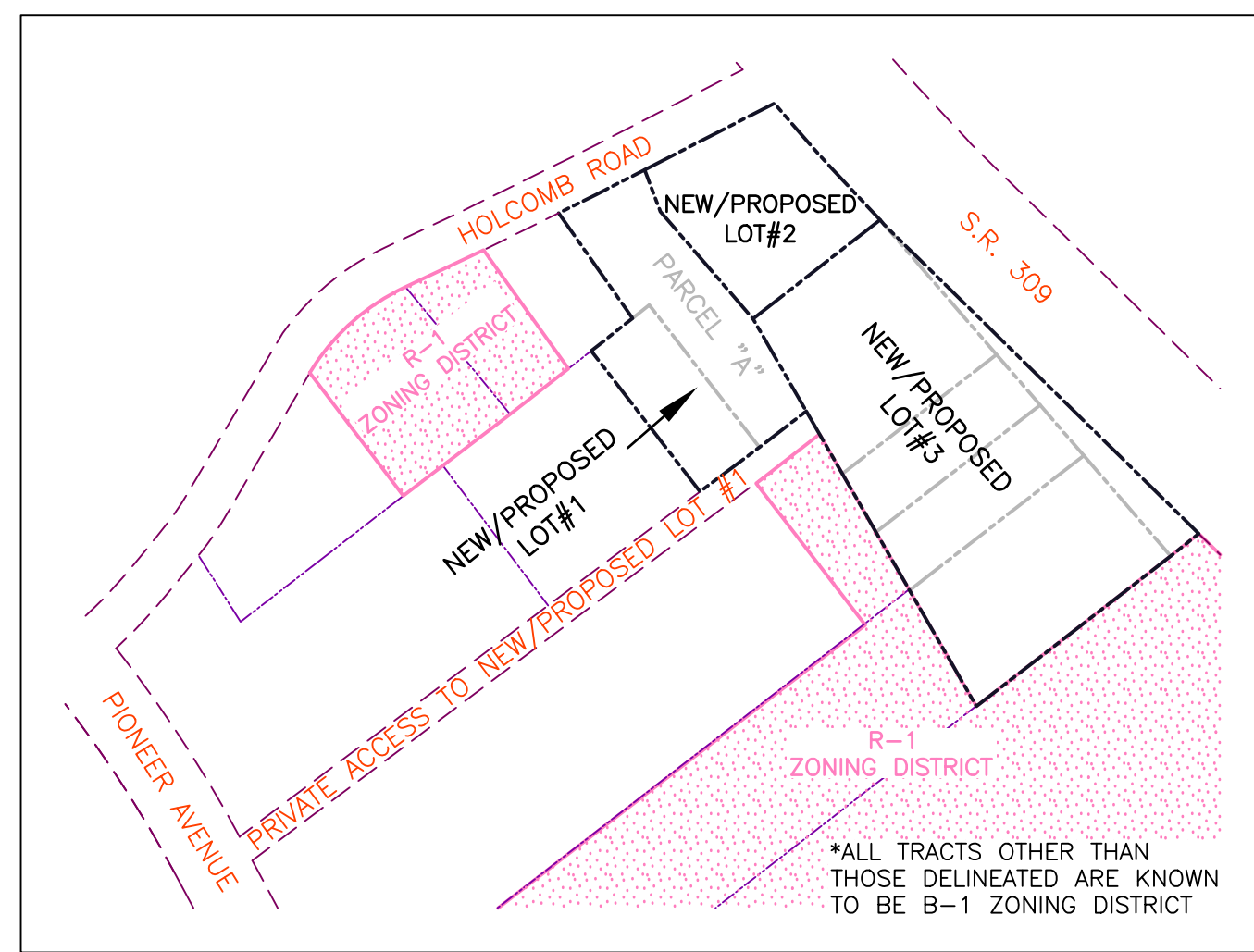


PRIOR TO SUBDIVISION



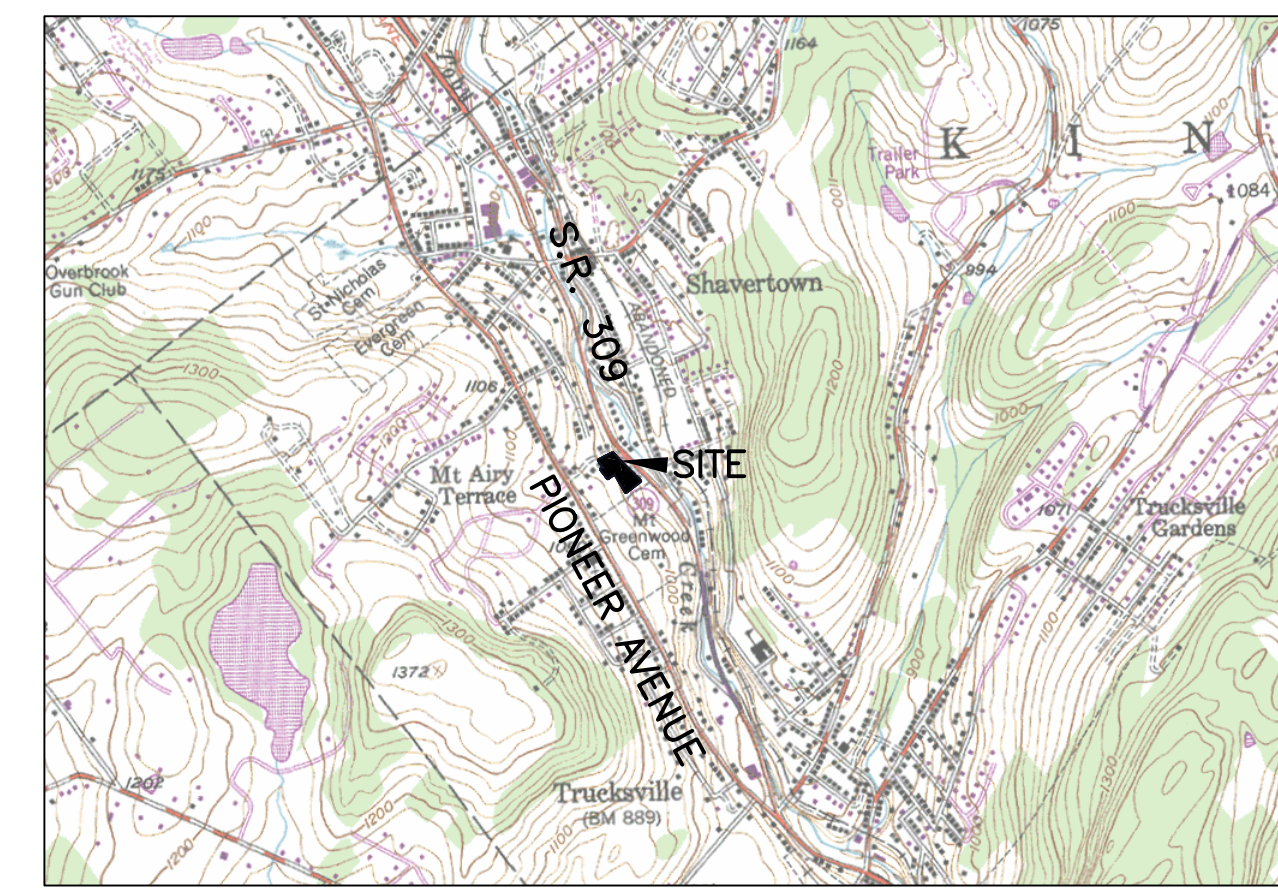
AFTER SUBDIVISION

SOILS TYPES:

- Ps - POPE SOILS
- WIC - WELLSBORO CHANNERY SILT LOAM, 8 TO 15% SLOPES
- WID - WELLSBORO CHANNERY SILT LOAM, 15 TO 25% SLOPES

NOTES:

