

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

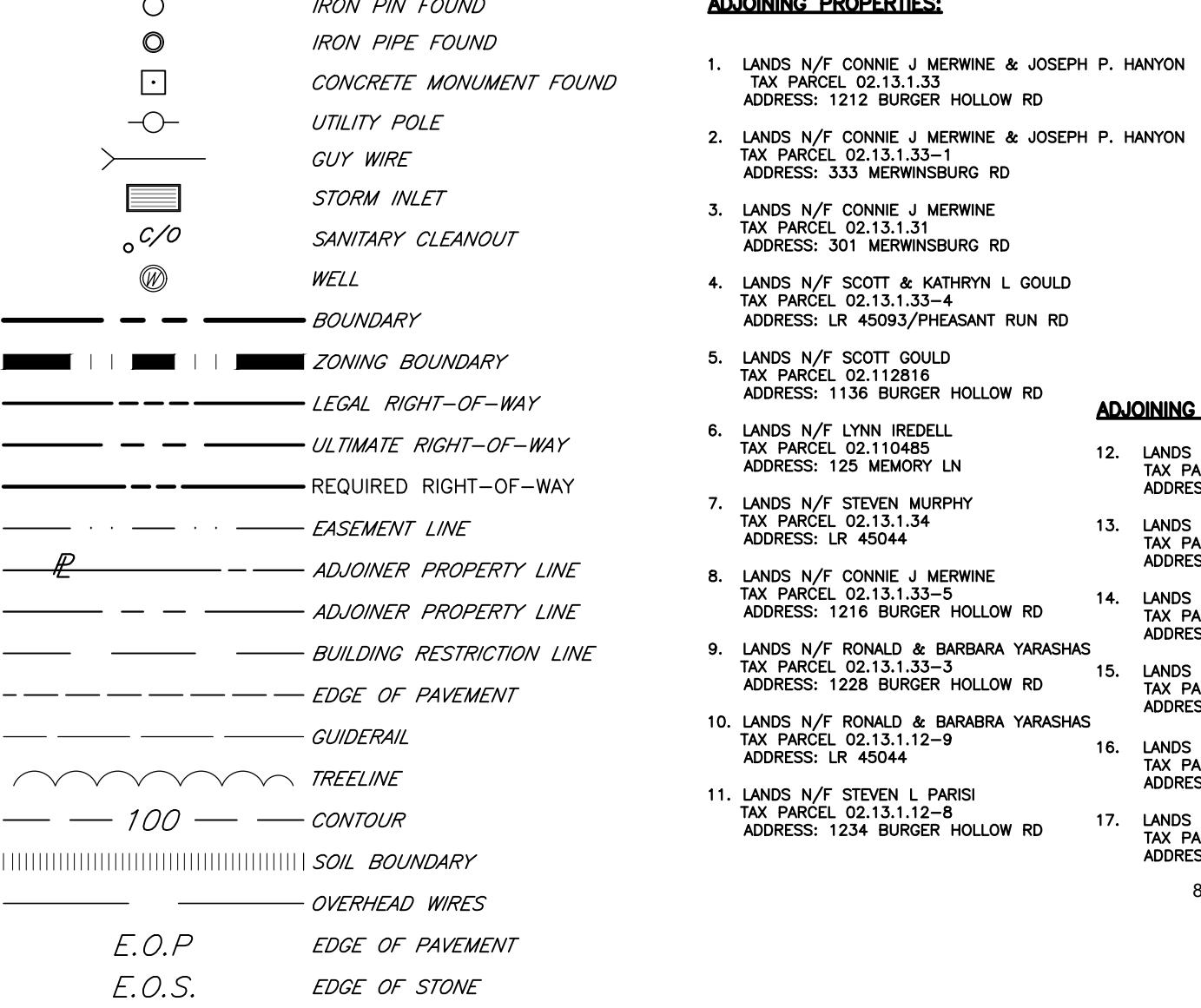
STATEMENT OF INTENT

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, THEREBY 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.

