

PRELIMINARY/FINAL LOT CONSOLIDATION & SUBDIVISION PLAN OF THE DEPARTMENT OF GENERAL SERVICES ANNEX SUSQUEHANNA TOWNSHIP & CITY OF HARRISBURG DAUPHIN COUNTY, PENNSYLVANIA

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN
ON THIS THE _____ DAY OF _____, 20____, BEFORE THE UNDERSIGNED OFFICER, I, _____, PERSONALLY APPEARED _____, OF THE DEPARTMENT OF GENERAL SERVICES OF THE COMMONWEALTH OF PENNSYLVANIA, WHO, BEING DULY SWORN, HAS ACKNOWLEDGED THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE IS AUTHORIZED TO EXECUTE THIS PLAN ON BEHALF OF THE DEPARTMENT OF GENERAL SERVICES, THAT HE HAS REQUESTED THE DEPARTMENT OF GENERAL SERVICES TO RECORD THIS PLAN, AND THAT THE DEPARTMENT OF GENERAL SERVICES DESIRES THIS PLAN TO BE RECORDED.

NAME: _____
TITLE: _____
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

OWNER / APPLICANT

DEPARTMENT OF GENERAL SERVICES
BUREAU OF REAL ESTATE ACQUISITIONS AND DISPOSITIONS DIVISION
503 NORTH OFFICE BUILDING
HARRISBURG, PA 17125
TELEPHONE: (717) 772-8842
CONTACT: ANDREW LICK

PLAN PREPARER

KROVOSKI AND WILSON, LLC
1000 MARKET STREET, SUITE 200
HARRISBURG, PA 17110
TELEPHONE: 717.635.2835
FAX: 717.635.2836
PROJECT MANAGER: DENNIS P. BURKHARD, P.L.S.

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* NOTE: ALL SHEETS OF THE PLAN SET SHALL BE RECORDED

REQUESTED WAIVERS (CITY OF HARRISBURG)

REQUESTED WAIVERS (SUSQUEHANNA TOWNSHIP)

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVERS OR MODIFICATIONS OF THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCE:
SECTION 22-405.1.A.(1) & 22-407.1.A.(1) - CONTOURS
THE APPLICANT IS REQUESTING A WAIVER OF THE AFOREMENTIONED SECTION SO THAT EXISTING CONTOURS DO NOT NEED SHOWN. THIS INFORMATION WILL BE PROVIDED ON SUBSEQUENT LAND DEVELOPMENT PLANS.

DATE APPROVED: _____
THE APPLICANT IS REQUESTING A WAIVER OF THE AFOREMENTIONED SECTION DUE TO PLAN CLARITY CONCERNS. THIS INFORMATION WILL BE PROVIDED ON SUBSEQUENT LAND DEVELOPMENT PLANS.

DATE APPROVED: _____
THE APPLICANT IS REQUESTING A WAIVER OF THE AFOREMENTIONED SECTION TO PROVIDE CLARITY ON THE SUBDIVISION PLANS. THIS INFORMATION WILL BE PROVIDED ON SUBSEQUENT LAND DEVELOPMENT PLANS.

DATE APPROVED: _____
THE APPLICANT IS REQUESTING A WAIVER OF THE AFOREMENTIONED SECTION TO PROVIDE CLARITY ON THE SUBDIVISION PLANS. THIS INFORMATION WILL BE PROVIDED ON SUBSEQUENT LAND DEVELOPMENT PLANS.

DATE APPROVED: _____
THE APPLICANT IS REQUESTING A WAIVER OF THE AFOREMENTIONED SECTION TO POSTPONE THE INSTALLATION UNTIL SUCH TIME AS THE PROPERTIES ARE DEVELOPED (EXISTING MONUMENTATION IS SHOWN ON PLANS).

DATE APPROVED: _____
THE APPLICANT IS REQUESTING A WAIVER OF THE AFOREMENTIONED SECTION TO POSTPONE DEDICATION OF A "LOCAL CARTWAY" (AS NECESSARY) AND RIGHT-OF-WAY UNTIL SUCH TIME THAT THE PROPERTIES ARE DEVELOPED.

DATE APPROVED: _____
THE APPLICANT IS REQUESTING A WAIVER OF THE AFOREMENTIONED SECTION TO POSTPONE ANY ADDITIONAL INSTALLATION OF LIGHTING UNTIL SUCH TIME THAT THE PROPERTIES ARE DEVELOPED.

RECORDER OF DEEDS CERTIFICATE

COMMONWEALTH OF PENNSYLVANIA, DAUPHIN COUNTY
THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA

THIS _____ DAY OF _____, 20____
INSTRUMENT NUMBER: _____



LOCATION MAP
SCALE: 1" = 1,000 FEET

CERTIFICATION OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AS REQUIRED BY THE CITY OF HARRISBURG SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20____
*SIGNATURE AND SEAL OF THE REGISTERED SURVEYOR RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

CERTIFICATION OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AS REQUIRED BY THE CITY OF HARRISBURG SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20____
*SIGNATURE AND SEAL OF THE REGISTERED ENGINEER RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

CERTIFICATION OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20____
SURVEYOR'S SIGNATURE AND SEAL

CERTIFICATION OF ACCURACY (PLAN)

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____, 20____
(ENGINEER'S SIGNATURE AND SEAL)

TOWNSHIP PLANNING COMMISSION

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

CHAIRMAN _____
SECRETARY _____

TOWNSHIP ENGINEER

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

TOWNSHIP BOARD OF COMMISSIONERS

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

PRESIDENT _____ SECRETARY _____

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ SECRETARY _____

PLANNING COMMISSION OF THE CITY OF HARRISBURG

THIS PLAN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF HARRISBURG THIS _____ DAY OF _____, 20____.

EXECUTIVE SECRETARY _____

CITY OF HARRISBURG ENGINEER

THIS PLAN REVIEWED BY THE CITY OF HARRISBURG ENGINEER THIS _____ DAY OF _____, 20____.
CITY ENGINEER _____

ZONING DATA - SUSQUEHANNA TOWNSHIP

ITEM	REQUIRED
MIN. RESIDENTIAL DENSITY	0.50 UNITS/ACRE
MIN. LOT AREA	1 ACRE
MIN. LOT WIDTH	100 FEET
FRONT YARD SETBACK	50 FEET
SIDE YARD SETBACK	40 FEET
REAR YARD SETBACK	50 FEET
BUFFER YARD	15 FEET
MAX. LOT COVERAGE	30%
BUILDING HEIGHT	30 FEET
ZONING DISTRICT: (R-1) - LOW DENSITY RESIDENTIAL DISTRICT	
ITEM	REQUIRED
MIN. RESIDENTIAL DENSITY	2 UNITS/ACRE
MIN. LOT AREA	20,000 SQ. FT.
MIN. LOT WIDTH	100 FEET
FRONT YARD SETBACK	30 FEET
SIDE YARD SETBACK	30 FEET
REAR YARD SETBACK	30 FEET
BUFFER YARD	15 FEET
MAX. LOT COVERAGE	40%
BUILDING HEIGHT	30 FEET
ZONING DISTRICT: (CH) - COMMERCIAL-HIGHWAY DISTRICT	
ITEM	REQUIRED
MIN. LOT AREA	N/A
FRONT YARD SETBACK	35 FEET
SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	15 FEET
BUFFER YARD	20 FEET
MAX. BUILDING COVERAGE	50%
MAX. IMPERVIOUS LOT COVERAGE	80%
MIN. VEGETATIVE COVERAGE	20%
BUILDING HEIGHT	42 FEET

ZONING DATA - CITY OF HARRISBURG

ITEM	REQUIRED
MIN. LOT AREA	2,000 SQ. FT.
MIN. LOT WIDTH	20 FEET
FRONT YARD / PARKING SETBACK	15 FEET
SIDE YARD / PARKING SETBACK	5 FEET
REAR YARD / PARKING SETBACK	15 FEET
MAX. LOT COVERAGE	30%
BUILDING HEIGHT	45 FEET
ZONING DISTRICT: (CN) - COMMERCIAL-NEIGHBORHOOD DISTRICT	
ITEM	REQUIRED
MIN. LOT AREA	2,000 SQ. FT. - RESIDENTIAL
MIN. LOT WIDTH	20 FEET
FRONT YARD / PARKING SETBACK	5 FEET MAXIMUM
SIDE YARD / PARKING SETBACK	4 FEET
REAR YARD / PARKING SETBACK	5 FEET
BUFFER YARD	15 FEET
MAX. LOT COVERAGE	95%
BUILDING HEIGHT	75 FEET
ZONING DISTRICT: (INS) - INSTITUTIONAL DISTRICT	
ITEM	REQUIRED
MIN. LOT AREA	5,000 SQ. FT.
MIN. LOT WIDTH	50 FEET
FRONT YARD / PARKING SETBACK	20 FEET
SIDE YARD / PARKING SETBACK	20 FEET
REAR YARD / PARKING SETBACK	20 FEET
MAX. LOT COVERAGE	75%
BUILDING HEIGHT	100 FEET

ZONING DATA & OWNERSHIP INFORMATION - BY LOT

LOT #	MUNICIPALITY	ZONING DISTRICT(S)	CURRENT LOT OWNERS
EXISTING LOT 1	SUSQUEHANNA TOWNSHIP	(R-1) - LOW DENSITY RESIDENTIAL DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL
EXISTING LOT 2	SUSQUEHANNA TOWNSHIP	(R-1) - LOW DENSITY RESIDENTIAL DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL
EXISTING LOT 3	SUSQUEHANNA TOWNSHIP	(C) CONSERVATION DISTRICT / (R-1) - LOW DENSITY RESIDENTIAL DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL
EXISTING LOT 4	SUSQUEHANNA TOWNSHIP	(C) CONSERVATION DISTRICT / (R-1) - LOW DENSITY RESIDENTIAL DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL
EXISTING LOT 5	SUSQUEHANNA TOWNSHIP	(C) CONSERVATION DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL
PROPOSED LOT 1	CITY OF HARRISBURG	(INS) - INSTITUTIONAL DISTRICT	COMMONWEALTH OF PA - DEPARTMENT OF GENERAL SERVICES / STATE FARM SHOW BUILDING
PROPOSED LOT 2	SUSQUEHANNA TOWNSHIP / CITY OF HARRISBURG	(C) CONSERVATION DISTRICT / (OSR) OPEN SPACE RECREATION DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL / COMMONWEALTH OF PA - DEPARTMENT OF GENERAL SERVICES
PROPOSED LOT 3	CITY OF HARRISBURG	(CN) - COMMERCIAL NEIGHBORHOOD DISTRICT / (INS) INSTITUTIONAL DISTRICT	COMMONWEALTH OF PA - DEPARTMENT OF TRANSPORTATION / COMMONWEALTH OF PA - DEPARTMENT OF GENERAL SERVICES
PROPOSED LOT 4	CITY OF HARRISBURG / SUSQUEHANNA TOWNSHIP	(CN) - COMMERCIAL NEIGHBORHOOD DISTRICT / (INS) INSTITUTIONAL DISTRICT / (C) CONSERVATION DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL / COMMONWEALTH OF PA - DEPARTMENT OF GENERAL SERVICES / COMMONWEALTH OF PA - DEPARTMENT OF TRANSPORTATION
PROPOSED LOT 5	SUSQUEHANNA TOWNSHIP	(C) CONSERVATION DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL / COMMONWEALTH OF PA / PA STATE POLICE / COMMONWEALTH OF PA - DEPARTMENT OF GENERAL SERVICES
PROPOSED LOT 6	SUSQUEHANNA TOWNSHIP	(C) CONSERVATION DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL / COMMONWEALTH OF PA - DEPARTMENT OF GENERAL SERVICES / PA STATE HOSPITAL / COMMONWEALTH OF PA - PENNSYLVANIA
PROPOSED LOT 7	SUSQUEHANNA TOWNSHIP	(C) CONSERVATION DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL
PROPOSED LOT 8	SUSQUEHANNA TOWNSHIP	(C) CONSERVATION DISTRICT	COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL
PROPOSED LOT 9	SUSQUEHANNA TOWNSHIP	(C) CONSERVATION DISTRICT	PA STATE POLICE / COMMONWEALTH OF PA - HARRISBURG STATE HOSPITAL
PROPOSED LOT 10	SUSQUEHANNA TOWNSHIP	(C) CONSERVATION DISTRICT	COMMONWEALTH OF PA - PA GAME COMMISSION

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS THE CONSOLIDATION AND SUBDIVISION OF SEVERAL LOTS AS SHOWN ON THE ATTACHED PLANS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. UNKNOWN AND UNLOCATED UTILITIES ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY. ADDITIONAL UTILITY INFORMATION SHOULD BE DIRECTED TO THE APPROPRIATE UTILITY COMPANY.
- NO CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN. LAND DEVELOPMENT PLANS MUST BE APPROVED PRIOR TO ANY DEVELOPMENT OF THE LOTS SHALL OCCUR.
- PROPOSED ACCESS EASEMENTS, EGRESS, HERON, ARE ASSUMED TO BE APPROXIMATELY 2 FEET FROM EDGES OF CARTWAY AND/OR SIDEWALK ASSOCIATED WITH CARTWAY.

