

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE OFF ALL "WITHDRAWABLE" LAND, LOT 2, FROM THE HOUSES OF OAKHURST CONDOMINIUMS TO CREATE LOT 2. LOT 2 SHALL BECOME A FOR SALE LOT BY OWNER.
 - BOUNDARY INFORMATION AS SHOWN WAS TAKEN FROM "PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN FOR HOUSES AT OAKHURST" AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF AND FOR THE COUNTY OF DAUPHIN, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK "K", VOLUME 7, PAGE 45 ET. SEQ.
 - THERE ARE NO KNOWN OR PROPOSED COVENANTS RUNNING WITH THE LAND.
 - FUTURE DEVELOPMENT OF LOT 2 WILL REQUIRE SUBMITTAL AND APPROVAL OF EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
 - LOT 2 STORMWATER RUNOFF BEING DIRECTED TO EXISTING STORMWATER FACILITIES SHALL BE LIMITED TO PRE-DEVELOPMENT FLOWS FOR THE 2 YEAR THROUGH 100 YEAR STORM EVENTS.
 - EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE STORMWATER FACILITIES ON THEIR RESPECTIVE LOT.
 - THE SWALE BEHIND THE LOT 1 CONDOMINIUM UNITS SHALL BE RESPONSIBILITY OF LOT 2 OWNER.
 - EACH LOT OWNER SHALL HAVE THE RIGHT OF EMERGENCY INGRESS AND EGRESS THROUGH EACH OTHERS DRIVEWAYS CONNECTION TO OAKHURST BOULEVARD. SHOULD ONE DRIVEWAY CONNECTION BECOME TEMPORARILY BLOCKED DUE TO AN EMERGENCY, EACH LOT OWNER SHALL HAVE THE RIGHT OF INGRESS AND EGRESS THROUGH THE OTHER LOT OWNER'S LAND TO REACH THE OPERABLE DRIVEWAY CONNECTION.

SURVEYOR CERTIFICATION
 PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
 (SURVEYOR'S SIGNATURE AND SEAL)

ENGINEER CERTIFICATION
 I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.
 (ENGINEER'S SIGNATURE AND SEAL)

LEGEND

- ZONE LINE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LEGAL RIGHT-OF-WAY LINE
- CURB
- EDGE OF ROAD
- CENTER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- STORM SEWER
- MINOR CONTOURS
- MAJOR CONTOURS
- TREE LINE
- SPOT ELEVATION
- EXISTING CONDITIONS
- PROPOSED CONDITIONS
- PROPERTY CORNER
- CONCRETE MONUMENT
- BENCHMARK
- POINT OF BEGINNING
- SHARED EMERGENCY ACCESS EASEMENT

ZONING DATA
 ZONING: R4 - RESIDENTIAL URBAN DISTRICTS / BOR - BUSINESS-OFFICE-RESIDENTIAL

REQUIRED YARD SETBACKS (SINGLE FAMILY ATTACHED, MULTI-FAMILY, PRINCIPAL NON-RESIDENTIAL BUILDING)

	SINGLE FAMILY DETACHED	SINGLE FAMILY SEMI-DETACHED	SINGLE FAMILY ATTACHED	MULTI-FAMILY	PRINCIPAL NON-RESIDENTIAL BUILDING
FRONT:	30'	30'	25'	25'	25'
SIDE:	8'	10'	10'	20'	10'
REAR:	30'	30'	25'	25'	25'
MIN. TRACT AREA:	N/A	N/A	40,000 SF.	40,000 SF.	15,000 SF.
MIN. LOT WIDTH:	65'	40'	22' INTERIOR UNITS / 32' EXTERIOR UNITS	NA	150'
MAX. BLDG. COVERAGE:	N/A	30%	35%	20%	35%
MAX. LOT IMPERVIOUS:	40%	45%	50%	45%	80%
MIN. VEGETATIVE COVERAGE:	60%	55%	50%	55%	20%

BOR ALLOWABLE BUILDING HEIGHT: HEIGHT OF A PRINCIPAL BUILDING SHALL NOT EXCEED 42 FEET IN ACCORDANCE WITH SECTION 27-2104, EXCEPT THE HEIGHT OF ANY BUILDING MAY EXCEED 42 FEET IN HEIGHT BY ONE FOOT FOR EACH ADDITIONAL FOOT BY WHICH THE WIDTH OF EACH YARD EXCEEDS THE MINIMUM YARD REGULATIONS OF THE DISTRICT; HOWEVER, UNDER NO CIRCUMSTANCE SHALL THE HEIGHT EXCEED FOUR STORES OR 55 FEET.

