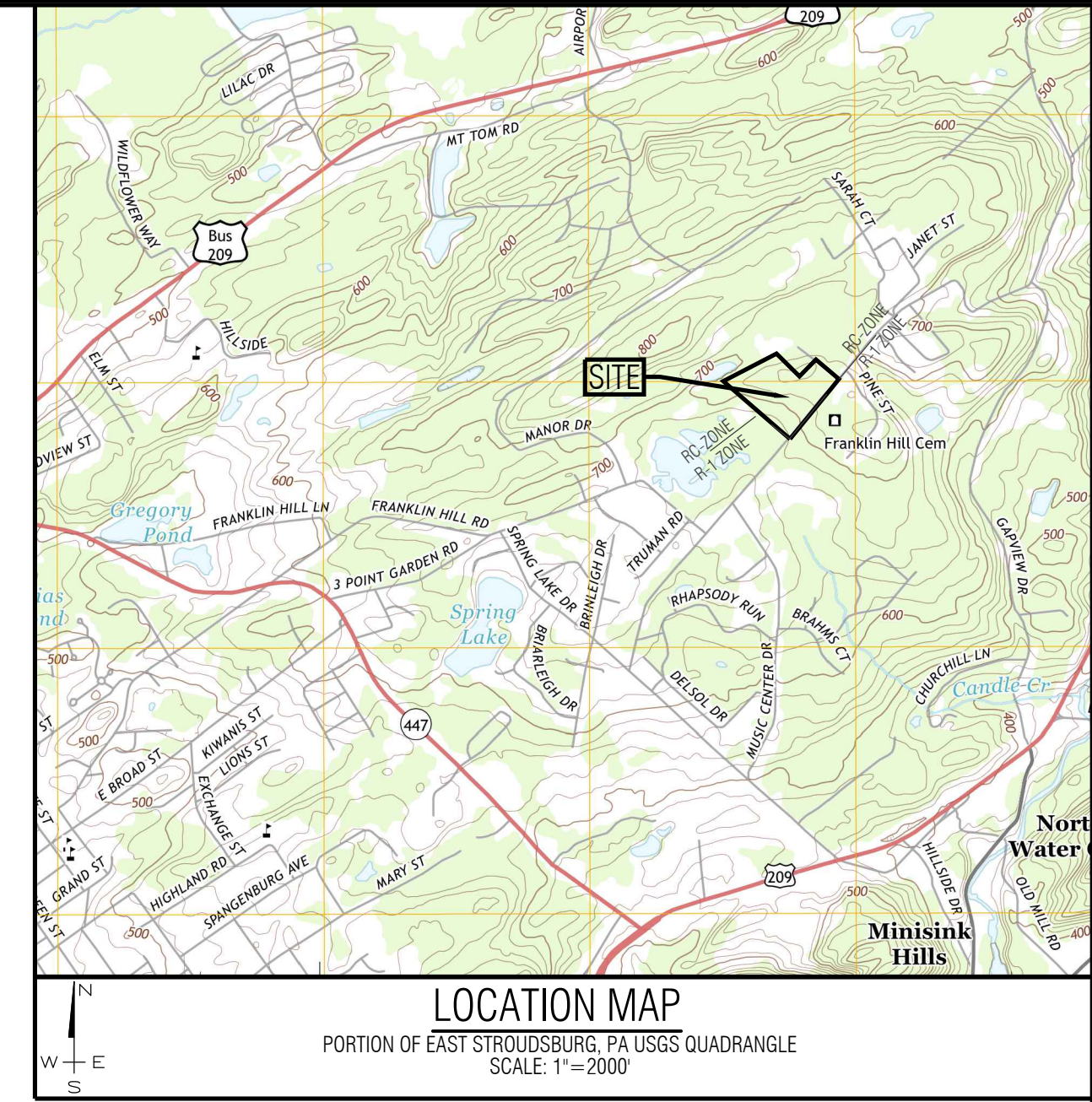


FINAL MINOR SUBDIVISION PLAN FOR LANDS OF THE ESTATE OF NANCY MICHAEL SHUKAITIS ALICE NANCY SHUKAITIS OLENICK, EXECUTRIX SMITHFIELD TOWNSHIP MONROE COUNTY, PA