SITE DATA

TOTAL OVERALL LOT AREA: 764.466 ACRES
(SEE PLAN FOR PROPOSED LOT AREAS)

ITEM	REQUIRED
TAX PARCEL:	07-069-003
DEED REFERENCE:	BOOK U, VOL. 53, PAGE 563
TOTAL TRACT AREA:	12.133 ACRES
TAX PARCEL:	07-086-002
DEED REFERENCE:	BOOK L, VOL. 52, PAGE 21
TOTAL TRACT AREA:	2.829 ACRES
TAX PARCEL:	07-086-003
DEED REFERENCE:	53, PAGE 175
TOTAL TRACT AREA:	0.912 ACRES
TAX PARCEL:	07-086-004
DEED REFERENCE:	BOOK U, VOL. 54, PAGE 443
TOTAL TRACT AREA:	0.259 ACRES
TAX PARCEL:	10-071-003
DEED REFERENCE:	BOOK 1520, PAGE 556
TOTAL TRACT AREA:	18.652 ACRES
TAX PARCEL:	10-071-003
DEED REFERENCE:	BOOK 1520, PAGE 556
TOTAL TRACT AREA:	11.681 ACRES
TAX PARCEL:	10-071-004
DEED REFERENCE:	BOOK 1520, PAGE 556
TOTAL TRACT AREA:	36.707 ACRES
TAX PARCEL:	14-041-002
DEED REFERENCE:	BOOK 1520, PAGE 556
TOTAL TRACT AREA:	9.143 ACRES
TAX PARCEL:	62-023-047
DEED REFERENCE:	BOOK 7-36, PAGE 600
TOTAL TRACT AREA:	46.357 ACRES
TAX PARCEL:	62-023-048
DEED REFERENCE:	BOOK 7-36, PAGE 600
TOTAL TRACT AREA:	17.694 ACRES
TAX PARCEL:	62-026-004 (TRACT 1)
DEED REFERENCE:	217.131 ACRES
TOTAL TRACT AREA:	34.025 ACRES
TAX PARCEL:	62-026-004 (TRACT 2A)
DEED REFERENCE:	165.181 ACRES
TOTAL TRACT AREA:	165.181 ACRES
TAX PARCEL:	62-026-004 (TRACT 3)
DEED REFERENCE:	4.932 ACRES
TOTAL TRACT AREA:	4.932 ACRES
TAX PARCEL:	62-026-004 (TRACT 4)
DEED REFERENCE:	120.607 ACRES
TOTAL TRACT AREA:	120.607 ACRES
TAX PARCEL:	62-026-004 (TRACT 5)
DEED REFERENCE:	0.755 ACRES
TOTAL TRACT AREA:	0.755 ACRES
TAX PARCEL:	62-026-004 (TRACT 6)
DEED REFERENCE:	13.374 ACRES
TOTAL TRACT AREA:	13.374 ACRES
TAX PARCEL:	62-026-004 (TRACT 7)
DEED REFERENCE:	3.984 ACRES
TOTAL TRACT AREA:	3.984 ACRES
TAX PARCEL:	62-026-004 (TRACT 8)
DEED REFERENCE:	1.466 ACRES
TOTAL TRACT AREA:	1.466 ACRES
TAX PARCEL:	62-026-004 (TRACT 9)
DEED REFERENCE:	15.443 ACRES
TOTAL TRACT AREA:	15.443 ACRES
TAX PARCEL:	62-026-005 (TRACT 1)
DEED REFERENCE:	7.174 ACRES
TOTAL TRACT AREA:	7.174 ACRES
TAX PARCEL:	62-026-005 (TRACT 2)
DEED REFERENCE:	0.264 ACRES
TOTAL TRACT AREA:	0.264 ACRES
TAX PARCEL:	62-026-021
DEED REFERENCE:	11.489 ACRES
TOTAL TRACT AREA:	11.489 ACRES
TAX PARCEL:	62-026-022
DEED REFERENCE:	3.665 ACRES
TOTAL TRACT AREA:	3.665 ACRES
TAX PARCEL:	62-026-024
DEED REFERENCE:	BOOK 1520, PAGE 556
TOTAL TRACT AREA:	3.369 ACRES
TAX PARCEL:	62-026-025
DEED REFERENCE:	BOOK 1520, PAGE 556
TOTAL TRACT AREA:	1.962 ACRES
TAX PARCEL:	62-026-030
DEED REFERENCE:	BOOK Y, VOL. 53, PAGE 543
TOTAL TRACT AREA:	40.209 ACRES
TAX PARCEL:	62-026-031
DEED REFERENCE:	0.829 ACRES
TOTAL TRACT AREA:	0.829 ACRES
TAX PARCEL:	62-026-047
DEED REFERENCE:	2.874 ACRES
TOTAL TRACT AREA:	2.874 ACRES



DESIGNING ENVIRONMENTS
420 Freeland Road, Suite 100
Harrisburg, PA 17111
P: 717.633.2833
www.kandwdesign.com

PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN FOR PROJECT NO. DGS A925-26 DEPARTMENT OF GENERAL SERVICES

CITY OF HARRISBURG / SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY, PA

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: JUNE 9, 2017
DRAWN BY: J. W. ROBERTS
CHECKED BY: J. W. ROBERTS
CADD DRAWING: 2147003-A.dwg

NO.	DATE	DESCRIPTION	REVISIONS
1	9/6/2019	ADDRESSING COMMENTS	
2			
3			
4			
5			
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7			
8			
9			

PLAN TYPE:
MISCELLANEOUS INFORMATION SHEET



DESIGNING ENVIRONMENTS
470 Friendship Road, Suite 100
P.O. Box 633, 28351
P. 717.653.2835
www.kandwdesign.com

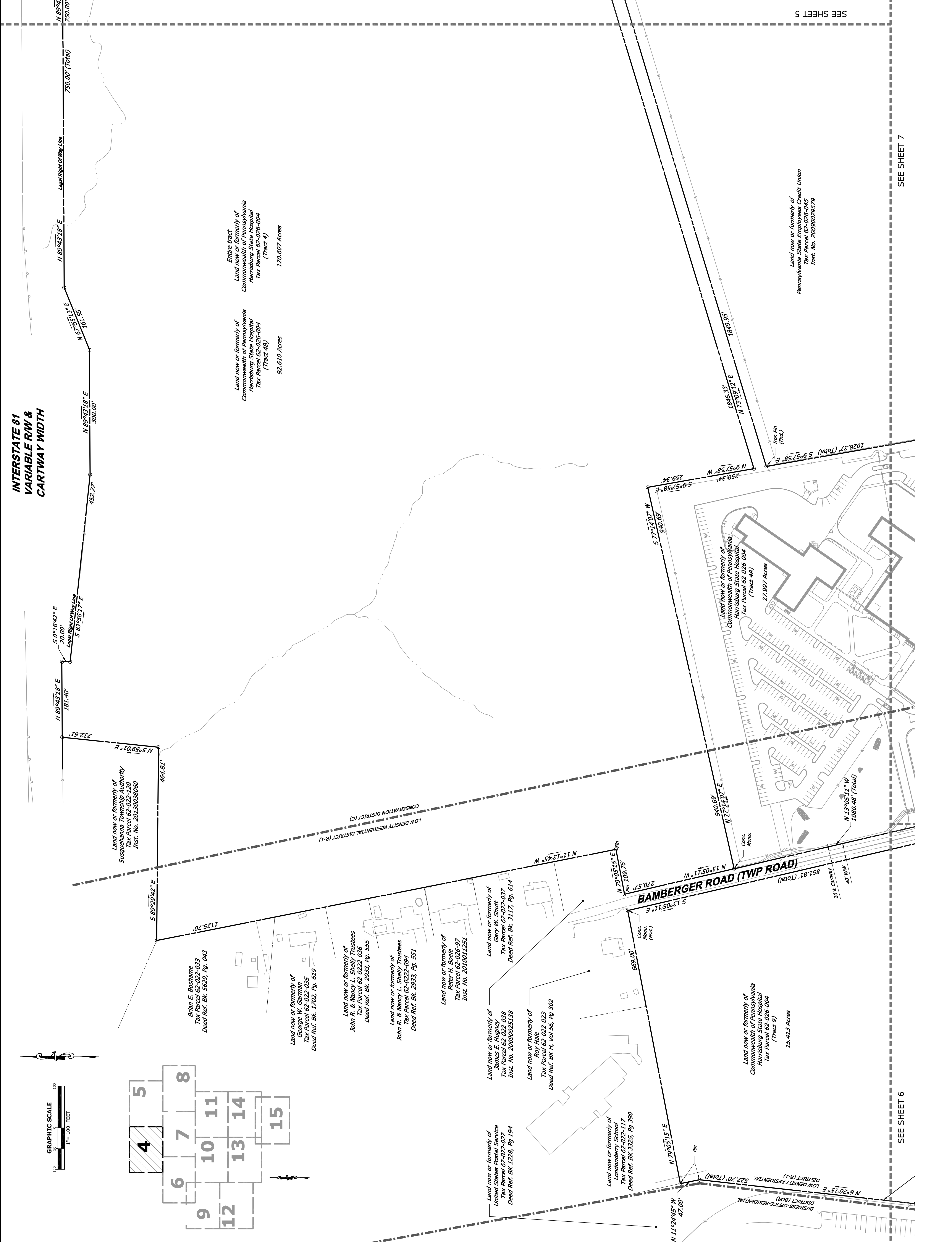
DAUPHIN COUNTY, PA

PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN
FOR
PROJECT NO. DGS A925-26
DEPARTMENT OF GENERAL SERVICES
CITY OF HARRISBURG / SUSQUEHANNA TOWNSHIP

SCALE: AS SHOWN
DATE: JUNE 9, 2017
K&W PROJECT: 2147.003
DRAWN BY: THAE
CADD DRAWING: 23/0925/26/Sheet 4 of 30

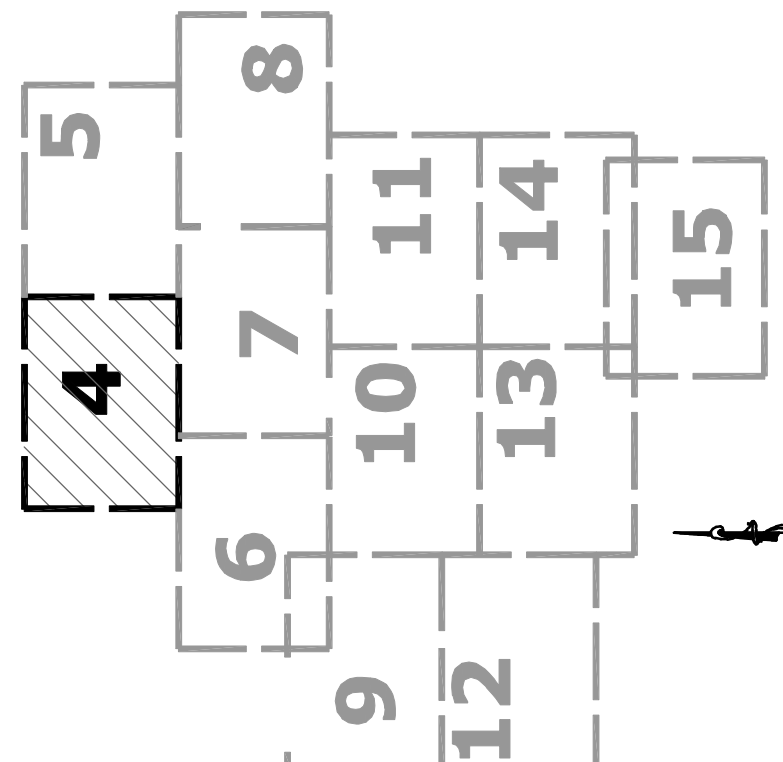
NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS
2		
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EXISTING CONDITIONS PLAN



