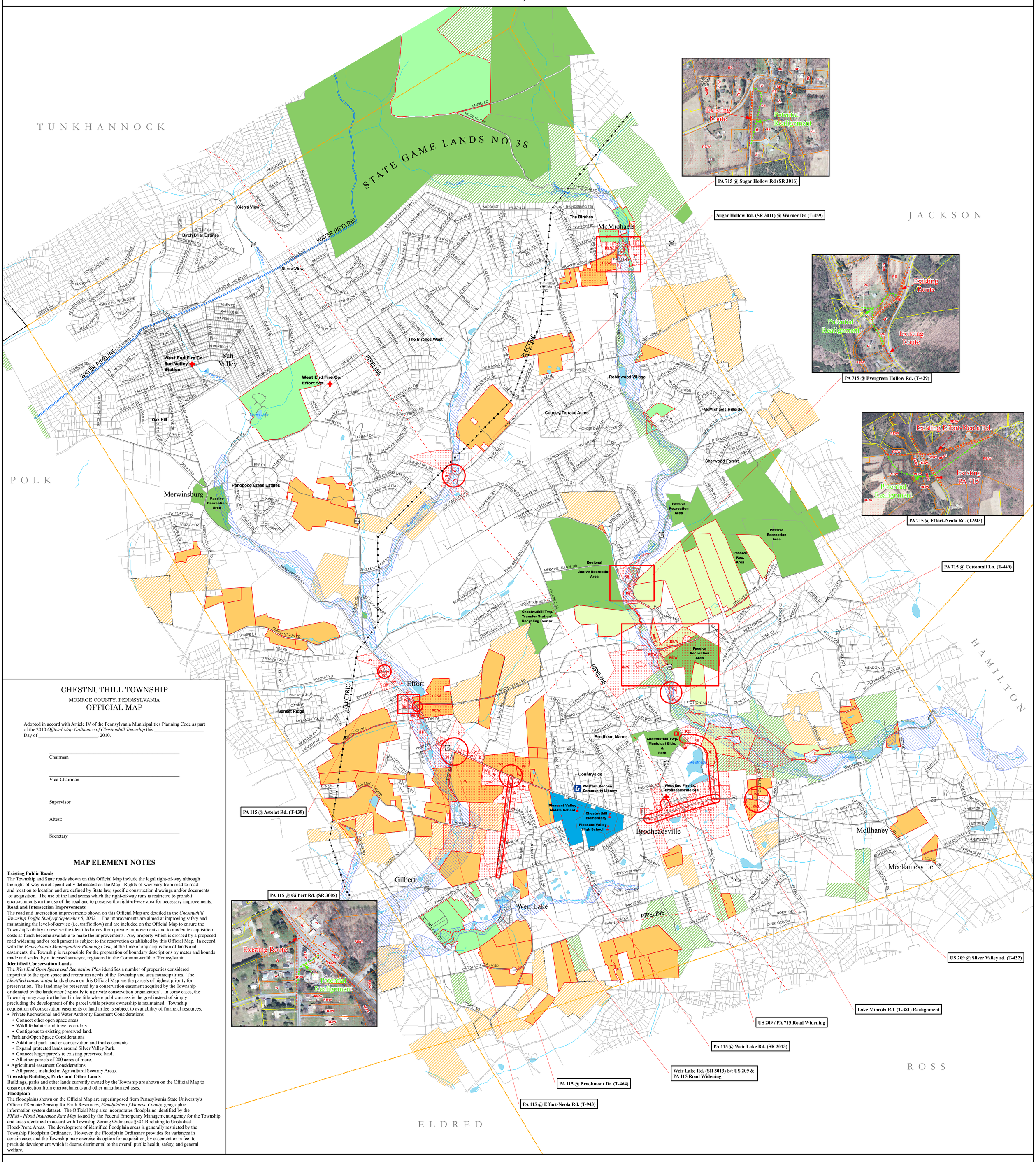
OFFICIAL MAP
of
CHESTNUTHILL TOWNSHIP
MONROE COUNTY, PENNSYLVANIA



CHESTNUTHILL TOWNSHIP
MONROE COUNTY, PENNSYLVANIA
OFFICIAL MAP

Adopted in accord with Article IV of the Pennsylvania Municipalities Planning Code as part of the 2010 *Official Map Ordinance of Chestnuthill Township* this _____ Day of _____, 2010.

