

NOTES:

- THE PURPOSE OF THIS SUBDIVISION IS TO CREATE ONE NEW LOT FROM THE LANDS OF EDWARD ZYMBLOSKY.
- THE DEVELOPER AND/OR THE LOT PURCHASER(S) ASSUMES FULL RESPONSIBILITY FOR OBTAINING ANY LOCAL, STATE, AND FEDERAL PERMITS AND/OR APPROVALS RELATING TO WETLANDS. APPROVAL BY THE PLANNING COMMISSION SHALL NOT IN ANY MANNER BE CONSTRUED TO BE AN APPROVAL OF COMPLIANCE WITH STATUTES OR REGULATIONS RELATING TO WETLANDS. LUZERNE COUNTY & HANOVER TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE SAME TO THE DEVELOPER OR PURCHASER(S).
- THE DEVELOPER AND/OR THE LOT PURCHASER(S) ASSUMES FULL RESPONSIBILITY FOR OBTAINING ANY LOCAL, STATE, AND FEDERAL PERMITS AND/OR APPROVALS, INCLUDING NPDES, RELATING TO SOIL EROSION AND SEDIMENTATION CONTROL. THIS APPROVAL BY THE PLANNING COMMISSION SHALL NOT IN ANY MANNER BE CONSTRUED TO BE AN APPROVAL OF COMPLIANCE WITH STATUTES OR REGULATIONS RELATING TO SOIL EROSION AND SEDIMENTATION CONTROL. THE PLANNING COMMISSION AND PIESTRAKS SURVEYING LLC SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE SAME TO THE DEVELOPER OR PURCHASER(S) FOR THIS SUBDIVISION.
- ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATIONS CONTAINED IN THE HANOVER TOWNSHIP ZONING ORDINANCE.
- TOPOGRAPHY DATA PROVIDED BY PASDA PENNSYLVANIA IMAGERY NAVIGATOR. TOPOGRAPHY MAY NOT SHOW CURRENT EXISTING CONDITIONS AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- BOUNDARY SURVEY CONDUCTED BY PIESTRAKS SURVEYING LLC SEPTEMBER 2023
- NO FLOODPLAIN ON SITE AS PER FLOOD INSURANCE RATE MAP #42079C0352E COMMUNITY #420608-EFFECTIVE DATE: 11-2-2012 - CHECKED 4-06-2023
- NO WETLANDS EXIST ON SITE AS PER NATIONAL WETLANDS INVENTORY MAPPING.
- LOTS ARE NOT SERVICED BY PUBLIC WATER & SEWER SYSTEMS.
- THE PROPOSED USE OF PROPOSED LOT 1 IS OPEN SPACE. A SMALL SHED STRUCTURE MAY BE ERCTED ON THE PREMISES.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ALL ACCESS, EITHER EXISTING OR PROPOSED, TO A STATE, COUNTY OR LOCAL ROADWAY PRIOR TO USAGE.
- WELLS AND SEWAGE LATERAL AND OR CONNECTIONS TO SEWERS LOCATED IN HANOVER TOWNSHIP SHALL BE CONSTRUCTED IN ACCORD WITH THE CURRENT APPLICABLE STANDARDS OF HANOVER TOWNSHIP AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- PROPOSED ACCESS TO ANY HIGHWAY UNDER THE JURISDICTION OF THE PA DEPARTMENT OF TRANSPORTATION SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW"
- PROPOSED LOT 1 IS ACCESSED THROUGH A PRIVATE ROAD FROM TOMKO AVENUE. THE SOUTHERN BOUNDARY OF PROPOSED LOT 1 IS SAID PRIVATE ROADWAY.
- THE ENTIRE ZYMBLOSKY PROPERTY IS WOODED. THERE ARE MULTIPLE ROCK OUTCROP AREAS WHICH ARE SHOWN ON THE PLAN.
- DISTANCES AND AREAS SHOWN ON THE TRACT MAP AND PARCEL DATA TABLE FOR THE RESIDUAL PARCEL ARE APPROXIMATE. THEY WERE DETERMINED FROM A COMBINATION OF FIELD DATA AND DEED RECORDS.

