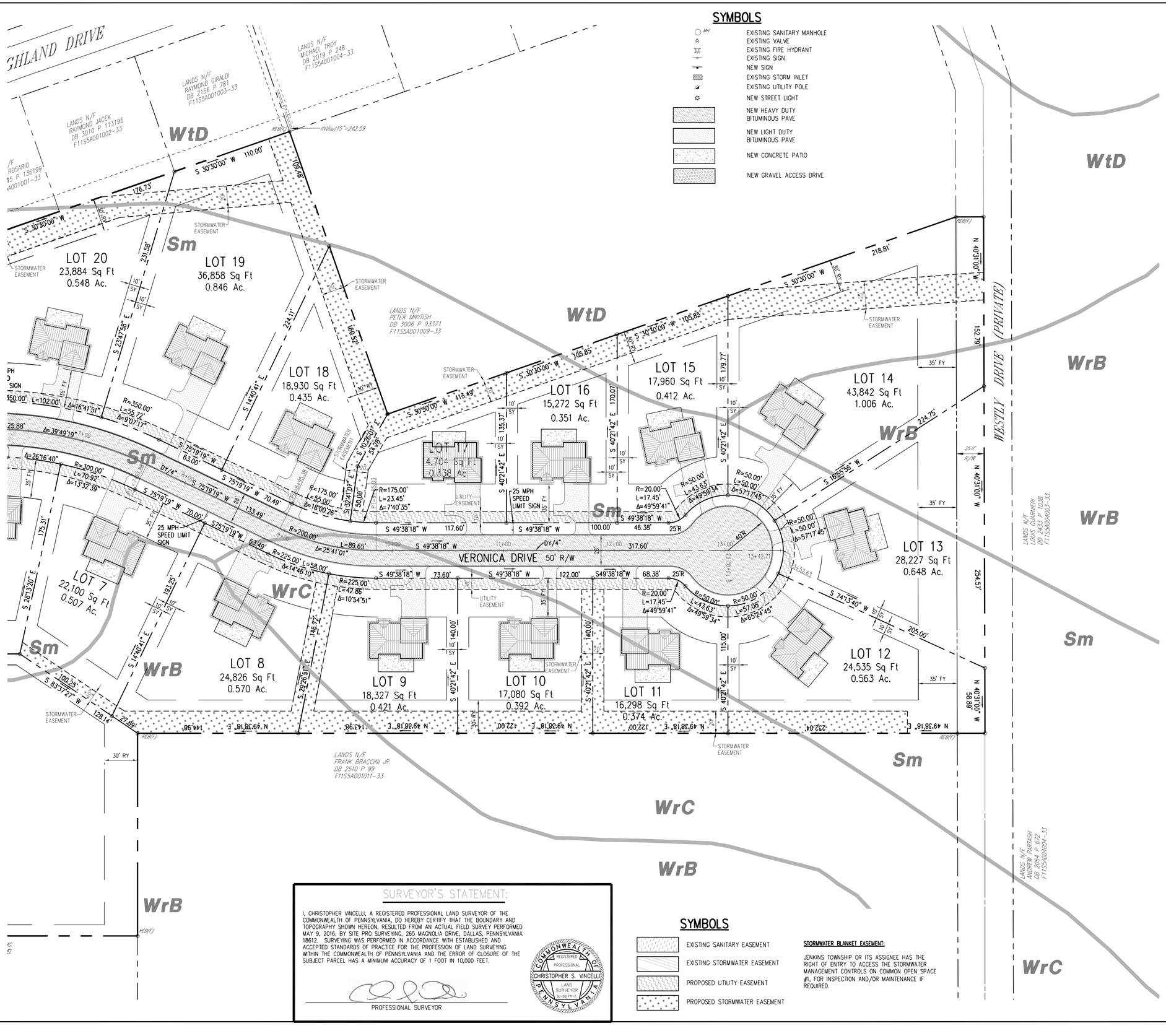

SYMBOLS

- EXISTING SANITARY MANHOLE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- NEW SIGN
- EXISTING STORM INLET
- EXISTING UTILITY POLE
- NEW STREET LIGHT
- NEW HEAVY DUTY BITUMINOUS PAVE
- NEW LIGHT DUTY BITUMINOUS PAVE
- NEW CONCRETE PATIO
- NEW GRAVEL ACCESS DRIVE

SURVEYOR'S STATEMENT:

I, CHRISTOPHER VINCELLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON, RESULTED FROM AN ACTUAL FIELD SURVEY PERFORMED MAY 9, 2016, BY SITE PRO SURVEYING, 265 MAGNOLIA DRIVE, DALLAS, PENNSYLVANIA 18612. SURVEYING WAS PERFORMED IN ACCORDANCE WITH ESTABLISHED AND ACCEPTED STANDARDS OF PRACTICE FOR THE PROFESSION OF LAND SURVEYING WITHIN THE COMMONWEALTH OF PENNSYLVANIA AND THE ERROR OF CLOSURE OF THE SUBJECT PARCEL HAS A MINIMUM ACCURACY OF 1 FOOT IN 10,000 FEET.

