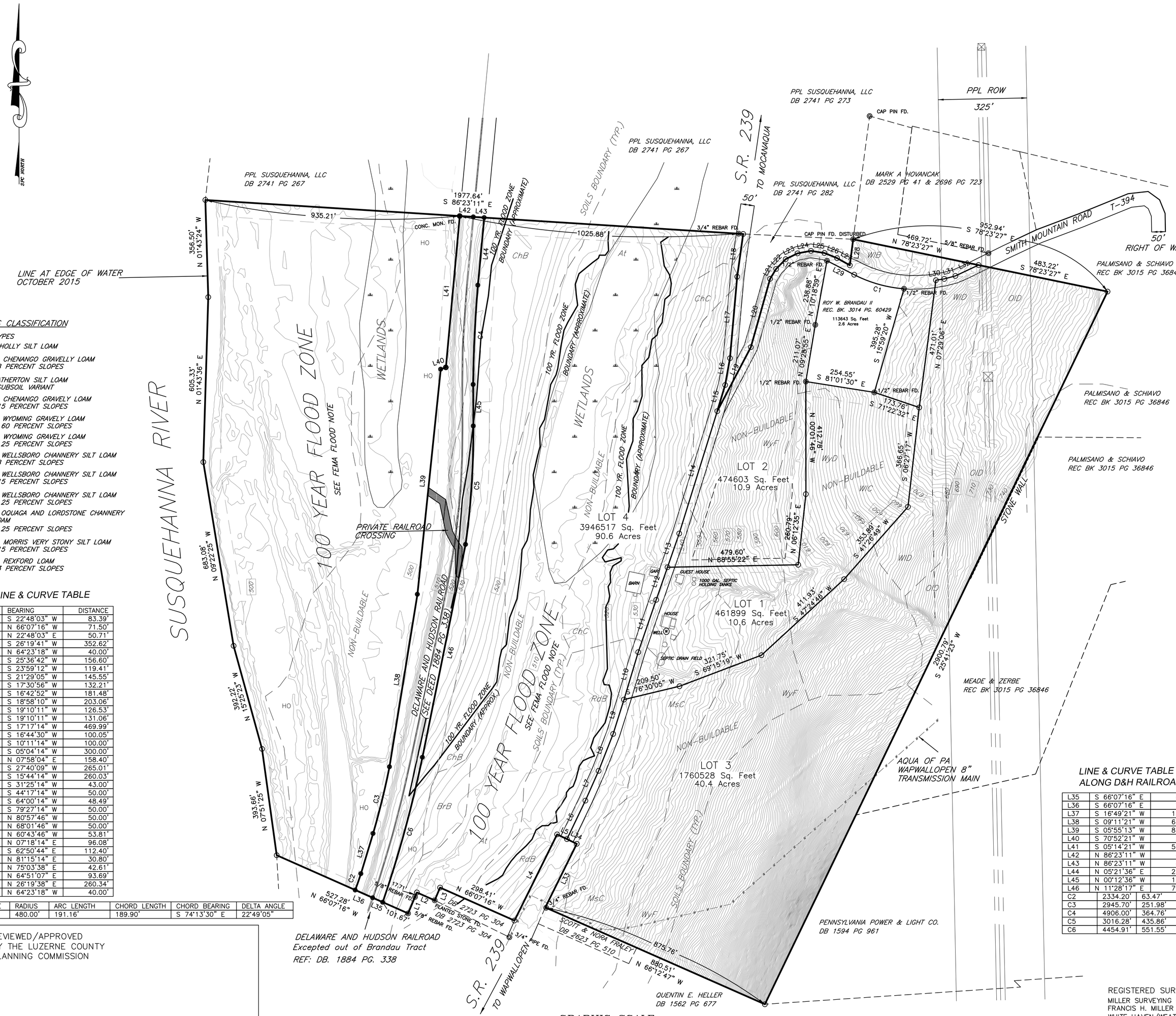
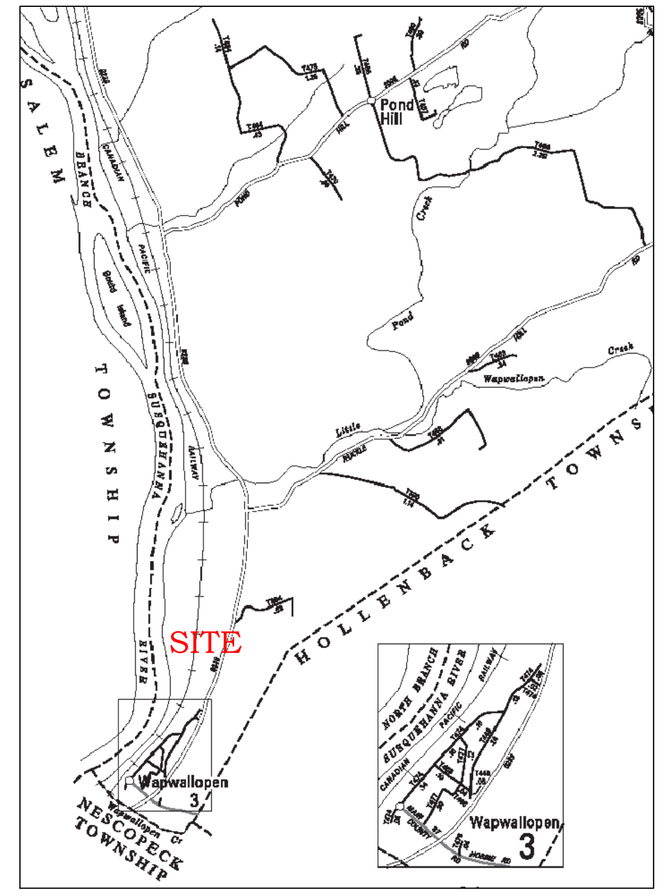
BRANDAU–SHIELDA MINOR SUBDIVISION