- AS OF THE DATE OF THIS SUBDIVISION PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF OPEN SPACE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE APPROVING AGENCY FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINSTRATING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OF APPROVALS.
- THE IMPROVEMENT AND MAINTENANCE OF ANY PRIVATE ACCESS STREET SHALL BE THE SOLE RESPONSIBILITY OF THOSE PERSONS BENEFITING FROM THE USE THEREOF.

ZONING DATA:

ZONING DISTRICTS: CONSERVATION/OPEN SPACE - C-OP OWNERS: EDWARD ZYMBLOSKY III
 1602 WOOD STREET
 SCRANTON, PA 18508
 DEVELOPER: RICHARD PRINCE
 333 HIGHLAND AVE
 DOWNTOWNTOWN, PA 19335
 TAX MAP PARCEL: 25K8 00A019000
 SOURCE OF TITLE: DB: 3010 PAGE: 155859
 AREA: COMBINED AREA = 69.88 ACRES± 3,044,066 SQ. FT.
 PROPOSED LOT 1 = 25.72 ACRES± 1,120,457 SQ. FT.
 RESIDUAL = 44.16 ACRES± 1,923,609 SQ. FT.
 (APPROXIMATE)
 MIN. LOT SIZE 2 ACRES
 MIN. LOT FRONTAGE: 200 FT
 MIN LOT DEPTH: 200 FT
 SETBACKS
 FRONT 35'
 REAR 50'
 SIDE ONE 12'
 COMBINED 30'
 MAX BUILDING HEIGHT
 STORES 2 1/2
 FEET 35'
 MAX LOT COVERAGE
 10%

PARCEL DATA:

LINE	BEARING	DISTANCE
L1	S55°05'48"W	24.73'
L2	S65°44'55"W	162.91'
L3	S59°34'04"W	29.71'
L4	S38°06'01"W	36.47'
L5	S35°10'45"W	33.38'
L6	S55°44'25"W	24.12'
L7	S87°03'40"W	42.07'
L8	N86°24'39"W	73.49'

LINE	BEARING	DISTANCE
L9	S79°01'51"W	144.60'
L10	S83°42'10"W	62.77'
L11	S75°32'01"W	48.71'
L12	S51°09'39"W	58.93'
L13	S44°13'02"W	176.74'
L14	S56°16'14"W	54.23'
L15	S73°10'41"W	94.91'
L16	S86°20'25"W	8.47'

OWNER CERTIFICATION/ACKNOWLEDGEMENT OF PLAN

I THE OWNER OF RECORD OF THE LAND INVOLVING THE ACCOMPANYING PLANS, BEING DULY SWORN ACCORDING TO LAW, STATE THAT I AM THE MAJORITY OWNER OR THE AUTHORIZED OFFICER OF THE CORPORATION THAT IS THE MAJORITY OWNER OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING TITLE OF THE SAME, THAT I ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT I WILL PROPOSE A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL & COUNTY APPROVALS

