



## SURVEY NOTES

- THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF OCTOBER 1, 2024 BY KEYSTONE CONSULTING ENGINEERS INC. USING A TRIMBLE S-5 ROBOTIC TOTAL STATION AND A CARLSON BRG-7 GPS WITH KNET.
- UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.
- THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.
- PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED UPON MONROE COUNTY TAX MAP RECORDS, AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- LINE AS SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION INDICATE LINES MEASURED BY THIS SURVEY. LINES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.
- BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON PA NORTH ZONE STATE PLANE COORDINATE SYSTEM IN US FEET. DISTANCES AS SHOWN ARE GROUND MEASUREMENTS (NO GRID SCALE FACTOR HAS BEEN APPLIED).
- IRON PIN SET INDICATES A 3/4 INCH DIAMETER BY 30 INCH LONG REINFORCING BAR TO BE SET FLUSH WITH THE GROUND ELEVATION AND WILL BE SET BY KEYSTONE CONSULTING ENGINEERS, INC.
- THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.

GC-GENERAL COMMERCIAL DISTRICT AREA, YARD AND HEIGHT RESTRICTIONS	
MAXIMUM PERMITTED	
BUILDING HEIGHT	
MAXIMUM IMPERVIOUS COVERAGE	75%
MINIMUM REQUIREMENTS	
LOT SIZE	1 ACRES
BUILDING SETBACK LINES	
FRONT YARD	30 FEET
REAR YARD	20 FEET
SIDE YARD	15 FEET

RR-RURAL RESIDENTIAL DISTRICT AREA, YARD AND HEIGHT RESTRICTIONS	
MAXIMUM PERMITTED	
BUILDING HEIGHT	
MAXIMUM IMPERVIOUS COVERAGE	20%
MINIMUM REQUIREMENTS	
LOT SIZE	2 ACRES
BUILDING SETBACK LINES	
FRONT YARD	60 FEET
REAR YARD	50 FEET
SIDE YARD	15 FEET

## SITE DATA LOT 2

RECORD OWNER:	CONNIE J. MERWINE & JOSEPH P. HANYON
PROPERTY ADDRESS:	333 MERWINSBURG RD
TAX ASSESSMENT PARCEL I.D.:	02.13.1.33-1
PIN #	02623900153789
INSTRUMENT NO.:	2577-3524
LOT AREA:	21.7058 ACRES/945,506 SQ FT
WATER:	ON LOT
SANITARY SEWER:	ON LOT
ZONING DISTRICT:	GC-GENERAL COMMERCIAL & RR-RURAL RESIDENTIAL

## SITE DATA LOT 1

RECORD OWNER:	CONNIE J. MERWINE & JOSEPH P. HANYON
PROPERTY ADDRESS:	1212 BURGER HOLLOW RD
TAX ASSESSMENT PARCEL I.D.:	02.13.1.33
PIN #	02623900265203
INSTRUMENT NO.:	2065-2376
LOT AREA:	56.8940 ACRES/2,478,304 SQ FT
WATER:	ON LOT
SANITARY SEWER:	ON LOT
ZONING DISTRICT:	RR- RURAL RESIDENTIAL

## STATEMENT OF INTENT

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN 11.2385 ACRE PARCEL OF LAND FROM EXISTING LOT 33-1 TITLED "TEMPORARY LOT 33A", AND ANNEX TO EXISTING LOT 33, THUS CREATING PROPOSED LOT 33 CONSISTING OF 68.1326 ACRES AND PROPOSED LOT 33-1 CONSISTING OF 10.4673 ACRES. NO NEW DEVELOPMENT IS PROPOSED AT THIS TIME.

## PROPOSED LOT SCHEDULE

EX. LOT 33	56.8940 ACRES/ 2,478,304 SQ. FT.
EX. LOT 33-1	21.7058 ACRES/ 945,506 SQ. FT.
PROPOSED LOT 33	68.1326 ACRES/ 2,967,856 SQ. FT.
PROPOSED LOT 33-1	10.4673 ACRES/ 455,954 SQ. FT.