SOILS CLASSIFICATION

SOIL TYPES

HO – HOLLY SILT LOAM

ChB – CHENANGO GRAVELLY LOAM
3 TO 8 PERCENT SLOPES

At – ATHERTON SILT LOAM
GRAY SUBSOIL VARIANT

ChC – CHENANGO GRAVELLY LOAM
8 TO 15 PERCENT SLOPES

WyF – WYOMING GRAVELLY LOAM
25 TO 60 PERCENT SLOPES

WyD – WYOMING GRAVELLY LOAM
15 TO 25 PERCENT SLOPES

WIB – WELLSBORO CHANNERY SILT LOAM
3 TO 8 PERCENT SLOPES

WIC – WELLSBORO CHANNERY SILT LOAM
8 TO 15 PERCENT SLOPES

WID – WELLSBORO CHANNERY SILT LOAM
15 TO 25 PERCENT SLOPES

OID – OQUAGA AND LORDSTONE CHANNERY SILT LOAM
15 TO 25 PERCENT SLOPES

MsC – MORRIS VERY STONY SILT LOAM
8 TO 15 PERCENT SLOPES

RdB – REXFORD LOAM
0 TO 3 PERCENT SLOPES

LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L1	S 22°48'03" W	83.39'
L2	N 66°07'16" W	71.50'
L3	N 22°48'03" E	50.71'
L4	S 26°19'41" W	352.62'
L5	N 64°23'18" W	40.00'
L6	S 25°36'42" W	156.60'
L7	S 23°59'12" W	119.41'
L8	S 21°29'05" W	145.55'
L9	S 17°30'56" W	132.21'
L10	S 16°42'52" W	181.48'
L11	S 18°58'10" W	203.06'
L12	S 19°10'11" W	126.53'
L13	S 19°10'11" W	131.06'
L14	S 17°17'14" W	469.99'
L15	S 16°44'30" W	100.05'
L16	S 10°11'14" W	100.00'
L17	S 05°04'14" W	300.00'
L18	N 07°58'04" E	158.40'
L19	S 27°40'09" W	265.01'
L20	S 15°44'14" W	260.03'
L21	S 31°25'14" W	43.00'
L22	S 44°17'14" W	50.00'
L23	S 64°00'14" W	48.49'
L24	S 79°27'14" W	50.00'
L25	N 80°57'46" W	50.00'
L26	N 68°01'46" W	50.00'
L27	N 60°43'46" W	53.81'
L28	N 07°18'14" E	96.08'
L29	S 62°50'44" E	112.40'
L30	N 81°15'14" E	30.80'
L31	N 75°03'38" E	42.61'
L32	N 64°51'07" E	93.69'
L33	N 26°19'38" E	260.34'
L34	S 64°23'18" W	40.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	480.00'	191.16'	189.90'	S 74°13'30" E	22°49'05"