**INTERSTATE 81
VARIABLE R/W &
CARTWAY WIDTH**

GRAPHIC SCALE
1" = 100 FEET



SEE SHEET 7

SEE SHEET 6

Land now or formerly of
Commonwealth of Pennsylvania
Harrisburg State Hospital
Tax Parcel 62-026-004
(Tract 4)
120.607 Acres

Land now or formerly of
Commonwealth of Pennsylvania
Harrisburg State Hospital
Tax Parcel 62-026-004
(Tract 4B)
92.610 Acres

Land now or formerly of
Susquehanna Township Authority
Tax Parcel 62-025-120
Inst. No. 20130036060

Blair E. Beshers
Tax Parcel 62-022-033
Deed Ref. Bk. 5629, Pg. 043

Land now or formerly of
George H. Cline
Tax Parcel 62-022-035
Deed Ref. Bk. 1702, Pg. 619

Land now or formerly of
John R. & Nancy L. Shelly Trustees
Tax Parcel 62-022-036
Deed Ref. Bk. 2933, Pg. 555

Land now or formerly of
John R. & Nancy L. Shelly Trustees
Tax Parcel 62-022-094
Deed Ref. Bk. 2933, Pg. 551

Land now or formerly of
Peter H. Boele
Tax Parcel 62-026-97
Inst. No. 2010011251

Land now or formerly of
Gary W. Shutt
Tax Parcel 62-022-037
Deed Ref. Bk. 3117, Pg. 614

Land now or formerly of
James E. Hugney
Tax Parcel 62-022-038
Inst. No. 20090025128

Land now or formerly of
Roy Hale
Tax Parcel 62-022-023
Deed Ref. BK H, Vol 56, Pg 302

Conc. Monu.
(Tract 1)

Conc. Monu.
(Tract 2)

Land now or formerly of
Commonwealth of Pennsylvania
Harrisburg State Hospital
Tax Parcel 62-026-004
(Tract 9)
15.413 Acres

Land now or formerly of
Commonwealth of Pennsylvania
Harrisburg State Hospital
Tax Parcel 62-026-004
(Tract 4A)
27.997 Acres

Land now or formerly of
Commonwealth of Pennsylvania
Harrisburg State Hospital
Tax Parcel 62-026-004
(Tract 4B)
92.610 Acres

Land now or formerly of
Commonwealth of Pennsylvania
Harrisburg State Hospital
Tax Parcel 62-026-004
(Tract 4)
120.607 Acres

Land now or formerly of
Commonwealth of Pennsylvania
Harrisburg State Hospital
Tax Parcel 62-026-004
(Tract 4B)
92.610 Acres

Land now or formerly of
Commonwealth of Pennsylvania
Harrisburg State Hospital
Tax Parcel 62-026-004
(Tract 4)
120.607 Acres

SEE SHEET 5



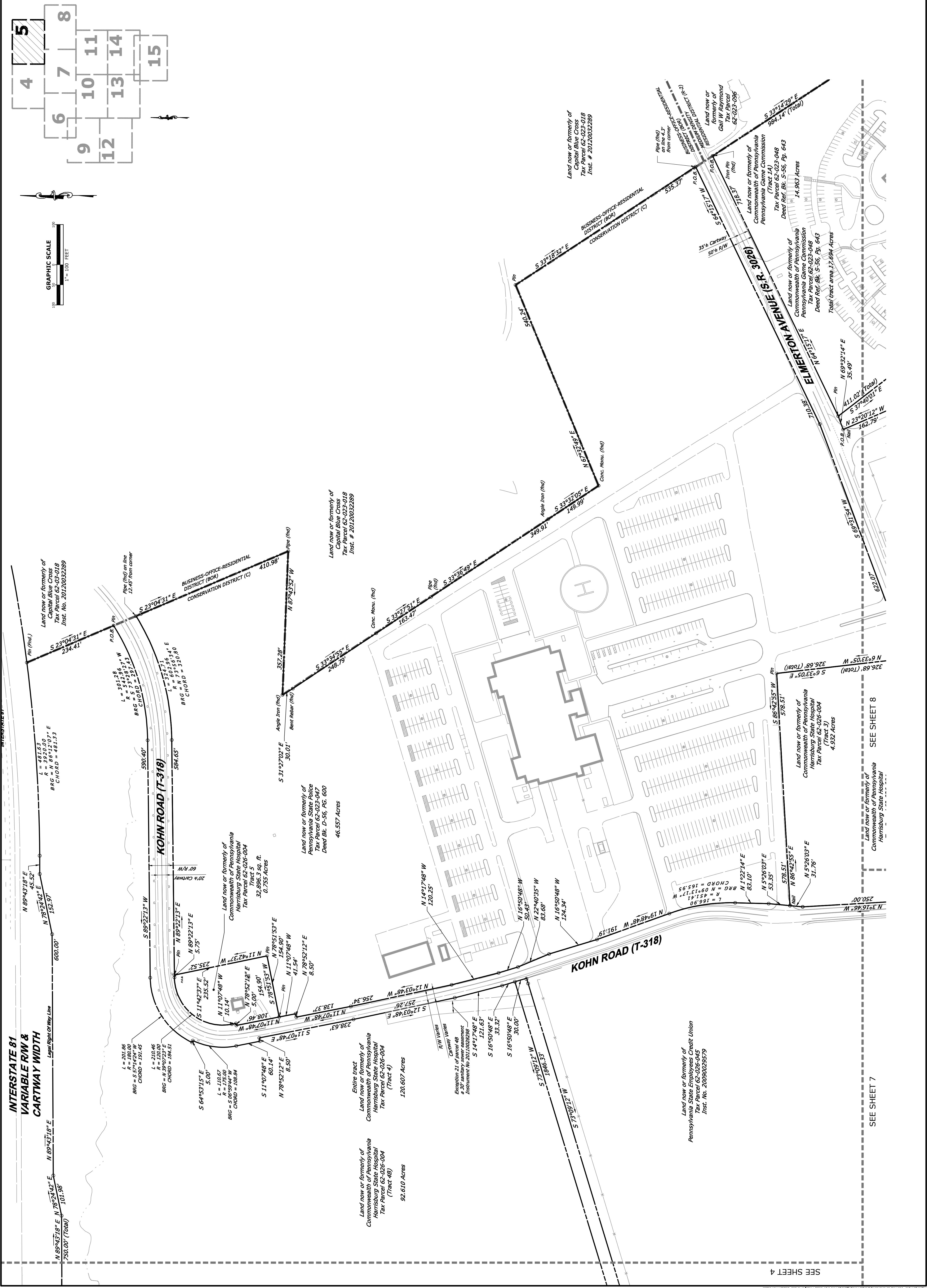
DESIGNING ENVIRONMENTS
470 Friendship Road, Suite 100
P.O. Box 2835
P.O. Box 2835
www.kandwdesign.com

PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN
FOR
PROJECT NO. DGS A925-26
DEPARTMENT OF GENERAL SERVICES
CITY OF HARRISBURG / SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY, PA

SCALE: PROFESSIONAL SEAL
DATE: JUNE 9, 2017
K&W PROJECT: 2147.003
DRAWN BY: T.H.E.
CADD DRAWING: 230223-018
230223-018 Sheet 4 of 8

NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS
2		
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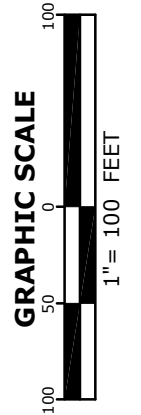
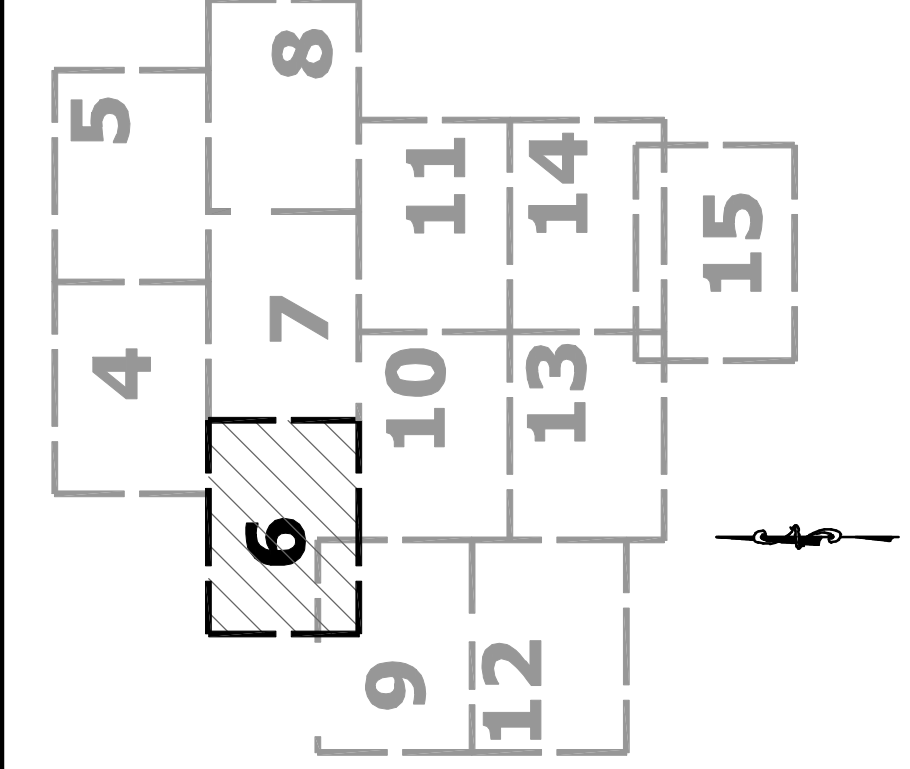
EXISTING CONDITIONS PLAN



SEE SHEET 4

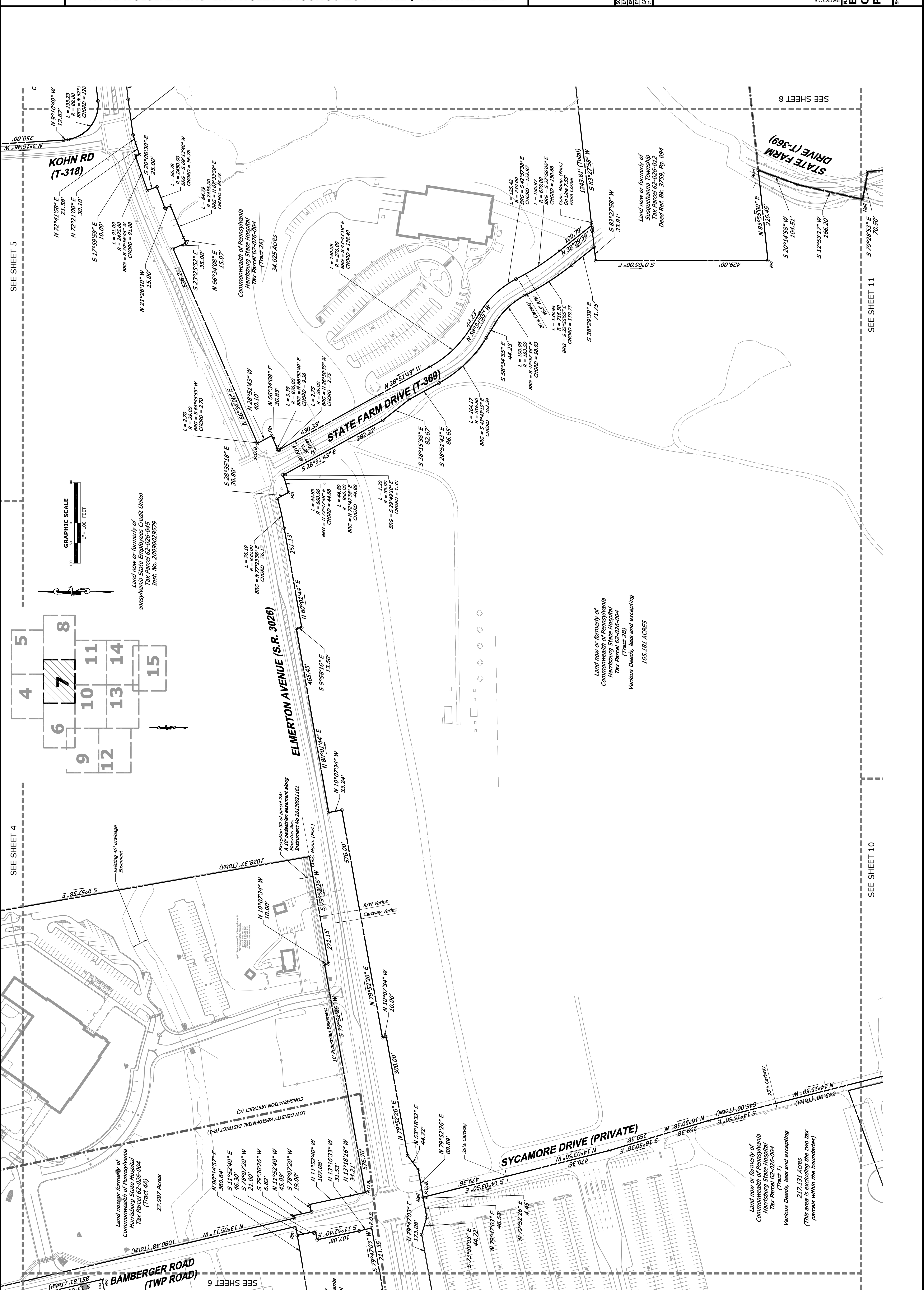
SEE SHEET 7

SEE SHEET 8



NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS
2		
3		
4		
5		
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7		