## LEGEND

	SLANTED TEXT INDICATES EXISTING
	UPRIGHT TEXT INDICATES PROPOSED
	IRON PIN FOUND
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
	UTILITY POLE
	GUY WIRE
	STORM INLET
	SANITARY CLEANOUT
	WELL
	BOUNDARY
	ZONING BOUNDARY
	LEGAL RIGHT-OF-WAY
	ULTIMATE RIGHT-OF-WAY
	REQUIRED RIGHT-OF-WAY
	EASEMENT LINE
	ADJOINER PROPERTY LINE
	ADJOINER PROPERTY LINE
	BUILDING RESTRICTION LINE
	EDGE OF PAVEMENT
	GUIDELANE
	TREELINE
	CONTOUR
	SOIL BOUNDARY
	OVERHEAD WIRES
	EDGE OF PAVEMENT
	EDGE OF STONE

## ADJOINING PROPERTIES:

- LANDS N/F CONNIE J. MERWINE & JOSEPH P. HANYON  
TAX PARCEL: 02.13.1.33  
ADDRESS: 1212 BURGER HOLLOW RD
- LANDS N/F CONNIE J. MERWINE & JOSEPH P. HANYON  
TAX PARCEL: 02.13.1.33-1  
ADDRESS: 333 MERWINSBURG RD
- LANDS N/F CONNIE J. MERWINE  
TAX PARCEL: 02.13.1.33  
ADDRESS: 301 MERWINSBURG RD
- LANDS N/F SCOTT & KATHRYN L. GOULD  
TAX PARCEL: 02.13.1.33-4  
ADDRESS: LR 4503/PHEASANT RUN RD
- LANDS N/F SCOTT GOULD  
TAX PARCEL: 02.11.2816  
ADDRESS: 1136 BURGER HOLLOW RD
- LANDS N/F LYNN REDELL  
TAX PARCEL: 02.11.0485  
ADDRESS: 125 MEMORY LN
- LANDS N/F STEVEN MURPHY  
TAX PARCEL: 02.13.1.34  
ADDRESS: LR 4504
- LANDS N/F CONNIE J. MERWINE  
TAX PARCEL: 02.13.1.33-5  
ADDRESS: 1216 BURGER HOLLOW RD
- LANDS N/F RONALD & BARBARA YARASHAS  
TAX PARCEL: 02.13.1.33-3  
ADDRESS: 1228 BURGER HOLLOW RD
- LANDS N/F RONALD & BARBARA YARASHAS  
TAX PARCEL: 02.13.1.12-9  
ADDRESS: LR 4504
- LANDS N/F STEVEN L. PARSIS  
TAX PARCEL: 02.13.1.12-8  
ADDRESS: 1234 BURGER HOLLOW RD

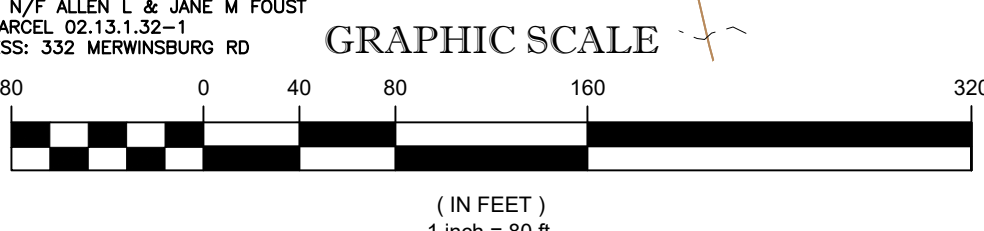
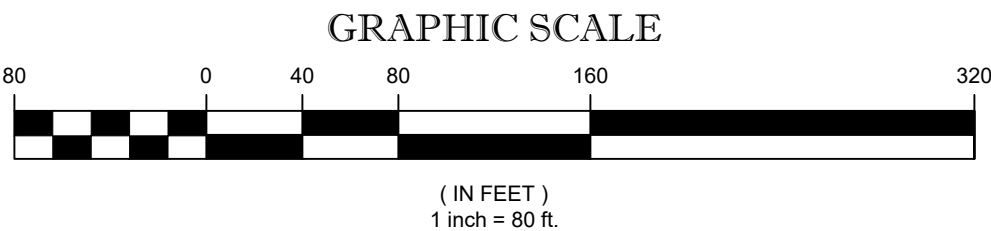
## ADJOINING PROPERTIES CONT:

- LANDS N/F GLENN P. VITALE  
TAX PARCEL: 02.13.1.12-7  
ADDRESS: 419 MERWINSBURG RD
- LANDS N/F RANDOLPH W. & DEBRA ANN KARN  
TAX PARCEL: 02.13.1.12-15  
ADDRESS: 415 MERWINSBURG RD
- LANDS N/F POHOPOCO CREEK ESTATES INC  
TAX PARCEL: 02.13A.2.92  
ADDRESS: MERWINSBURG RD
- LANDS N/F MIGUEL A. & JULIET VELEZ  
TAX PARCEL: 02.13.1.7-1  
ADDRESS: 352 MERWINSBURG RD
- LANDS N/F MIGUEL A. & JULIET VELEZ  
TAX PARCEL: 02.13.1.12-9  
ADDRESS: LR 4504
- LANDS N/F ALLEN L. & JANE M. FOUST  
TAX PARCEL: 02.13.1.32-1  
ADDRESS: 332 MERWINSBURG RD