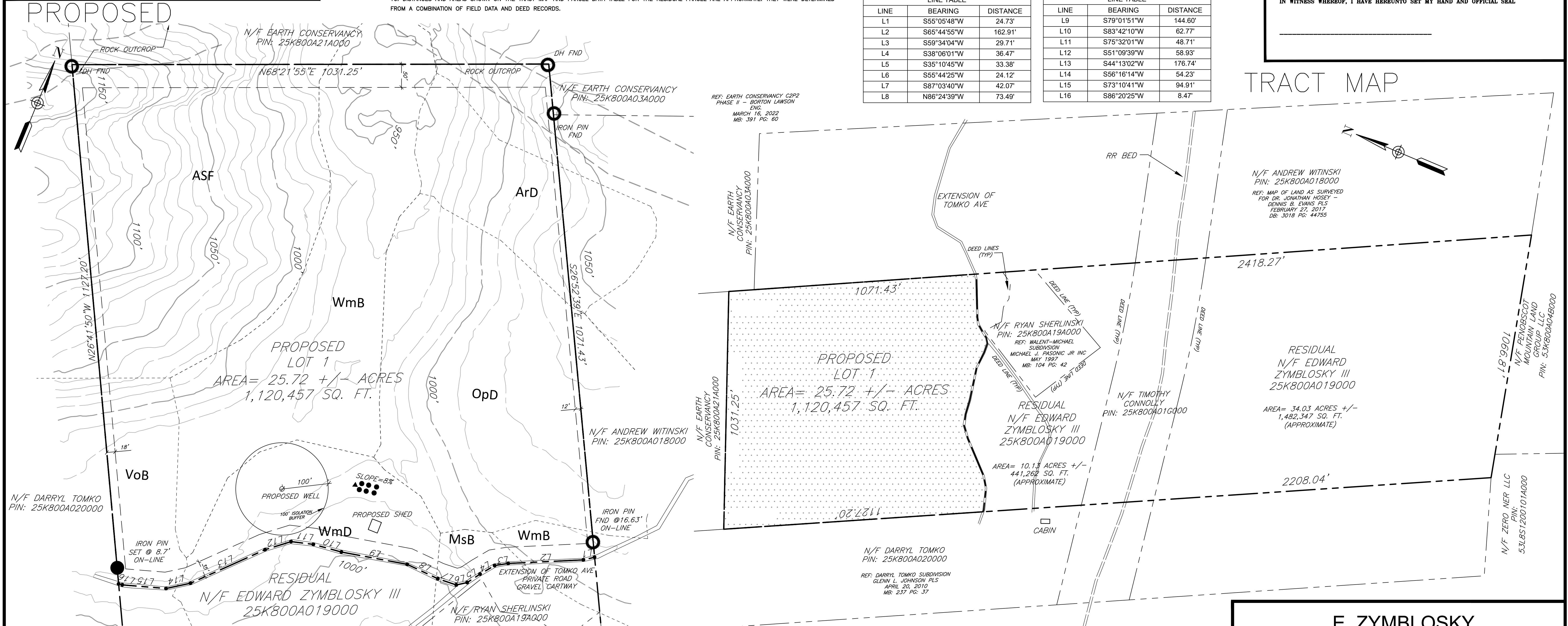
EDWARD ZYMBLOSKY III DATE

NOTARY PUBLIC

STATE OF PENNSYLVANIA
 COUNTY OF _____

ON THIS _____ DAY OF _____ 2024, BEFORE ME _____ THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN CONTAINED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL



LEGEND

---	PROPERTY LINE
- - -	ADJOINER PROPERTY LINE
—	CONTOUR MAJOR
- - -	CONTOUR MINOR
- - -	SOILS LINE
- - -	BUILDING SETBACK
○	UTILITY POLE
●	ANGLE POINT
○	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
○	SOILS TYPE
▲	TEST PIT
●	PERC HOLE

HANOVER TOWNSHIP PLANNING COMMISSION APPROVAL

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

LUZERNE COUNTY REVIEW

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

SURVEYOR'S CERTIFICATION

THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND HAS AN ERROR OF CLOSURE NOT EXCEEDING ONE FOOT IN 10,000 FEET. ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST OR WILL BE SET IN THE FIELD UPON RECEIPT OF FINAL PLAN APPROVAL. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN COMPLIES WITH THE APPLICABLE PROVISIONS OF THE LUZERNE COUNTY SUBDIVISION AND ZONING ORDINANCES.

SIGNATURE: _____
 Joshua M Piestrak, PLS DATE _____
 PA # SU075676

GRAPHIC SCALE 1"=200'

E. ZYMBLOSKY MINOR SUBDIVISION FINAL PLAN

HANOVER TOWNSHIP - LUZERNE COUNTY - PENNSYLVANIA

DATE: 9-15-2023 JOB: 2023-069

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PIESTRAKS SURVEYING LLC

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 570-899-9806