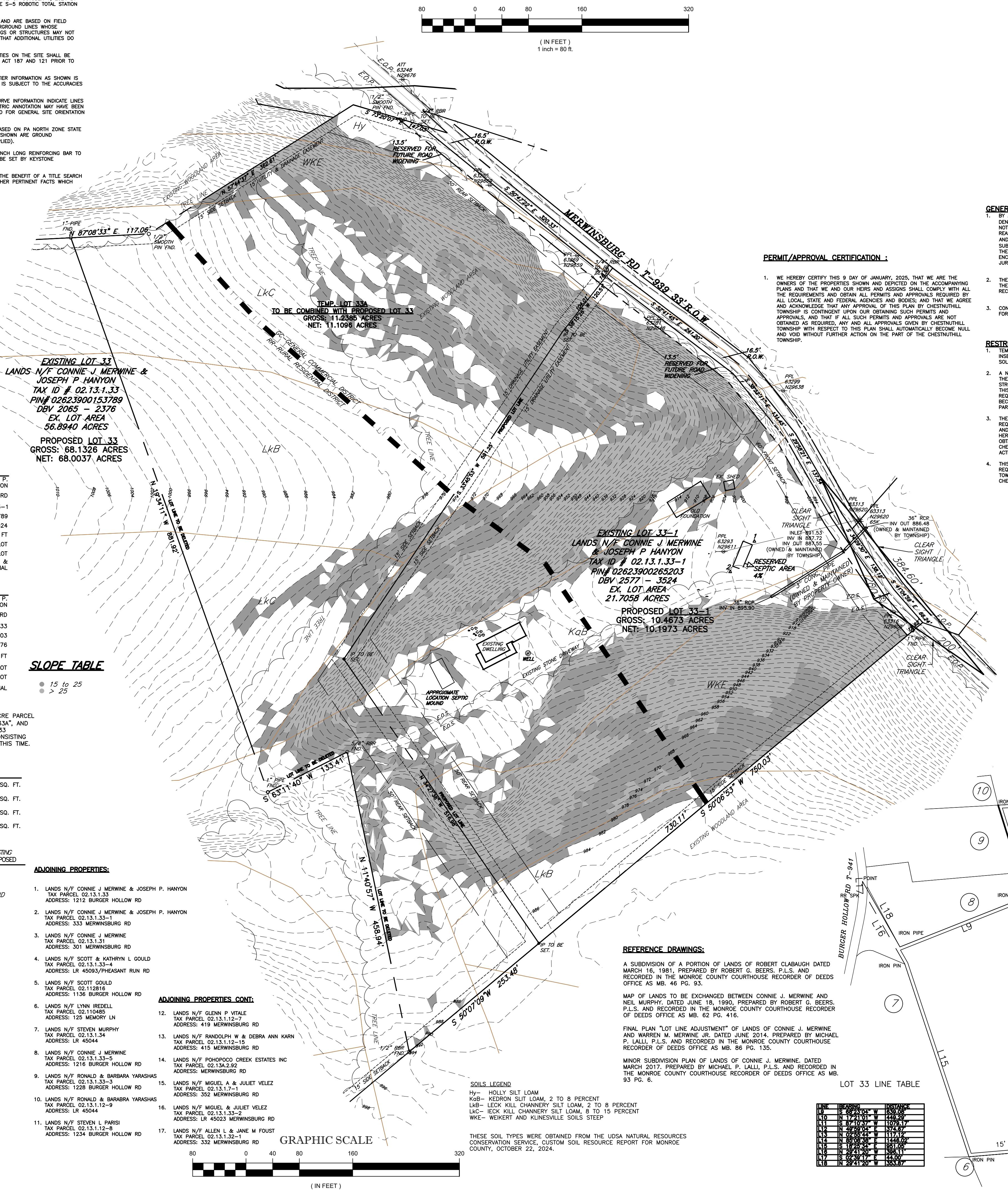
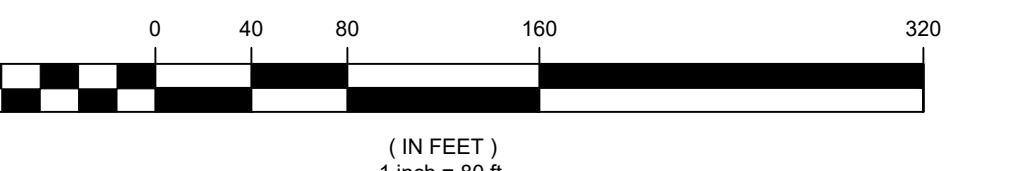
PROPOSED LOT SCHEDULE