## SOILS LEGEND

- Hy HOLLY SILT LOAM  
Kb KEDRON SILT LOAM, 2 TO 8 PERCENT  
Lk LECK KILL CHANNERY SILT LOAM, 2 TO 8 PERCENT  
Wk WERTKERT AND KLINEVILLE SOILS STEEP

THESE SOIL TYPES WERE OBTAINED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE, CUSTOM SOIL RESOURCE REPORT FOR MONROE COUNTY, OCTOBER 22, 2024.



## GRAPHIC SCALE

(IN FEET)  
1 inch = 80 ft.

## PERMIT/APPROVAL CERTIFICATION :

- WE HEREBY CERTIFY THIS 9 DAY OF JANUARY, 2025, THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN AND DEPICTED ON THE ACCOMPANYING PLANS AND THAT WE AND OUR HEIRS AND ASSIGNS SHALL COMPLY WITH ALL THE REQUIREMENTS AND OBTAIN ALL PERMITS AND APPROVALS REQUIRED BY ALL LOCAL, STATE AND FEDERAL AGENCIES AND BODIES; AND THAT WE AGREE AND ACKNOWLEDGE THAT ANY APPROVAL OF THIS PLAN BY CHESTNUTHILL TOWNSHIP IS CONTINGENT UPON OUR OBTAINING SUCH PERMITS AND APPROVALS, AND THAT IF ALL SUCH PERMITS AND APPROVALS ARE NOT OBTAINED AS REQUIRED, ANY AND ALL APPROVALS GIVEN BY CHESTNUTHILL TOWNSHIP WITH RESPECT TO THIS PLAN SHALL AUTOMATICALLY BECOME NULL AND VOID WITHOUT FURTHER ACTION ON THE PART OF THE CHESTNUTHILL TOWNSHIP.
- THE APPROVAL OF THIS PLAN BY THE BOARD OF SUPERVISORS DOES NOT HAVE THE EFFECT OF ALTERING, REDEFINING OR EXTINGUISHING ANY EASEMENTS OF RECORD, EXISTING ON OR OVER THE SUBJECT PROPERTY.
- CONTOURS WERE GENERATED FROM PENNSYLVANIA SPATIAL DATA LIDAR MAPPING FOR MONROE COUNTY, NAV888 VERTICAL DATUM, VAA FIELD GPS OBSERVATIONS.

## GENERAL NOTES:

- BY APPROVAL OF THIS PLAN THE TOWNSHIP HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY NITELAND AREAS WHETHER OR NOT DELINEATED ON THE PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE SUBDIVIDER AND/OR DEVELOPER/HIS HEIRS, SUCCESSORS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE SAID JURISDICTIONAL AGENCIES.

## RESTRICTIVE COVENANTS:

- TEMPORARY LOT NUMBER 33A SHALL BE JOINED TO AND BECOME AN INSEPARABLE PART OF PROPOSED LOT 33 AND CANNOT BE SUBDIVIDED OR SOLD SEPARATELY OR APART THEREFROM WITHOUT PRIOR TOWNSHIP APPROVAL.
- A NEW DEED EVIDENCING THIS JOINDER SHALL BE FILED IN THE OFFICE FOR THE RECORDING OF DEEDS, A.C., IN AND FOR THE COUNTY OF MONROE, AT STRIDERSBURG, PENNSYLVANIA, WITHIN 30 DAYS FOLLOWING THE RECORDING OF THIS PLAN. FAILURE TO RECORD THE REQUIRED DEED PURSUANT TO THE REQUIREMENTS OF THIS RESTRICTIVE COVENANT, SHALL RESULT IN THIS PLAN BECOMING AUTOMATICALLY NULL AND VOID WITHOUT FURTHER ACTION ON THE PART OF CHESTNUTHILL TOWNSHIP.
- THE APPLICANT, HIS HEIRS, SUCCESSORS OR ASSIGNS WILL IMPLEMENT ALL REQUIREMENTS AND OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED BY ANY AND ALL LOCAL, STATE OR FEDERAL AGENCIES AND AUTHORITIES, AND DOES HEREBY ACKNOWLEDGE AND AGREE IF SAID PERMITS AND APPROVALS ARE NOT OBTAINED AS REQUIRED, THEN ANY AND ALL APPROVALS GIVEN BY CHESTNUTHILL TOWNSHIP WILL BECOME NULL AND VOID WITH NO FURTHER ACTION ON THE PART OF THE TOWNSHIP.
- THIS PLAN IS UNDER AND SUBJECT TO ALL OF THE RULES, REGULATIONS, REQUIREMENTS AND RESTRICTIONS AS SET FORTH IN BOTH THE CHESTNUTHILL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE CHESTNUTHILL TOWNSHIP ZONING ORDINANCE, AS AMENDED.