R-4 ALLOWABLE BUILDING HEIGHT: 30 FT.

PARKING REQUIREMENTS: 30 FT. REQUIRED: (2 PER DWELLING UNIT)(24 UNITS) = 48 SPACES
 PROPOSED: 57 SPACES

PROPOSED LOT INFORMATION:
 LOT 1 104,651.91 SF. LOT 2: 395,712.10 SF.
 BLDG. COVERAGE: 10% BLDG. COVERAGE: 0%
 IMPERVIOUS COVERAGE: 45% IMPERVIOUS COVERAGE: 0%
 VEGETATIVE COVERAGE: 55% VEGETATIVE COVERAGE: 100%

OWNER CERTIFICATION
 I, THE UNDERSIGNED, AM THE 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.

DAUPHIN COUNTY PLANNING COMMISSION
 THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS ____ DAY OF ____ 20__.

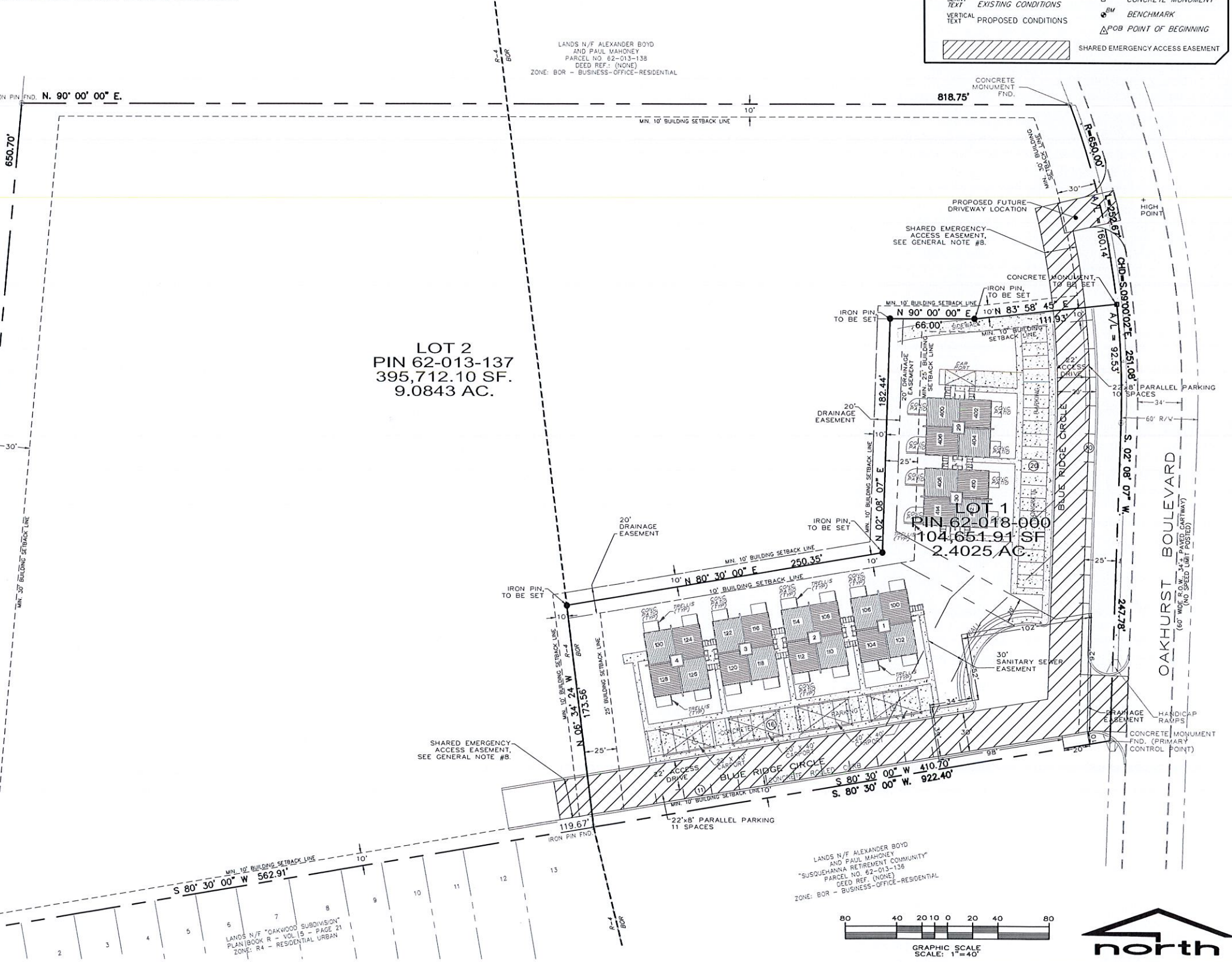
SUSQUEHANNA TOWNSHIP ENGINEER
 THIS PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER THIS ____ DAY OF ____ 20__.

