

NOTES:

- Only unaltered copies from the original of this survey marked with an original of the land surveyor's inked or his embossed seal shall be considered to be true valid copies.
- Federal Emergency Management Agency FIRM maps do not show any FLOOD HAZARD AREAS on the subject property (see Shohola Township, Pike County, FIRM Community Panel Number 421969 0005 B and FIRM Community Panel Number 421969 0010 B).
- "All lots shown on this Plan are subject to the rules and regulations contained in the Shohola Township Zoning Ordinance."
- "Wells shall be developed in accord with the current standards of the Pennsylvania Department of Environmental Resources and Shohola Township; and Township approval of this Plan in no way certifies or guarantees the quality or capacity of any well."
- No Certificate of Completion pursuant to the Zoning Ordinance shall be issued for any dwelling or building in any subdivision or land development, nor shall any dwelling or building be used or occupied, until such time as all improvements required to service and provide access to said dwelling or building have been installed by the Developer and approved by the Township.
- "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, Section 420) and for access to roads under the jurisdiction of Shohola Township pursuant to Shohola Township Road Encroachment Ordinance."
- In the case where wetlands are present, "The developer assumes full responsibility for obtaining any and all necessary permits and/or approvals, relating to the existence and designation of any wetlands on the within subdivision, as may be required by the U.S. Army Corps of Engineers, the Pennsylvania Department of Environmental Resources, or any other State or Federal agency having appropriate jurisdiction over wetlands. The Developer represents and warrants that it has accurately and properly delineated the areas of wetlands on the within subdivision; that it will give a copy of same to any prospective purchaser(s), together with the name, address, and telephone number of the governmental agencies having jurisdiction over wetlands; and that it will advise any prospective purchaser(s) of the existence of wetlands, if any, on any lot proposed to be purchased. After conveyance or sale of any lands in said subdivision to any purchaser(s), the purchaser(s) shall assume and bear continuing responsibility for compliance with any and all governmental regulations regarding the use of wetlands. Any purchaser(s) of any lands set forth in the within subdivision agree to look solely to the Developer and/or to the appropriate governmental agency for compliance with any wetlands regulations or requirements."
- "The approval of this subdivision by the Township Supervisors shall not in any manner be construed to be or to constitute an approval of compliance by the Developer with statutes or regulations promulgated by any State or Federal agencies relating to wetlands existing on the within subdivision. The Township shall have no liability or responsibility to the purchaser(s) or to any other regulations with respect to the within subdivision or any lands contained therein."
- When on-site subsurface sewage disposal is proposed "Township approval of this Plan in no way certifies or guarantees the suitability of any lot for the installation of a subsurface sewage disposal system. The DEP planning conducted as part of the subdivision plan approval process is for general suitability only, and a sewage permit will be required prior to any construction on any lot."
- As per §505.5 of the Shohola Township Zoning Ordinance, two off-street parking spaces will be allocated per dwelling unit.

SITE DATA

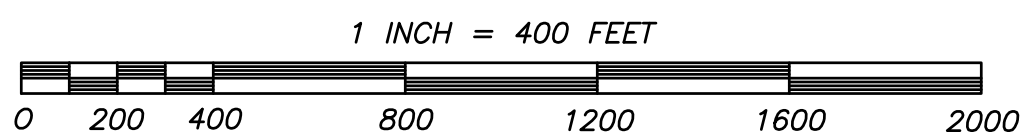
- Record Owner – Sean Finan and Maura K. Finan, Trustees of The Finan Family Irrevocable Trust Agreement c/o Sean Finan
830 Twin Lakes Road
Shohola, Pa. 18458
- Deed Reference – Sean Finan and Maura K. Finan, Trustees of The Finan Family Irrevocable Trust Agreement
Deed Book 1343 at Page 319
- Tax Map References – Shohola Township – Map 036.00, Block 01, Parcels 27, 38, & 39
Zoning Districts – Residential Forest (RF)
Upper Delaware Overlay District (UD)
- Proposed Sewage Disposal – On-Lot Sewage Systems
- Proposed Water Supply – Individual Wells
- Building Setback Lines – Residential Forest:
Front – 50'
Rear – 50'
Side – 50'
Wetland Boundary Buffer – 75'
- Upper Delaware Overlay District:
Front – 100'
Rear – 50'
Side – 50'
Wetland Boundary Buffer – 75'

