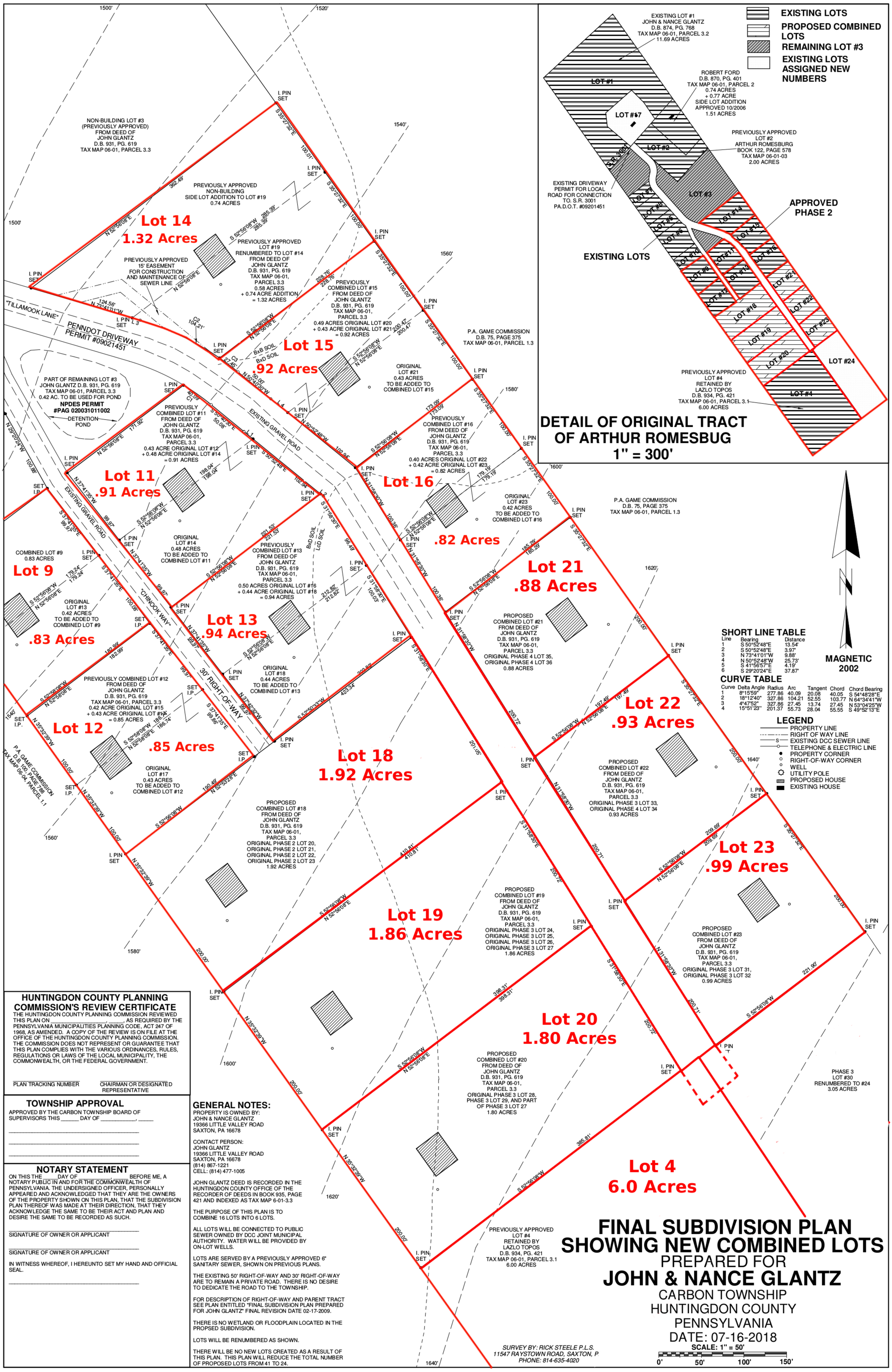
EXISTING LOTS
PROPOSED COMBINED LOTS
REMAINING LOT #3
EXISTING LOTS ASSIGNED NEW NUMBERS
EXISTING LOT #1
JOHN & NANCE GLANTZ
D.B. 874, PG. 768
TAX MAP 06-01, PARCEL 3.2
11.69 ACRES
ROBERT FORD
D.B. 870, PG. 401
TAX MAP 06-01, PARCEL 2
0.74 ACRES
+ 0.77 ACRE
SIDE LOT ADDITION
APPROVED 10/2006
1.51 ACRES
PREVIOUSLY APPROVED
LOT #2
ARTHUR ROMESBURG
BOOK 122, PAGE 578
TAX MAP 06-01-03
2.00 ACRES
EXISTING DRIVEWAY
PERMIT FOR LOCAL
ROAD FOR CONNECTION
TO. S.R. 3001
PA.D.O.T. #09201451
APPROVED
PHASE 2
EXISTING LOTS
PREVIOUSLY APPROVED
LOT #4
RETAINED BY
LAZLO TOPOS
D.B. 934, PG. 421
TAX MAP 06-01, PARCEL 3.1
6.00 ACRES
DETAIL OF ORIGINAL TRACT
OF ARTHUR ROMESBUG
1" = 300'
NON-BUILDING LOT #3
(PREVIOUSLY APPROVED)
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01, PARCEL 3.3
PREVIOUSLY APPROVED
NON-BUILDING
SIDE LOT ADDITION TO LOT #19
0.74 ACRES
Lot 14
1.32 Acres
PREVIOUSLY APPROVED
15' EASEMENT
FOR CONSTRUCTION
AND MAINTENANCE OF
SEWER LINE
PREVIOUSLY APPROVED
LOT #19
RENUMBERED TO LOT #14
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
0.58 ACRES
+ 0.74 ACRE ADDITION
= 1.32 ACRES
"TILLAMOOK LANE"
PENNDOT DRIVEWAY
PERMIT #09021451
Lot 15
.92 Acres
PREVIOUSLY
COMBINED LOT #15
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
0.49 ACRES ORIGINAL LOT #20
+ 0.43 ACRE ORIGINAL LOT #21
= 0.92 ACRES
P.A. GAME COMMISSION
D.B. 75, PAGE 375
TAX MAP 06-01, PARCEL 1.3
ORIGINAL
LOT #21
0.43 ACRES
TO BE ADDED TO
COMBINED LOT #15
PART OF REMAINING LOT #3
JOHN GLANTZ D.B. 931, PG. 619
TAX MAP 06-01, PARCEL 3.3
0.42 AC. TO BE USED FOR POND
NPDES PERMIT
#PAG 020031011002
DETENTION
POND
PREVIOUSLY
COMBINED LOT #11
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
0.43 ACRE ORIGINAL LOT #12
+ 0.48 ACRE ORIGINAL LOT #14
= 0.91 ACRES
EXISTING GRAVEL ROAD
Lot 11
.91 Acres
PREVIOUSLY
COMBINED LOT #16
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
0.40 ACRES ORIGINAL LOT #22
+ 0.42 ACRE ORIGINAL LOT #23
= 0.82 ACRES
Lot 16
.82 Acres
ORIGINAL
LOT #23
0.42 ACRES
TO BE ADDED TO
COMBINED LOT #16
P.A. GAME COMMISSION
D.B. 75, PAGE 375
TAX MAP 06-01, PARCEL 1.3
ORIGINAL
LOT #14
0.48 ACRES
TO BE ADDED TO
COMBINED LOT #11
COMBINED LOT #9
0.83 ACRES
Lot 9
.83 Acres
PREVIOUSLY
COMBINED LOT #13
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
0.50 ACRES ORIGINAL LOT #16
+ 0.44 ACRE ORIGINAL LOT #18