SCALE	PROFESSIONAL SEAL
AS SHOWN	
DATE: JUNE 9, 2017	
K&W PROJECT: 2147.003	
DRAWN BY: T.H.E.	
CAD DRAWING:	
DATE OF LAST MODIFICATION: 4/20/2019	



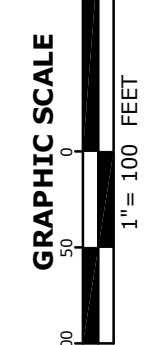
SEE SHEET 4

SEE SHEET 5

SEE SHEET 10

SEE SHEET 11

SEE SHEET 8



Land now or formerly of
 Pennsylvania State Employees Credit Union
 Tax Parcel 62-026-045
 Inst. No. 20050025579

Land now or formerly of
 Commonwealth of Pennsylvania
 Harrisburg State Hospital
 Tax Parcel 62-026-004
 (Tract 2B)
 Various Deeds, less and excepting
 165.181 ACRES

Land now or formerly of
 Commonwealth of Pennsylvania
 Harrisburg State Hospital
 Tax Parcel 62-026-004
 (Tract 1)
 Various Deeds, less and excepting
 217.131 Acres
 (This area is excluding the two tax
 parcels within the boundaries)

Land now or formerly of
 Susquehanna Township
 Tax Parcel 62-026-012
 Deed Ref. Bk. 3759, Pg. 094

STATE FARM DRIVE (T-369)

BAMBERGER ROAD
 (TWP ROAD)

SYCAMORE DRIVE (PRIVATE)

ELMERTON AVENUE (S.R. 3026)

STATE FARM DRIVE (T-369)

KOHN RD
 (T-318)

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

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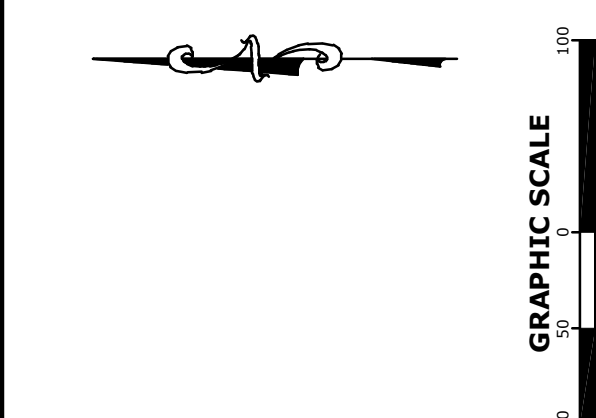
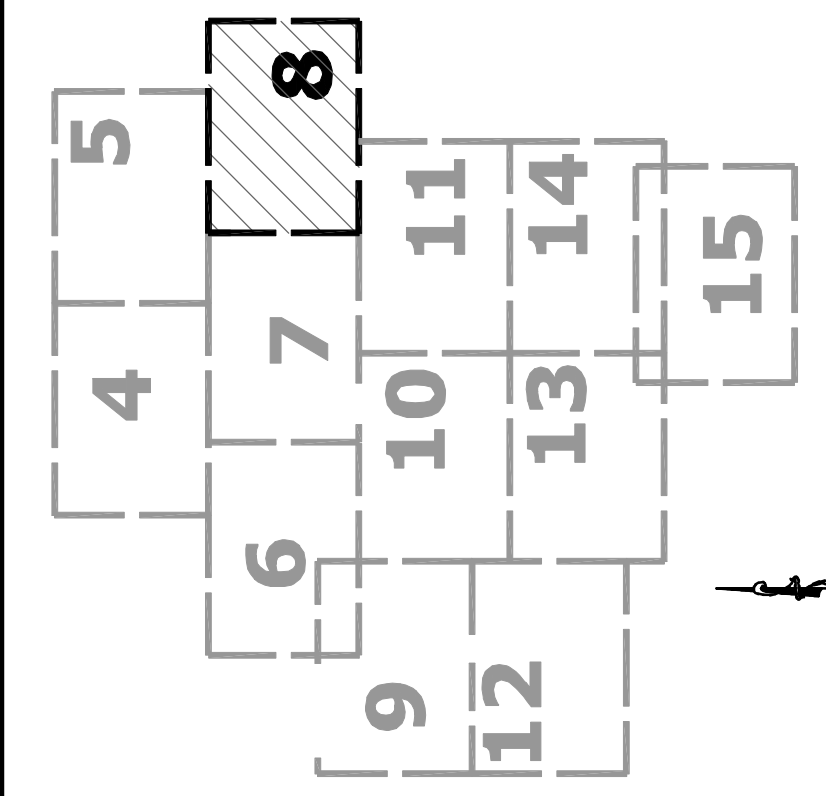
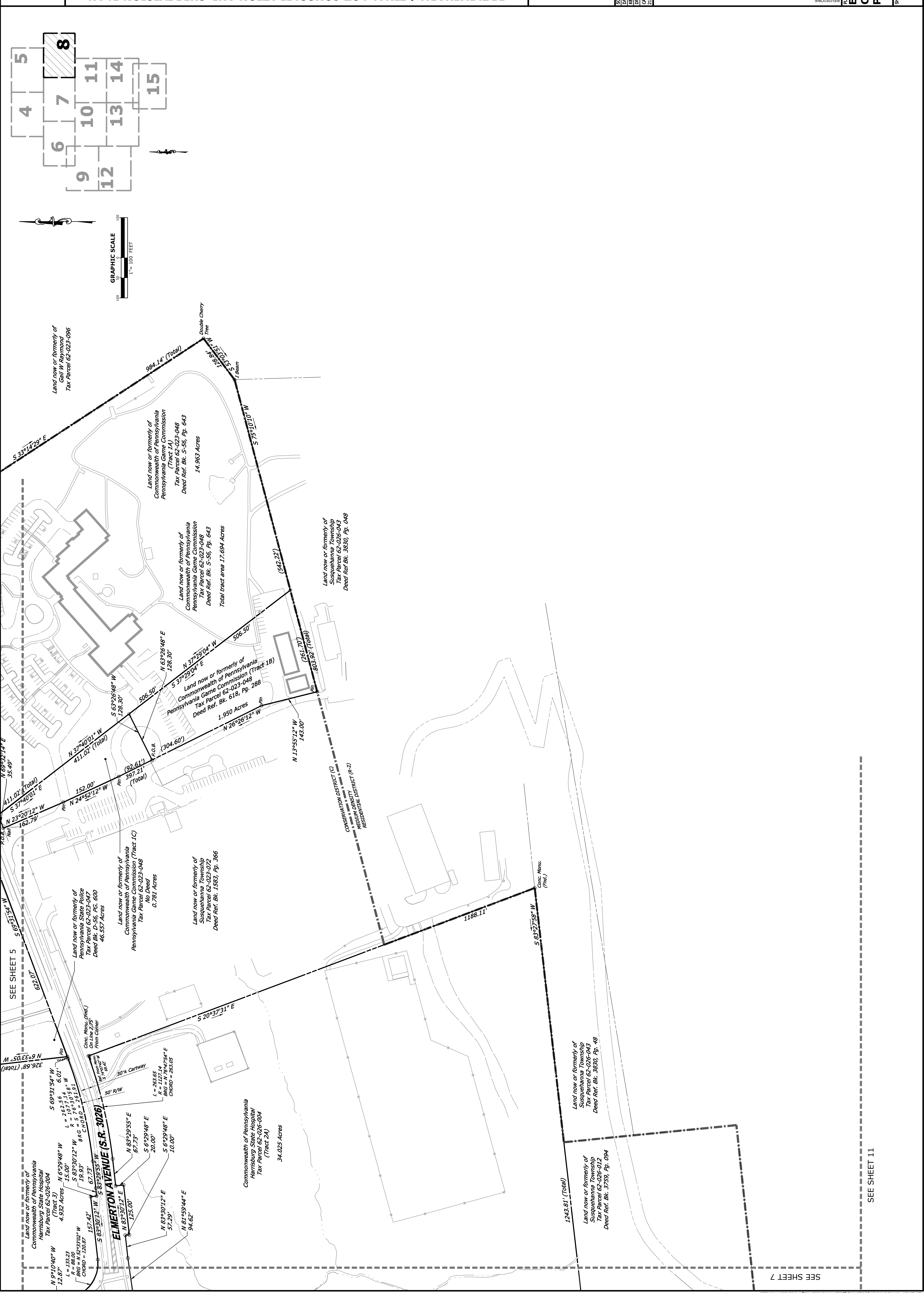
SEE SHEET 97

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SEE SHEET 100

NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS
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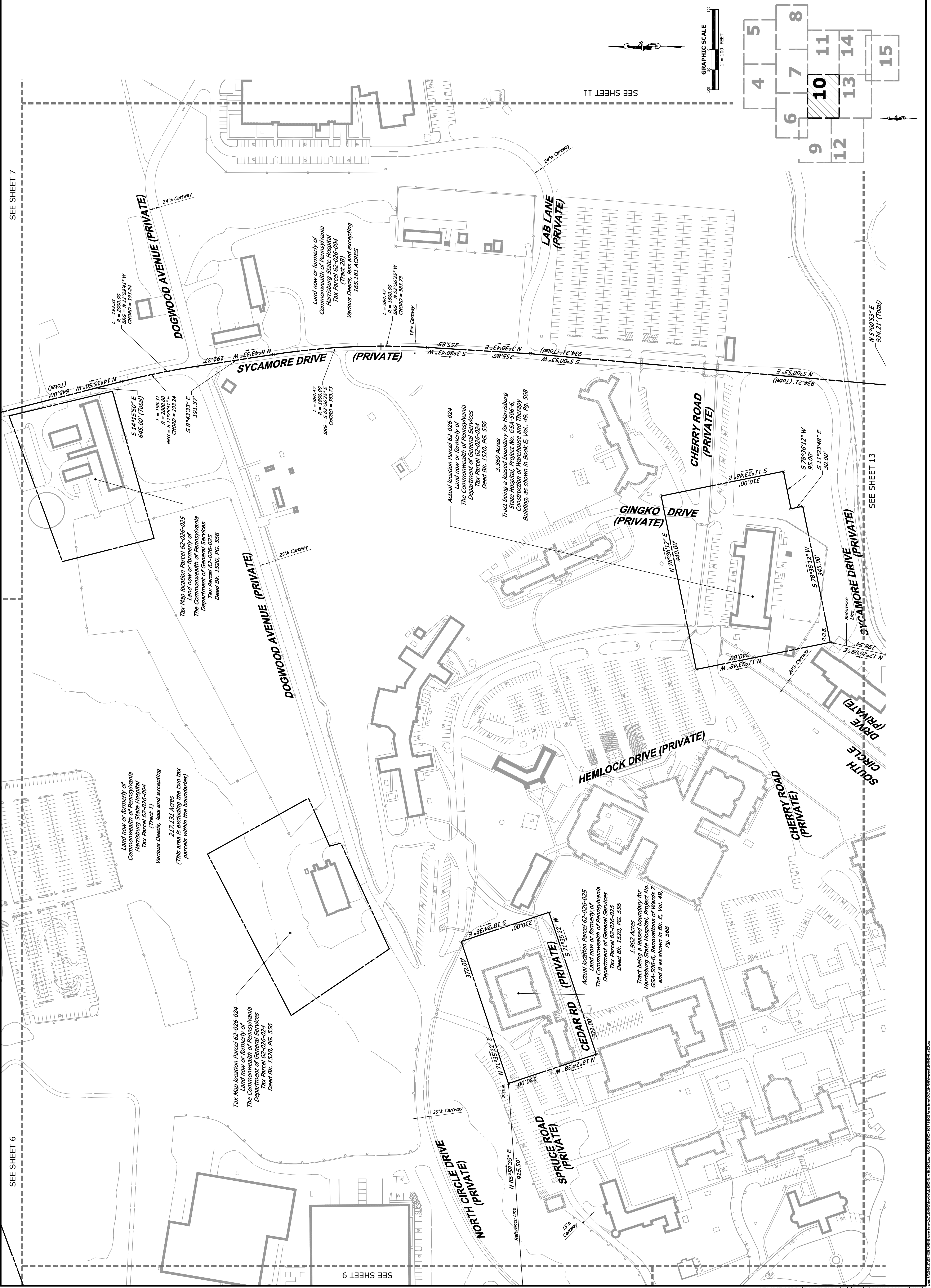


SEE SHEET 5

SEE SHEET 7

SEE SHEET 11

Small vertical text at the bottom right corner, likely a drawing or project reference code.



