

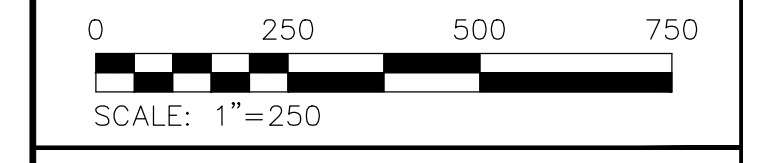
SURVEYING ENGINEERING CONSTRUCTION  
 P.O. Box 28  
 TAYLOR, PA 18517  
 (570) 909-9290  
 WWW.SSG-PA.COM

No.	Date	Revision

ZONING DISTRICT	RU	DD
MINIMUM LOT AREA (ACRES):	1	1
MINIMUM AVG LOT WIDTH (FT.):	150	150
MINIMUM AVG LOT DEPTH (FT.):	150	150
MINIMUM FRONT YARD (FT.):	35	50
MINIMUM REAR YARD (FT.):	20	25
MINIMUM SIDE YARD (FT.):	20	25
MAXIMUM BUILDING HEIGHT (FT.):	35	35
MAXIMUM LOT COVERAGE (%):	25	50

DRAFT

- NOTES**
- THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A SINGLE, NEW, DISTINCT PARCEL SEPARATE FROM THE PARENT TRACT OF LAND IDENTIFIED BY THE LACKAWANNA COUNTY ASSESSOR'S OFFICE AS PIN NUMBER 04101010002 AND DESCRIBED IN LACKAWANNA DEED BOOK 627 AT PAGE 2, FURTHER DESCRIBED AS BEING PART OF THE 3RD & 6TH THEREOF. THE NEW PARCEL IS ALREADY PHYSICALLY SEPARATED FROM THE REMAINING LANDS OF THE PARENT TRACT BY SR 0438, MONTDALE ROAD. THE NEW LOT WILL CONSIST OF ALL LANDS LYING SOUTH OF MONTDALE ROAD AND CONTAIN 69.087 ACRES LOCATED PARTIALLY WITHIN THE RURAL ZONING DISTRICT & PARTIALLY WITHIN THE DEVELOPMENT ZONING DISTRICT. ALTHOUGH THE NEW PARCEL IS SPLIT BY JOE LICK ROAD (T-502) IT IS THE INTENTION OF THIS SUBMISSION TO CREATE ONLY ONE NEW PARCEL, WHICH CANNOT BE FURTHER SUBDIVIDED WITHOUT SUBMITTING ADDITIONAL PLANS TO SCOTT TOWNSHIP FOR REVIEW AND APPROVAL.
  - THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BETWEEN MAY 2015 AND OCTOBER, 2017.
  - HORIZONTAL DATUM IS BASED ON THE PA STATE PLANE COORDINATE SYSTEM.
  - ELEVATIONS & CONTOURS ARE BASED ON PASDA DATA WHICH HAS BEEN SPOT CHECKED AND FIELD VERIFIED AND IS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - THE FLOOD PLAIN AREA FOR THIS PARCEL HAS BEEN DEPICTED ON THE PLAN. COMMUNITY PANEL NO: 422456 0005 B EFFECTIVE DATE: JULY 16, 1990 COMMUNITY PANEL NO: 421757 0005 A EFFECTIVE DATE: MAY 17, 1990
  - THE SITE IS NOT LOCATED WITHIN AN ACT 167 STORMWATER MANAGEMENT AREA.
  - THE SITE HAS NOT BEEN REVIEWED FOR WETLANDS. A WETLANDS REVIEW WILL BE REQUIRED PRIOR TO ANY LOT DEVELOPMENT.
  - THE NEW LOT SHALL BE SERVED BY AN ON-LOT WELL.
  - THE NEW LOT SHALL BE SERVED BY ON-LOT SEPTIC SYSTEM. THE FUTURE OWNER OF NEW LOT WILL BE REQUIRED TO APPLY TO SCOTT TOWNSHIP FOR A SEWAGE PERMIT PRIOR TO THE CONSTRUCTION OF ANY ON-LOT SEWAGE DISPOSAL SYSTEM.
  - IN GRANTING THIS APPROVAL THE TOWNSHIP HAS NOT CERTIFIED OR GUARANTEED THE FEASIBILITY OF THE INSTALLATION OF ANY TYPE OF WELL OR SEWAGE DISPOSAL SYSTEM ON ANY INDIVIDUAL LOT SHOWN ON THIS PLAN.
  - NO IMPROVEMENTS ARE BEING PROPOSED WITH THIS SUBDIVISION. THE OWNER ACKNOWLEDGES THAT APPROVAL OF THIS SUBDIVISION PLAN BY SCOTT TOWNSHIP DOES NOT RELIEVE THE OWNER OF ITS OBLIGATION TO SUBMIT LAND DEVELOPMENT PLANS TO THE SCOTT TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO DEVELOPMENT.
  - MONTDALE ROAD (SR. 0438) IS A STATE HIGHWAY (FREE ACCESS) WITH A VARIABLE WIDTH RIGHT-OF-WAY.
  - JOE LICK ROAD (T-502) IS A TOWNSHIP ROAD (FREE ACCESS) WITH A 50-FOOT WIDE RIGHT-OF-WAY.
  - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS, EITHER PROPOSED OR EXISTING TO A STATE, COUNTY, OR LOCAL ROAD PRIOR TO USAGE. SPECIFICALLY, ACCESS TO ANY HIGHWAY UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT PURSUANT TO SEC 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO.428), KNOWN AS THE "STATE HIGHWAY LAW".
  - ALL KNOWN EXISTING EASEMENTS ARE SHOWN. UNDERGROUND UTILITY LOCATIONS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION, HOWEVER THE ACCURACY OF THE LOCATIONS CANNOT BE GUARANTEED.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMPLETED TITLE SEARCH.
  - THIS SURVEY DOES NOT ADDRESS THE PRECISE IMPACT THAT THE "HOHENSEE PARK SUBDIVISION" HAS ON THE "REMAINING LANDS" PARCELS. ITS "APPROXIMATE LOCATION" IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
  - THIS SUBDIVISION REQUESTS A WAIVER FROM ARTICLE IV SECTION 402-A-1 STATING THE SCALE MAXIMUM TO BE 1"=50', TO ADEQUATELY SHOW ENTIRE PARENT TRACT A 1"=300' SCALE IS REQUIRED.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE	BEARING	DISTANCE	HYDRIC SOILS
C3	2257.01'	488.89'	487.93'	N 65°31'51" W	12°24'39"	L8	S 30°40'30" W	15.00'	HO
C4	2262.01'	221.13'	221.04'	N 74°32'13" W	05°36'04"	L9	N 30°40'30" E	5.00'	HO
C5	150.00'	105.94'	103.75'	S 65°56'15" W	40°28'00"	L10	N 18°15'50" E	5.00'	MrB
C6	659.55'	559.50'	542.88'	S 61°51'46" W	48°36'16"	L11	S 00°53'25" W	5.00'	WkC
C7	691.78'	955.59'	881.41'	S 02°00'43" E	79°08'44"	L12	N 07°51'35" W	15.00'	WkC
C8	741.78'	771.12'	736.86'	S 07°46'50" E	59°33'43"	L13	S 12°51'30" E	15.00'	WkC
C9	709.55'	601.92'	584.03'	S 61°51'46" W	48°36'16"	L14	N 18°22'50" W	82.10'	WkC
C10	100.00'	141.49'	129.98'	S 45°38'20" W	81°03'49"	L15	N 83°30'10" E	22.00'	WkC
C11	2257.01'	126.62'	126.60'	S 87°30'10" E	03°12'51"				
C12	2262.01'	345.42'	345.08'	N 86°30'55" E	08°44'58"				
C13	2247.01'	196.07'	196.01'	N 79°38'27" E	04°59'59"				
C14	2262.01'	146.21'	146.19'	N 75°17'22" E	03°42'13"				
C15	168.00'	173.43'	165.83'	N 11°11'35" E	59°08'50"				
C16	299.18'	245.99'	239.12'	N 17°02'58" E	47°06'36"				

