

FINAL SITE DEVELOPMENT PLAN FOR PROCTER AND GAMBLE BUILDING 52 WASHINGTON TOWNSHIP, WYOMING COUNTY, PA

REV.	DESCRIPTION	BY	DATE
	FINAL PLAN	PBM	4/11/08
	REVISIONS		



LOCATION MAP
SCALE: 1" = 2000'

PROTECTIVE AND/OR RESTRICTIVE COVENANTS

1. THE LAND DEVELOPMENT SHOWN ON THESE PLANS IS SUBJECT TO THE RULES AND REGULATIONS CONTAINED IN THE WASHINGTON TOWNSHIP ZONING ORDINANCE MARCH 10, 2004.
2. BUILDING REGULATIONS - WITH CENTRAL SEWER AND WATER
 - A. MINIMUM LOT AREA 20,000 S.F.
 - B. MINIMUM LOT WIDTH: 100 FT.
 - C. MINIMUM LOT DEPTH: 150 FT.
 - D. MAXIMUM DEPTH TO WIDTH RATIO: 4:1
 - E. MINIMUM FRONT YARD: 50 FT.
 - F. MINIMUM REAR YARD: 20 FT.
 - G. MINIMUM SIDE YARD: 10 FT.
 - H. MAXIMUM LOT COVERAGE: 80%
 - I. MAXIMUM BUILDING HEIGHT: 35 FT. / 2 STORIES
3. THE EXISTING BUILDINGS AND PROPOSED EXPANSION ARE SERVED BY A P & G OWNED WATER SUPPLY SYSTEM AND A SEWAGE COLLECTION SYSTEM WITH TREATMENT PLANT OPERATING UNDER DEP APPROVED PERMITS.
4. THE PROPOSED BUILDING ADDITION IS TO HOUSE ADDITIONAL STORAGE IN BUILDING 52 AND DOES NOT RESULT IN ANY ADDITIONAL DEMAND FOR DOMESTIC WATER OR SANITARY SEWER SERVICE.
5. IN GRANTING THIS APPROVAL THE TOWNSHIP HAS NOT CERTIFIED OR GUARANTEED THE FEASIBILITY OF THE INSTALLATION OF ANY TYPE OF WELL OR SEWAGE DISPOSAL SYSTEM ON THE PROCTER AND GAMBLE PAPER PRODUCTS COMPANY LAND.
6. UTILITY EASEMENTS SHALL BE IN ACCORD WITH LOCAL SERVICES COMPANY SPECIFICATIONS REGULATING SUCH SYSTEMS.
6. STORMWATER AND/OR NATURAL DRAINAGE WATER SHALL NOT BE DIVERTED TO OVERLOAD EXISTING DRAINAGE SYSTEMS, OR CREATE FLOODING OR THE NEED FOR ADDITIONAL STORMWATER MANAGEMENT OR DRAINAGE FACILITIES ON OTHER PROPERTIES WITHOUT THE WRITTEN CONSENT OF THE OWNERS OF SUCH PROPERTIES AND THE PROVISION BY THE DEVELOPER OF FACILITIES TO CONTROL THE STORMWATER OR DRAINAGE.

UTILITY COMPANIES

ELECTRIC:
PENNSYLVANIA ELECTRIC COMPANY
TEL. 1-800-345-7741

TELEPHONE:
FRONTIER
100 LAKE STREET
DALLAS, PA
TEL. 1-800-343-8574

CENTRAL SEWER AND TREATMENT:
P & G OWNED

CENTRAL WATER:
P & G OWNED

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

I the undersigned who being duly sworn, according to law, doth depose and say that I am the project manager of the corporation that is an owner of the land being developed shown and depicted on this and the attached plans, that the plan was made with my direction, that I acknowledge the same to be recorded as such according to law.

MICHELLE MATYLEWICZ
Commonwealth of Pennsylvania
County of _____

On this, the _____ day of _____, 2008, before me a notary public, the undersigned officer, personally appeared SCOTT WILLIAMS, who acknowledged himself to be the project manager of The Procter and Gamble Paper Products Company, a corporation, and that he as such certifies and acknowledges this and the attached plans, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as _____

In witness whereof, I hereunto set my hand and official seal.

