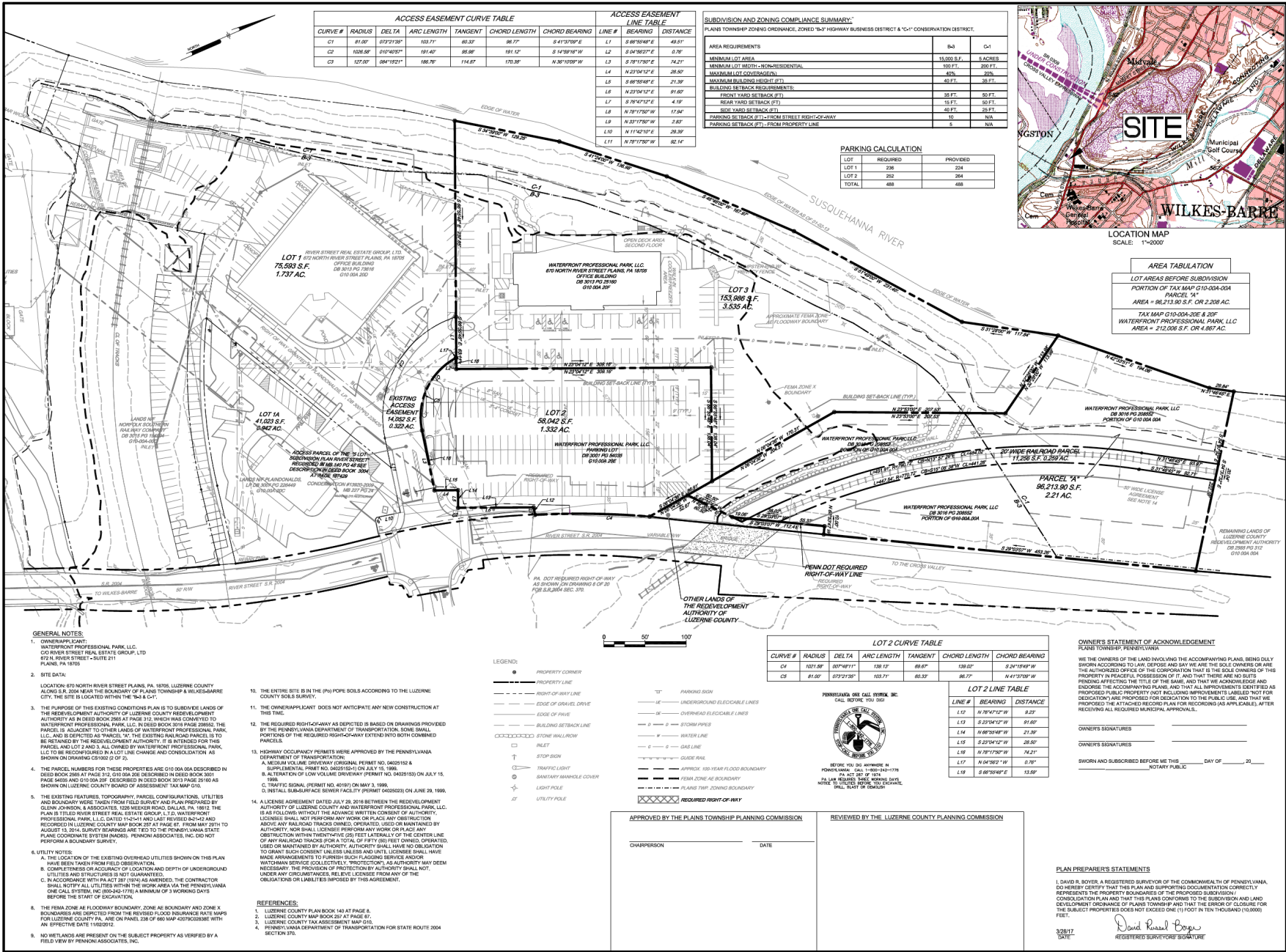


WATERFRONT PROFESSIONAL PARK SUBDIVISION

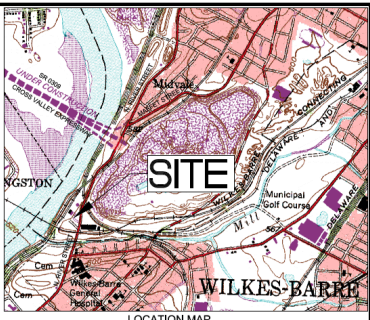


CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	81.00'	02°21'38"	163.77'	86.53'	166.77'	S 41°10'30" E
C2	108.00'	04°48'27"	219.48'	96.59'	219.48'	S 41°10'30" E
C3	127.00'	06°14'21"	256.79'	114.87'	270.38'	N 26°10'30" W

