

NOTES:

1. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE TWO NEW LOTS FROM THE LANDS OF HAZELTON HOSPITALITY LP.
2. 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 & HAZLE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE SAME TO THE DEVELOPER OR PURCHASER(S).
3. 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.
4. ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATIONS CONTAINED IN THE HAZLE TOWNSHIP ZONING ORDINANCE.
5. TOPOGRAPHY DATA PROVIDED BY PASDA PENNSYLVANIA IMAGERY NAVIGATOR. TOPOGRAPHY MAY NOT SHOW CURRENT EXISTING CONDITIONS AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
6. BOUNDARY SURVEY CONDUCTED BY PIESTRAKS SURVEYING LLC SEPTEMBER 2023. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. FLOODPLAIN ON SITE AS PER FLOOD INSURANCE RATE MAP #42079C0626E COMMUNITY #421830-EFFECTIVE DATE: 11-2-2012 - CHECKED 9-29-2023
8. LOTS ARE SERVICED BY PUBLIC WATER & SEWER SYSTEMS.
9. THE PROPOSED USE OF PROPOSED LOT 1 IS COMMERCIAL. NO CHANGE IN USE FOR PROPOSED LOT 2 OR 3.
10. NO BUILDING/BUILDING PERMITS WILL BE ISSUED UNTIL LAND DEVELOPMENT APPROVAL IS OBTAINED.
11. BOTH LOTS ARE ACCESSIBLE FROM NORTH CHURCH STREET (SR 309). PROPOSED LOT 1 & 2 ENJOY THE USE OF A 20' EASEMENT FROM NORTH CHURCH STREET.

ZONING DATA:

ZONING DISTRICTS: GENERAL COMMERCIAL - B-2
 LOT REQUIREMENTS: MIN. LOT SIZE: NONE
 MIN. LOT WIDTH: NONE

PARCEL DATA:

OWNERS: HAZLETON HOSPITALITY LP
 1221 NORTH CHURCH STREET
 HAZLE TOWNSHIP PA 18202

DEVELOPER: HAZLETON HOSPITALITY LP
 1221 NORTH CHURCH STREET
 HAZLE TOWNSHIP PA 18202

TAX MAP PARCEL: 26S8S016005000

SOURCE OF TITLE: DB: 3005 PAGE: 39368

AREA: COMBINED AREA = 9.47 ACRES±
 PROPOSED LOT 1 = 4.55 ACRES± 198,105 SQ. FT.
 PROPOSED LOT 2 = 2.94 ACRES± 128,238 SQ. FT.
 PROPOSED LOT 3 = 1.97 ACRES± 85,969 SQ. FT.

SOILS:

PpB POCONO EXTREMELY STONY SANDY LOAM, 3-8 PERCENT SLOPES
 SkB SHELMDINE VERY STONY SILT LOAM, 0-5 PERCENT SLOPES

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 OF 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 REQUIRE A RECORDED PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED MUNICIPAL & COUNTY APPROVALS

HAZLETON HOSPITALITY, L.P. DATE

NOTARY PUBLIC

STATE OF PENNSYLVANIA
 COUNTY OF

ON THIS DAY OF 2023, 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

1. AMERICANS WITH DISABILITIES ACT (ADA)

THIS PERMIT AND/OR PLAN HAS NOT BEEN REVIEWED TO DETERMINE ITS COMPLIANCE WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) WHICH PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY IN PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES. COMPLIANCE WITH TITLE III OF THIS ACT WITH REGARD TO PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/OWNER.

THE LAND DEVELOPMENT AS SUBMITTED AND AS BUILT ACCORDING TO THE INFORMATION INCLUDED IN THE CURRENT DESIGN WILL MEET THE ACCESSIBILITY REQUIREMENTS AS EXISTING UNDER THE CURRENT BUILDING CODES ESTABLISHED IN HAZLE TOWNSHIP.