SEE SHEET 6

SEE SHEET 7

SEE SHEET 9

SEE SHEET 11

Land now or formerly of Commonwealth of Pennsylvania Harrisburg State Hospital Tax Parcel 62-026-004 (Tract 1)
 Various Deeds, less and excepting
 217.131 Acres
 (This area is excluding the two tax parcels within the boundaries)

Tax Map location Parcel 62-026-025
 Land now or formerly of
 The Commonwealth of Pennsylvania
 Department of General Services
 Tax Parcel 62-026-025
 Deed Bk. 1520, Pg. 556

Tax Map location Parcel 62-026-024
 Land now or formerly of
 The Commonwealth of Pennsylvania
 Department of General Services
 Tax Parcel 62-026-024
 Deed Bk. 1520, Pg. 556

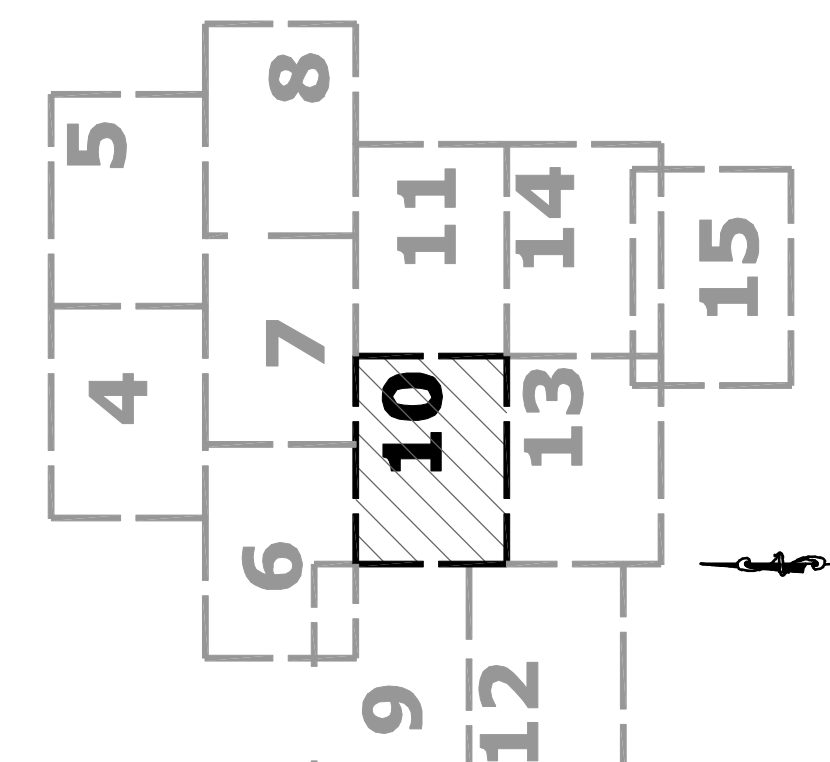
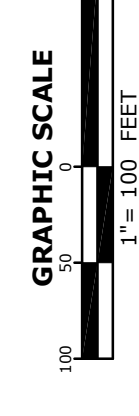
L = 394.47
 R = 1800.00
 BRG = S 02°36'25" E
 CHORD = 387.73

Actual location Parcel 62-026-024
 Land now or formerly of
 The Commonwealth of Pennsylvania
 Department of General Services
 Tax Parcel 62-026-024
 Deed Bk. 1520, Pg. 556
 3.369 Acres
 Tract being a leased boundary for Harrisburg State Hospital, Project No. G54-506-6, Construction of Pennington and Therapy Building, as shown in Book E, Vol. 49, Pg. 568

Actual location Parcel 62-026-025
 Land now or formerly of
 The Commonwealth of Pennsylvania
 Department of General Services
 Tax Parcel 62-026-025
 Deed Bk. 1520, Pg. 556
 1.962 Acres
 Tract being a leased boundary for Harrisburg State Hospital, Project No. G54-506-6, Renovations of Wards 7 and 8 as shown in Bk. E, Vol. 49, Pg. 568

N 5°00'53" E
 934.21' (Total)

SEE SHEET 13





DESIGNING ENVIRONMENTS
 420 Friendship Road, Suite 100
 Harrisburg, PA 17111
 P: 717.633.2833
 www.kandwdesign.com

PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN
 FOR
PROJECT NO. DGS A925-26
 DEPARTMENT OF GENERAL SERVICES

CITY OF HARRISBURG / SUSQUEHANNA TOWNSHIP

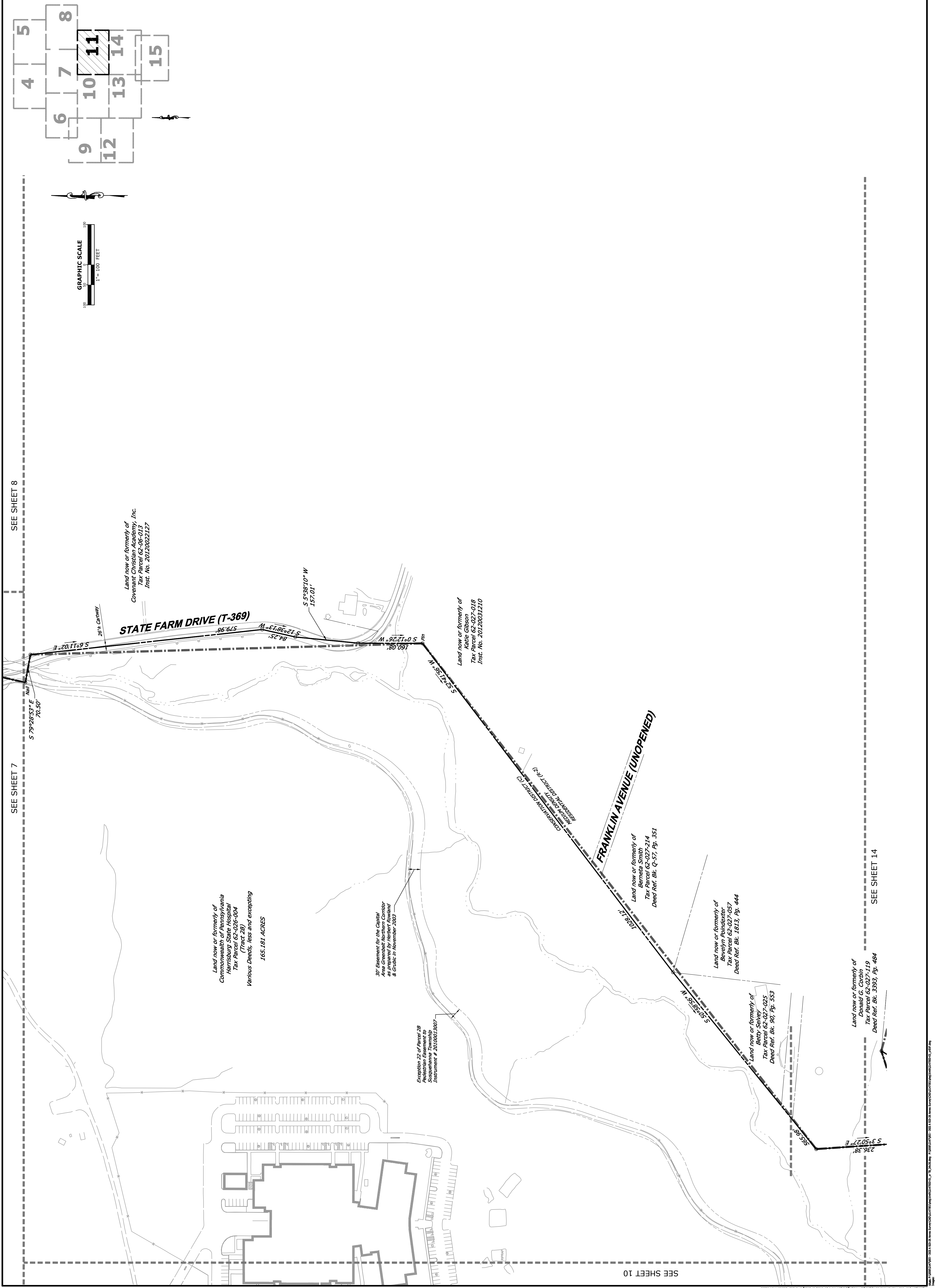
PROFESSIONAL SEAL
 SCALE: AS SHOWN
 DATE: JUNE 9, 2017
 DRAWN BY: Z. J. J. J. J.
 CDD DRAWING: 2147003-B DFC Sheets 11-15.dwg

NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS

REVISIONS	NO.	DATE	DESCRIPTION
1	1		
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PLAN TYPE:
EXISTING CONDITIONS PLAN

SHEET:
11 OF 30

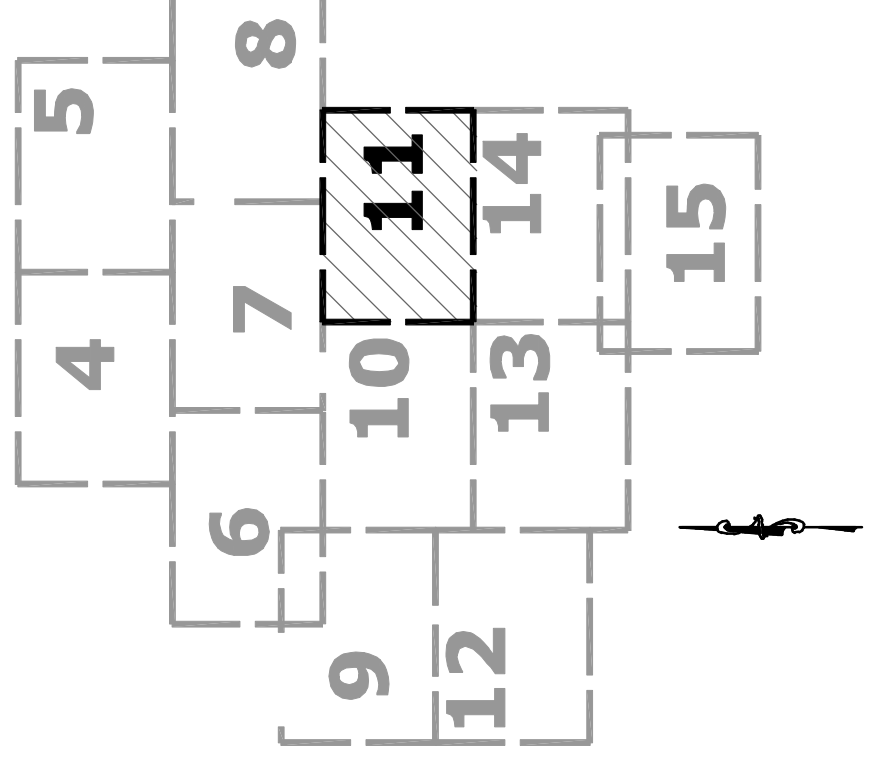
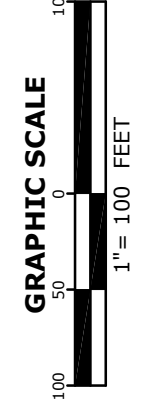