Notary Public

RECOMMENDED FOR APPROVALS
WASHINGTON TOWNSHIP PLANNING COMMISSION

Washington Township Planning Commission Chairperson _____ Date _____
Washington Township Planning Commission Secretary _____ Date _____

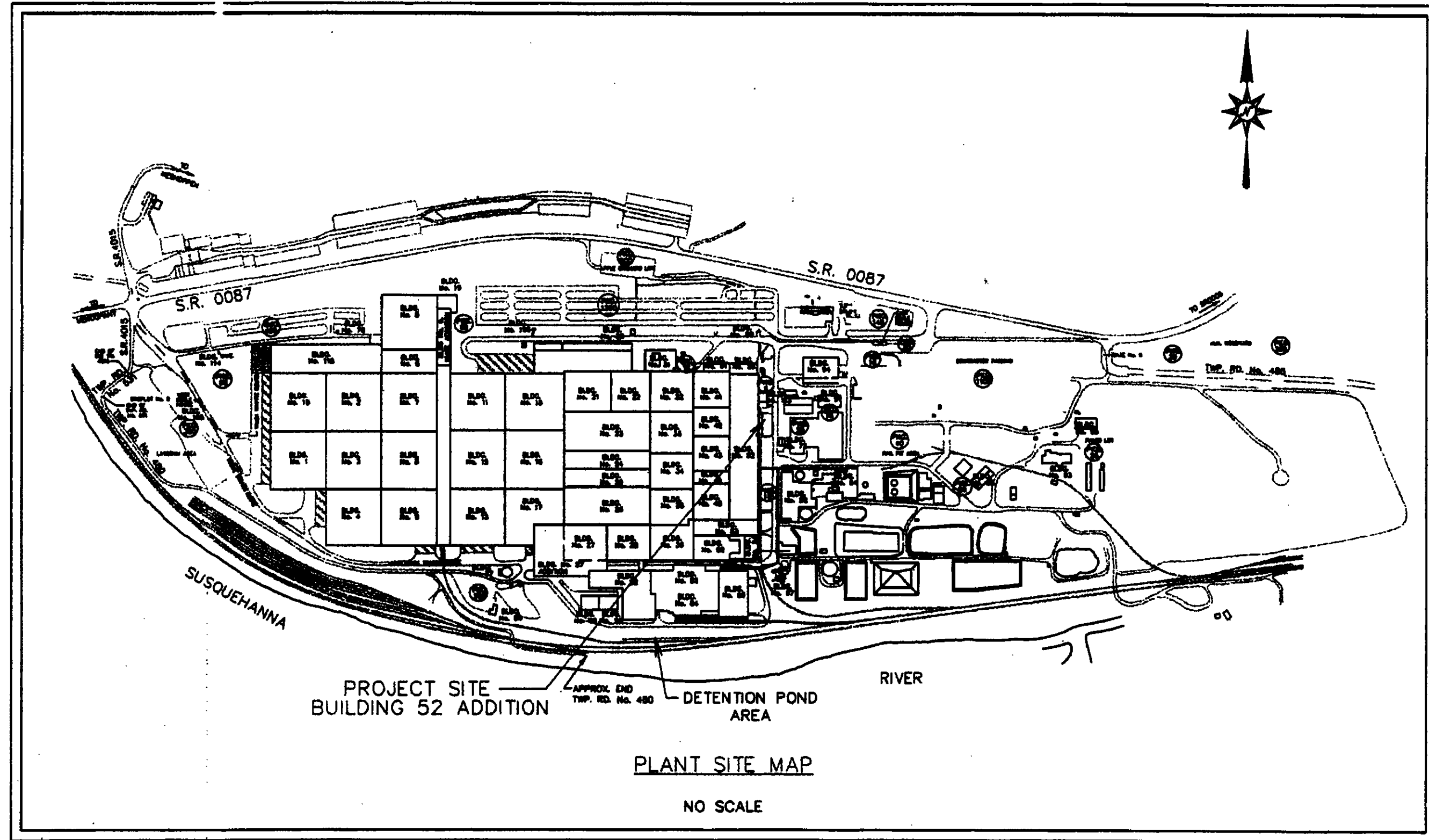
Wyoming County Planning Commission
These plans were reviewed and commented on by the Wyoming County Planning Office.

Wyoming Co. Planning Director

Date

APPROVED BY WASHINGTON TOWNSHIP

Washington Township Supervisor Chairperson _____ Date _____
Washington Township Supervisor _____ Date _____
Washington Township Supervisor _____ Date _____
Washington Township Secretary _____ Date _____