2. WETLANDS (ABSENCE OF WETLANDS)

FINDINGS OF A PRELIMINARY DATA GATHERING AND SYNTHESIS, AS PRESCRIBED IN THE US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), IDENTIFIED NO POTENTIAL WETLAND AREAS ON THE SUBJECT PROPERTY. THIS DETERMINATION WAS MADE ONLY AFTER REVIEWING ALL PUBLISHED SOURCES (I.E., USGS TOPOGRAPHIC MAPPING, U.S. DEPARTMENT OF THE INTERIOR NWI MAPPING, USDA/NRCS SOIL SURVEY AND SSURGO DATABASE, AND USGS AERIAL PHOTOGRAPHS) A SITE SURVEY CONDUCTED ON SEPTEMBER 28, 2023 ALSO CONFIRMED THE ABSENCE OF WETLANDS ON SITE.

I HEREBY CERTIFY THAT NO WETLANDS EXIST ON THE SUBJECT PROPERTY.

JOSHUA PIESTRAK, PLS 9-29-2023
 SIGNATURE AND TITLE DATE

3. HIGHWAY OCCUPANCY PERMIT (PENNDOT)

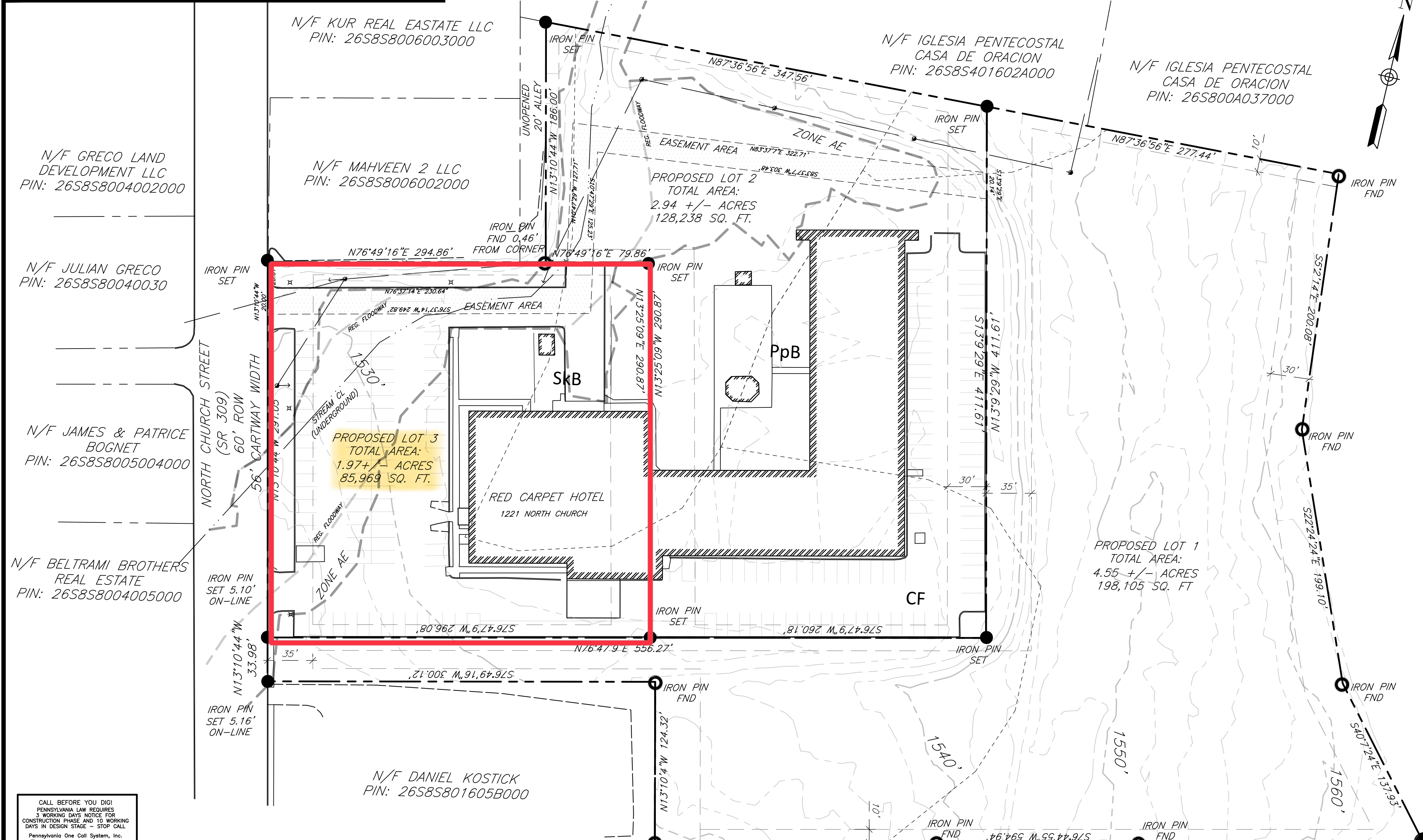
A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