LOT NUMBER	TOTAL ACREAGE	WETLANDS * 0.50 CONSTRAINT FACTOR	>25% SLOPE * 0.50 CONSTRAINT FACTOR	UNCONSTRAINED LOT AREA ACREAGE
1	10.00	2.13	0.00	7.87
2	10.00	3.06	0.00	6.94
3	12.15	4.29	0.00	7.86
5	11.13	2.16	0.00	8.97
6	10.09	2.98	0.00	7.11
7	11.82	4.03	0.00	7.79
8	11.25	4.22	0.00	7.03
9	10.71	3.97	0.00	6.74
10	10.34	3.44	0.00	6.90
11	10.16	2.99	0.00	7.17
12	10.00	1.03	0.00	8.97
15	17.65	0.00	0.75	16.90
16	18.99	0.00	2.46	16.53
17	10.31	0.17	0.00	10.14
18	10.00	0.80	0.00	9.20
19	10.00	0.00	0.06	9.94
20	11.24	0.00	0.26	10.98
28	10.09	0.00	0.04	10.05
29	10.00	0.00	0.13	9.87
30	10.01	0.00	2.86	7.15
31	10.00	0.00	3.35	6.65
32	11.09	0.00	2.99	8.10
33	11.30	0.00	2.45	8.85
34	12.04	0.00	2.18	9.86
35	12.51	0.00	2.36	10.15
36	10.00	0.00	0.58	9.42
37	10.23	0.00	0.11	10.12
39	11.51	0.00	0.34	11.17
41	11.94	0.09	0.58	11.27
42	15.72	0.00	2.08	13.64
43	16.13	0.00	4.81	11.32
44	10.80	0.00	3.45	7.35
45	10.55	0.00	3.12	7.43
46	10.00	0.29	2.66	7.05
47	10.14	0.22	0.64	9.28
48	10.59	0.00	1.69	8.90
49	10.15	0.00	0.81	9.34
50	10.00	0.00	0.31	9.69
52	10.00	0.52	0.00	9.48
53	10.00	0.53	0.00	9.47
54	10.03	0.89	0.00	9.14
57	16.70	1.57	0.00	15.13
Area 'A'	1.25	0.21	0.00	1.04
FINAN Lands	52.00	1.92	9.87	40.21
PARK & Recreation Area	26.68	1.34 Wetlands 2.33 Creek (Constraint Factor = 1)	3.79 >25% Slope	19.22