= 0.94 ACRES
Lot 13
.94 Acres
Lot 21
.88 Acres
PROPOSED
COMBINED LOT #21
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
ORIGINAL PHASE 4 LOT 35,
ORIGINAL PHASE 4 LOT 36
0.88 ACRES
"CHINOOK WAY"
ORIGINAL
LOT #13
0.42 ACRES
TO BE ADDED TO
COMBINED LOT #9
ORIGINAL
LOT #18
0.44 ACRES
TO BE ADDED TO
COMBINED LOT #13
30' RIGHT-OF-WAY
PREVIOUSLY COMBINED LOT #12
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01, PARCEL 3.3
0.42 ACRE ORIGINAL LOT #15
+ 0.43 ACRE ORIGINAL LOT #17
= 0.85 ACRES
Lot 12
.85 Acres
Lot 22
.93 Acres
PROPOSED
COMBINED LOT #22
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
ORIGINAL PHASE 3 LOT 33,
ORIGINAL PHASE 4 LOT 34
0.93 ACRES
P.A. GAME COMMISSION
D.B. 100, PAGE 788
TAX MAP 06-04, PARCEL 1.1
ORIGINAL
LOT #17
0.43 ACRES
TO BE ADDED TO
COMBINED LOT #12
PROPOSED
COMBINED LOT #18
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
ORIGINAL PHASE 2 LOT 20,
ORIGINAL PHASE 2 LOT 21,
ORIGINAL PHASE 2 LOT 22,
ORIGINAL PHASE 2 LOT 23
1.92 ACRES
Lot 18
1.92 Acres
Lot 23
.99 Acres
PROPOSED
COMBINED LOT #23
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
ORIGINAL PHASE 3 LOT 31,
ORIGINAL PHASE 3 LOT 32
0.99 ACRES
PROPOSED
COMBINED LOT #19
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
ORIGINAL PHASE 3 LOT 24,
ORIGINAL PHASE 3 LOT 25,
ORIGINAL PHASE 3 LOT 26,
ORIGINAL PHASE 3 LOT 27
1.86 ACRES
Lot 19
1.86 Acres
Lot 20
1.80 Acres
PROPOSED
COMBINED LOT #20
FROM DEED OF
JOHN GLANTZ
D.B. 931, PG. 619
TAX MAP 06-01,
PARCEL 3.3
ORIGINAL PHASE 3 LOT 28,
PHASE 3 LOT 29, AND PART
OF PHASE 3 LOT 27
1.80 ACRES
PHASE 3
LOT #30
RENUMBERED TO #24
3.05 ACRES
PREVIOUSLY APPROVED
LOT #4
RETAINED BY
LAZLO TOPOS
D.B. 934, PG. 421
TAX MAP 06-01, PARCEL 3.1
6.00 ACRES
Lot 4
6.0 Acres
SHORT LINE TABLE
Line | Bearing | Distance
1 | S 50°52'48"E | 13.54'
2 | S 50°52'48"E | 3.97'
3 | N 73°41'01"W | 9.88'
4 | N 50°52'48"W | 25.73'
5 | S 41°56'57"E | 4.19'
6 | S 29°20'24"E | 37.87'
CURVE TABLE
Curve | Delta Angle | Radius | Arc | Tangent | Chord | Chord Bearing
1 | 8°15'59" | 277.86 | 40.09 | 20.08 | 40.05 | S 54°48'28"E
2 | 18°12'40" | 327.86 | 104.21 | 52.55 | 103.77 | N 64°34'41"W
3 | 4°47'52" | 327.86 | 27.45 | 13.74 | 27.45 | N 53°04'25"W
4 | 15°51'23" | 201.37 | 55.73 | 28.04 | 55.55 | S 49°52'13"E
LEGEND
PROPERTY LINE
RIGHT OF WAY LINE
EXISTING DCC SEWER LINE
TELEPHONE & ELECTRIC LINE
PROPERTY CORNER