REVIEWED/APPROVED
BY THE LUZERNE COUNTY
PLANNING COMMISSION

PROJECT: 15-121 - DRAWING: 15-121-BRANDAU.dwg

RECORDING

THIS PLAN MUST BE RECORDED, BY THE OWNER, AT THE LUZERNE COUNTY COURTHOUSE RECORDER OF DEEDS OFFICE WITHIN 90 DAYS FROM FINAL APPROVAL

GRAPHIC SCALE

300 200 100 0 200 600

(IN FEET)
1 inch = 200 ft.

DEP: NON BUILDING DECLARATION

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of open land use to settle estate use. No portion (or lot number(s) 2,3&4) of this property/subdivision are approved by Conyghom Township/Luzerne County (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Conyghom Twp./Luzerne County (municipality), who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

LOT AREAS: FINAL

ORIGINAL LOT LESS RAILROAD
6,336,310 Sq. Feet
145.46

LOT 1
461,899 Sq. Feet
10.6 Acres

LOT 2
474603 Sq. Feet
10.9 Acres

LOT 3
1,760,528 Sq. Feet
40.4 Acres

LOT 4 NET LESS RAILROAD
3,639,280 Sq. FEET
83.5 Acres

= LOT 4 – RAILROAD AREA
3,946,517 Sq. Feet – 307237 Sq. Feet
90.6 Acres – 7.1 Acres

ZONING A1 AGRICULTURAL

SETBACKS:
F.Y. = 50 FEET
R.Y. = 50 FEET
S.Y. = 25 FEET

MINIMUM LOT SIZE = 1 ACRE
MINIMUM FRONTAGE = 150 FEET

Notes:

1.) THE PURPOSE OF THIS SUB-DIVISION IS TO SUBDIVED A 155.7 ACRE TRACT INTO 4 LOTS. LOT 1 – 10.6 ACRES, LOT 2 – 10.9 ACRES, LOT 3 – 40.7 ACRES, AND LOT 4 – 90.9 ACRES, OF EXISTING AND FARM LAND TO SETTLE AN ESTATE BETWEEN BROTHER AND SISTER.

2.) A PORTION OF THIS LOT IS IN A FLOOD PLAIN OR LISTED IN A 100 YEAR FLOOD ZONE BY FEMA. MAP NUMBER 42079C0478E, TOWNSHIP OF CONYGHAM, COMMUNITY NUMBER 420600 PANELS 478 & 479 SUFFIX E DATED NOVEMBER 2, 2012.

3.) NO WETLAND DELINEATION HAS BEEN CONDUCTED ON THIS PROPERTY, ACCORDING TO THE NATIONAL WETLAND INVENTORY MAP WETLANDS ARE IDENTIFIED TO BE ON THIS PROPERTY. PRIOR TO ANY CONSTRUCTION A WETLANDS INSPECTION SHOULD BE PERFORMED TO VERIFY THAT WETLANDS ARE NOT DISTURBED WITHOUT THE PROPER DEP PERMITS.

4.) NO CONSTRUCTION CAN BE PERFORMED ON ANY OF THESE LOTS UNTIL THE NECESSARY ON SITE SEWAGE PERMITS ARE OBTAINED THROUGH THE TOWNSHIP SEWAGE ENFORCEMENT OFFICER AND D.E.P. (DEPARTMENT OF ENVIRONMENTAL PROTECTION). FURTHER CONSTRUING THESE LOTS CURRENTLY NON-BUILDABLE.