RKR HESS
A DIVISION OF **UTRS**

Civil Engineers • Environmental Engineers • Surveyors
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CERTIFICATION OF OWNERSHIP & ACKNOWLEDGEMENT OF PLAN:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONROE SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ALICE NANCY SHUKAITIS OLENICK WHO BEING DULY SWORN ACCORDING TO LAW, DOETH DEPOSE AND SAYS THAT SHE IS THE EXECUTRIX OF THE ESTATE OF NANCY MICHAEL SHUKAITIS, WHICH IS THE OWNER OF THE PROPERTY SHOWN AND DEPICTED ON THIS PLAN, THAT THE MINOR SUBDIVISION PLAN THEREOF WAS MADE AT HER DIRECTION, THAT SHE ACKNOWLEDGES THE SAME TO BE BY HER OWN ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED ACCORDING TO LAW. IN ADDITION, ALICE NANCY SHUKAITIS OLENICK ALSO CERTIFIES TO THE BEST OF HER KNOWLEDGE AND BELIEF, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

ALICE NANCY SHUKAITIS OLENICK, EXECUTRIX

NOTARY PUBLIC

RECOMMENDED FOR APPROVAL BY
SMITHFIELD TOWNSHIP PLANNING COMMISSION

THIS PLAN HAS BEEN REVIEWED BY THE MONROE COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE PA MUNICIPALITIES PLANNING CODE, ACT 247.

DATE _____

STAFF PERSON _____ DATE _____

CHAIR _____

TOWNSHIP ENGINEER _____ DATE _____

APPROVED BY
SMITHFIELD TOWNSHIP BOARD OF SUPERVISORS

DATE _____

CHAIR _____

RESTRICTIVE COVENANTS:

- THIS SUBDIVISION IS UNDER AND SUBJECT TO ALL REQUIREMENTS AND COVENANTS PERTAINING TO SUBDIVIDED LAND AS MORE PARTICULARLY SET FORTH IN THE SMITHFIELD TOWNSHIP SUBDIVISION AND ZONING ORDINANCES, AS BOTH ARE AMENDED, AND THE STORMWATER MANAGEMENT ORDINANCE IF AND WHEN IMPROVEMENTS ARE PROPOSED.
- MONUMENTS AND MARKERS ARE REQUIRED TO BE SET IN ACCORDANCE WITH CHAPTER 22, SECTION 803.GG AND SECTION 1025 OF THE SMITHFIELD TOWNSHIP CODE OF ORDINANCES.
- BY APPROVAL OF THIS PLAN THE TOWNSHIP OF SMITHFIELD HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE SUBDIVIDER AND/OR DEVELOPER, HIS HEIRS OR ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORP. 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.
- BUILDING SETBACKS: SEE SCHEDULE OF DISTRICT REGULATIONS, HEREON.
- LOT 1 AND LOT 3 ARE SERVED BY EXISTING ON-SITE WELLS AND EXISTING ON-SITE SEWAGE DISPOSAL SYSTEMS. LOT 2 SHALL BE SERVED BY A PROPOSED ON-SITE WELL AND PROPOSED ON-SITE SEWAGE DISPOSAL.
- ALL STORM WATER MANAGEMENT REGULATIONS WILL BE ADHERED TO AT THE TIME OF SUBMISSION OF ANY BUILDING PERMIT APPLICATIONS.
- A 25 FOOT WIDE SHARED DRIVEWAY EASEMENT WILL PROVIDE ACCESS TO LOT 2 AND LOT 3 FROM FRANKLIN HILL ROAD. REPAIR AND MAINTENANCE OF SAID SHARED DRIVEWAY IS THE SOLE RESPONSIBILITY OF THOSE PERSONS BENEFITTING BY THE USE THEREOF. ACCESS TO LOT 2 SHALL ONLY BE PROVIDED FROM THE SHARED DRIVEWAY EASEMENT.
- LOT 1 SHALL HAVE ACCESS ONLY FROM HIDDEN VALLEY DRIVE.
- ALL EASEMENTS AND RIGHTS OF WAY ON RECORD PLANS SHALL BE RECITED AND RECORDED IN THE DEEDS.
- IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE, 50 FOOT INNER AND 100 FOOT OUTER WETLAND BUFFERS ARE ESTABLISHED PARALLEL AND ADJACENT TO WETLANDS AS SHOWN OR AS MODIFIED THROUGH TOWNSHIP APPROVAL.

