



0 100 200 400

SCALE: 1"=200'

SK-1 EXIST. RESOURCES & SITE ANALYSIS PLAN

SK-2 PROP. SITE SKETCH PLAN W/ TRUCK WASH

DEVELOPER & PROPERTY OWNER: PGS REALTY, LLC  
PARAMJOT DHANJAL, PRESIDENT  
740 RAMBLERWOOD DRIVE  
EASTON, PA. 18040  
PHONE: 610-400-7676  
EMAIL: hdsingh1@icloud.com

2. PROPERTY PIN NO. 20-6322-00-20-9961 LOCATED IN C-2 COMMERCIAL ZONING DISTRICT, TUNKHANNOCK TOWNSHIP, MONROE COUNTY, PA. CONTAINING 7.17 ACRES. PROPERTY CONTAINS A 2 CAR GARAGE AND WAS FORMERLY A BLUEBERRY FARM AT 4110 ROUTE 115.

3. PROPOSED LAND DEVELOPMENT SKETCH PROVIDES A 60' x 110', 3-BAY VEHICLE REPAIR SHOP WITH A TRUCK WASH (FUTURE) AND 88 PARKING SPACES FOR SEMI-TRUCK WITH TRAILER AND 6 CAR PARKING SPACES. THE EXISTING, NON-CONFORMING (FRONT YARD SETBACKS) BUILDING SHALL BE USED AS AN OFFICE. THE PROJECT WILL BE CONSTRUCTED IN 2 PHASES. PHASE 1 WILL INCLUDE THE PROPOSED BUILDING, GRADING, STORMWATER MANAGEMENT, AND LAYING MILLINGS IN THE PARKING AREA. PHASE 2 WILL INCLUDE PAVING THE PARKING LOT.

4. BUILDING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACK:	40'	60'	60'
SIDE YARD SETBACK:	20'	30'	30'
REAR YARD SETBACK:	30'	30'	30'
MINIMUM LOT AREA (ACRES):	2	7.17	---
MINIMUM LOT LENGTH TO WIDTH RATIO:	5:1	?:1	---
MINIMUM LOT WIDTH	200	421.67'	421.67'
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MAXIMUM BUILDING COVERAGE	50%	0.18%	1.87%
MAXIMUM LOT COVERAGE	75%	1.57%	57%

5. TOTAL NUMBER OF PARKING SPACES REQUIRED BASED ON THE CLOSEST USED, WHICH IS AN AUTOMOBILE PARTS SALES:  
AUTO PARTS SALES - AVERAGE: 2.25 SPACE/1,000 SF GFA X 7,678 SF = 17 SPACES  
85 PERCENTILE: 2.74 SPACE/1,000 SF X 7,678 SF = 21 SPACES  
THEREFORE, A MAXIMUM NUMBER OF SPACES IS 21 INCLUDING THE RESERVED SPACES SO THAT ADDITIONAL USE APPROVAL WILL BE REQUIRED.

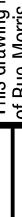
NUMBER OF PARKING SPACES PROVIDED: 21 CAR SPACES, INCLUDING 4 RESERVE  
70 TRACTOR TRAILER

5. THIS PLAN IS BASED ON A SURVEY. THERE ARE NO FLOOD ZONES, STEEP OR MODERATELY STEEP SLOPES, ROCK OUTCROPS, WETLANDS, ROCK WALLS, OR HISTORICAL STRUCTURES ON THE PROPERTY. A PNDI INVESTIGATION HAS NOT BEEN PERFORMED YET. THIS WILL BE A NPDES PERMIT SITE.

7. THE SHOP WILL PERFORM GENERAL LIGHT REPAIRS AND MAINTENANCE AS WELL AS SOME BODY WORK ON TRUCKS AND TRAILERS. IT WILL BE OPEN GENERALLY MONDAY THRU SATURDAY 8AM TO 7 PM. PARTS WILL BE STORED IN A TRAILER OR THE BUILDINGS. OIL, SCRAP METAL, AND TIRES WILL BE RECYCLED. THE ENVIRONMENTAL RULES WILL BE COMPLIED WITH.

8. FIRE HAZARDS WILL BE ADDRESSED AS REQUIRED BY THE BUILDING CODES. THERE ARE NO ELECTRIC DISTURBANCES, VIBRATION, AND ODORS ASSOCIATED WITH THIS TYPE OF BUSINESS. NOISE WILL BE ADDRESSED BY WORKING WITHIN THE BUILDINGS.

**SOILS:**  
C8B—Clymer extremely stony loam; 0 to 8 percent slopes  
Map Unit Setting  
National map unit symbol: 99v  
Elevation: 800 to 2,900 feet  
Mean annual precipitation: 36 to 60 inches  
Mean annual air temperature: 46 to 59 degrees F.  
Frost-free period: 110 to 180 days  
Farmland classification: Not prime farmland  
Map Unit Composition  
Clymer and similar soils: 100 percent  
Estimates are based on observations, descriptions, and transects of the mapunit.  
Description of Clymer  
Setting  
Landscape: Mountains  
Landscape position (two-dimensional): Summit  
Landscape position (three-dimensional): Side slope  
Down-slope shape: Convex  
Across-slope shape: Convex  
Parent material: Residuum weathered from sandstone  
Typical profile  
H1 - 0 to 9 inches: very channery loam  
H2 - 9 to 49 inches: loam  
H3 - 49 to 72 inches: channery clay loam  
Properties and qualities  
Slope: 0 to 8 percent  
Surface area covered with cobbles, stones or boulders: 9.0 percent  
Depth to restrictive feature: More than 80 inches  
Drainage class: Well drained  
Runoff class: Low  
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)  
Depth to water table: More than 80 inches  
Frequency of flooding: None  
Frequency of ponding: None  
Available water capacity: 0 to 60 inches: Moderate (about 6.2 inches)  
Interpretive groups  
Land capability classification (irrigated): None specified  
Land capability classification (nonirrigated): 7s  
Hydrologic Soil Group: B

 <b>Bue-Morris Associates, Inc.</b> <b>CIVIL ENGINEERS AND PLANNERS</b> 2715 Shering Rd., P.O. Box 201, Newbold, Pa. 19445-0201 Phone: 570-676-5475 Fax: 570-676-5475 www.buemorris.com		Project Title: <b>SKETCH PLAN FOR PGS REALTY, LLC TRUCK SERVICE AND PARKING TUNKHANNOCK TOWNSHIP, MONROE COUNTY, PA.</b>	
Client Drawing No.:	Scale:	As Noted	
	Date:	07-27-23	
	Drawn By:	K.G.B.	
	Designed By:	J.B.D.	
	Checked By:	S.B.M.	
	Project Mgr.:	S.B.M.	
BMA Project No.: <b>MO-CR-2302</b>		Drawing Title: <b>EXIST. RESOURCES &amp; SITE ANALYSIS PLAN</b>	
Sheet No.: <b>SK-1</b>		Sheet 1 of 4	