5.) ALL DRIVEWAYS ARE REQUIRED TO HAVE A HIGHWAY OCCUPANCY PERMIT, (SEE NOTE BELOW).

LEGEND

- ORIGINAL PARCEL LINE
- PROPOSED PARCEL LINES
- ADJOINER PARCEL LINES
- CONTOURS
- WETLANDS BOUNDARYS (APPROXIMATE)
- FLOOD ZONE BOUNDARY (APPROXIMATE)
- BUILDING SETBACK LINE
- SOILS BOUNDARY LINES (APPROXIMATE)
- RIGHT OF WAY LINE
- CENTERLINE RAILROAD TRACKS
- STONE WALL
- WATER LINE
- WETLANDS
- REBAR TO BE SET
- CORNER MARKER FOUND AS NOTED
- SHARED WELL
- UTILITY POLE
- RAILROAD CORNER

LINE & CURVE TABLE ALONG D&H RAILROAD

L35	S 66°07'16" E	40.13'
L36	S 66°07'16" E	70.15'
L37	S 16°49'21" W	154.22'
L38	S 09°11'21" W	640.90'
L39	S 05°55'13" W	830.00'
L40	S 70°52'21" W	20.00'
L41	S 05°14'21" W	557.46'
L42	N 86°23'11" W	49.99'
L43	N 86°23'11" W	40.02'
L44	N 05°21'36" E	248.81'
L45	N 00°12'36" W	152.10'
L46	N 11°28'17" E	796.72'

C2	2334.20'	63.47'	63.46'	S 19°07'08" W 1°33'28"
C3	2945.70'	251.98'	251.90'	S 13°51'04" W 4°54'04"
C4	4906.00'	364.76'	364.68'	N 02°43'52" E 4°15'36"
C5	3016.28'	435.86'	435.48'	N 03°44'02" E 8°16'46"
C6	4454.91'	551.55'	551.19'	N 15°18'59" E 7°05'37"

DRIVEWAY NOTE

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.L. 1242 NO. 428, 420). IT IS THE APPLICANTS RESPONSIBILITY FOR OBTAINING ANY APPLICABLE DRIVEWAY PERMITS.

	BY

REGISTERED SURVEYOR
MILLER SURVEYING COMPANY
FRANCIS H. MILLER JR.
WHITE HAVEN/WEATHERLY, PA
TELEPHONE: 570-436-0949

FRANCIS H. MILLER JR. P.L.S. NO. SU 054306-E

TAX MAP

TAX MAP NO. 05 BLOCK A, LOT 8

SOURCE OF TITLE

REC BOOK 2660 PAGE 540
REC BK 3014 PG 83134, 3014 PG 83098, 3014 PG 83098

OWNERS

ROY W. BRANDAU II & LORRI J. BRANDAU
31 SMITH MOUNTAIN ROAD
WAPWALLOPEN, PA 18660
PHONE: 570-814-0195

ABBY SHIELDA & KERRY E. SHIELDA
107 ST. THOMAS WAY
COVINGTON, LOUISIANNA

OWNERSHIP

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE RECORD OWNER OF THE LAND SHOWN ON THIS FINAL PLAN AND THAT THEY DO HEREBY CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

ATTEST:

_____ _____

_____ _____

NOTARY CERTIFICATION

ON THIS _____ DAY OF _____ 2015
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

_____

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF DENNISON, COUNTY OF LUZERNE AND COMMONWEALTH OF PENNSYLVANIA, AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ _____

SEAL NOTARY PUBLIC

MY COMMISSION EXPIRES _____

BRANDAU-SHIELDA MINOR SUBDIVISION

PRELIMINARY / FINAL MINOR SUBDIVISION PLAN

LANDS OF

BRANDAU & SHIELDA

CONYGHAM TOWNSHIP - LUZERNE COUNTY - PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL FRANCIS H. MILLER JR. LAND SURVEYOR SU-054306E

MILLER SURVEYING CO.
410 3RD STREET
WEATHERLY, PA 18255

Scale: 1"=200'	Dwn By: FHM	File No.:15-121
Date: 10/19/15	Ck. By: FHM	Sheet 1 of 1