1. THE PURPOSE OF THIS SUBDIVISION IS TO SEVER THE PARCEL HAVING BEEN LABELED AS PARCEL "A" FROM PIN: 35-E8S9-008-008 AND COMBINE IT WITH PIN: 35-E8S9-008-007 (SECOND THEREOF) TO CREATE THE EXPANDED LOT #1 AND LOT #2 BEING THE REMAINDER OF THE PARCEL HAVING PIN: 35-E8S9-008-008. LOT #3 WAS CREATED BY COMBINING PINS 35-E8S9-008-009, 35-E8S9-008-010, 35-E8S9-008-011, 35-E8S9-008-012 & 35-E8-00A-000.
2. LOT #1 HAS ACCESS TO PUBLIC WATER AND PUBLIC SEWER, LOTS #2 & 3 HAVE EXISTING PUBLIC WATER AND PUBLIC SEWER.
3. BEARING BASE AS PER REFERENCE #1.
4. THIS SURVEY PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IN NO WAY IS INTENDED TO BE CONSTRUED AS A TITLE REPORT.
5. CONTOUR DATA SHOWN IS AS PER DCONR LIDAR ELEVATION DATA PERFORMED BETWEEN THE YEARS OF 2006 AND 2008 AND CAN BE PUBLICLY ACCESSED ON THE PENNSYLVANIA SPATIAL DATA ACCESS SITE.
6. A HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.: 1242 NO. 428) IF THIS TRACT ABUTS A STATE HIGHWAY, COUNTY, OR TOWNSHIP ROAD.
7. THIS PLAT REPRESENTS A FIELD SURVEY DONE BY ME AND ALL MARKERS SHOWN NOW EXIST.
8. NO WETLAND DELINEATION HAS BEEN PERFORMED ON THESE LOTS. NO CONSTRUCTION OR EARTH DISTURBANCE SHALL OCCUR ON ANY AREA OF THESE LANDS THAT ARE DEEMED WETLANDS UNLESS ALL NECESSARY AND APPLICABLE PERMITS ARE OBTAINED.
9. THESE TRACTS ARE IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 42079C0204E DATED 11/02/2012 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATIONS AS SET FORTH IN THE KINGSTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE KINGSTON TOWNSHIP ZONING ORDINANCE, AS BOTH ARE AMENDED.
11. NO ZONING/BUILDING PERMITS WILL BE ISSUED FOR THESE LOTS UNTIL ALL REQUIRED TESTING IS COMPLETED AND ALL REQUIRED PERMITS ARE OBTAINED.
12. WE ARE REQUESTING WAIVERS FROM THE KINGSTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR §801.A: MINOR SUBDIVISION PLANS SHALL BE DRAWN AT A SCALE OF ONE INCH (1") EQUALS FIFTY FEET (50') & §801.C.5(b): WETLANDS DELINEATION SHALL BE PRESENTED, PREPARED BY A TRAINED PROFESSIONAL. THESE REQUESTS WERE GRANTED BY THE KINGSTON TOWNSHIP PLANNING COMMISSION ON 9-3-2024.
13. THE LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ANY REQUIRED CLEAR SIGHT TRIANGLES.
14. WELLS AND SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED IN COMPLETE ACCORDANCE WITH THE STANDARDS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (WHEN APPLICABLE).
15. EASEMENT "A" OVER LANDS OF BERNICE HILL AS PER THAT AGREEMENT DATED MARCH 27, 2007, AND RECORDED IN DEED BOOK 3007 AT PAGE 89297.
16. EASEMENT "B" IS A 25' WIDE EASEMENT TO CONSTRUCT MAINTAIN & USE FOR INGRESS, EGRESS & REGRESS TO ELLIS AVENUE.
17. BY REQUEST OF THE KINGSTON TOWNSHIP PLANNING COMMISSION THAT 18' PRIVATE DRIVE ADJOINING THE REAR OF NEW/PROPOSED LOT #3 IS NOT TO BE USE BY NEW/PROPOSED LOT #3. NEW/PROPOSED LOT #3 SHALL NOT ACQUIRED ANY RIGHT TO USE THAT SAID PRIVATE DRIVE.



LOCATION MAP

2000 0 2000 4000 6000

SCALE: 1" = 2000'

PIN CERT. STAMP AREA

SITE DATA:

