

ZONING DATA: R-2 ZONE

EXISTING USE: RESIDENTIAL - SINGLE FAMILY DETACHED
 PROPOSED USE: RESIDENTIAL - SINGLE FAMILY DETACHED
 MINIMUM LOT SIZE PERMITTED: 10,000 SQ. FT.
 MINIMUM LOT SIZE PROPOSED: 11,250 +/- SQ. FT. (PROPOSED LOT 2)
 PROPOSED DENSITY: 3.7 DU/ACRE
 MAX. DENSITY PERMITTED: 4 DU/ACRE
 MINIMUM LOT WIDTH: 75 FEET MIN.
 MINIMUM LOT WIDTH PROPOSED: 75 FEET
 BUILDING SET BACKS: FRONT - 30 FEET MIN.
 SIDE - 8 FEET MIN.
 REAR - 30 FEET MIN.
 40%
 13.6% (PROPOSED LOT 1)
 30 FEET
 2 SPACES PER DWELLING UNIT

LOT DATA

EXISTING LOT 1
 23,836 +/- SQ. FT.
 0.5472 +/- ACRES
 PROPOSED LOT 1
 12,586 +/- SQ. FT.
 0.2889 +/- ACRES
 PROPOSED LOT 2
 11,250 +/- SQ. FT.
 0.2583 +/- ACRES

SITE DATA

TYPE OF DEVELOPMENT: SINGLE LOT SUBDIVISION
 NO. OF EXISTING LOTS: 1 LOT
 NO. OF PROPOSED LOTS: 2 LOTS
 ZONING DISTRICTS: R-2 - MEDIUM DENSITY RESIDENTIAL
 TOTAL TRACT AREA: 0.5472 +/- ACRES GROSS
 AREA TO BE DEVELOPED: 0 ACRES
 PROPOSED RECREATION AREA: 2
 TOTAL # OF LOTS: 2
 EXISTING WATER SUPPLY (LOT 1): PUBLIC
 EXISTING WATER DISPOSAL (LOT 1): PUBLIC
 PROPOSED WATER SUPPLY (LOT 2): PUBLIC
 PROPOSED SEWAGE DISPOSAL (LOT 2): PUBLIC
 LINEAL FEET OF NEW STREETS: 0 FEET
 LINEAL FEET OF NEW STORM SEWER: 0 FEET
 TOTAL NUMBER OF INLETS: 0 INLETS
 TOTAL LINEAR FEET OF STREET WIDENING: 0 FEET
 TOTAL NUMBER OF STORM MANHOLES: 0 MANHOLES
 TOTAL NUMBER OF ENDWALLS: 0 ENDWALLS

OWNER / APPLICANT

OWNER/APPLICANT: 786 REAL ESTATE INC.
 86 LOUIS STREET
 CARTERET, NJ 07008
 PH: (732) 621-3587
 EMAIL: wsnj86@gmail.com
 TAX PARCEL NUMBERS: 62-029-136 (EXISTING LOT 1)
 DEED REFERENCES: INSTRUMENT #20210003793
 PLAN BOOK REFERENCE: PLAN BOOK D, VOL. 1, PAGE 15

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE ONE ADDITIONAL BUILDING LOT (PROPOSED LOT 2).
2. NO CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN, AND NONE SHALL BE PERMITTED WITHOUT FURTHER TOWNSHIP APPROVALS.
3. THERE IS NO 100-YEAR FLOODPLAIN ON THE SITE PER FEMA MAP 42043003400 DATED AUGUST 2, 2012.
4. PER THE USDA WEB SOIL SERVICE, SOILS ON THE SITE ARE URBAN LAND, SHALE MATERIALS.
5. DATUM FOR CONTOURS IS USGS.
6. THE ENTRANCE WALKS TO THE EXISTING HOUSE ON LOT 1 SHALL BE RELOCATED BY OWNER TO BE ENTIRELY WITHIN LOT 1.
7. OWNER WILL REMOVE/RELOCATE EXISTING FENCE ALONG GEORGE STREET TO BE ENTIRELY WITHIN LOT 1.

WAIVERS REQUESTED

1. SALDO SECTION 1106 - CURBS
2. SALDO SECTION 1107 - SIDEWALKS

CERTIFICATIONS

THE DAUPHIN COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____ AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN FILE NO. _____. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE DAUPHIN COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

THIS SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND TO THE BEST OF MY KNOWLEDGE, NONE EXIST ON SITE.
F. Stephen Goodyear 5/6/21
 ENVIRONMENTAL SPECIALIST DATE
 F. STEPHEN GOODYEAR, AQUA-NICHE (717) 957-3577

OWNER(S) WASEEM RAZA, 786 REAL ESTATE INC.

RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

THIS _____ DAY OF _____, 20____

CHAIRMAN

SECRETARY

REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER

THIS _____ DAY OF _____, 20____

TOWNSHIP ENGINEER

APPROVED BY THE SUSQUEHANNA TWP BOARD OF COMMISSIONERS

THIS _____ DAY OF _____, 20____

PRESEDENT

SECRETARY

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, IN SUBDIVISION

PLAN BOOK _____ VOLUME _____ PAGE _____

WITNESS MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20____

RECORDER

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
Anthony Stackpole Trost 9/7/21
 ANTHONY STACKPOLE TROST DATE
 PROFESSIONAL LAND SURVEYOR
 MELHAM ASSOCIATES, PC
 2247 NORTH FRONT STREET, HARRISBURG, PA. 17110
 TEL: (717) 238-5000

CHAIRMAN

SECRETARY

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF DAUPHIN

ON THIS THE _____ DAY OF _____, 20____

BEFORE ME UNDERSIGNED PERSONALLY APPEARED

OWNER(S) WASEEM RAZA, 786 REAL ESTATE INC.

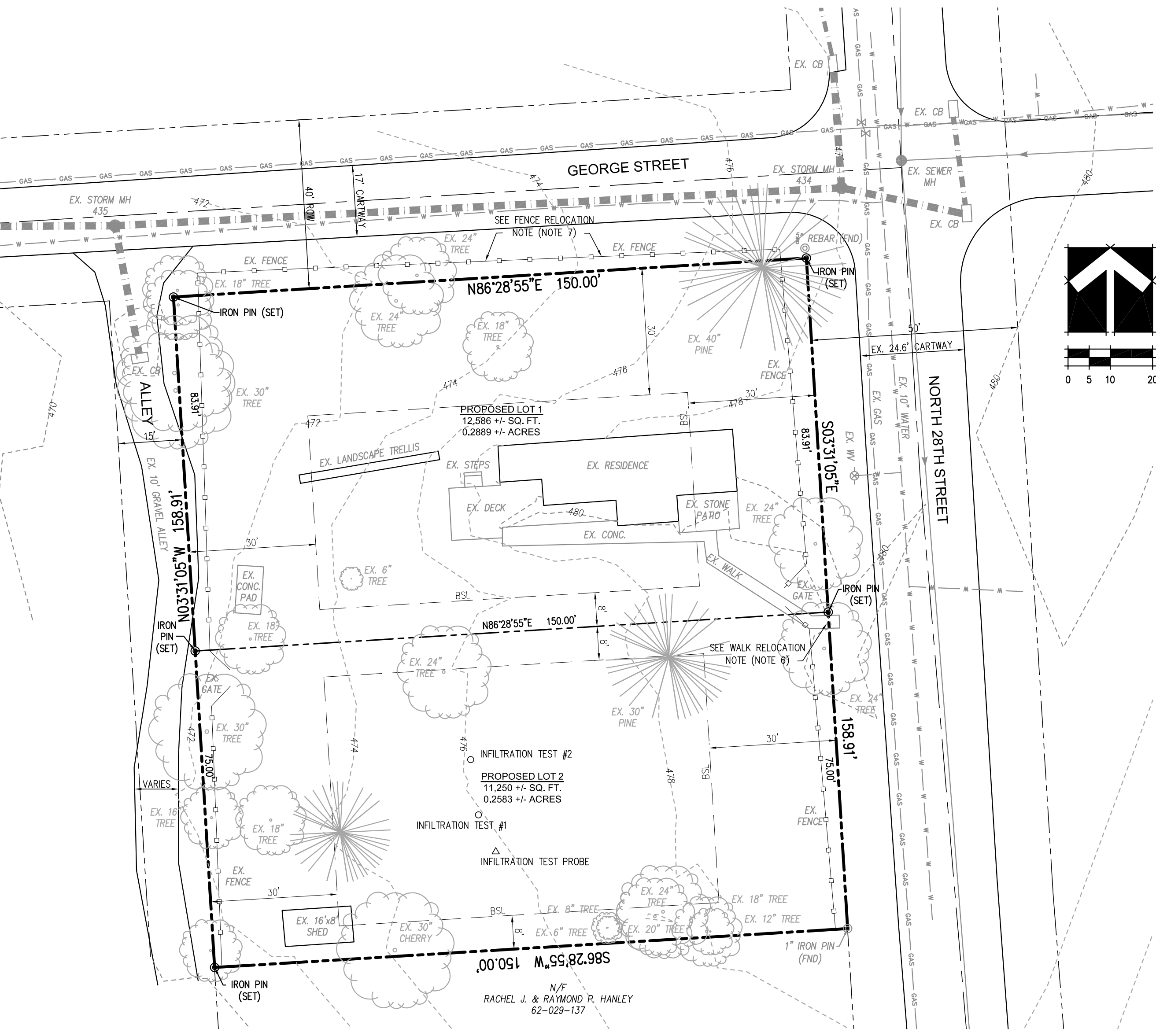
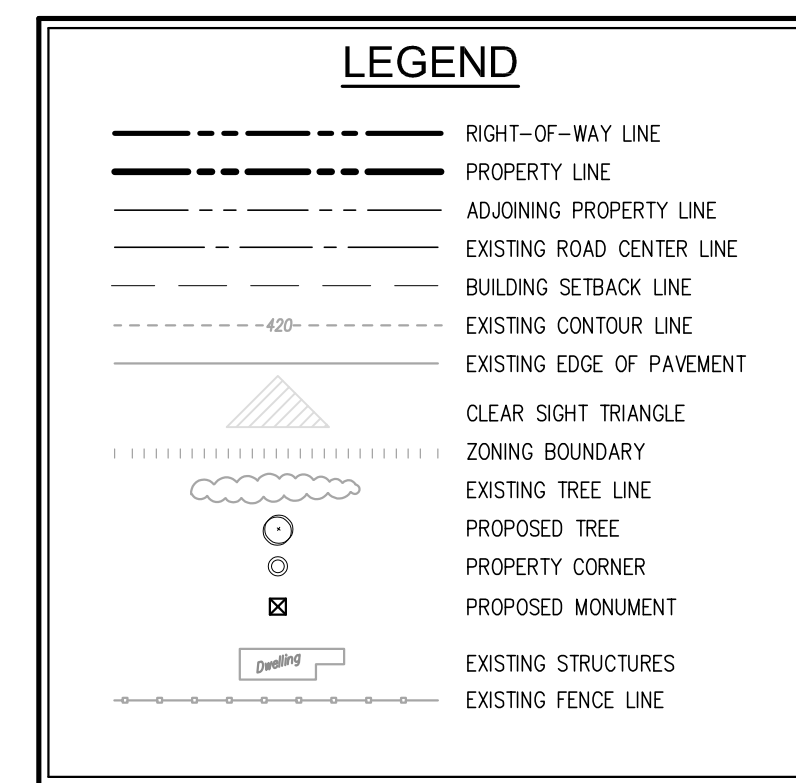
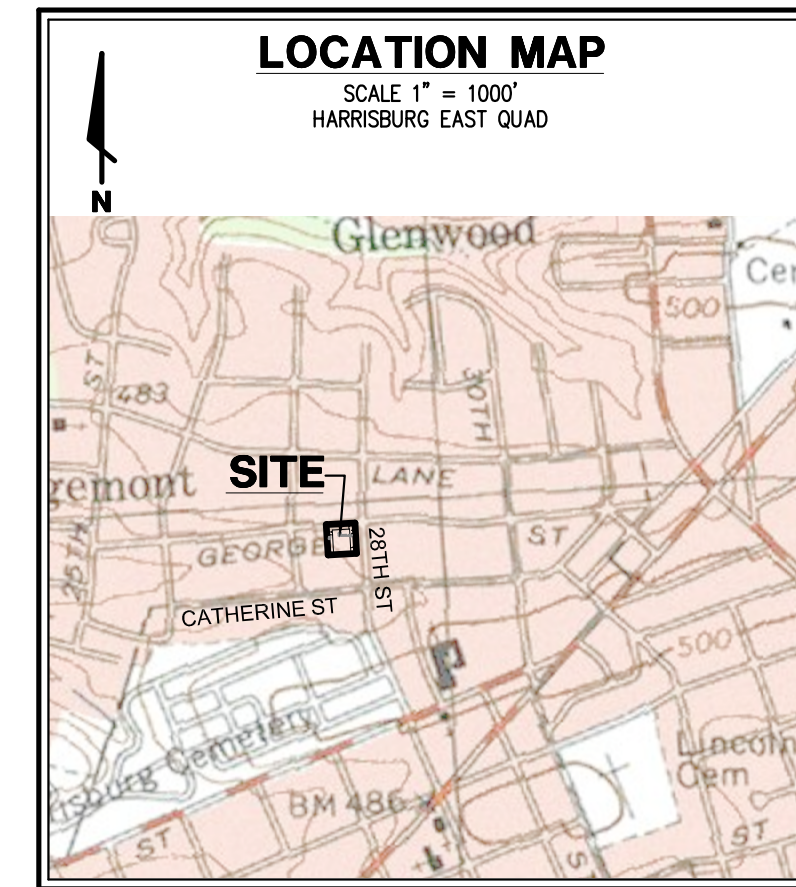
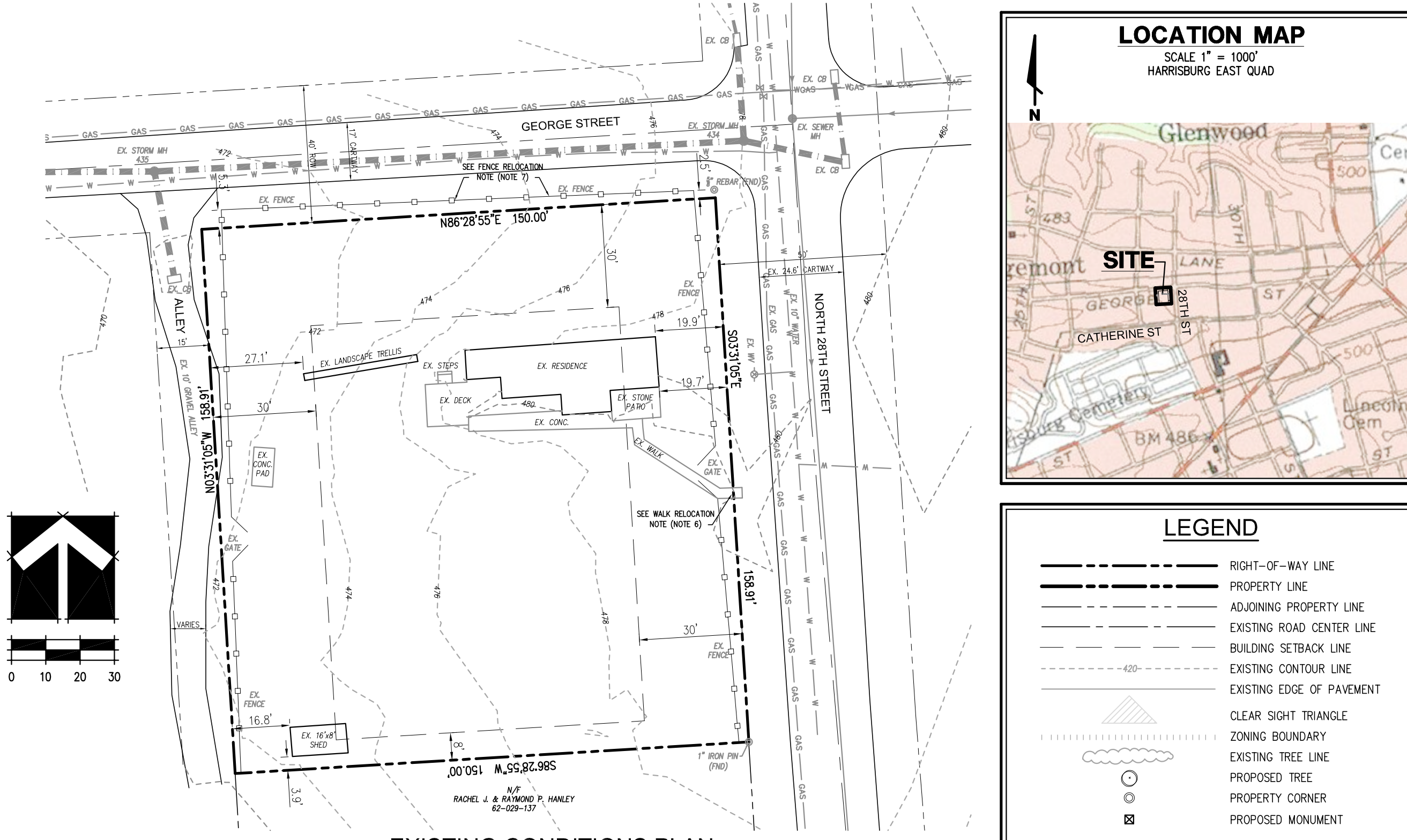
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THE _____ DAY OF _____, 20____



architecture
 engineering
 landscape architecture
 planning
 surveying



2247 North Front Street
 Harrisburg, PA 17110

tel 717 238 5000

fax 717 236 2600

www.melham.com

CLIENT

786 Real Estate Inc.

86 Louis Street, Carteret, NJ 07008

PROJECT

217 North 28th Street
 HARRISBURG, PA 17109
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY

PHASE

FINAL

DRAWING

MINOR SUBDIVISION PLAN

© 2021 MELHAM ASSOCIATES PC

SCALE

AS SHOWN

JOB #

14650

CADD

14650base.dwg

DATE

9/9/21

SHEET

1 of 1