EX. 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



GRAPHIC SCALE



GENERAL NOTES:

1. BY APPROVAL OF THIS PLAN THE TOWNSHIP HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE RESPONSIBILITY OF THE OWNER 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 JURISDICTIONAL AGENCIES.
2. 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.
3. CONTOURS WERE GENERATED FROM PENNSYLVANIA SPATIAL DATA LIDAR MAPPING FOR MONROE COUNTY, NAVD88 VERTICAL DATUM, VIA FIELD GPS OBSERVATIONS.

PERMIT/APPROVAL CERTIFICATION :

1. 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 OF THE CHESTNUTHILL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE ZONING ORDINANCE AND THAT WE AGREE AND ACKNOWLEDGE THAT ANY APPROVAL OF THIS PLAN BY CHESTNUTHILL TOWNSHIP BOARD OF SUPERVISORS DOES NOT HAVE THE EFFECT OF ALTERING, REDEFINING, OR EXTINGUISHING ANY EASEMENTS OF RECORD, EXISTING ON OR OVER THE SUBJECT PROPERTY.
2. 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.
3. CONTOURS WERE GENERATED FROM PENNSYLVANIA SPATIAL DATA LIDAR MAPPING FOR MONROE COUNTY, NAVD88 VERTICAL DATUM, VIA FIELD GPS OBSERVATIONS.

RESTRICTIVE COVENANTS:

1. TEMPORARY LOT NUMBER 33A SHALL BE JOINED TO AND BECOME AN INTEGRAL PART OF EXISTING LOT 33 AND CANNOT BE SPLITTED OR SOLD SEPARATELY OR APART THEREFROM WITHOUT PRIOR TOWNSHIP APPROVAL.
2. A NEW DEED EVIDENCING THIS JOINER SHALL BE FILED IN THE OFFICE FOR THE RECORDING OF DEEDS, E.C., IN AND FOR THE COUNTY OF MONROE, AT STRoudSBURG, PENNSYLVANIA, WITHIN 30 DAYS FOLLOWING THE RECORDING OF THIS PLAN. THE RECORDING OF THIS JOINER SHALL NOT PERTAIN TO THE REQUIREMENTS OF THIS RESTRICTIVE COVENANT, SHALL RESULT IN THIS PLAN BECOMING AUTOMATICALLY NULL AND VOID WITHOUT FURTHER ACTION ON THE PART OF THE OWNERS.
3. THE OWNERS, HEIRS, SUCCESSORS OR ASSIGNS WILL IMPLEMENT ALL REQUIREMENTS AND OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED AND ALL LOCAL, STATE OR FEDERAL AGENCIES AND AUTHORITIES, AND DOES NOT PERTAIN TO THE RECORDING OF THIS JOINER, THAT ANY AND ALL APPROVALS ARE NOT OBTAINED AS REQUIRED, ANY AND ALL APPROVALS GIVEN BY CHESTNUTHILL TOWNSHIP WILL BECOME NULL AND VOID WITH NO FURTHER ACTION ON THE PART OF THE OWNERS.
4. THIS PLAN IS SUBJECT TO AND SUBJECT OF ALL OF THE RULES, REGULATIONS, REQUIREMENTS, RESTRICTIONS AND CONDITIONS BOTH IN 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 DATE