GENERAL NOTES:

- OWNER/SUBDIVIDER: THE ESTATE OF NANCY MICHAEL SHUKAITIS
ALICE NANCY SHUKAITIS OLENICK, EXECUTRIX
PO BOX 2093
MARCO ISLAND, FL 34146
- SOURCE OF TITLE: DEED BOOK 396 PG. 1110
WILL RECORDED APRIL 28, 2021 IN INSTRUMENT # 202114033
TAX ID PIN# 16-7312-00-81-1310
TAX CODE# 16.7.2.23-1
- ZONING DISTRICT: RC
- TOTAL AREA: 17.56 ACRES GROSS
TOTAL NUMBER OF LOTS: 3
- NO FLOOD HAZARD ZONES EXIST ON THE SUBJECT PROPERTY AS PER FEMA FIRM COMMUNITY PANEL NO. 42089C0294E DATED MAY 2, 2013.
- PROPERTY BOUNDARIES ARE SHOWN PER D.B.V. 396 PG. 1110 AND P.B. 93 PG. 124 AND A FIELD SURVEY PERFORMED BY RKR HESS, A DIVISION OF UTRS, FROM JANUARY 2022 THRU NOVEMBER 2024 AND ARE BASED PARTLY ON THE FOLLOWING INFORMATION:
A.) EXISTING PROPERTY CORNERS FOUND AND LOCATED.
B.) EXISTING ROAD RIGHT OF WAYS.
C.) ADJACENT DEEDS AND SURVEY MAPS.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAN AND IT THEREFORE DOES NOT REFLECT THE CONDITIONS WHICH MAY BE REVEALED TO THIS PROPERTY THROUGH THESE ADDITIONAL SURVEYS.
- TOPOGRAPHY SHOWN BASED ON AIRBORNE LIGHT DETECTION AND RANGING (LIDAR) SURVEYS PROVIDED BY PENNSYLVANIA SPATIAL DATA ACCESS (PASDA). LIDAR SURVEY BASED ON AERIAL PHOTOGRAPHY DATED 04-2008.
- NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND AND NO GRADING OR EXCAVATION, REMOVAL, NOR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED UNTIL SUCH TIME THAT A PLAN FOR MINIMIZING EROSION AND SEDIMENTATION HAS BEEN SUBMITTED TO THE TOWNSHIP, MONROE COUNTY CONSERVATION DISTRICT AND/OR APPROVED BY THE BOARD OF SUPERVISORS. AT THIS TIME NO EARTH DISTURBANCE IS PROPOSED FOR THE PROPERTY.
- WETLANDS BASED ON FINDINGS BY ECOLOGICAL ASSOCIATES, ENVIRONMENTAL CONSULTANTS, DATED MAY 16, 2022, AND LOCATED BY FIELD SURVEY BY RKR HESS, A DIVISION OF UTRS, INC.
- NO NEIGHBORING WELLS OR SEWAGE DISPOSAL SYSTEMS EXISTING WITHIN 100 FEET OF ANY EXISTING OR RESERVE SEPTIC AREAS ON THIS PROPERTY.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS CREATED MAY AFFECT THE PROPERTY AND THE SURVEY PERFORMED. NO CERTIFICATION OR GUARANTEE, EITHER IMPLIED OR STATED, IS MADE IF ANY OF THE ABOVE ARE FOUND TO BE TRUE.
- THE LOCATIONS OF EXISTING ABOVE GROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON WHAT WAS OBSERVED AT THE TIME OF THE SURVEY. RKR HESS, A DIVISION OF UTRS DOES NOT GUARANTEE THAT ALL ABOVE GROUND UTILITIES ARE SHOWN ON THIS PLAN.
- SUBSURFACE UTILITY LINES AND STRUCTURES WERE NOT LOCATED AS PART OF THIS SURVEY.

RC ZONE (ON SITE WELL & SEPTIC SYSTEMS)

GROSS LOT AREA
MIN. LOT WIDTH
MIN. FRONT YARD
MIN. SIDE YARD
MIN. REAR YARD
MAX. BUILDING COVERAGE
MAX BUILDING HEIGHT
MAX. IMPERVIOUS SURFACE

ZONING DISTRICT REQUIREMENTS

EXISTING
150 FEET
25 FEET
25 FEET
25 FEET
20%
35 FEET
25%

EXISTING ON PROPOSED LOT 1

17.56 ACRES GROSS
185 FT.
25 FEET
25 FEET
25 FEET
5258 SQ. FT. (0.7%)
2058 SQ. FT. (2.3%)
35 FEET
19981 SQ. FT. (2.6%)

EXISTING ON PROPOSED LOT 2

2.14 ACRES GROSS
188 FT.
25 FEET
25 FEET
25 FEET
18644 SQ. FT. MAX
35 FEET
7328 SQ. FT. (8.2%)

EXISTING ON PROPOSED LOT 3

13.38 ACRES GROSS
557 FT.
25 FEET
25 FEET
25 FEET
3200 SQ. FT. (0.5%)
35 FEET
12563 SQ. FT. (2.1%)

ADJUSTED TRACT AREA

GROSS AREA
10% MOD. STEEP SLOPES (15-25%)
75% STEEP SLOPES (>25%)
75% WETLANDS
100% FLOODWAYS
50% FLOODPLAIN
100% RIGHT OF WAYS
NET AREA