_____
Chairman

_____
Vice-Chairman

_____
Supervisor

Attest:

_____
Secretary

MAP ELEMENT NOTES

Existing Public Roads
The Township and State roads shown on this Official Map include the legal right-of-way although the right-of-way is not specifically delineated on the Map. Rights-of-way vary from road to road and location to location and are defined by State law, specific construction drawings and/or documents of acquisition. The use of the land across which the right-of-way runs is restricted to prohibit encroachments on the use of the road and to preserve the right-of-way area for necessary improvements.

Road and Intersection Improvements
The road and intersection improvements shown on this Official Map are detailed in the *Chestnuthill Township Traffic Study of September 5, 2002*. The improvements are aimed at improving safety and maintaining the level-of-service (i.e. traffic flow) and are included on the Official Map to ensure the Township's ability to reserve the identified areas from private improvements and to moderate acquisition costs as funds become available to make the improvements. Any property which is crossed by a proposed road widening and/or realignment is subject to the reservation established by this Official Map. In accord with the *Pennsylvania Municipalities Planning Code,* at the time of any acquisition of lands and easements, the Township is responsible for the preparation of boundary descriptions by metes and bounds made and sealed by a licensed surveyor, registered in the Commonwealth of Pennsylvania.

Identified Conservation Lands
The *West End Open Space and Recreation Plan* identifies a number of properties considered important to the open space and recreation needs of the Township and area municipalities. The *identified conservation* lands shown on this Official Map are the parcels of highest priority for preservation. The land may be preserved by a conservation easement acquired by the Township or donated by the landowner (typically to a private conservation organization). In some cases, the Township may acquire the land in fee title where public access is the goal instead of simply precluding the development of the parcel while private ownership is maintained. Township acquisition of conservation easements or land in fee is subject to availability of financial resources.

- Private Recreational and Water Authority Easement Considerations
  - Connect other open space areas.
  - Wildlife habitat and travel corridors.
  - Contiguous to existing preserved land.
- Parkland/Open Space Considerations
  - Additional park land or conservation and trail easements.
  - Expand protected lands around Silver Valley Park.
  - Connect larger parcels to existing preserved land.
  - All other parcels of 200 acres of more.
- Agricultural easement Considerations
  - All parcels included in Agricultural Security Areas.

Township Buildings, Parks and Other Lands
Buildings, parks and other lands currently owned by the Township are shown on the Official Map to ensure protection from encroachments and other unauthorized uses.

Floodplain
The floodplains shown on the Official Map are superimposed from Pennsylvania State University's Office of Remote Sensing for Earth Resources, *Floodplains of Monroe County,* geographic information system dataset. The Official Map also incorporates floodplains identified by the *FIRM - Flood Insurance Rate Map* issued by the Federal Emergency Management Agency for the Township, and areas identified in accord with Township Zoning Ordinance §504.B relating to Unstudied Flood-Prone Areas. The development of identified floodplain areas is generally restricted by the Township Floodplain Ordinance. However, the Floodplain Ordinance provides for variances in certain cases and the Township may exercise its option for acquisition, by easement or in fee, to preclude development which it deems detrimental to the overall public health, safety, and general welfare.

LEGEND

0 1,333 2,666 5,332 Feet

1:16,000

N W E S

LANDS MAPPED FOR FUTURE EASEMENT OR ACQUISITION

- Road & Intersection Improvements
- Parcels Affected by Road Improvements**
  - RE — REALIGNMENT (NEW ALIGNMENT)
  - RE/W — REALIGNMENT/WIDENING
  - W — WIDENING
  - W/S — WIDENING/TRAFFIC SIGNAL
- Parkland/Open Space Considerations
- Private Recreational & Water Authority
- Agricultural Easement Considerations
- Floodplains**

** (These layers may overlap other map features)

EXISTING PUBLIC & CONSERVED LANDS

- Existing State & Municipal Conserved Land
- Existing Private Conservation Easements
- Purchased Agricultural Conservation Easements
- Existing Schools
- Tax Parcels
- Road Centerlines

Major Utility Lines
- ELECTRIC
- NATURAL GAS
- WATER PIPELINE

- Hydrology (PADOT)
- Lakes & Ponds (PADOT)
- County Boundary
- Municipal Boundary

The County of Monroe makes no express or implied warranties concerning the release of this information. The County of Monroe is unaware of the use or uses to be made of this data. Consequently, the County of Monroe does not warrant this data as fit for any particular purpose.

MONROE 2020
www.co.monroe.pa.us/planning

PREPARED BY

Monroe County Planning Commission

1 Quaker Plaza, Room 106
Stroudsburg, PA 18360
(570) 517-3100
mcpc@co.monroe.pa.us

January 2010

10-001