5. ONE CALL

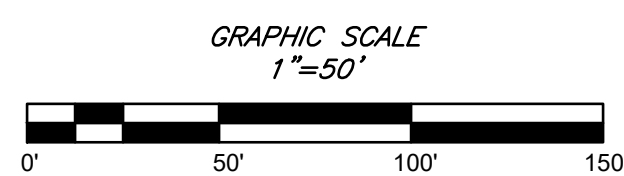
CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC 1-800-242-1776 THE SITE SERIAL NUMBER IS

6. TOWNSHIP LIMITED REVIEW STATEMENT

THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP STAFF AND TOWNSHIP ENGINEER FOR CONSISTENCY WITH MUNICIPAL REGULATIONS AND ORDINANCES RELATING TO LAND USAGE AND DIMENSIONAL REQUIREMENTS OF ZONING. INVESTIGATIONS REGARDING PERIPHERAL LAND AND PLAN ISSUES WHICH ARE NOT REQUIRED AS PART OF A REVIEW PROCESS SUCH AS THE CLARITY OF TITLE, SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO, SOIL AND WATER QUALITY, AND HISTORIC AND ARCHAEOLOGICAL ISSUES, OR SUCH OTHER ISSUES (AS APPROPRIATE) THAT MAY AFFECT THE MERCHANTABILITY OF THE LAND, HAVE NOT BEEN INVESTIGATED OR REVIEWED BY THE TOWNSHIP OR THE TOWNSHIP ENGINEER. THE TOWNSHIP AND THE TOWNSHIP ENGINEER MAKE NO REPRESENTATION OR WARRANTY CONCERNING THESE ISSUES, WHICH SHOULD BE ADDRESSED BY QUALIFIED PROFESSIONALS, COMMISSIONED BY THE DEVELOPER AND/OR LAND OWNERS AS APPROPRIATE, AND ENGAGED IN THE APPROPRIATE FIELD OF PRACTICE.



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



LEGEND

---	PROPERTY LINE
- - - -	ADJOINER PROPERTY LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	SOILS LINE
---	BUILDING SETBACK
---	FLOODPLAIN
○	ANGLE POINT
○	PROPERTY CORNER FOUND
●	PROPERTY CORNER SET
○	SOILS TYPE
○	UTILITY POLE
○	LIGHT POLE

HAZLE TOWNSHIP PLANNING DEPARTMENT

APPROVED BY THE HAZLE TOWNSHIP PLANNING DEPARTMENT THIS DAY OF 20

SIGNATURE OF CHAIRMAN: _____

SIGNATURE OF SECRETARY: _____

REVIEWED BY THE LUZERNE COUNTY PLANNING COMMISSION

REVIEWED BY THE HAZLE TOWNSHIP ENGINEER

SIGNATURE: _____

DATE: _____, 20

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 HAZLE TOWNSHIP SUBDIVISION AND ZONING ORDINANCES.

SIGNATURE: _____

Joshua M Piestrak, PLS DATE PA # SU075876

RED CARPET MINOR SUBDIVISION FINAL PLAN

HAZLE TOWNSHIP - LUZERNE COUNTY- PENNSYLVANIA

DATE: 9-29-2023 JOB: 2023-094
 REV: 7-26-2024

PAGE: 1 OF 1
PIESTRAKS SURVEYING LLC

84 PINE CREEK ROAD
 STILLWATER PA 17878
 570-899-9806