TOWNSHIP ENGINEER DATE

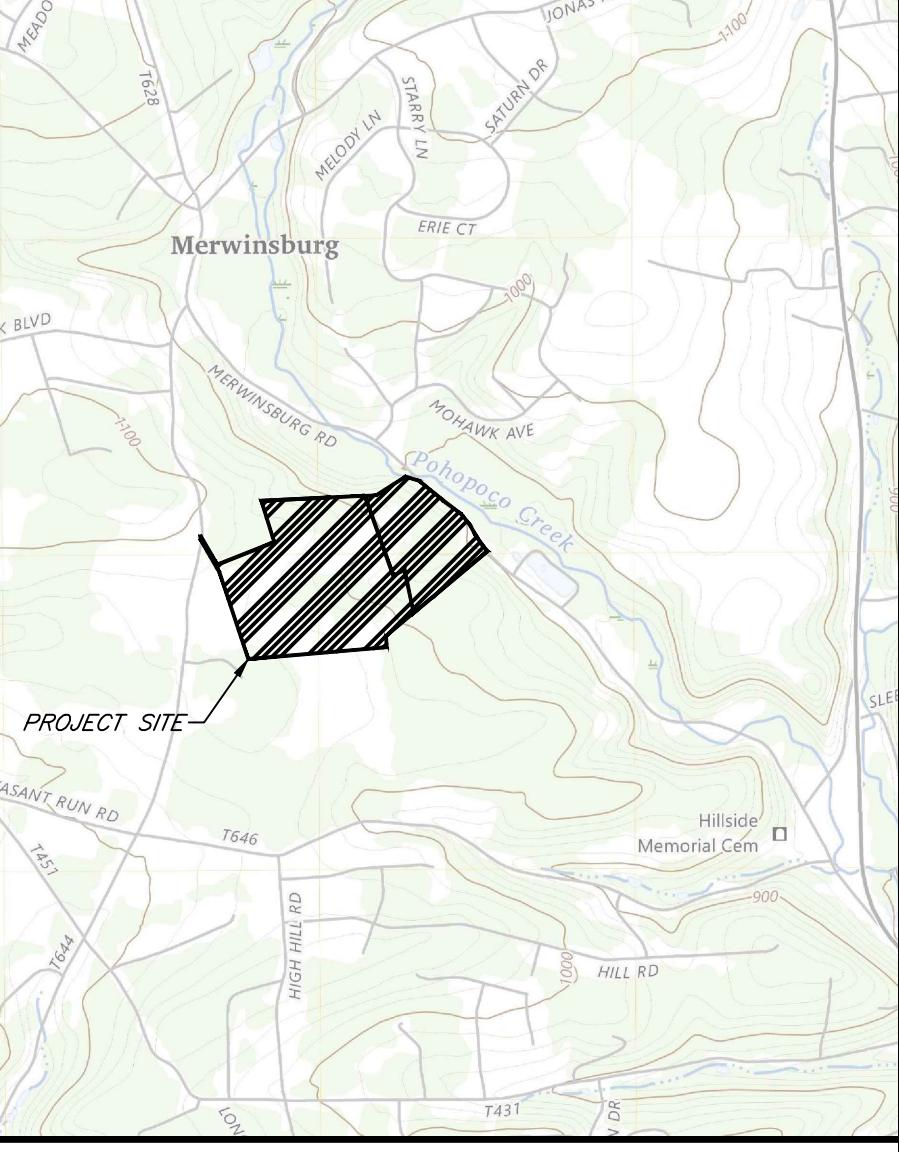
REVIEWED BY THE CHESTNUTHILL TOWNSHIP PLANNING COMMISSION DATE

CHAIR SECRETARY DATE

APPROVED BY THE CHESTNUTHILL TOWNSHIP BOARD OF SUPERVISORS AND ACCEPTED FOR RECORDING DATE

CHAIR SECRETARY DATE

PLAN REVIEWER DATE



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, STATE THAT THE LAND INVOLVED IN 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 HAVE 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
 EFFT PA 18330