RIGHT-OF-WAY CORNER
WELL
UTILITY POLE
PROPOSED HOUSE
EXISTING HOUSE
MAGNETIC
2002
HUNTINGDON COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE
THE HUNTINGDON COUNTY PLANNING COMMISSION REVIEWED THIS PLAN ON _____, _____, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED. A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE HUNTINGDON COUNTY PLANNING COMMISSION. THE COMMISSION DOES NOT REPRESENT OR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.
PLAN TRACKING NUMBER
CHAIRMAN OR DESIGNATED REPRESENTATIVE
TOWNSHIP APPROVAL
APPROVED BY THE CARBON TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, _____
NOTARY STATEMENT
ON THIS THE _____DAY OF _____, _____ BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA. THE UNDERSIGNED OFFICER, PERSONALLY APPEARED AND ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH.
SIGNATURE OF OWNER OR APPLICANT
SIGNATURE OF OWNER OR APPLICANT
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
GENERAL NOTES:
PROPERTY IS OWNED BY:
JOHN & NANCE GLANTZ
19366 LITTLE VALLEY ROAD
SAXTON, PA 16678
CONTACT PERSON:
JOHN GLANTZ
19366 LITTLE VALLEY ROAD
SAXTON, PA 16678
(814) 867-1221
CELL: (814) 477-1005
JOHN GLANTZ DEED IS RECORDED IN THE HUNTINGDON COUNTY OFFICE OF THE RECORDER OF DEEDS IN BOOK 935, PAGE 421 AND INDEXED AS TAX MAP 6-01-3.3
THE PURPOSE OF THIS PLAN IS TO COMBINE 16 LOTS INTO 6 LOTS.
ALL LOTS WILL BE CONNECTED TO PUBLIC SEWER OWNED BY DCC JOINT MUNICIPAL AUTHORITY. WATER WILL BE PROVIDED BY ON-LOT WELLS.
LOTS ARE SERVED BY A PREVIOUSLY APPROVED 6" SANITARY SEWER, SHOWN ON PREVIOUS PLANS.
THE EXISTING 50' RIGHT-OF-WAY AND 30' RIGHT-OF-WAY ARE TO REMAIN A PRIVATE ROAD. THERE IS NO DESIRE TO DEDICATE THE ROAD TO THE TOWNSHIP.
FOR DESCRIPTION OF RIGHT-OF-WAY AND PARENT TRACT SEE PLAN ENTITLED "FINAL SUBDIVISION PLAN PREPARED FOR JOHN GLANTZ" FINAL REVISION DATE 02-17-2009.
THERE IS NO WETLAND OR FLOODPLAIN LOCATED IN THE PROPSED SUBDIVISION.
LOTS WILL BE RENUMBERED AS SHOWN.
THERE WILL BE NO NEW LOTS CREATED AS A RESULT OF THIS PLAN. THIS PLAN WILL REDUCE THE TOTAL NUMBER OF PROPOSED LOTS FROM 41 TO 24.
FINAL SUBDIVISION PLAN
SHOWING NEW COMBINED LOTS
PREPARED FOR
JOHN & NANCE GLANTZ
CARBON TOWNSHIP
HUNTINGDON COUNTY
PENNSYLVANIA
DATE: 07-16-2018
SCALE: 1" = 50'
0' 50' 100' 150'
SURVEY BY: RICK STEELE P.L.S.
11547 RAYSTOWN ROAD, SAXTON, P
PHONE: 814-635-4020