EXISTING OVERALL

17.56 ACRES
.21 ACRES
.23 ACRES
3.34 ACRES
0
0
0.61 ACRES
13.17 ACRES

EXISTING ON PROPOSED LOT 1

2.04 ACRES GROSS
0
0
0
0
.07 ACRES
1.91 ACRES

EXISTING ON PROPOSED LOT 2

2.14 ACRES GROSS
0
0
0
0
0.22 ACRES
1.92 ACRES

EXISTING ON PROPOSED LOT 3

13.47 ACRES GROSS
.15 ACRES
.23 ACRES
3.34 ACRES
0
0
0.32 ACRES
9.43 ACRES

EXISTING IMPERVIOUS SURFACE CALC.

STRUCTURES
PAVEMENT
GRAVEL
CONCRETE
TOTALS

EXISTING

5340 SQ. FT.
0
14,217 SQ. FT.
424 SQ. FT.
19981 SQ. FT. (2.6%)

PROPOSED LOT 1

2058 SQ. FT.
0
4974
296
7328 SQ. FT. (8.2%)

PROPOSED LOT 2

82 SQ. FT.
0
0
8 SQ. FT.
90 SQ. FT. (0.1%)

PROPOSED LOT 3

3200 SQ. FT.
0
9243 SQ. FT.
120 SQ. FT.
12563 SQ. FT. (2.1%)

ACT 187 UNDERGROUND UTILITY PROTECTION ACT

RKR HESS, A DIVISION OF UTRS INC. STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1986, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, RKR HESS, A DIVISION OF UTRS INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NO LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RKR HESS, A DIVISION OF UTRS INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RKR HESS, A DIVISION OF UTRS INC. HAS SHOWN UPON THESE DRAWINGS THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATE OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT.

AND RKR HESS, A DIVISION OF UTRS INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT RKR HESS, A DIVISION OF UTRS INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 187 OF DECEMBER 19, 1996.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY RKR HESS, A DIVISION OF UTRS INC.
DATE:
ONE CALL SYSTEM SERIAL NUMBER:

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 AND COMPLETENESS REQUIRED BY THE SMITHFIELD TOWNSHIP CODE OF ORDINANCES AND WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND FOR WHICH I ACCEPT FULL AND COMPLETE RESPONSIBILITY.

12/2/2024
DATE
Charles P. Gmitter, PLS
CHAIRMAN, PLS



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



**FINAL MINOR SUBDIVISION PLAN FOR LANDS OF
THE ESTATE OF NANCY MICHAEL SHUKAITIS**

REVISIONS

NO.	DATE	DESCRIPTION

AUTHORIZED USE:

DESIGNED BY	CHECKED BY	DATE	SCALE	PROJECT NO.	PROJECT FILE NAME	DRAWING DATE AND NAME	C.D.E.

RECORD PLAN

ALL DOCUMENTS PREPARED BY RKR HESS, A DIVISION OF UTRS INC. ARE INSTRUMENTS OF SERVICE WITH RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY RKR HESS, A DIVISION OF UTRS, INC. FOR THE SPECIFIC PURPOSES INTENDED IS STRICTLY PROHIBITED AND WILL BE AT THE OWNER'S SOLE RISK. RKR HESS, A DIVISION OF UTRS, INC. EXPRESSLY DISCLAIMS ALL LIABILITY FOR SUCH UNAUTHORIZED USE. OWNER'S USE SHALL BE LIMITED TO THE ORIGINAL INTENTION AND SCOPE OF THE PROJECT. RKR HESS, A DIVISION OF UTRS, INC. FROM ALL CLAIMS, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. THESE PLANS ARE FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE SUBJECT FOR CONSTRUCTION UNLESS SO NOTED. IF CONSTRUCTION IS DETERMINED FROM THESE PLANS, THE OWNER AGREES TO AT THEIR OWN RISK AND AT THEIR OWN EXPENSE PROTECT AND MAINTAIN ALL EXISTING UTILITIES AND ADJACENT PROPERTIES TO REMAIN UNHARMED AND UNDISTURBED.