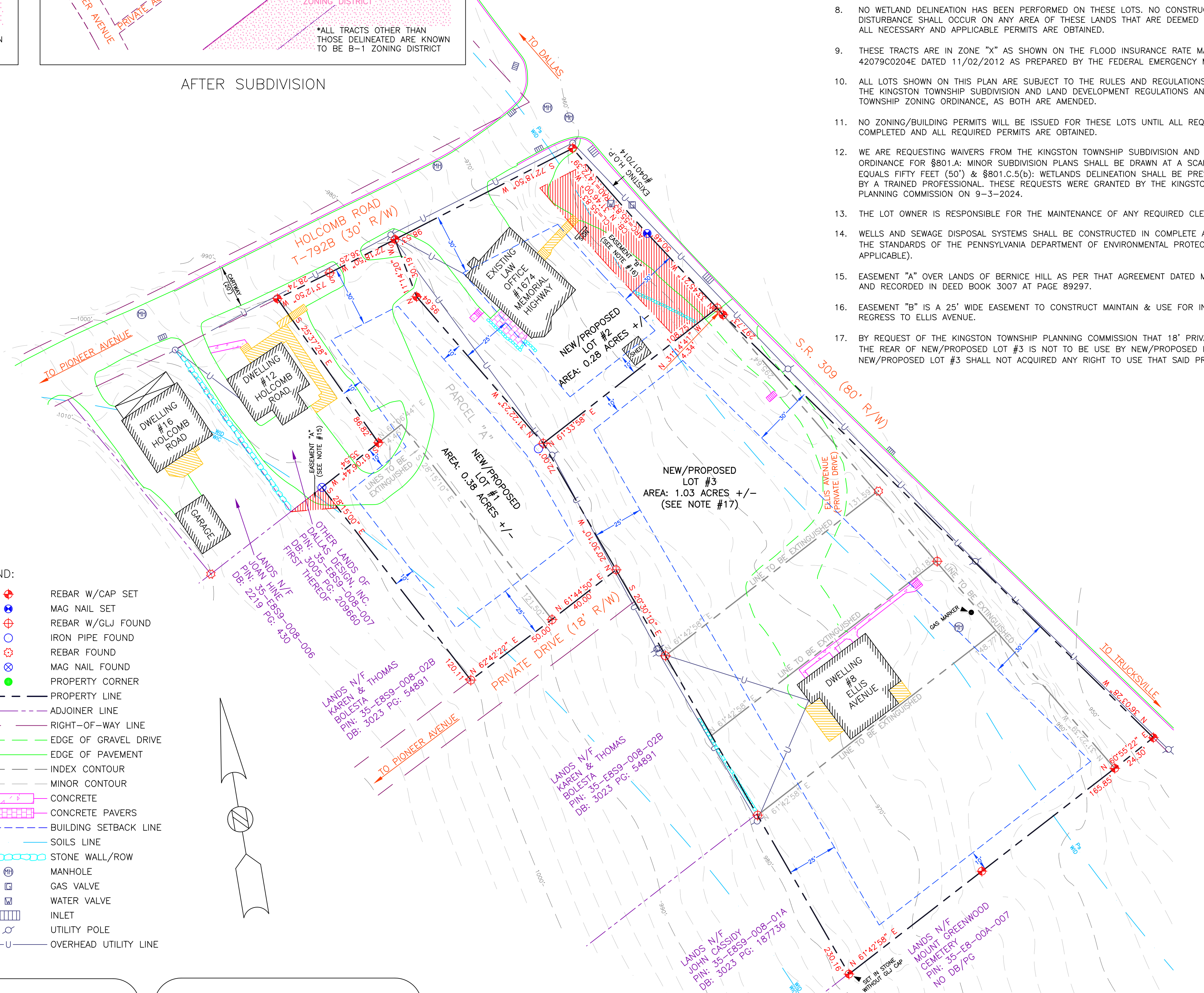
- TAX MAP: 35-E8S9-008-007 (SECOND THEREOF) AREA: 6,039 SQ. FT. +/-
- TAX MAP: 35-E8S9-008-008 AREA: 22,713 SQ. FT. +/-
- TAX MAP: 35-E8S9-008-009 AREA: 14,406 SQ. FT. +/-
- TAX MAP: 35-E8S9-008-010 AREA: 6,118 SQ. FT. +/-
- TAX MAP: 35-E8S9-008-011 AREA: 6,504 SQ. FT. +/-
- TAX MAP: 35-E8S9-008-012 AREA: 14,093 SQ. FT. +/-
- TAX MAP: 35-E8-00A-000 AREA: 3,590 SQ. FT. +/-
- TOTAL TRACT AREA: 1.69 ACRES +/- 73,463 SQ. FT. +/-
- NEW/PROPOSED LOT #1 AREA: 0.38 ACRES +/- 16,486 SQ. FT. +/-
- NEW/PROPOSED LOT #2 AREA: 0.28 ACRES +/- 12,266 SQ. FT. +/-
- NEW/PROPOSED LOT #3 AREA: 1.03 ACRES +/- 44,711 SQ. FT. +/-
- NUMBER OF LOTS: 7 INTO 3
- ZONING DISTRICT: B-1
- MINIMUM LOT AREA: 6,000 SQ. FT.
- MINIMUM LOT WIDTH: 50'
- BUILDING SETBACKS: FRONT = 30' REAR = 25' SIDES = 10' INTERIOR/ 15' STREET

LEGEND:

- REBAR W/CAP SET
- MAG NAIL SET
- REBAR W/GLJ FOUND
- IRON PIPE FOUND
- REBAR FOUND
- MAG NAIL FOUND
- PROPERTY CORNER
- PROPERTY LINE
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- EDGE OF GRAVEL DRIVE
- EDGE OF PAVEMENT
- INDEX CONTOUR
- MINOR CONTOUR
- CONCRETE
- CONCRETE PAVERS
- BUILDING SETBACK LINE
- SOILS LINE
- STONE WALL/ROW
- MANHOLE
- GAS VALVE
- WATER VALVE
- INLET
- UTILITY POLE
- OVERHEAD UTILITY LINE