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION
 THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF ____ 20__.

SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS
 THIS PLAN APPROVED BY THE SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS ____ DAY OF ____ 20__.

LANDS N/F ALEXANDER BOYD AND PAUL MAHONEY
 PARCEL NO. 62-013-138
 DEED REF. (NONE)
 ZONE: BOR - BUSINESS-OFFICE-RESIDENTIAL

LOT 2
 PIN 62-013-137
 395,712.10 SF.
 9.0843 AC.



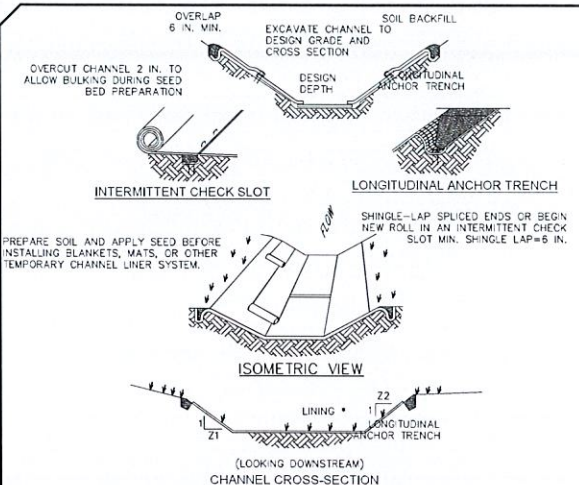
DESIGN: RAS
 DRAWN: WEB
 DATE: 12/26/2019
 REVISIONS:
 8/05/2020
 9/25/2020
 11/04/2020
 07/22/2021
 10/01/2021
 1/31/2022

PROPOSED SUBDIVISION PLAN FOR HOUSES AT OAKHURST CONDOMINIUMS
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

SEAL

HARTMAN AND ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 2101 ORCHARD ROAD
 HILL, PENNSYLVANIA 17011
 TELEPHONE: (717) 732-3495
 FAX: (717) 737-2003

PROJECT NO. 19145
 SURVEY BOOK NO. (NONE)
 SCALE: 1" = 40'
 DWG FILE: 19145 SD PLAN
 SHEET 1 OF 3



SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION.

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
SWALE 1	ALL	3	2	15	3	3	ECS-1 TEMPORARY GRASS - PERMANENT

NOTES:

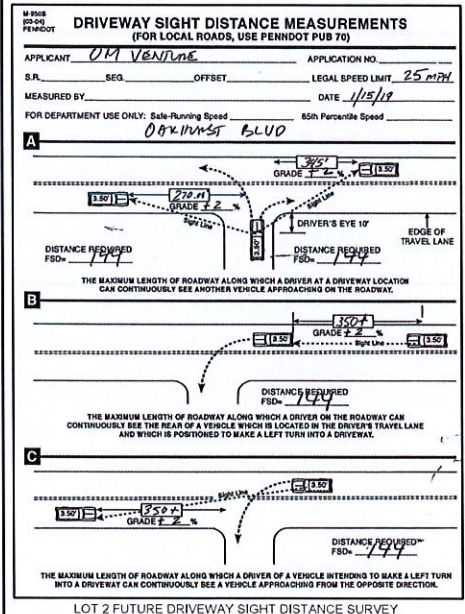
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.