**GENERAL LEGEND**

--- FLOODWAY AREAS

--- WETLAND AREAS

**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON 10/29/2015; THAT ALL MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY OR EASEMENTS EXIST EXCEPT AS SHOWN HEREIN. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL THE REQUIREMENTS OF THE SCOTT TOWNSHIP SUBDIVISION ORDINANCE HAVE BEEN MET.

**OWNERS STATEMENT**

The undersigned being duly sworn according to law depose and say I am the owner of these properties, in peaceful possession of them, and that there are no suits pending affecting them.

OWNER: TRINITY BOLES  
 2145 HEART LAKE ROAD  
 SCOTT TOWNSHIP, PA 18433

STATE OF PENNSYLVANIA) SS  
 COUNTY OF LACKAWANNA

On this \_\_\_\_\_ day of \_\_\_\_\_ before me,  
 Notary Public, the undersigned officer, personally appeared \_\_\_\_\_  
 known to me (or satisfactorily proven) to be  
 the person 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.

SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

VINCENT J. STRANCH P.L.S.  
 License No. SU-041485-E

LACKAWANNA COUNTY REGIONAL PLANNING COMMISSION REVIEW	APPROVED BY: SCOTT TOWNSHIP PLANNING COMMISSION	ACCEPTED BY: SCOTT TOWNSHIP SUPERVISORS
CHAIRMAN _____ DATE _____	CHAIRMAN _____ DATE _____	CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____	SECRETARY _____ DATE _____	SECRETARY _____ DATE _____

Owner: SCIENTIFIC LIVING INC.

Location: EAST OF INTERSTATE 81 ALONG MONTDALE ROAD AND JOE LICK ROAD SCOTT TOWNSHIP LACKAWANNA COUNTY, PENNSYLVANIA

Drawing Description: MINOR SUBDIVISION PLAN

Date: 10/11/17 Sheet: S-100

Drawn By: VJS