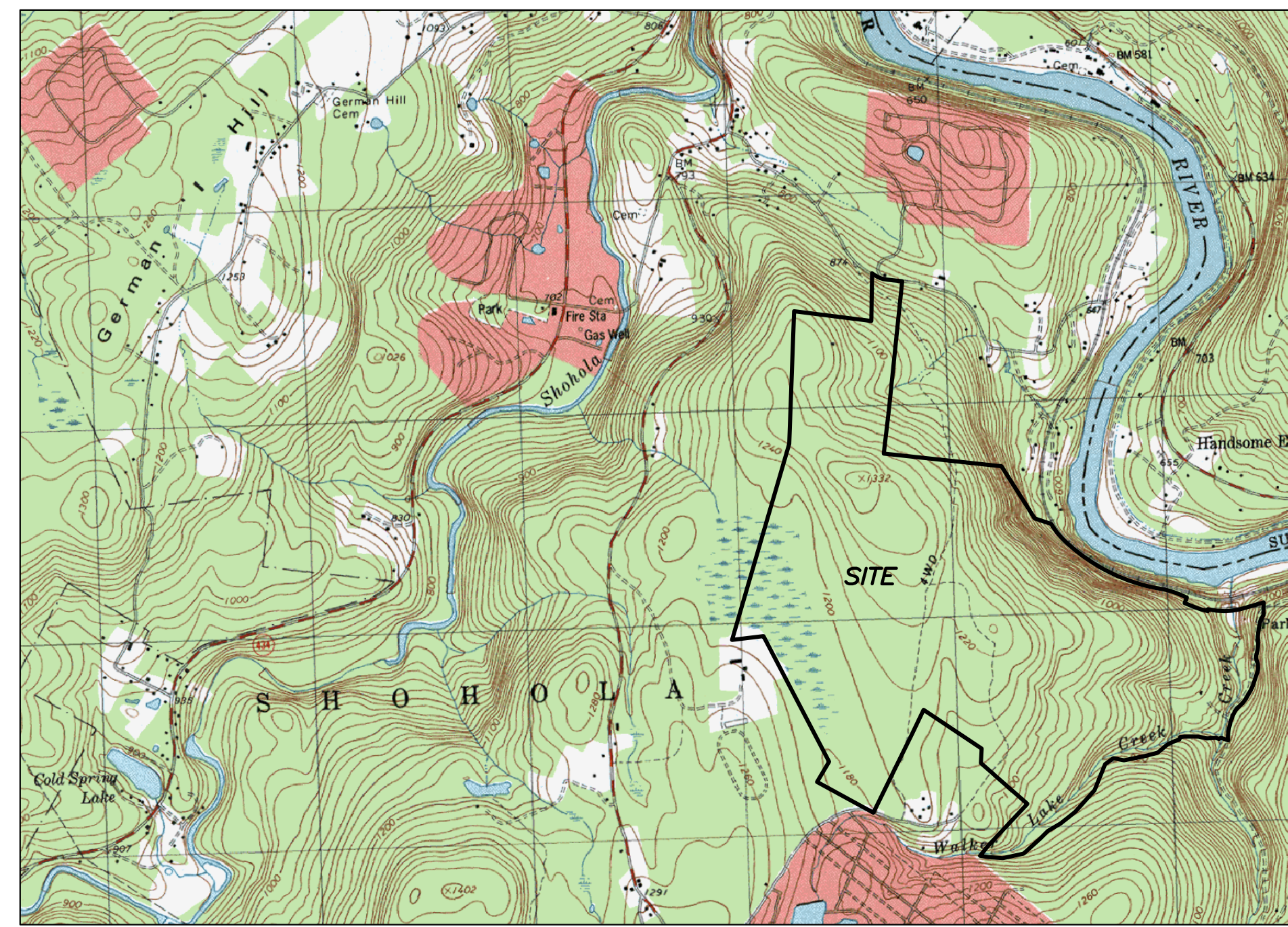
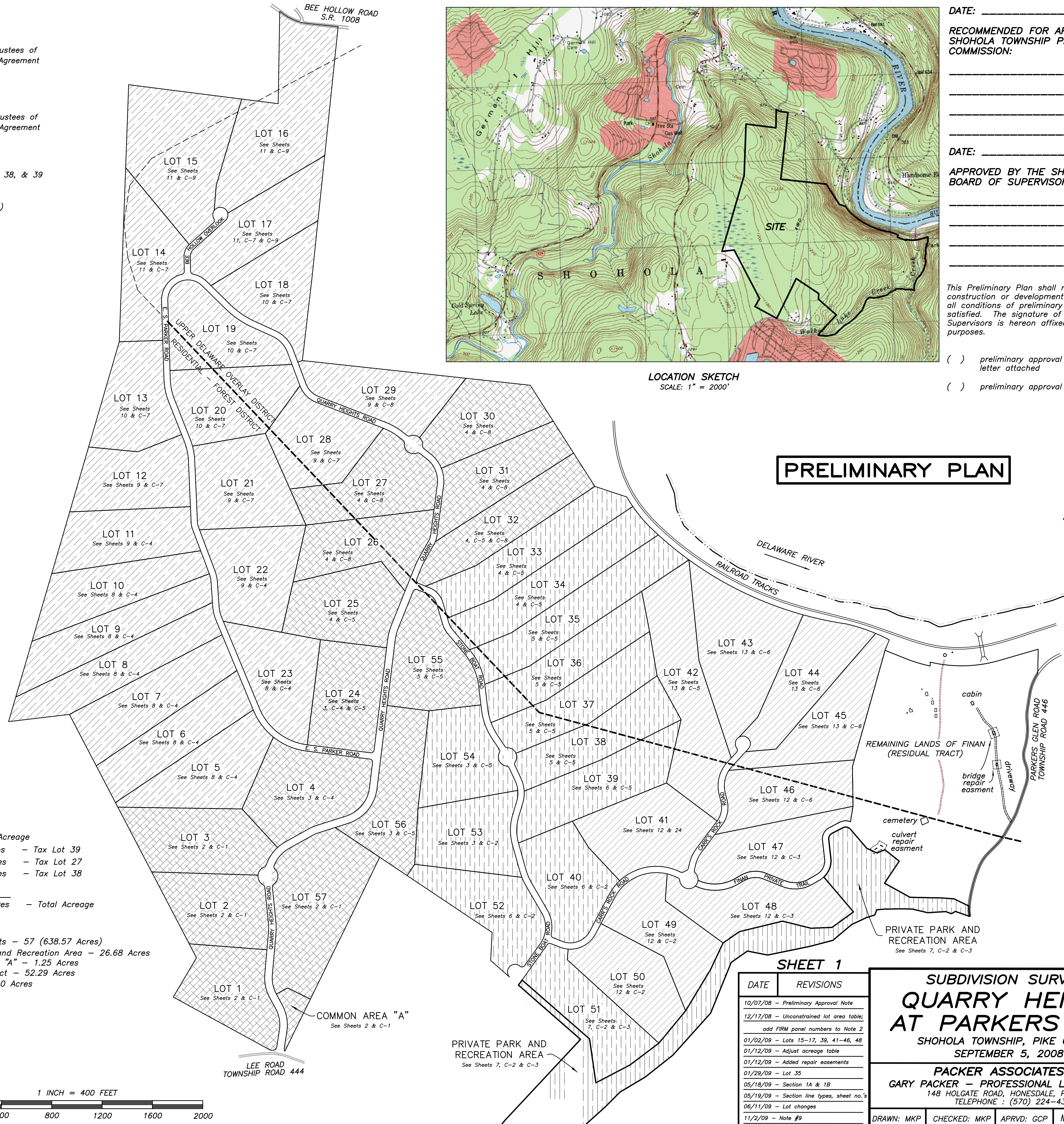
Summary of Acreage
677.45 Acres – Tax Lot 39
+ 39.54 Acres – Tax Lot 27
+ 26.30 Acres – Tax Lot 38