PROFESSIONAL SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHRISTOPHER S. VINCELLI — LAND SURVEYOR — SU-08177-E

SYMBOLS

- EXISTING SANITARY EASEMENT
- EXISTING STORMWATER EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED STORMWATER EASEMENT

STORMWATER BLANKET EASEMENT:

JENKINS TOWNSHIP OR ITS ASSIGNEE HAS THE RIGHT OF ENTRY TO ACCESS THE STORMWATER MANAGEMENT CONTROLS ON COMMON OPEN SPACE #1, FOR INSPECTION AND/OR MAINTENANCE IF REQUIRED.

KEY MAP
SCALE: 1"=600'

LEGEND

- CONC. MONUMENT FOUND
- EX. IRON PIN
- MONUMENTS SHALL BE OF THE FOLLOWING TYPES:
  (1) MADE OF CONCRETE HAVING A 5" X 5" CROSS-SECTION AND 36" IN LENGTH. A SCORED 1/2" ROUND BRASS PIN SHALL BE LOCATED IN THE TOP CENTER.
  (2) MADE OF CUT STONE HAVING A 5" X 5" CROSS-SECTION AND BEING 36" IN LENGTH WITH A DRILL HOLE IN THE TOP CENTER.
  (3) A 2" ROUND GALVANIZED PIPE 36" LONG WITH A BRASS CAP HAVING A PUNNCH HOLE IN ITS CENTER.
  THEY SHALL BE PLACED SO THAT THE SCORED OR MARKED POINT WILL COINCIDE EXACTLY WITH THE INTERSECTION OF THE LINES TO BE MARKED AND SHALL BE SET SO THAT THE TOP OF THE MONUMENT IS LEVEL WITH THE SURFACE OF THE SURROUNDING GROUND.
- MARKERS SHALL CONSIST OF STEEL BARS BEING AT LEAST FIFTEEN (15) INCHES LONG AND NOT LESS THAN THREE-FOURTHS OF AN INCH IN DIAMETER. MARKERS NORMALLY SHALL BE FLUSH WITH THE SURROUNDING GRADE.

LEGEND

- NEW CONCRETE CURB
- EXISTING EDGE OF PAVE
- NEW EDGE OF PAVE
- EXISTING STORM CHANNEL
- SAN — EXISTING SANITARY LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- OE — EXISTING OVERHEAD ELECTRIC LINE
- UE/TC — EXISTING UNDERGROUND ELECTRIC AND TELEPHONE/CABLE DUCT BANK
- BUILDING SETBACK LINE
- WrB — SOILS BOUNDARY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING FENCE
- EXISTING FENCE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- EXISTING ZONING LINE

SOILS LEGEND

THE SOIL INDICATED BELOW WERE TAKEN FROM LUZERNE COUNTY SOIL MAP AND WEB SOIL SURVEY 2.0 PREPARED BY THE NATURAL RESOURCE CONSERVATION SERVICES.

Sm	STRIP MINE
WrB	WURTSBORO CHANNERY LOAM, 3 TO 8% SLOPES
WrC	WURTSBORO CHANNERY LOAM, 8 TO 15% SLOPES
WtB	WURTSBORO CHANNERY LOAM, 3 TO 8% SLOPES
WtD	WURTSBORO CHANNERY LOAM, 8 TO 25% SLOPES

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
1-800-242-1776
POCS SERIAL NUMBER 20150903215

CHECK GRAPHIC SCALE BEFORE USING

SCALE IN FEET
40 0 40 80

Land Development Engineering, LLC
62 W. Union Street
Kingston, PA 18704
Tel: 570-285-3605
Fax: 570-285-3607
joe@ldellc.com

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PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN FOR DANICA HILLS

VMC REALTY, LLC.
PATRICK ROAD AND NORTH HIGHLAND DRIVE
JENKINS TOWNSHIP, LUZERNE COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOSEPH J. PACHOKUS — ENGINEER — PE-055580-E

NO.	DATE	REVISIONS

DRAWN BY:	JS	SCALE:	1" = 40'
CHECKED BY:	JS	DATE:	1/31/18

JOB NO: 15217.01

DRAWING TITLE:
SUBDIVISION PLAN

DRAWING NO.
C-202

L:\LDD Project\15217.01 FRANK CAREY\dwg\15217-C201