## REVIEWED BY THE COUNTY PLANNING COMMISSION

COUNTY PLANNING COMMISSION STAFF PERSON	DATE
REVIEWED BY THE TOWNSHIP ENGINEER	
TOWNSHIP ENGINEER	DATE
REVIEWED BY THE CHESTNUTHILL TOWNSHIP PLANNING COMMISSION	
CHAIR SECRETARY	DATE
APPROVED BY THE CHESTNUTHILL TOWNSHIP BOARD OF SUPERVISORS AND ACCEPTED FOR RECORDING	
CHAIR SECRETARY	DATE

KEYSTONE CONSULTING ENGINEERS, INC. DATE:  
BY RALPH WADE CLAY, P.L.S. (AGENT)  
REGISTRATION NO. SJ 0193702

THIS PLAN IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL SIGNATURE, DATE, AND PROFESSIONAL SEAL.

## MONROE COUNTY PLANNING COMMISSION CERTIFICATE OF REVIEW

THE PLANNING COMMISSION OF MONROE COUNTY HAS REVIEWED THIS LOT CONSOLIDATION FOR THE PROPERTY OF CONNIE J. MERWINE & JOSEPH P. HANYON AS SHOWN HEREON.

## LOCATION MAP - BRODHEADSVILLE QUADRANGLE

1"=2000'  
AFFIDAVIT OF OWNERSHIP / ACKNOWLEDGMENT OF PLAN  
COMMONWEALTH OF PENNSYLVANIA - COUNTY OF MONROE  
WE MAKE THIS STATEMENT BEING DULY SWORN ACCORDING TO LAW. WE STATE THAT FOR THE LAND INVOLVING THE ACCOMPANYING PLANS, WE ARE THE OWNERS OF THESE PROPERTIES AND IN PEACEFUL POSSESSION OF THEM, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME; AND THAT WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPOSE A RECORD PLAN FOR RECORDING AFTER RECEIVING ALL REQUIRED MUNICIPAL APPROVALS.