SEE SHEET 7

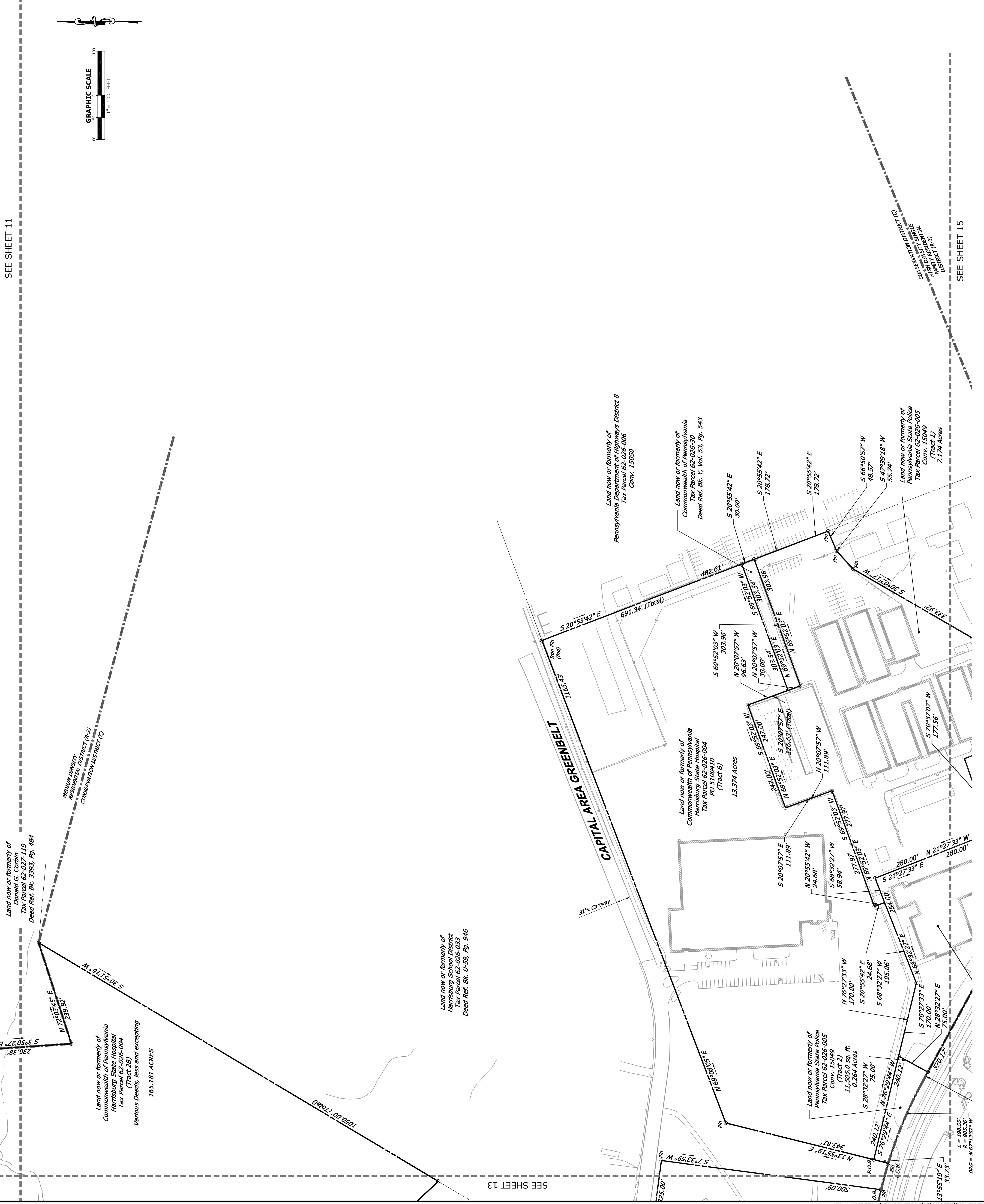
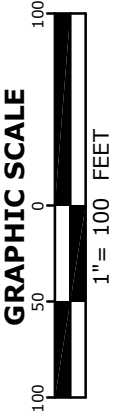
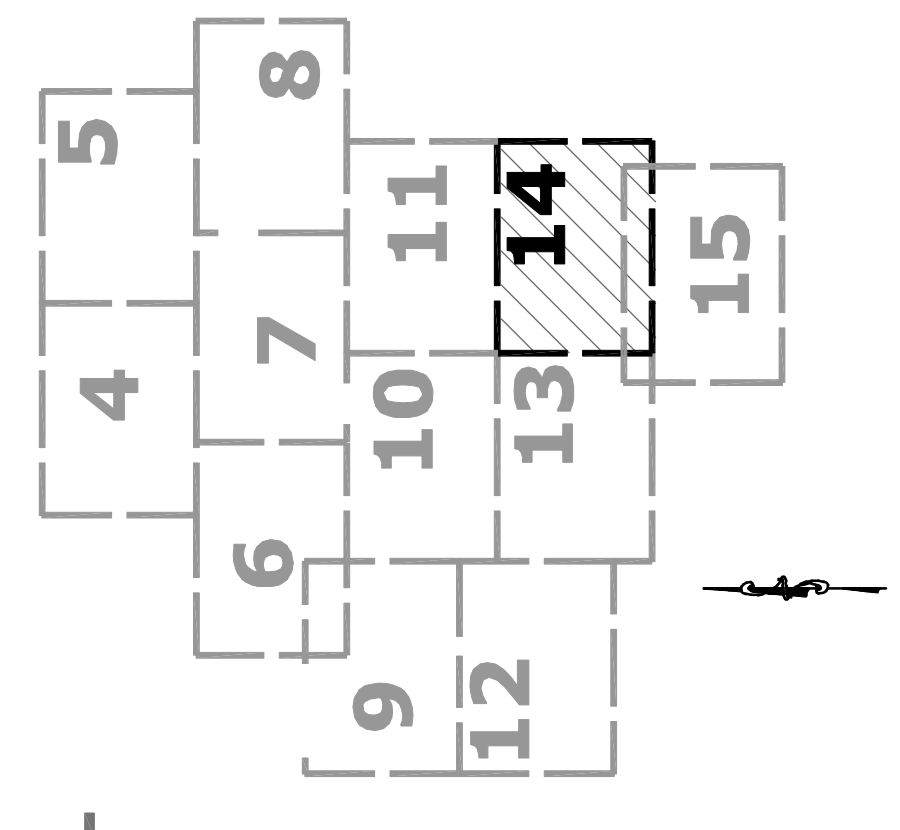
SEE SHEET 8

SEE SHEET 14

SEE SHEET 10



PROFESSIONAL SEAL	AS SHOWN
DATE	JUNE 9, 2017
DRAWN BY	Z. J. H. / J. H.
CAD DRAWING	2147003-B.DWG
NO.	1
DATE	9/6/2019
DESCRIPTION	ADDRESSING COMMENTS
REVISIONS	
PLAN TYPE	EXISTING
CONDITIONS	SINGLE
PLAN	HIGHLY RESIDENTIAL
	DISTRICT (R-3)



SEE SHEET 11

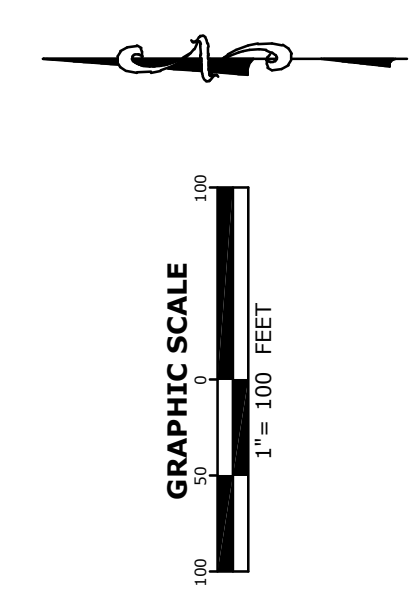
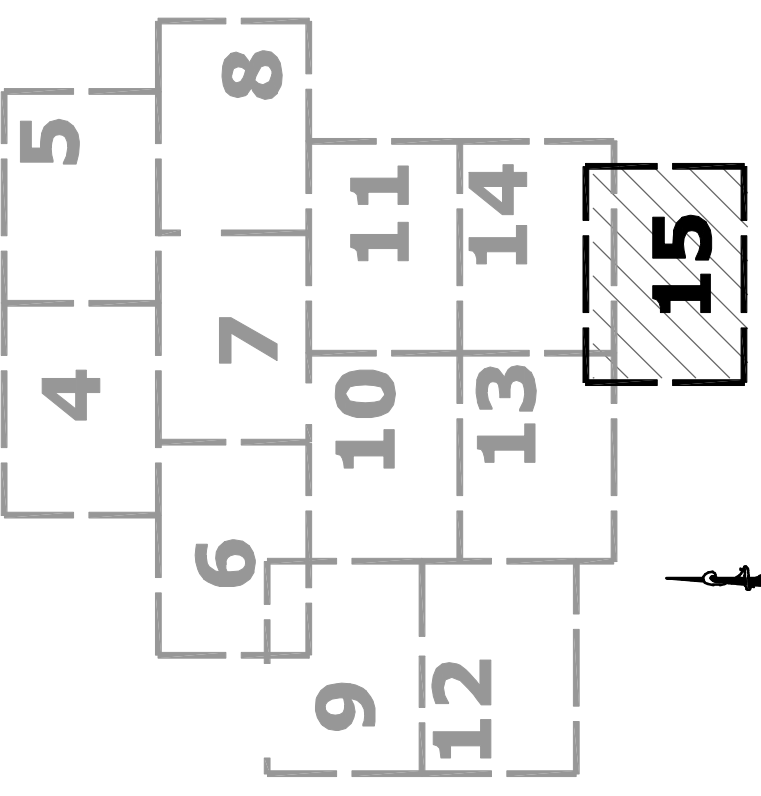
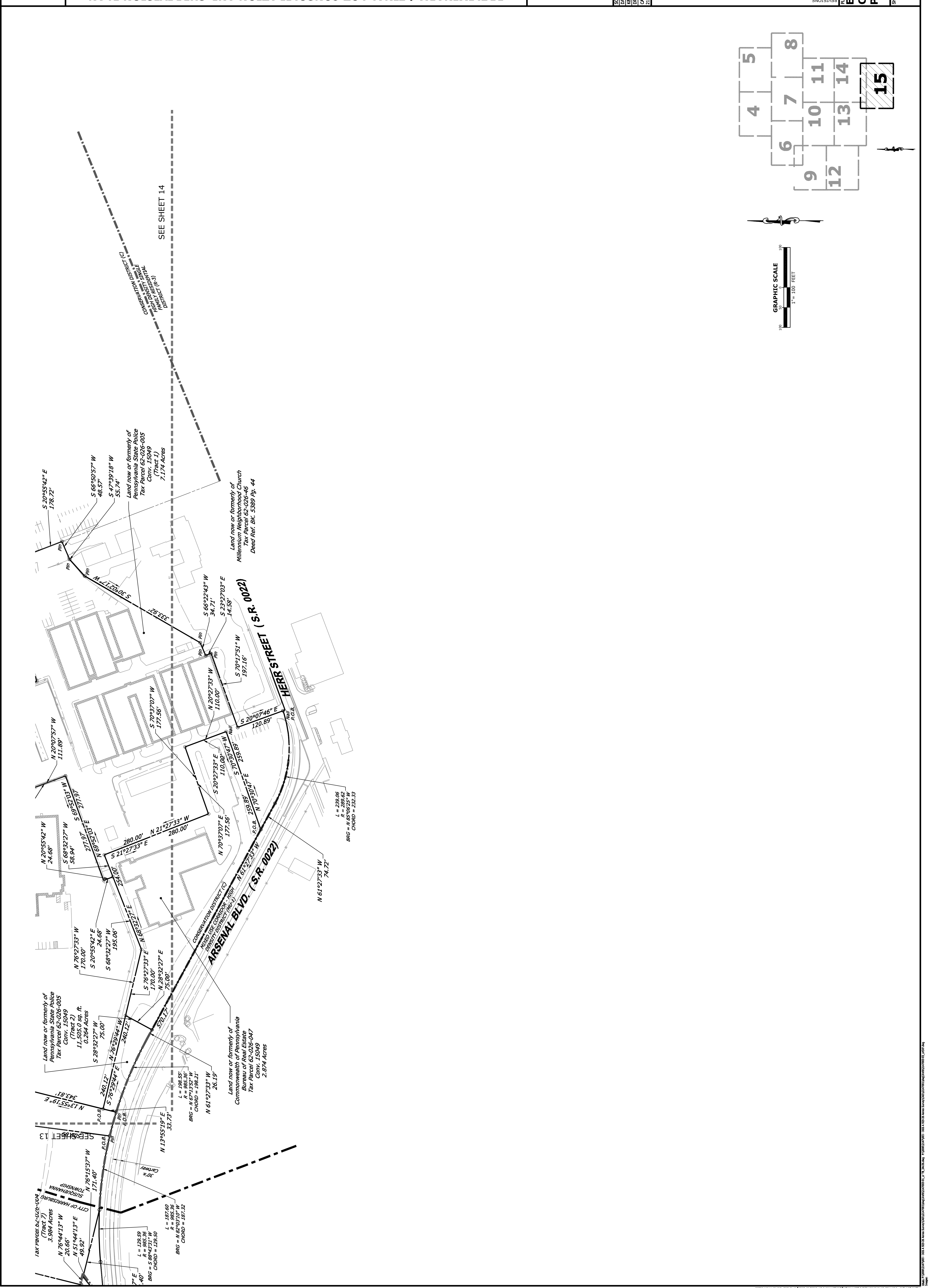
SEE SHEET 15