LINE #	BEARING	DISTANCE
L1	S 68°53'40" E	49.57'
L2	S 04°50'57" E	0.78'
L3	S 78°17'50" E	14.21'
L4	N 23°04'12" E	26.50'
L5	S 68°53'40" E	21.39'
L6	N 23°04'12" E	91.66'
L7	S 78°47'14" E	4.19'
L8	N 78°17'50" W	17.94'
L9	N 81°17'50" W	2.87'
L10	N 11°42'10" E	20.39'
L11	N 78°17'50" W	92.14'

AREA REQUIREMENTS	PROVIDED	COMPLIANCE
MINIMUM LOT AREA	15,000 S.F.	5 ACRES
MINIMUM LOT WIDTH - NONRESIDENTIAL	100 FT.	200 FT.
MAXIMUM LOT COVERAGE	40%	20%
MAXIMUM BUILDING HEIGHT (FT.)	45 FT.	35 FT.
BUILDING SETBACK REQUIREMENTS:		
FRONT YARD SETBACK (FT.)	35 FT.	50 FT.
REAR YARD SETBACK (FT.)	15 FT.	50 FT.
SIDE YARD SETBACK (FT.)	45 FT.	25 FT.
PARKING SETBACK (FT.) - FROM STREET RIGHT-OF-WAY	10	N/A
PARKING SETBACK (FT.) - FROM PROPERTY LINE	5	N/A

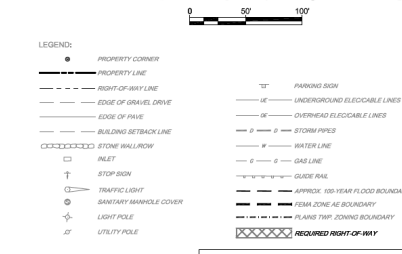
LOT	REQUIRED	PROVIDED
LOT 1	258	254
LOT 2	252	264
TOTAL	488	488



AREA	AREA
LOT AREAS BEFORE SUBDIVISION	96,213.80 S.F. OR 2.208 AC.
TAX MAP G10-004-004	PARCELS 34
TAX MAP G10-004-202 & 20F	WATERFRONT PROFESSIONAL PARK, LLC
TAX MAP G10-004-202 & 20F	AREA = 212,008 S.F. OR 4.887 AC.

- GENERAL NOTES:**
- OWNER/APPLICANT: WATERFRONT PROFESSIONAL PARK, LLC. CO RIVER STREET REAL ESTATE GROUP, LTD. 872 N. RIVER STREET - SUITE 111 PLAINS, PA 18105
 - SITE DATA:** LOCATION: 870 NORTH RIVER STREET PLAINS, PA 18105, LUZERNE COUNTY ALONG S.R. 2004 NEAR THE BOUNDARY OF PLAINS TOWNSHIP & WILKES-BARRE CITY. THE SITE IS LOCATED WITHIN THE 264.1-01.
 - THE PURPOSE OF THIS EXISTING CONDITIONS PLAN IS TO SUBDIVIDE LANDS OF THE REDEVELOPMENT AUTHORITY OF LUZERNE COUNTY REDEVELOPMENT AUTHORITY AS SHOWN ON PAGE 310, WHICH WERE CONVEYED TO WATERFRONT PROFESSIONAL PARK, LLC. IN DEED BOOK 3018 PAGE 20882. THE PARCELS IS ADJACENT TO OTHER LANDS OF WATERFRONT PROFESSIONAL PARK, LLC. AND IS DESCRIBED AS PARCELS 34. THE EXISTING RAILROAD PARCELS IS TO BE RETAINED BY THE REDEVELOPMENT AUTHORITY. IT IS INTENDED FOR THIS PARCELS AND LOT 2 AND 3, ALL OWNED BY WATERFRONT PROFESSIONAL PARK, LLC TO BE RECORDED IN A LOT LINE CHANGE AND CONSOLIDATION AS SHOWN ON DRAWING G1002 (2 OF 2).
 - THE PARCEL NUMBERS FOR THESE PROPERTIES ARE G10 004 004 DESCRIBED IN DEED BOOK 288 AT PAGE 315, G10 004 202 DESCRIBED IN DEED BOOK 300 PAGE 4038 AND G10 004 20F DESCRIBED IN DEED BOOK 301 PAGE 20169 AS SHOWN ON LOT LINE COUNTY BOUNDARY ASSESSMENT TAX MAP 015.
 - THE EXISTING FEATURES, TOPOGRAPHY, PARCEL CONFIGURATIONS, UTILITIES AND SOILS ARE AS SHOWN ON THE ATTACHED SURVEY AND AS PREPARED BY GLENN JOHNSON & ASSOCIATES, 1208 MEIKER ROAD, DALLAS, TX 75241. THE PLAN IS TITLED UNDER THE SURVEY AND AS PREPARED BY GLENN JOHNSON & ASSOCIATES, 1208 MEIKER ROAD, DALLAS, TX 75241 AND RECORDED IN LUZERNE COUNTY MAP BOOK 297 AT PAGE 67. FROM MAY 20TH TO AUGUST 15, 2014, SURVEY BEARINGS ARE TIED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83). PENNONI ASSOCIATES, INC. DID NOT PERFORM A BOUNDARY SURVEY.
 - UTILITY NOTES:**
 - THE LOCATION OF THE EXISTING OVERHEAD UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM FIELD OBSERVATION.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - IN ACCORDANCE WITH PA ACT 281 (28) AS AMENDED, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM (800) 488-6899 A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY EXCAVATION.
 - THE FEMA FLOOD FLOODPLAIN BOUNDARY ZONE AS BOUNDARY AND ZONE X BOUNDARIES ARE DEPICTED FROM THE REVISED FLOOD INSURANCE RATE MAPS FOR LUZERNE COUNTY PA. PARCELS 34 AND PARCELS 20F 800 MAP 4070203828 WITH AN EFFECTIVE DATE 11/02/2011.
 - NO WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY AS VERIFIED BY A FIELD VIEW BY PENNONI ASSOCIATES, INC.

