = 10 SPACES
TOTAL PARKING PROVIDED = 10 SPACES INCLUDES 1 HANDICAP SPACE

ADJOINING PROPERTY OWNERS:

1. LANDS N/F JOSEPH MOSER TRUSTEE & JAMES C MOSER
TM# 27-3-0004-0093
RB/PG: 0609/0045
2. LANDS N/F DORFLINGER SUYDAM WILD LIFE SANCTUARY
TM# 27-3-0004-0095
RB/PG: 2993/0284
3. LANDS N/F COMMONWEALTH OF PA
TM# 27-3-0004-0094.0001
RB/PG: 1507/0112

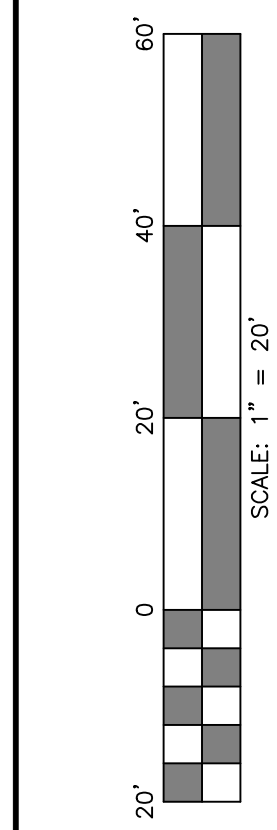
ON-SITE SOILS:

W0 EXTEREMELY STONY LOAM, 8 TO 25 PERCENT SLOPES
WY WYOMING GRAVELLY SANDY LOAM, 15 TO 25 PERCENT SLOPES



LOCATIONS OF ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION AND CONSTRUCTION WORK. CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1177 A MINIMUM OF THREE WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION ON THIS SITE.

REVISION SUMMARY:



SCALE: 1"=20'
DATE: 01/19/2024
DWG#: E-2E-003
TAX#: 27-3-0004-0047
DIP#: 6302/0281
CLIENT: LAKE REGION DEV.
DRAWN BY: TKC
SHEET #: C-0.1

CONDITIONAL USE PLAN
EMPLOYEE BOARDING HOUSE
672 TEXAS PALMYRA HWY
TEXAS TOWNSHIP - WAYNE COUNTY - PENNSYLVANIA
CONDITIONAL USE PLAN