743.29 Acres – Total Acreage

Number of Lots – 57 (638.57 Acres)
Private Park and Recreation Area – 26.68 Acres
Common Area "A" – 1.25 Acres
Remaining Tract – 52.29 Acres
Roads – 24.50 Acres

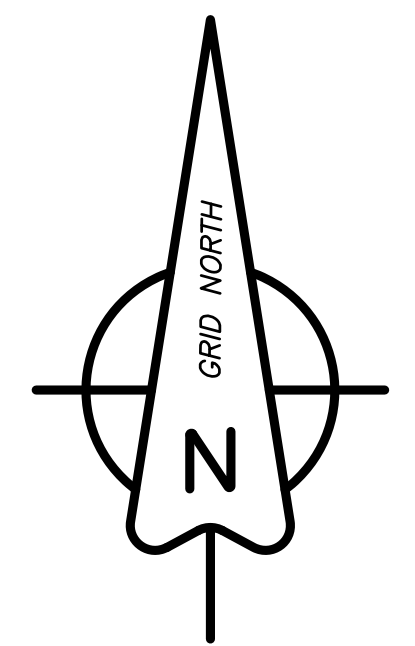


Gary Packer, P.L.S. 24492-E



LOCATION SKETCH
SCALE: 1" = 2000'

PRELIMINARY PLAN



- SECTION 1A
- SECTION 1B
- SECTION 2
- SECTION 3

SHEET 1

DATE	REVISIONS
10/07/08	Preliminary Approval Note
12/17/08	Unconstrained lot area table; add FIRM panel numbers to Note 2
01/02/09	Lots 15-17, 39, 41-46, 48
01/12/09	Adjust acreage table
01/12/09	Added repair easements
01/29/09	Lot 35
05/18/09	Section 1A & 1B
05/19/09	Section line types, sheet no.'s
06/11/09	Lot changes
11/2/09	Note #9

**SUBDIVISION SURVEY OF
QUARRY HEIGHTS
AT PARKERS GLEN**
SHOHOLA TOWNSHIP, PIKE COUNTY, PA.
SEPTEMBER 5, 2008

PACKER ASSOCIATES, INC.
GARY PACKER – PROFESSIONAL LAND SURVEYOR
148 HOLTGATE ROAD, HONESDALE, PA 18431
TELEPHONE : (570) 224-4300

DRAWN: MKP CHECKED: MKP APPVD: GCP MAP NO. 06-PK-55

DATE: _____

RECOMMENDED FOR APPROVAL BY THE SHOHOLA TOWNSHIP PLANNING COMMISSION:

DATE: _____

APPROVED BY THE SHOHOLA TOWNSHIP BOARD OF SUPERVISORS:

This Preliminary Plan shall not be recorded. No construction or development shall be started until all conditions of preliminary approval have been satisfied. The signature of the Township Supervisors is hereon affixed for Plan identification purposes.

() preliminary approval subject to conditions, letter attached

() preliminary approval with no conditions