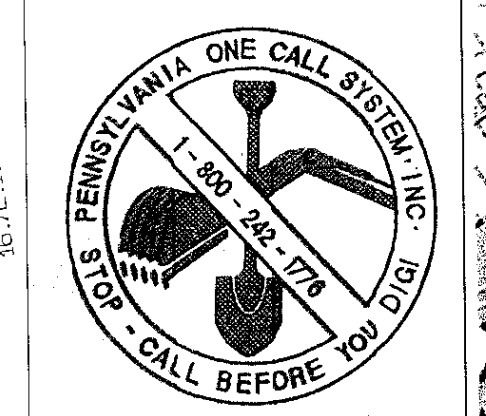
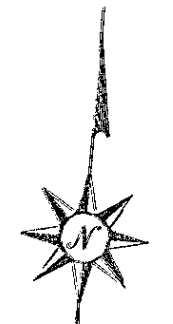
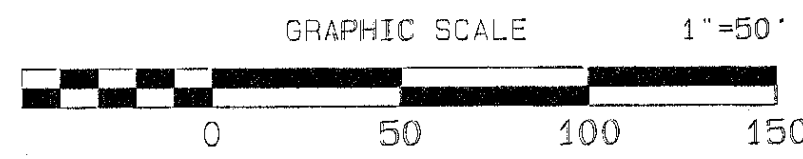


SOILS MAP LEGEND

Ad	Aldon mucky silt loam 3 to 8% slope
BaB	Bath channery silt loam 3 to 8% slope
BeB	Benson-Rock outcrop complex 0-8% slope
BaC	Benson-Rock outcrop complex 8-25% slope
CmA	Chippewa & Norwich silt loam 0-8% slope
MaB	Mardin channery silt loam 3 to 8% slope



- NOTES**
- Owner (s): ANDREW B. SHUKAITIS ETAL 110 HIDDEN VALLEY DR., E. STROUDSBURG, PA 18301
 - Source of Title: Andrew B. Shukaitis Deed Book Volume 2045 Page 832
 - Tax ID Numbers: 16.7.2.23
 - Zoning District: RC (minimum lot size 80,000 sq. ft. 1.84 ac.
 - Length of New Road: None No offer of dedication or Future Right-of-Way.
 - Total Acreage: 10.586 AC- LOT 1-- 8.405AC. LOT 2--2.181 AC.
 - Total Number of New Lots: 1
 - This site will be served by on-site well and on-site septic.
 - Contours are superimposed from East Stroudsburg, Pa. U.S.G.S. quadrangle.
 - The purpose of the plan is to subdivide that portion of property west of Hidden Valley Drive
 - A stormwater management plan is required if new impervious surfaces exceed 5,000 square feet per Chapter 28 of the Smithfield Township Code. All stormwater management facilities are to be submitted for review and approval prior to construction.
 - The maintenance and responsibility for Hidden Valley Drive is the sole responsibility of the users thereof.

- RESTRICTIVE COVENANTS**
- Building Setbacks: Front yard . 25.00 feet, Rear Yard . 25.00 feet, Side Yard . 25.00 feet. Max. Bldg. coverage 20% Max. Bldg. height 35 ft. Max. Earth Disturbance of slopes 15 to 25% - 60% disturbance
 - This project is under and subject to all requirements as set forth in both the Smithfield Township Subdivision and Land Development and Zoning Ordinances, as both are amended
 - By approval of this plan, the Township of Smithfield neither confirmed nor denied the existence and/or extent of any wetland areas whether or not delineated on this plan. Any encroachment thereon for any reason whatsoever shall be the responsibility of the Subdivider and/or Developer, his heirs and assigns, and shall be subject to the jurisdiction of the Army Corps of Engineers and/or the Pennsylvania Department of Environmental Protection. Said encroachment shall conform to the rules and regulations of the jurisdictional agencies.
 - Individual owners of lots must apply to the Township for a sewage permit prior to the construction of any on-lot sewage disposal system. Individual owners of lots must apply to the Township for a building permit prior to the construction of any building.
 - 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.
 - LOT 2 AS SHOWN IS SUBJECT TO A DRAINAGE AND UTILITY EASEMENT 10 FEET ADJACENT TO INTERIOR LINES AND 10 FEET TO THE ROAD RIGHT-OF-WAY LINE TO PROVIDE FOR THE INSTALLATION OF UTILITIES AND THE CONSTRUCTION OF DRAINAGE APPURTENANCES FOR THE BENEFIT OF THE OWNERS.
 - Highway occupancy permits are required for access to roads under the jurisdiction of the Pennsylvania Department of Transportation pursuant to the State Highway Law (P.S. 1242, No.420, & 420) and for access to roads under the jurisdiction of Smithfield Township pursuant to The Smithfield Township Road Encroachment Requirements.
 - 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. Approvals by the Board of Supervisors shall not in any manner be construed to be an approval of compliance with statutes or regulations relating to wetlands. Smithfield Township shall have no liability or responsibility for the same to the Developer or purchaser(s).
 - This approval in no way certifies or guarantees the suitability of any lot for the installation of a subsurface sewage disposal system. The PA DEP planning commission and the Board of Supervisors approval process is for general suitability only, and a sewage permit will be required prior to the issuance of any building permit.
 - The lot (s) shown on this plan have not been approved for any type of sewage disposal based upon the representation by the developer that the lot (s) will be used for purposes other than a dwelling, commercial establishment, or any use which generates wastewater. The development of the lot (s) for any such purpose shall require a sewage permit, zoning and other applicable approvals by Smithfield Township.