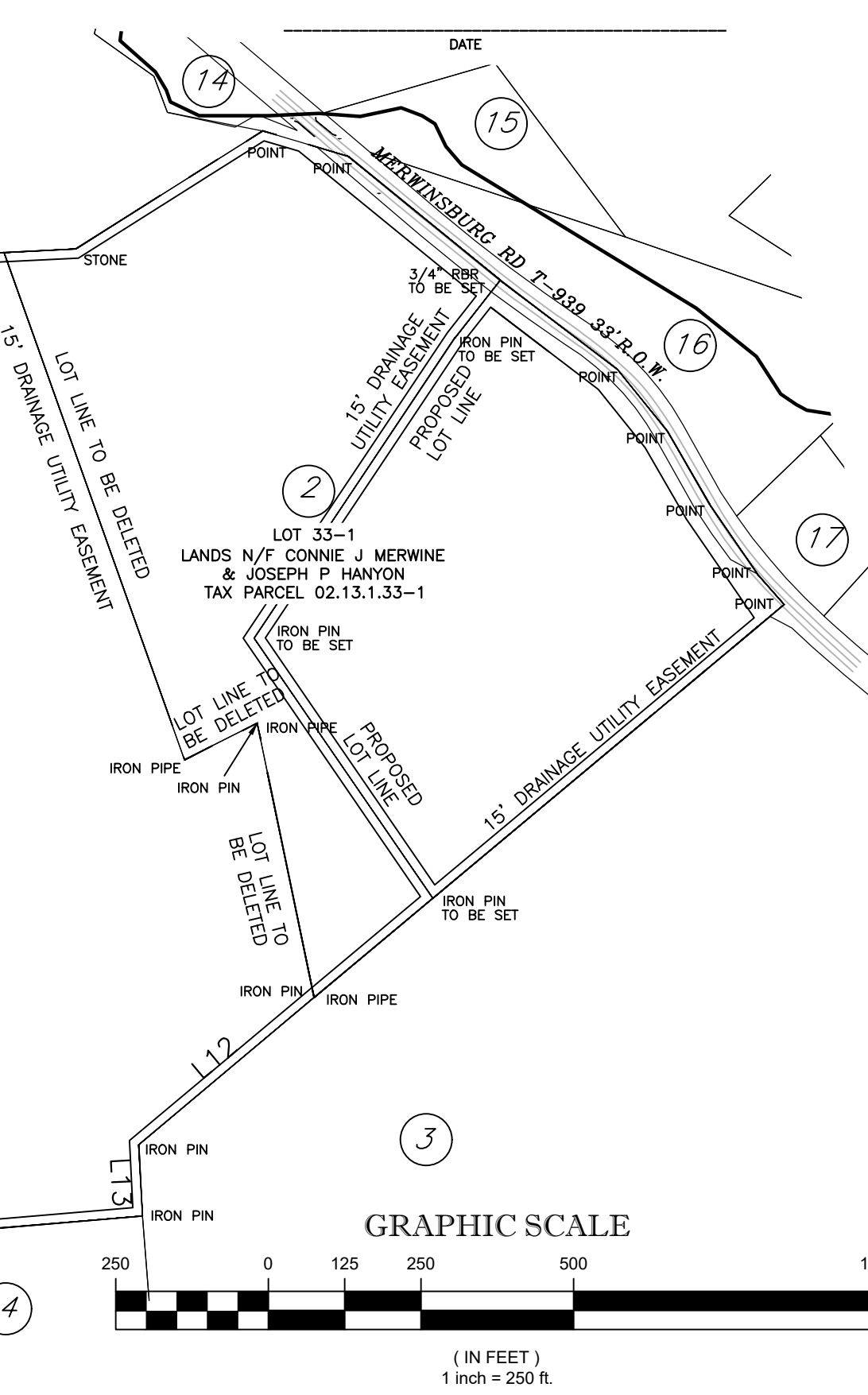
CONNIE J. MERWINE & JOSEPH P. HANYON  
1212 BURGER HOLLOW RD  
EFFORT PA 18330

## NOTARY

MY COMMISSION EXPIRES:

## SURVEYOR'S CERTIFICATE OF ACCURACY AND COMPLIANCE:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL RELATED DRAWINGS AND DOCUMENTS SUBMITTED HEREWITH, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY, AND ARE IN COMPLETE COMPLIANCE WITH, THE CHESTNUTHILL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE CHESTNUTHILL TOWNSHIP ZONING ORDINANCE, AND PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOR WHICH I ACCEPT FULL AND COMPLETE RESPONSIBILITY.



## LOT 33 LINE TABLE

LINE NO.	BEARING	DISTANCE	POINT
1	N 77°00'00" E	10.00	1
2	S 77°00'00" W	10.00	2
3	N 77°00'00" E	10.00	3
4	S 77°00'00" W	10.00	4
5	N 77°00'00" E	10.00	5
6	S 77°00'00" W	10.00	6
7	N 77°00'00" E	10.00	7
8	S 77°00'00" W	10.00	8
9	N 77°00'00" E	10.00	9
10	S 77°00'00" W	10.00	10
11	N 77°00'00" E	10.00	11
12	S 77°00'00" W	10.00	12
13	N 77°00'00" E	10.00	13
14	S 77°00'00" W	10.00	14
15	N 77°00'00" E	10.00	15
16	S 77°00'00" W	10.00	16
17	N 77°00'00" E	10.00	17
18	S 77°00'00" W	10.00	18

## FINAL PLAN MINOR SUBDIVISION/LOT LINE ADJUSTMENT

DESIGNED BY:	RON
DRAWN BY:	TSS
CHECKED BY:	RWC
DATE:	10/21/2024
SCALE:	VARES
JOB NUMBER:	CN-24-173
SHEET:	1 OF 1

CONNIE J. MERWINE & JOSEPH P. HANYON  
PARCEL ID # 02.13.1.33-1 & 02.13.1.33



KEYSTONE CONSULTING ENGINEERS, INC.  
Engineering firm of choice since 1972  
2870 EMRICK BOULEVARD, BETHLEHEM, PA 18020 610-865-4555  
East Office: Bethlehem, West Office: Allentown, North Office: Kregesville  
www.KCEINC.com