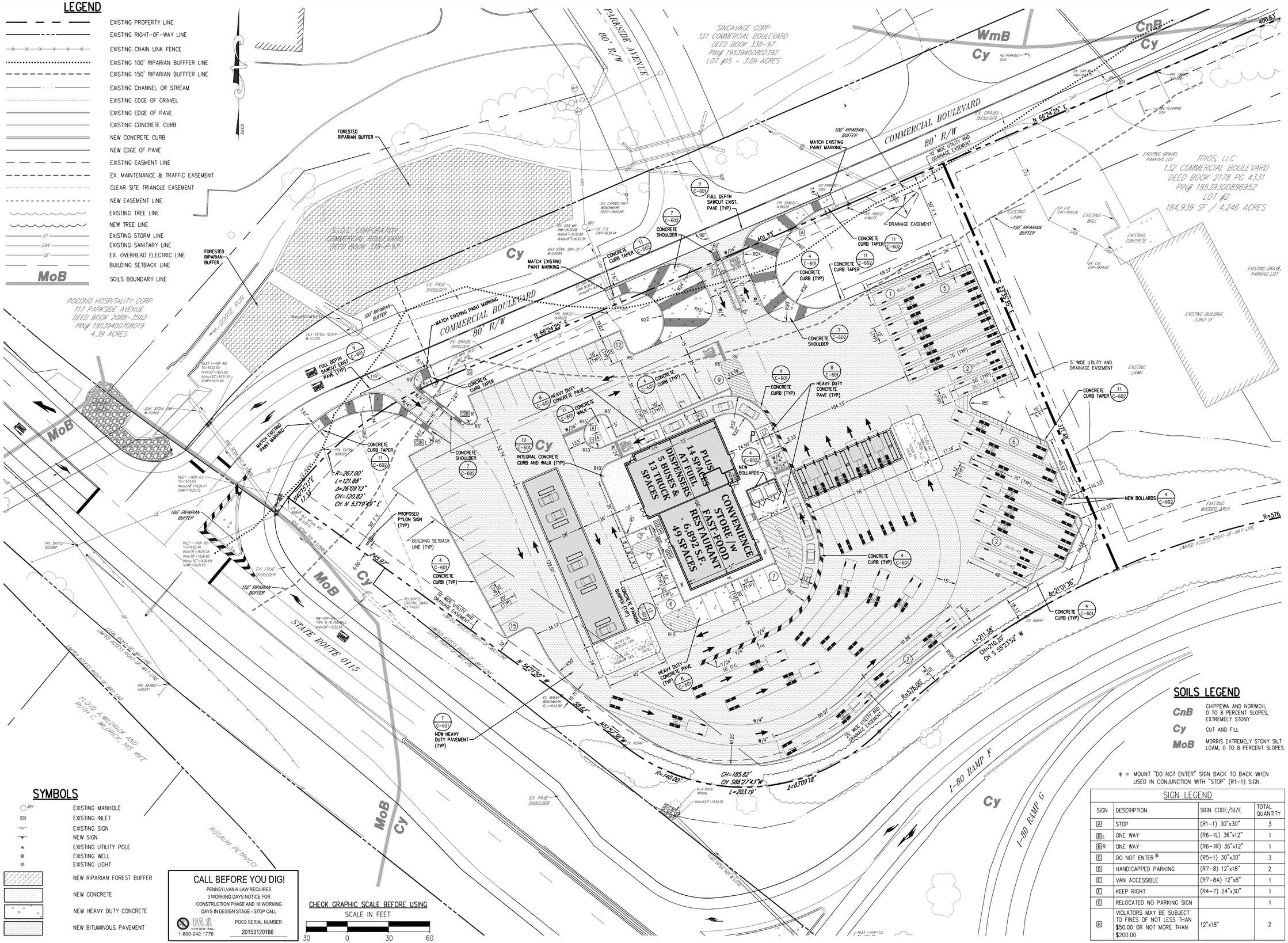
LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING 100' RIPARIAN BUFFFER LINE
- EXISTING 150' RIPARIAN BUFFFER LINE
- EXISTING CHANNEL OR STREAM
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF PAVE
- EXISTING CONCRETE CURB
- NEW CONCRETE CURB
- NEW EDGE OF PAVE
- EXISTING EASMENT LINE
- EX. MAINTENANCE & TRAFFIC EASEMENT
- CLEAR SITE TRIANGLE EASEMENT
- NEW EASEMENT LINE
- EXISTING TREE LINE
- NEW TREE LINE
- ST EXISTING STORM LINE
- SAN EXISTING SANITARY LINE
- OE EX. OVERHEAD ELECTRIC LINE
- BUILDING SETBACK LINE
- MoB SOILS BOUNDARY LINE



SYMBOLS

- EXISTING MANHOLE
- EXISTING INLET
- EXISTING SIGN
- NEW SIGN
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING LIGHT
- NEW RIPARIAN FOREST BUFFER
- NEW CONCRETE
- NEW HEAVY DUTY CONCRETE
- NEW BITUMINOUS PAVEMENT

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA 1 SYSTEM, INC. 1-800-242-1776

POCS SERIAL NUMBER 20153120186

CHECK GRAPHIC SCALE BEFORE USING

SCALE IN FEET

30 0 30 60

SOILS LEGEND

CnB	CHIPPEWA AND NORWCH, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
Cy	CUT AND FILL
MoB	MORRIS EXTREMELY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES

* = MOUNT "DO NOT ENTER" SIGN BACK TO BACK WHEN USED IN CONJUNCTION WITH "STOP" (R1-1) SIGN.

SIGN LEGEND

SIGN	DESCRIPTION	SIGN CODE/SIZE	TOTAL QUANTITY
A	STOP	(R1-1) 30"x30"	3
B L	ONE WAY	(R6-1L) 36"x12"	1
B R	ONE WAY	(R6-1R) 36"x12"	1
C	DO NOT ENTER *	(R5-1) 30"x30"	3
D	HANDICAPPED PARKING	(R7-8) 12"x18"	2
E	VAN ACCESSIBLE	(R7-8A) 12"x6"	1
F	KEEP RIGHT	(R4-7) 24"x30"	1
G	RELOCATED NO PARKING SIGN		1
H	VIOLATORS MAY BE SUBJECT TO FINES OF NOT LESS THAN $50.00 OR NOT MORE THAN $200.00	12"x18"	2

SM Design Group, LLC
CONSULTING ENGINEERS
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Wilkes-Barre, PA 18702
Tel: 570-970-0480
Fax: 570-970-0483
smdg@smdesigngroup.com

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR LIBERTY PETROLEUM TRAVEL PLAZA

GREAT BEND HOLDINGS, INC.
NEW VENTURES PARK LOT #1 - COMMERCIAL BLVD.
TOBYHANNA TOWNSHIP, MONROE COUNTY
PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH SEMCHOKUS
ENGINEER
PE-055580-E

NO.	DATE	REVISIONS

DRAWN BY:	RBM	SCALE:	1"=30'
CHECKED BY:	JS	DATE:	03/14/16
JOB NO:	14184.01		

DRAWING TITLE:
SITE PLAN

SHEET 5 OF 29

DRAWING NO.
C-201

L:\LDD Project\14184.01-Liberty-Lot-1 New Ventures\dwg\14184-C201