- THE ENTIRE SITE IS IN THE (P) POE SOILS ACCORDING TO THE LUZERNE COUNTY SOILS SURVEY.
- THE OWNER/APPLICANT DOES NOT ANTICIPATE ANY NEW CONSTRUCTION AT THIS TIME.
- THE REQUIRED RIGHT-OF-WAY AS DEPICTED IS BASED ON DRAWINGS PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION. SOME SMALL PORTIONS OF THE REQUIRED RIGHT-OF-WAY EXTEND INTO BOTH COMBINED PARCELS.
- HIGHWAY OCCUPANCY PERMITS WERE APPROVED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION:
 - VEHICLE VOLUME SURVEY (ORIGINAL PERMIT NO. 04205152 & SUPPLEMENTAL PERMIT NO. 04205153) ON JULY 15, 1996.
 - ANALYSIS OF LOW VOLUME DRIVEWAY PERMIT NO. 04205153 ON JULY 15, 1996.
 - TRAFFIC SIGNAL PERMIT NO. 401871 ON MAY 3, 1996.
 - INSTALL SUBSURFACE SENARY FACILITY (FORMAL TARISSON) ON JUNE 29, 1999.
- A LICENSE AGREEMENT DATED JULY 28, 2010 BETWEEN THE REDEVELOPMENT AUTHORITY OF LUZERNE COUNTY AND WATERFRONT PROFESSIONAL PARK, LLC IS IN EFFECT WITHOUT THE ADVANCE WRITTEN CONSENT OF AUTHORITY. LICENSEE SHALL NOT PERFORM ANY WORK OR PLACE ANY OBSTRUCTION ABOVE OR BELOW TRACKS OWNED, OPERATED, USED OR MAINTAINED BY AUTHORITY. NOR SHALL LICENSEE PERFORM ANY WORK OR PLACE AN OBSTRUCTION WITHIN TWENTY (20) FEET LATERALLY OF THE CENTER LINE OF ANY RAILROAD TRACKS (FOR A TOTAL OF FIFTY (50) FEET OWNED, OPERATED, USED OR MAINTAINED BY AUTHORITY. AUTHORITY SHALL HAVE NO OBLIGATION TO GRANT SUCH CONSENT UNLESS UNLESS AND UNTIL LICENSEE SHALL HAVE MADE ARRANGEMENTS TO FURNISH SUCH RECORDING SERVICES AND/OR WATCHMAN SERVICE (COLLECTIVELY "PROTECTION") AS AUTHORITY MAY DEEM NECESSARY. THE PROVISION OF PROTECTION BY AUTHORITY SHALL NOT UNDER ANY CIRCUMSTANCES, RELIEVE LICENSEE FROM ANY OF THE OBLIGATIONS OR LIABILITIES IMPOSED BY THIS AGREEMENT.
- REFERENCES:**
 - LUZERNE COUNTY PLAN BOOK 140 AT PAGE 6.
 - LUZERNE COUNTY MAP BOOK 297 AT PAGE 67.
 - LUZERNE COUNTY TAX ASSESSMENT MAP 015.
 - PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FOR STATE ROUTE 2004 SECTION 370.



CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C4	101.58'	02°48'11"	138.13'	69.67'	138.02'	S 24°18'41" E
C5	81.00'	02°21'38"	163.77'	86.53'	166.77'	N 41°10'30" W

LINE #	BEARING	DISTANCE
L12	N 78°47'14" W	9.23'
L13	S 23°04'12" W	91.66'
L14	N 81°17'50" W	27.39'
L15	S 23°04'12" W	26.50'
L16	N 78°17'50" W	14.21'
L17	N 04°50'57" E	0.78'
L18	S 68°53'40" E	13.59'

PENNONI ASSOCIATES, INC. REGISTERED SURVEYOR
 CALL BEFORE YOU DIG
 800-488-6899
 1000 N. MARKET STREET, SUITE 100
 WILKES-BARRE, PA 18105
 STATE OF PENNSYLVANIA
 COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE
 RECEIVED JULY 28 2010
 PA. ACT 281 OF 1978
 NOTICE TO UTILITIES SERVICE TO BE OBTAINED FROM THE UTILITIES SERVICE BUREAU, STATE OF PENNSYLVANIA

APPROVED BY THE PLAINS TOWNSHIP PLANNING COMMISSION
 REVIEWED BY THE LUZERNE COUNTY PLANNING COMMISSION

OWNERS STATEMENT OF ACKNOWLEDGEMENT
 PLAINS TOWNSHIP, PENNSYLVANIA
 WE, THE OWNERS OF THE LAND INVOLVED IN THE ACCOMPANYING PLANS, BEING DAILY SHOWN ACCORDING TO LAW, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OR ARE THE AUTHORIZED OFFICE OF THE CORPORATION THAT IS THE SOLE OWNERS OF THE PROPERTY IN PRECEDE, POSSESSION OF, IT AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, AND THAT WE KNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS, AND THAT ALL IMPROVEMENTS IDENTIFIED AS PROPOSED PUBLIC IMPROVEMENTS NOT INCLUDING IMPROVEMENTS LABELED NOT FOR DEDICATION ARE PROPOSED FOR DEDICATION TO THE PUBLIC USE, AND THAT WE HEREBY PRODUCE THE ATTACHED RECORD PLAN FOR RECORDING AS AN EXHIBIT, AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

OWNERS SIGNATURES

 SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
 _____ NOTARY PUBLIC

PLAN PREPARER'S STATEMENTS
 I, DAVID R. BOYER, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN AND SUPPORTING DOCUMENTATION CORRECTLY REPRESENTS THE PROPERTY BOUNDARIES OF THE PROPOSED SUBDIVISION CONSOLIDATION PLAN AND THAT THIS PLAN CONFORMS TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCES OF PLAINS TOWNSHIP AND THAT THE BOUNDARY CLOSURE FOR THE SUBJECT PROPERTIES DOES NOT EXCEED ONE (1) FOOT IN TEN THOUSAND (10,000) FEET.

2/20/17
 DATE
 David Reed Pope
 (REGISTERED SURVEYOR SIGNATURE)

Pennoni
 50+ YEARS

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR. DISCREPANCIES BETWEEN DIMENSIONS SHALL BE INDICATED WITH WORK.

DAVID REED POPE
 REGISTERED SURVEYOR
 NO. 10000
 STATE OF PENNSYLVANIA

PENNONI ASSOCIATES, INC.
 3001 Market Street, Suite 200
 Wilkes-Barre, PA 18104
 T 717-222-3500 F 717-222-3508

WATERFRONT PROFESSIONAL PARK
 PROPERTY LINE CHANGE & CONSOLIDATION
 PLAINS TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA
MINOR SUBDIVISION FINAL PLAN
EXISTING CONDITIONS PLAN
WATERFRONT PROFESSIONAL PARK, LLC

PROJECT	WFP1602
DATE	2017-09-28
DRAWING SCALE	1"=50'
DRAWN BY	DFC
APPROVED BY	CML

CS1001

SHEET 1 OF 2