SEE SHEET 13

NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS
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REVISIONS

PLANTING
EXISTING CONDITIONS
PLAN







DESIGNING ENVIRONMENTS
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P: 717.633.2833
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PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN
FOR
PROJECT NO. DGS A925-26
DEPARTMENT OF GENERAL SERVICES

CITY OF HARRISBURG / SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY, PA

NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS
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REVISIONS
PLAN TYPE: SUBDIVISION DATA
SHEET: 17 OF 30

LOT 15

PROPOSED LINE DATA				LOT CURVE DATA						
LINE	BEARING	LENGTH	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L15	S79°47'03"W	211.35		C5	684.93	106.47	53.30	6°49'00"	S89°11'32"W	106.41
L16	S86°26'02"W	20.51								
L17	N12°35'03"W	179.67								
L18	N89°44'57"E	300.64								
L19	S11°52'40"E	46.30								
L40	S78°07'00"W	21.00								
L41	S11°52'40"E	107.08								
L42	S13°16'39"E	31.53								

LOT 16

PROPOSED LINE DATA				LOT CURVE DATA						
LINE	BEARING	LENGTH	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L1	N11°14'57"W	1125.70		C1	3920.00	46.63	241.12	7°02'23"	N86°12'07"E	468.33
L2	S89°59'59"E	1028.37								
L44	S79°42'26"W	271.15		C2	542.96	301.26	154.63	31°47'32"	S79°24'27"W	297.43
L45	N10°07'34"W	10.00		C3	180.00	201.86	113.03	64°15'19"	S57°42'24"W	191.45
L46	S79°42'26"W	576.70		C4	175.00	110.07	57.26	36°14'02"	S69°54'44"W	108.84
L47	N13°18'16"W	34.21								
L48	N11°52'46"W	107.08								
L49	S78°07'26"W	13.00								
L50	N11°52'46"W	45.09								
L51	S79°42'26"W	6.82								
L52	N13°05'11"W	1080.48								
L53	N7°14'07"E	940.69								
L54	S9°57'38"E	295.34								
L55	N7°06'12"E	1846.33								
L56	S16°08'48"E	30.00								
L57	S17°09'12"W	1849.93								

LOT 17

PROPOSED LINE DATA				LOT CURVE DATA						
LINE	BEARING	LENGTH	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L1	N11°14'57"W	1125.70		C1	3920.00	46.63	241.12	7°02'23"	N86°12'07"E	468.33
L2	S89°59'59"E	1028.37								
L9	S83°27'58"W	1243.81		C2	670.00	130.87	65.64	11°11'39"	N2°26'05"W	130.66
L10	N89°59'59"E	100.79		C3	230.00	125.42	64.31	31°14'35"	N42°57'38"W	123.87
L11	N89°59'59"E	100.79		C4	230.00	140.05	71.64	29°43'12"	N49°43'19"W	138.49
L12	N89°59'59"E	100.79		C5	39.00	2.75	1.37	4°02'08"	N89°59'59"W	2.75
L13	N89°59'59"E	100.79		C6	870.00	9.38	4.69	0°37'05"	N69°52'40"E	9.38
L14	N89°59'59"E	100.79		C7	39.00	2.70	1.35	3°57'44"	N64°43'51"E	2.70
L15	N89°59'59"E	100.79		C8	2434.31	99.86	49.92	2°21'01"	N67°32'07"E	99.85
L16	S23°45'52"E	35.05		C9	2450.00	55.76	28.39	1°19'40"	N69°13'40"E	55.76
L17	N12°28'10"W	15.00		C20	2475.00	91.09	45.59	2°06'31"	N70°56'45"E	91.09
L18	N20°06'30"W	25.00								
L19	N89°59'59"E	100.00								
L20	N22°21'00"E	30.10								
L21	N72°41'58"E	21.28								
L22	N81°59'44"E	88.23								
L23	N89°59'59"E	100.00								
L24	S89°59'59"E	100.00								
L25	N89°59'59"E	100.00								
L26	N89°59'59"E	100.00								
L27	N89°59'59"E	67.73								

LOT 18

PROPOSED LINE DATA				LOT CURVE DATA						
LINE	BEARING	LENGTH	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L1	N11°14'57"W	1125.70		C1	3920.00	46.63	241.12	7°02'23"	N86°12'07"E	468.33
L2	S89°59'59"E	1028.37								
L3	N89°59'59"E	100.00								
L4	S79°42'26"W	576.70								
L5	N13°18'16"W	34.21								
L6	N11°52'46"W	107.08								
L7	S78°07'26"W	13.00								
L8	N11°52'46"W	45.09								
L9	S79°42'26"W	6.82								
L10	N13°05'11"W	1080.48								
L11	N7°14'07"E	940.69								
L12	S9°57'38"E	295.34								
L13	N7°06'12"E	1846.33								
L14	S16°08'48"E	30.00								
L15	S17°09'12"W	1849.93								

LOT 19

PROPOSED LINE DATA				LOT CURVE DATA						
LINE	BEARING	LENGTH	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L1	N11°14'57"W	1125.70		C1	3920.00	46.63	241.12	7°02'23"	N86°12'07"E	468.33
L2	S89°59'59"E	1028.37								
L3	N89°59'59"E	100.00								
L4	S79°42'26"W	576.70								
L5	N13°18'16"W	34.21								
L6	N11°52'46"W	107.08								
L7	S78°07'26"W	13.00								
L8	N11°52'46"W	45.09								
L9	S79°42'26"W	6.82								
L10	N13°05'11"W	1080.48								
L11	N7°14'07"E	940.69								
L12	S9°57'38"E	295.34								
L13	N7°06'12"E	1846.33								
L14	S16°08'48"E	30.00								
L15	S17°09'12"W	1849.93								

LOT 20

PROPOSED LINE DATA				LOT CURVE DATA						
LINE	BEARING	LENGTH	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L1	N11°14'57"W	1125.70		C1	3920.00	46.63	241.12	7°02'23"	N86°12'07"E	468.33
L2	S89°59'59"E	1028.37								
L3	N89°59'59"E	100.00								
L4	S79°42'26"W	576.70								
L5	N13°18'16"W	34.21								
L6	N11°52'46"W	107.08								
L7	S78°07'26"W	13.00								
L8	N11°52'46"W	45.09								
L9	S79°42'26"W	6.82								
L10	N13°05'11"W	1080.48								
L11	N7°14'07"E	940.69								
L12	S9°57'38"E	295.34								
L13	N7°06'12"E	1846.33								
L14	S16°08'48"E	30.00								
L15	S17°09'12"W	1849.93								

LOT 21

PROPOSED LINE DATA				LOT CURVE DATA						
LINE	BEARING	LENGTH	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DIST



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 470 Freeland Road, Suite 100
 Harrisburg, PA 17111
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PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN
FOR
DEPARTMENT OF GENERAL SERVICES
PROJECT NO. DGS A925-26

CITY OF HARRISBURG / SUSQUEHANNA TOWNSHIP
 DAUPHIN COUNTY, PA

NO.	DATE	DESCRIPTION	REVISIONS
1	9/6/2019	ADDRESSING COMMENTS	
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PLAN TYPE: **EASEMENT DATA**

SHEET: **18 OF 30**

LOT 13 STORM SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L326	N0°05'57"W	55.13	C132	442.62	40.11'	20.07'	5°11'30"	S77°54'24"E	40.09'
L327	S88°53'29"W	121.27	C133	442.62	133.62'	67.32'	17°11'24"	S84°09'13"E	133.11'
L328	S19°52'53"W	40.78							

LOT 6 SANITARY SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L329	N0°12'40"E	150.28	C136	170.00	82.26'	26.39'	1°38'46"	S89°23'39"E	82.19'
L330	N33°50'17"E	174.48	C137	170.00	173.37'	95.07'	S8°25'59"	N82°23'59"E	165.96'

LOT 7 AND 13 SANITARY SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L388	N0°51'21"E	22.71	C178	2268.32	154.36'	77.21'	3°53'56"	N8°37'26"W	154.33'
L389	N0°51'21"E	28.67							
L390	S4°45'43"E	21.30							
L391	S8°43'33"E	105.94							
L392	S4°57'20"E	92.53							
L393	S0°52'44"W	350.71							
L394	S1°52'08"W	150.44							
L395	S4°23'24"W	417.29							
L396	S1°46'51"W	23.47							
L397	S2°09'15"W	385.02							
L398	N6°58'25"W	20.00							
L399	N2°09'02"E	387.63							
L400	N1°46'31"E	23.94							
L401	N4°23'24"E	416.52							
L402	N1°52'08"E	149.82							
L403	N0°52'44"E	399.59							
L404	N6°57'39"W	91.39							
L405	N4°54'43"W	33.32							

LOT 13 SANITARY SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L315	S14°15'50"W	86.53							
L316	N1°41'53"W	20.05							
L317	N7°40'00"E	74.75							
L318	N0°38'05"E	28.81							
L319	N6°16'34"E	88.14							
L320	N6°16'34"E	30.51							
L321	S12°42'26"E	81.76							
L322	S7°11'31"W	112.92							
L323	N7°34'22"W	17.36							
L324	N12°44'09"W	11.05							
L325	N0°44'00"E	73.51							

LOT 6 STORM SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L310	N9°52'22"E	44.44							
L311	N5°18'32"E	44.72							
L312	N7°52'26"E	216.03							
L313	S10°07'24"E	591.46							
L314	S7°52'00"W	296.68							

LOT 14 WATER LINE EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L406	S0°51'21"W	30.00	C179	1815.01	387.67'	194.28'	1°21'41.6"	S2°36'29"E	386.83'
L407	S8°43'50"E	135.01	C180	1764.99	381.26'	191.36'	1°21'41.6"	N2°36'29"W	380.54'
L408	N4°59'07"W	30.00							
L410	N0°00'53"E	495.84							
L411	N0°30'43"E	255.65							
L412	S7°30'43"W	256.05							
L413	N0°42'50"W	124.40							

LOT 14 STORM SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L310	N9°52'22"E	44.44							
L311	N5°18'32"E	44.72							
L312	N7°52'26"E	216.03							
L313	S10°07'24"E	591.46							
L314	S7°52'00"W	296.68							

LOT 14 WATER LINE EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L300	S7°24'58"W	8.76							
L301	S2°12'13"E	466.24							
L302	S14°25'10"W	1024.08							
L303	S62°50'04"W	364.42							
L304	S78°47'19"W	1022.62							
L305	N78°47'19"E	1054.02							
L306	N62°50'04"E	310.35							
L307	N14°25'10"E	899.78							
L308	N0°51'21"W	439.65							
L309	N72°47'58"E	30.30							
L343	S7°01'24"W	60.16							
L344	N11°12'41"W	76.65							
L345	S11°12'41"E	73.95							

LOT 14 STORM SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L310	N9°52'22"E	44.44							
L311	N5°18'32"E	44.72							
L312	N7°52'26"E	216.03							
L313	S10°07'24"E	591.46							
L314	S7°52'00"W	296.68							

LOT 14 WATER LINE EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L300	S7°24'58"W	8.76							
L301	S2°12'13"E	466.24							
L302	S14°25'10"W	1024.08							
L303	S62°50'04"W	364.42							
L304	S78°47'19"W	1022.62							
L305	N78°47'19"E	1054.02							
L306	N62°50'04"E	310.35							
L307	N14°25'10"E	899.78							
L308	N0°51'21"W	439.65							
L309	N72°47'58"E	30.30							
L343	S7°01'24"W	60.16							
L344	N11°12'41"W	76.65							
L345	S11°12'41"E	73.95							

LOT 13 SANITARY SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L315	S14°15'50"W	86.53							
L316	N1°41'53"W	20.05							
L317	N7°40'00"E	74.75							
L318	N0°38'05"E	28.81							
L319	N6°16'34"E	88.14							
L320	N6°16'34"E	30.51							
L321	S12°42'26"E	81.76							
L322	S7°11'31"W	112.92							
L323	N7°34'22"W	17.36							
L324	N12°44'09"W	11.05							
L325	N0°44'00"E	73.51							