REFERENCE:

1. "BERNICE HILL SUBDIVISION REVISION" SURVEYED BY GLENN L. JOHNSON, P.L.S. RECORDED IN LUZERNE COUNTY IN MAP BOOK 259 AT PAGE 25.
2. "LANDS OF DALLAS DESIGN, INC." SURVEYED BY GLENN L. JOHNSON, P.L.S. UNRECORDED
3. VARIOUS OTHER SURVEYS PERFORMED BY GLENN L. JOHNSON, P.L.S. AS WELL AS OTHER PROFESSIONALS



OWNER:

DALLAS DESIGN, INC.
2749 LAKESIDE DRIVE
HARVEYS LAKE, PA 18618

SOURCE OF TITLE:

- PIN: 35-E8S9-008-007 DB: 3005 PG: 209660
- PIN: 35-E8S9-008-009 DB: 3007 PG: 183521
- PIN: 35-E8S9-008-011 DB: 3005 PG: 180447
- PIN: 35-E8S9-008-008 DB: 2610 PG: 344
- PIN: 35-E8S9-008-010 DB: 3004 PG: 155059
- PIN: 35-E8S9-008-012 DB: 3008 PG: 238150
- PIN: 35-E8-00A-000 DB: 3010 PG: 104945

I AM THE OWNER OF THIS PROPERTY AND THERE ARE NO SUITS PENDING TO THE BEST OF MY KNOWLEDGE.

DALLAS DESIGN, INC. (AGENT) _____ DATE _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LUZERNE

ON THIS THE ____ DAY OF _____ 2024, BEFORE ME _____ 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.

NOTARY SEAL

30 0 30 60 90

SCALE: 1" = 30'

NO.	DESCRIPTION OF REVISION	DRAWN	DATE	CHECKED
4.	REVISED PER DISCUSSION WITH CLIENT ON NEW LOT LAYOUT 7-19-24	DZ	7-19-24	GLJ
3.	REVISED PER DISCUSSION AT THE KINGSTON TOWNSHIP PLANNING COMMISSION MEETING 7-2-24	DZ	7-3-24	GLJ
2.	REVISED PER KINGSTON TOWNSHIP ENGINEER REVIEW LETTER DATED 6-21-24	DZ	7-2-24	GLJ
1.	REVISED PER LUZERNE COUNTY PLANNING COMMISSION & ENGINEER REVIEW LETTER DATED 7-1-24	DZ	7-2-24	GLJ

MINOR SUBDIVISION - FINAL PLAN

DALLAS DESIGN, INC. RECONFIGURATION

KINGSTON TOWNSHIP LUZERNE COUNTY PENNSYLVANIA

GLENN JOHNSON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

1226 MEEKER ROAD
DALLAS, PENNSYLVANIA 18612
(570) 477-2368 PHONE
gjassoc1@gmail.com

SCALE: 1"=30'	DATE: 5-1-2024
DRAWN BY: DZ	P.I.N. SEE SOURCE OF TITLE
SHEET 1 OF 1	DWG. NO. 24-35-16

GLENN L. JOHNSON, P.L.S. PROFESSIONAL LAND SURVEYOR PA LIC. SU-026141-E

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ANY COPIES OF THIS PLAN WHICH DO NOT HAVE A SIGNED EMBOSSED SEAL MAY HAVE BEEN FRAUDULENTLY ALTERED, AND AS SUCH SHOULD BE DISREGARDED.

APPROVED BY THE KINGSTON TOWNSHIP BOARD OF SUPERVISORS THIS ____ DAY OF ____ 2024.

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

REVIEWED THIS ____ DAY OF ____ 2024, AND FOUND TO MEET REQUIREMENTS FOR A FINAL PLAN, AS STATED IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

TOWNSHIP ENGINEER _____ DATE _____

RECOMMENDED FOR APPROVAL BY THE KINGSTON TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF ____ 2024.

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

I, GLENN L. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN, PREPARED FROM A FIELD SURVEY, CORRECTLY REPRESENTS THE PROPOSED LOTS SURVEYED BY ME FOR THE OWNERS AND THAT ALL APPLICABLE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF KINGSTON TOWNSHIP HAVE BEEN COMPLIED WITH. THE ERROR OF CLOSURE FOR THIS SURVEY DOES NOT EXCEED ONE (1) FOOT IN FIVE THOUSAND (5,000) FEET.

GLENN L. JOHNSON, P.L.S.

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL



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