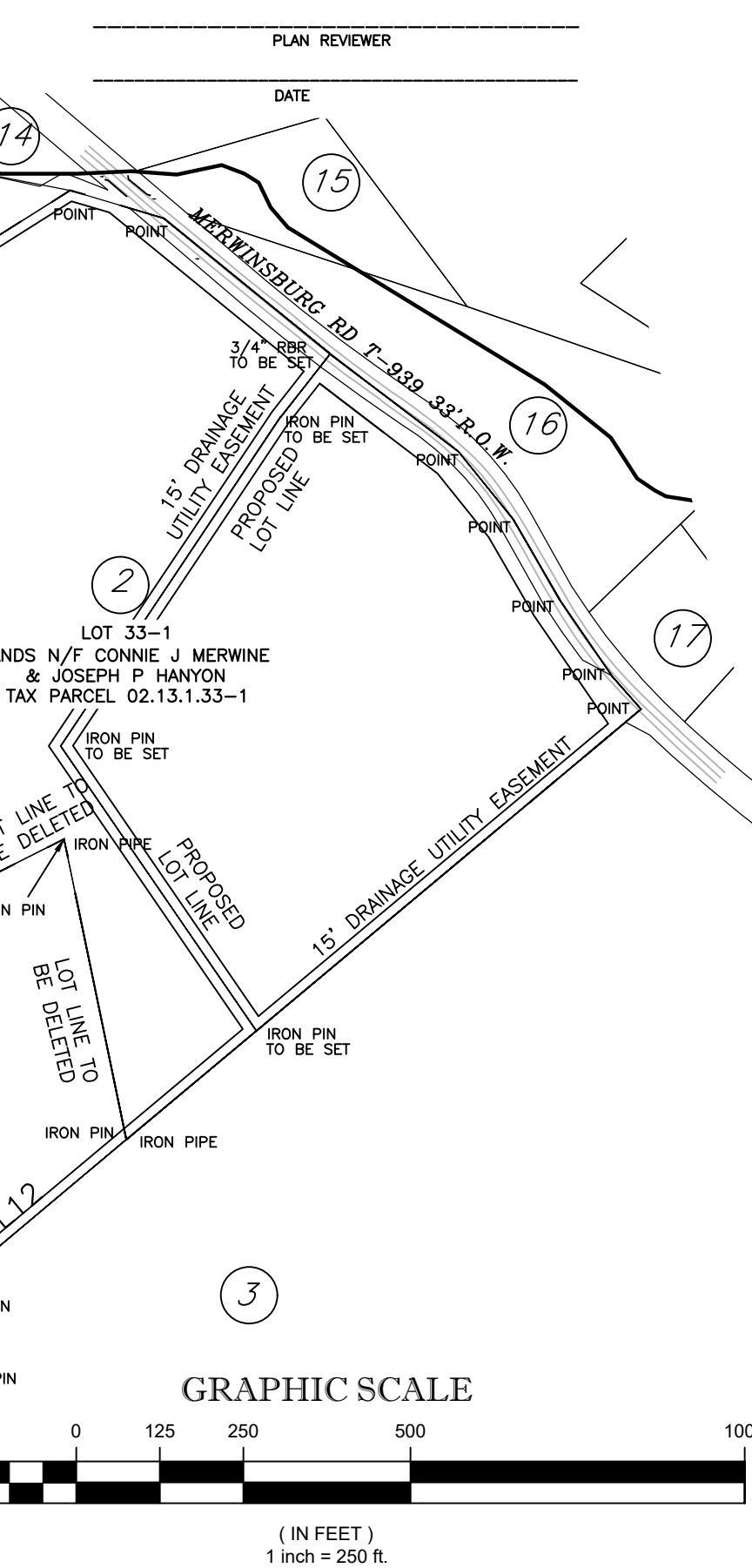
NOTARY
 MY COMMISSION EXPIRES:
SURVEYOR'S CERTIFICATE OF ACCURACY AND COMPLIANCE:
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED
 HEREON, AS WELL AS ALL RELATED DRAWINGS AND DOCUMENTS
 SUBMITTED HEREWITNESS, ARE TRUE AND CORRECT TO THE
 ACCURACY REQUIRED, AND ARE IN COMPLETE COMPLIANCE
 WITH THE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

KEystone CONSULTING ENGINEERS, INC. DATE:
 BY RALPH WADE CLAY, P.L.S. (AGENT)
 REGISTRATION NO. SU-019372E

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.



KEYSTONE CONSULTING ENGINEERS, INC.

Engineering firm of choice since 1972

2870 E MERRICK BOULEVARD, BETHLEHEM, PA 18020
 East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
 www.KCEINC.com

FINAL PLAN MINOR SUBDIVISION/LOT LINE ADJUSTMENT

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

CHESTNUTHILL TOWNSHIP
 MONROE COUNTY, PENNSYLVANIA

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