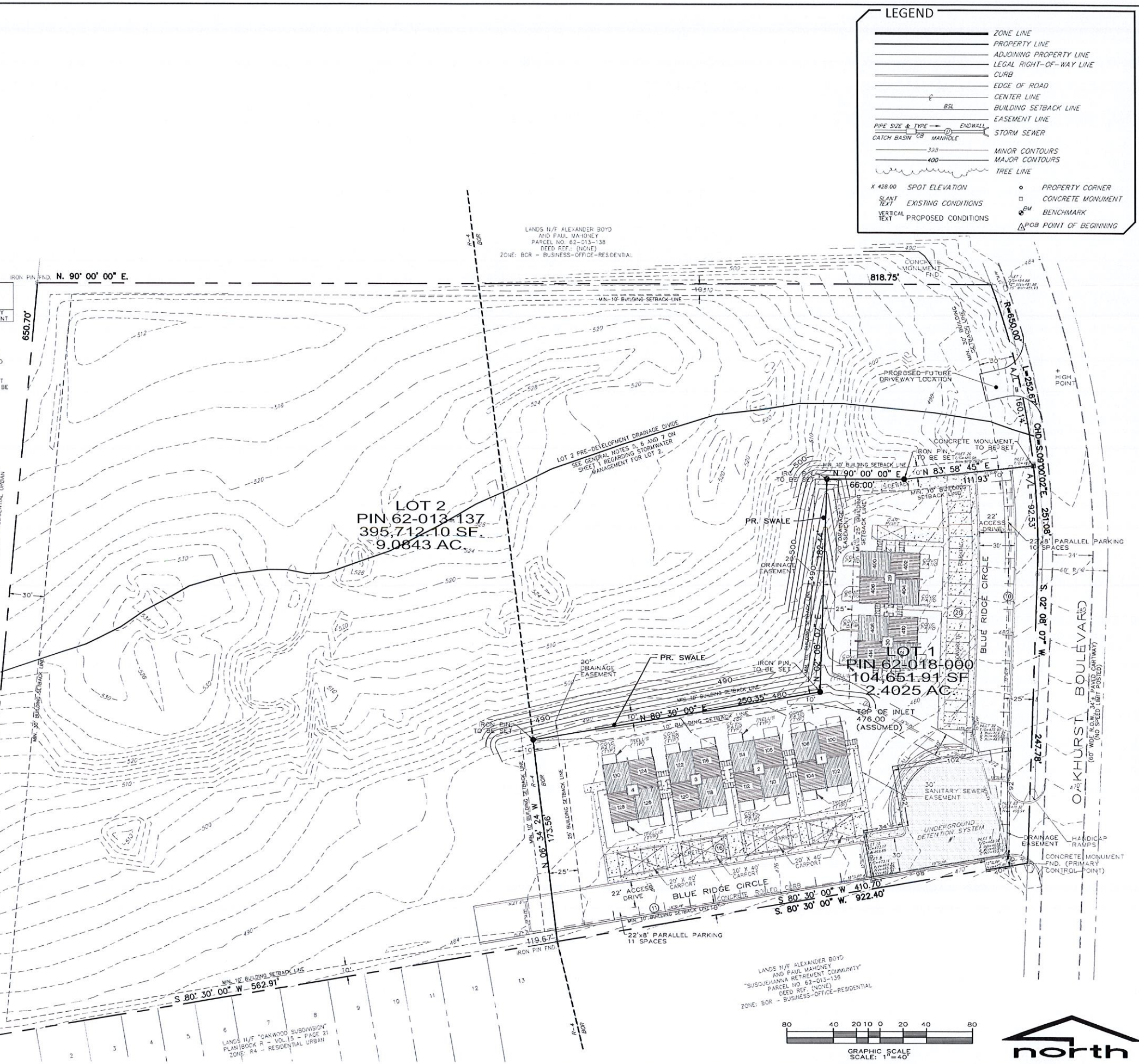
SEMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

STANDARD CONSTRUCTION DETAIL #8-1
VEGETATED CHANNEL
NOT TO SCALE



HOWARD C. CALDWELL DEVELOPMENT CO., INC.
PARCEL NO. 62-013-138
DEED REF. BOOK 62-N, PAGE 482
ZONE: R4 - RESIDENTIAL URBAN



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10/01/2021
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LOT 1 AND 2 IMPROVEMENT PLAN
FOR
HOUSES AT OAKHURST
CONDOMINIUMS
SUSQUEHANNA TOWNSHIP,
DAUPHIN COUNTY, PENNSYLVANIA

SEAL

SEAL

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TELEPHONE: (717) 737-3495
FAX: (717) 737-2065

PROJECT NO. 19145
SURVEY BOOK NO. (NONE)
SCALE: 1" = 40'
DWG FILE: 19145 SD PLAN
SHEET 3 OF 3