INDEX OF DRAWINGS

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GENERAL NOTES

1. RECORD OWNER AND DEVELOPER:
THE PROCTER AND GAMBLE PAPER PRODUCTS COMPANY
ROUTE 87 BOX 32
MEHOOPANY, PA. 18629
3. SOURCE OF TITLE: LAND CONVEYED TO "THE CHARMIN PAPER PRODUCTS COMPANY"
DEED BOOK 152, PAGE 415
DEED BOOK 152, PAGE 418
DEED BOOK 152, PAGE 424
DEED BOOK 152, PAGE 429
DEED BOOK 162, PAGE 412
DEED BOOK 162, PAGE 421
DEED BOOK 162, PAGE 427
DEED BOOK 162, PAGE 860
- THE NAME "THE CHARMIN PAPER PRODUCTS COMPANY" WAS CHANGED TO "THE PROCTER & GAMBLE PAPER PRODUCTS COMPANY" JULY 27, 1976. NAME CHANGE RECORDED AT WYOMING COUNTY COURTHOUSE IN DEED BOOK 200, PAGES 752 THRU 756 INCLUSIVE ON SEPT. 8, 1976.
3. TRACT AREA: 861 ACRES MORE OR LESS GROSS PER TAX ASSESSMENT RECORDS
4. TAX MAP 70, PARCEL 24
5. ZONED AS M-1 - MANUFACTURING DISTRICT
6. THE SCALED LOCATION OF THE PROCTER AND GAMBLE MCI BUILDING 27 EXPANSION SITE ON THE FLOOD INSURANCE RATE MAP FIRM (PANEL NO. 422207 0005 A & PANEL NO. 422207 0010 A, EFFECTIVE DATE JULY 3, 1990) OF WASHINGTON TOWNSHIP, WYOMING COUNTY, PENNSYLVANIA INDICATES THE SUBJECT SITE IS NOT IN A 100-YEAR HAZARD AREA.
7. THE SCALED LOCATION OF THE PROCTER & GAMBLE MCI BUILDING 27 EXPANSION SITE ON THE WETLANDS INVENTORY MAPS PUBLISHED BY THE U.S. FISH AND WILDLIFE SERVICES INDICATES SAID SITE DOES NOT CONTAIN WETLANDS. THIS SURVEY IS NOT A WETLANDS SURVEY. NO CONSTRUCTION OR EARTH DISTURBANCE SHALL OCCUR ON ANY AREA OF THE SITE WHICH IS WETLANDS UNLESS ALL NECESSARY AND APPLICABLE PERMITS ARE OBTAINED FROM FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION WETLANDS UNLESS ALL NECESSARY AND APPLICABLE PERMITS ARE OBTAINED FROM ALL FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
8. THE DEVELOPER AND/OR OWNER 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 AND/OR OWNER.
9. NO GUARANTEES ARE MADE OR IMPLIED THAT ALL UNDERGROUND FACILITIES HAVE BEEN IDENTIFIED WITHIN THE BOUNDARIES OF THE SITE. NO CONSTRUCTION OR EARTH DISTURBANCE SHALL OCCUR ON ANY AREA OF THE SITE UNTIL SUCH TIME THERE IS COMPLIANCE WITH THE UNDERGROUND UTILITY LINE PROTECTION ACT. CALL 1-800-242-1776.
10. THIS TOPOGRAPHIC SURVEY IS NOT A HAZARDOUS SUBSTANCE OR HAZARDOUS WASTE SURVEY.
11. THE VERTICAL DATUM IS BASED ON THE PROCTER AND GAMBLE PLANT DATUM.
12. THE HORIZONTAL DATUM IS BASED ON THE PROCTER AND GAMBLE PLANT DATUM.
13. HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO ROADS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 1242, No. 42B SECTION 420) AND FOR ACCESS TO ROADS UNDER THE JURISDICTION OF WASHINGTON TOWNSHIP PURSUANT TO WASHINGTON TOWNSHIP ROAD ENCROACHMENT ORDINANCE.
14. "THE DEVELOPER, ANY SUBSEQUENT DEVELOPMENT OWNER, AND/OR THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUED OPERATION AND MAINTENANCE OF THE CENTRAL SEWAGE DISPOSAL SYSTEM IN ACCORD WITH THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ANY OTHER APPLICABLE RULES AND REGULATIONS.

NOTE:
PENNSYLVANIA ONE-CALL SYSTEM: THE UNDERGROUND UTILITY LINE PROTECTION LAW, ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, REQUIRES THAT THE CONTRACTOR NOTIFY ALL FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3 HOURS MORE THAN 10 WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK. REFER TO THE FOLLOWING SERIAL NUMBER: 0525812

MILNES ENGINEERING INC.

PLANNING • DESIGNING • ENGINEERING •
SURVEYING • CONSTRUCTION SERVICES
12 FREAR HILL ROAD
TUNKHANNOCK, PA 18657
(570) 836-2145

DRAWING NUMBER	REV.
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