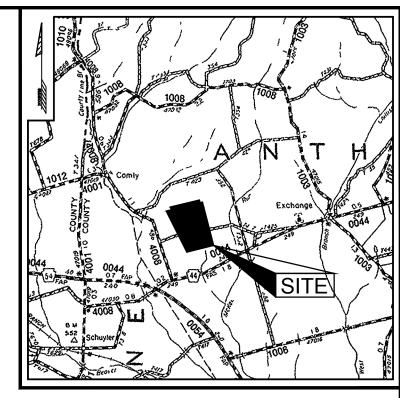


PROPERTY OF TED L. OMAN & ASSOCIATES, INC. REPRODUCTION OF THIS PLAN, WITHOUT THE WRITTEN CONSENT OF TED L. OMAN & ASSOCIATES, INC., WILL VOID ANY CERTIFICATION OF THIS

PLAN. ALL RIGHTS RESERVED.



LOCATION MAP

NOTES AND PROJECT DATA

1. PROPERTY OWNER: CHRISTINE V. MOSER
ADDRESS: 79 SCHOOL F

ADDRESS: 79 SCHOOL HOUSE LANE TUBOTVILLE, PA 17772 TELEPHONE: (570) 437-2320 TAX PIN 1-4-19

- 2. SURVEY PERFORMED IN ACCORDANCE WITH THE FOLLOWING SOURCE OF TITLE ONLY: DEED BOOK 424, PAGE 457.
- 3. APPLICABLE ZONING ORDINANCE: ANTHONY TOWNSHIP ZONING DISTRICT: AGRICULTURE YARD REQUIREMENTS: FRONT = 55' FROM CENTERLINE OR 30' FROM RIGHT OF WAY,

WHICHEVER IS GREATER

REAR = 30'
SIDE = 15'

MINIMUM LOT SIZE = 2 ACRES

MINIMUM LOT WIDTH = 150' AT FRONT BUILDING SETBACK LINE

MAXIMUM BUILDING HEIGHT = 35'

MAXIMUM BUILDING COVERAGE = 20%

- PROPOSED LOTS = 1 + RESIDUE PROPOSED LOT AREA = 17.270 ACRES PROPOSED DWELLINGS = 0
- 5. EXISTING WATER SUPPLY BY WELL.
- 6. EXISTING ON-SITE SEWAGE DISPOSAL.
- 7. CONTOURS, SHOWN ON THIS PLAN, HAVE BEEN DOWNLOADED FROM THE PASDA WEBSITE ONLY AND REFLECT THE ACCURACY OR INACCURACY OF THE SAME. DO NOT USE CONTOURS FOR CONSTRUCTION PLANNING UNTIL FIELD VERIFIED. VERTICAL DATUM NAVD 88.
- 8. ACCORDING TO THE F.I.R.M. PANEL No. 42093C055C, THE PROJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
- 9. ACCORDING TO THE WASHINGTONVILLE NATIONAL WETLAND INVENTORY MAP, THERE ARE NO WETLANDS LOCATED WITHIN THE PROJECT BOUNDARIES. TED L. OMAN & ASSOCIATES INC. OR ANY EMPLOYEE OF TED L. OMAN & ASSOCIATES, INC. GIVES NO CERTIFICATION AS TO THE PRESENCE OR ABSENCE OF WETLANDS AND THE SAME SHALL NOT BE IMPLIED.
- 10. ALL PROPOSED EARTH MOVING ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH CHAPTER 102 RULES AND REGULATIONS.
- 11. SURVEY IS BASED SOLELY ON RECORDED DEEDS, PHYSICAL FEATURES FOUND IN THE FIELD AND DOCUMENTS SUPPLIED BY THE CLIENT(S) UNLESS NOTED OTHERWISE ON THIS PLAN. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THERE MAY BE LIENS, CLAIMS, ENCUMBRANCES, STATUTES, LEASES, ORDINANCES, COURT DECISIONS, EASEMENTS, RIGHT-OF-WAYS, POSSESSIONS AND OTHER CIRCUMSTANCES THAT AFFECT THIS PLAN AND NO CERTIFICATIONS IS GIVEN BY TED L. OMAN & ASSOCIATES, INC. OR ANY EMPLOYEE OF TED L. OMAN & ASSOCIATES, INC. AS TO THE EFFECT THAT THE ABOVE ITEMS MAY HAVE ON THE SUBJECT PROPERTY. NO CERTIFICATION CONCERNING ANY CIRCUMSTANCES OR THAT THE SUBJECT PROPERTY AND/OR PROPOSED PROJECT HAS GOOD AND/OR MARKETABLE TITLE OR OWNERSHIP IS GIVEN BY TED L. OMAN & ASSOCIATES, INC. OR ANY EMPLOYEE OF TED L. OMAN & ASSOCIATES, INC. AND THE SAME SHALL NOT BE IMPLIED.

LEGEND

PROPERTY LINE

BSBL BSBL BUILDING SETBACK LINE

RIGHT-OF-WAY LINE

CENTERLINE

CENTERLINE

TREE LINE

OVERHEAD UTILITY

STORM SEWER

UTILITY POLE

APPROVED BY THE MONTOUR COUNTY PLANNING COMMISSION THISDAY OF	,20

OVED BY THE MONTOUR COUNTY

1

OF

1

79 SCH TUBOT)