WAIVER REQUEST:

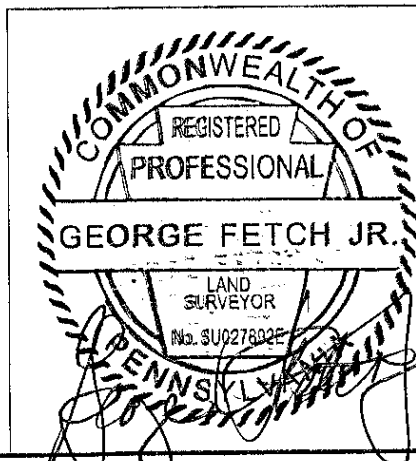
Waiver from Section 803.R title report verifying restrictions.
 Waiver from Section 100B pertaining to private streets, Appendix B--cartway from 18 feet to 14 feet.
 Waiver from Section 100B pertaining to paving cartway in private street.
 Granted _____ date _____

PLAN PREPARER'S STATEMENTS

I, George Fetch, Jr., a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan, prepared from a field survey on September 2019, correctly represents the property boundary of the proposed subdivision.
 Date 05-30-2021

I, George Fetch, Jr., a registered surveyor in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans and supporting documentation are true and accurate, to the best of my knowledge.
 Date 05-30-2021

REVIEWED BY MONROE COUNTY PLANNING COMMISSION PURSUANT TO SEC. 513a OF THE MPC #46-21 Date 6/24/21
 REVIEWED BY THE TOWNSHIP ENGINEER Date 6/22/21
 REVIEWED BY THE SMITHFIELD TOWNSHIP PLANNING COMMISSION Date _____
 APPROVED BY THE SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS AND ACCEPTED FOR RECORDING Date 6/22/21



OWNER'S STATEMENT

We make this statement being duly sworn according to law. We state that for the land involving the accompanying plans, to the best of our knowledge, the plans are in conformity with engineering, zoning, building, sanitation and other applicable Township Ordinances and regulations and, if they are not so conforming to detail the areas of nonconformance and the reasons for requesting a modification to the Township standards.

OWNER'S SIGNATURE _____
 Andrew B. Shukaitis

OWNER'S STATEMENT

I make this statement being duly sworn according to law. I state that for the land involving the accompanying plans, I am the majority owner of this property or the authorized officer of the corporation that owns this property, and am in peaceful possession of it, and that there are no suits pending affecting the title of the same, and that I acknowledge and endorse the accompanying plans and that I will propose a record plan for recording, after all required municipal approvals.

OWNER'S SIGNATURE _____
 Linda Madelin Diaz-Matos
 Notary Public

Commonwealth of Pennsylvania, Notary Seal
 Linda Madelin Diaz-Matos, Notary Public
 Monroe County
 My commission expires June 2, 2025
 Commission number 1313198
 Member, Pennsylvania Association of Notaries

CURVE TABLE

DESCRIPTION	CURVE DATA	BEARING	DISTANCE
1	1-4	S05 27'02"E	4.1811
2	1-4	S47 41'11"E	0.0311
3	1-4	S05 27'02"E	4.1811
4	1-4	S47 41'11"E	0.0311
5	1-4	S05 27'02"E	4.1811
6	1-4	S47 41'11"E	0.0311
7	1-4	S05 27'02"E	4.1811
8	1-4	S47 41'11"E	0.0311

PROJECT: SHUKAITIS SUBDIVISION
 DRAWN BY: G. FETCH, JR.
 CHECKED BY: G. FETCH, JR.
 DATE: 05-30-2021
 SHEET NO. OF ONE

PRELIMINARY/FINAL PLAN
SHUKAITIS MINOR SUBDIVISION
 110 HIDDEN VALLEY DRIVE
 EAST STROUDSBURG, PA. 18301
 MONROE COUNTY PENNSYLVANIA
 SHEET ONE OF ONE