LOT 6 STORM SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L310	N9°52'22"E	44.44							
L311	N5°18'32"E	44.72							
L312	N7°52'26"E	216.03							
L313	S10°07'24"E	591.46							
L314	S7°52'00"W	296.68							

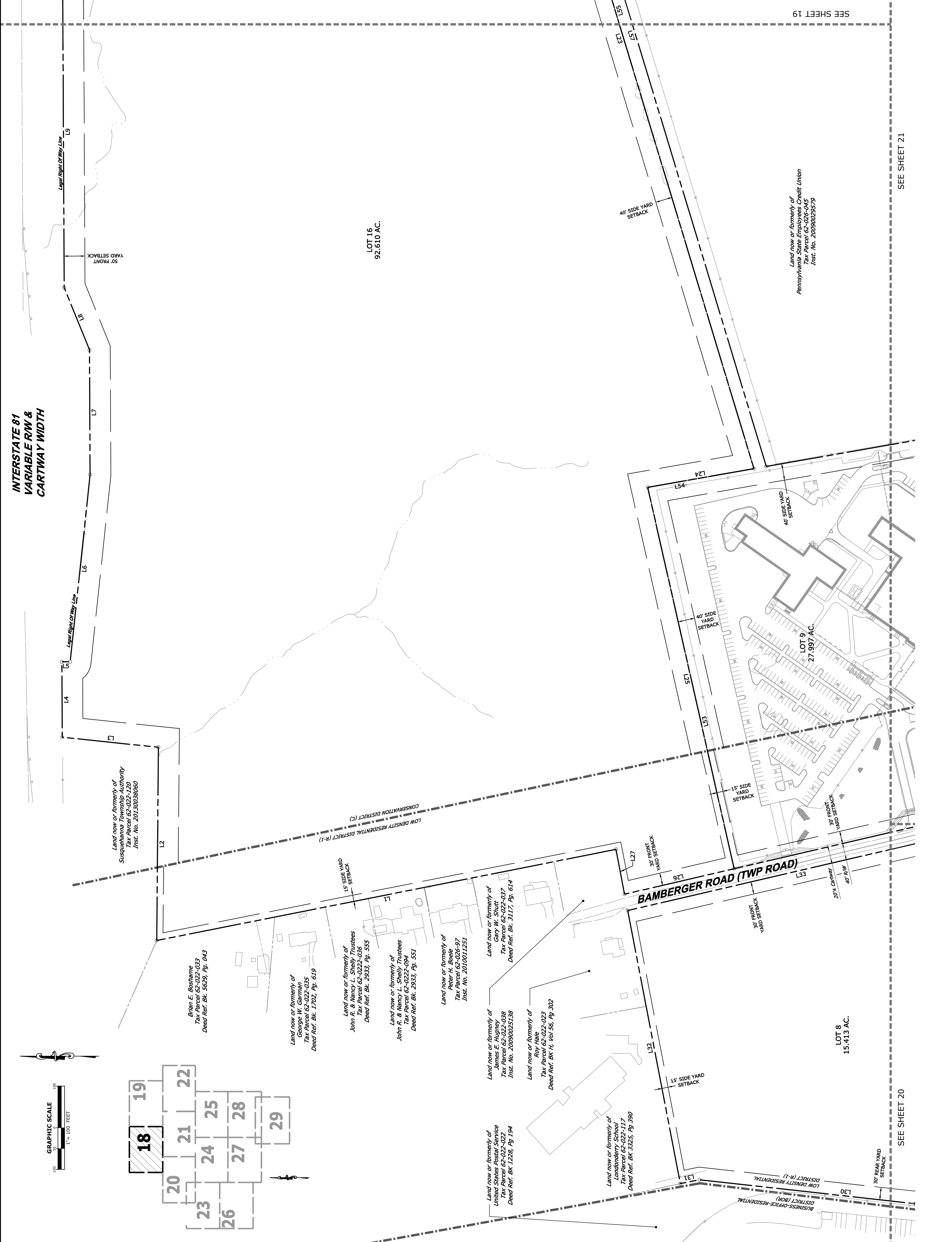
LOT 6 SANITARY SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L326	N0°12'40"E	150.28	C136	170.00	82.26'	26.39'	1°38'46"	S89°23'39"E	82.19'
L329	N33°50'17"E	174.48	C137	170.00	173.37'	95.07'	S8°25'59"	N82°23'59"E	165.96'

LOT 7 AND 13 SANITARY SEWER EASEMENT

PROPOSED LINE DATA				LOT CURVE DATA					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
L388	N0°51'21"E	22.71	C178	2268.32	154.36'	77.21'	3°53'56"	N8°37'26"W	154.33'
L389	N0°51'21"E	28.67							
L390	S4°45'43"E	21.30							
L391	S8°43'33"E	105.94							
L392	S4°57'20"E	92.53							
L393	S0°52'44"W	350.71							
L394	S1°52'08"W	150.44							
L395	S4°23'24"W	417.29							
L396	S1°46'51"W	23.47							
L397	S2°09'15"W	385.02							

NO.	DATE	DESCRIPTION
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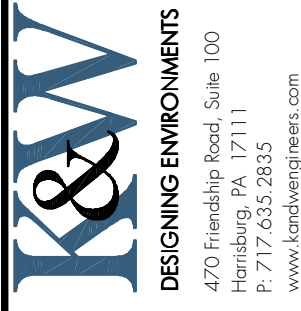


SEE SHEET 19

SEE SHEET 20

SEE SHEET 21

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470 Friendship Road, Suite 100
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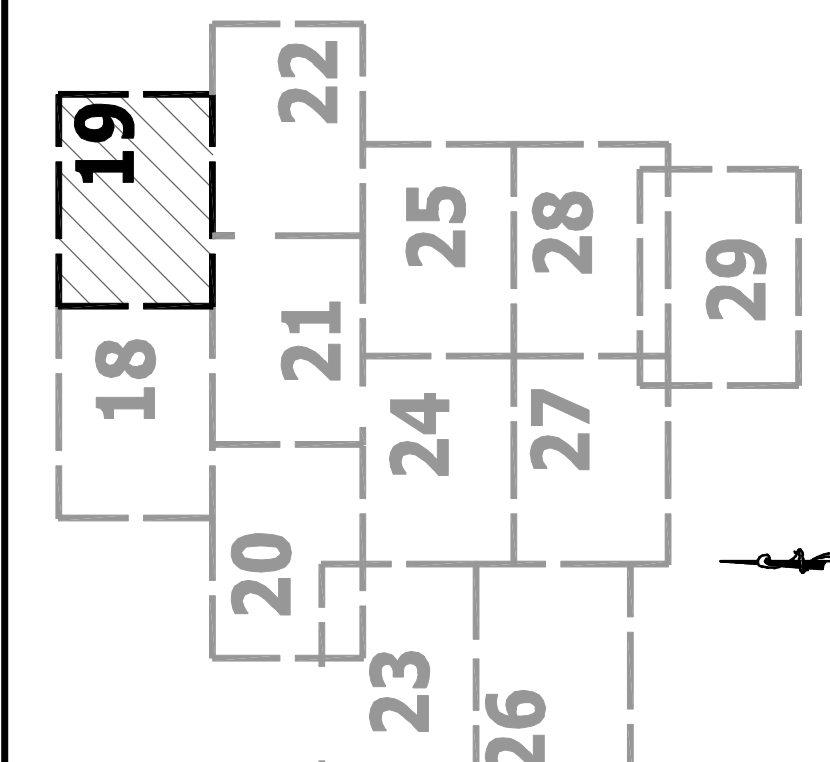
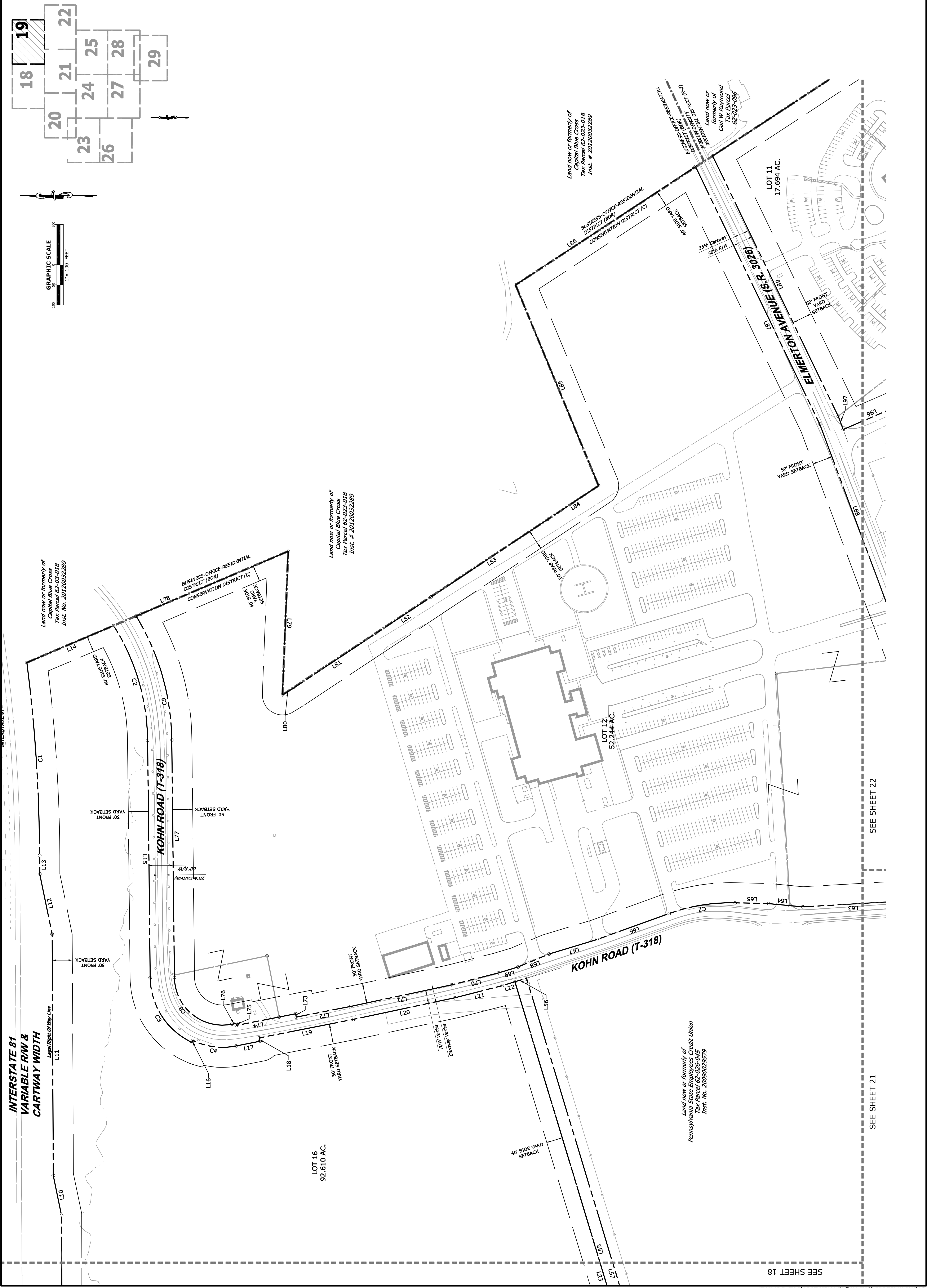
DAUPHIN COUNTY, PA
CITY OF HARTSBURG / SUSQUEHANNA TOWNSHIP

PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN
FOR
PROJECT NO. DGS A925-26
DEPARTMENT OF GENERAL SERVICES

SCALE: PROFESSIONAL SEAL
AS SHOWN
DATE: JUNE 9, 2017
K&W PROJECT: 2147.003
DRAWN BY: TAE
CADD DRAWING:
DATE OF SITE SHEET: 1-23-2017

NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS
2		
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SUBDIVISION PLAN
SHEET: 20 OF 30



Land now or formerly of
Capital Blue Cross
Tax Parcel 62-023-018
Inst. # 2012002289

Land now or formerly of
Capital Blue Cross
Tax Parcel 62-023-018
Inst. # 2012002289

Land now or formerly of
Capital Blue Cross
Tax Parcel 62-023-018
Inst. # 2012002289

Land now or formerly of
Pennsylvania State Employees Credit Union
Tax Parcel 62-023-018
Inst. # 20090029279

SEE SHEET 18

SEE SHEET 21

SEE SHEET 22



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P. 771.763.2835
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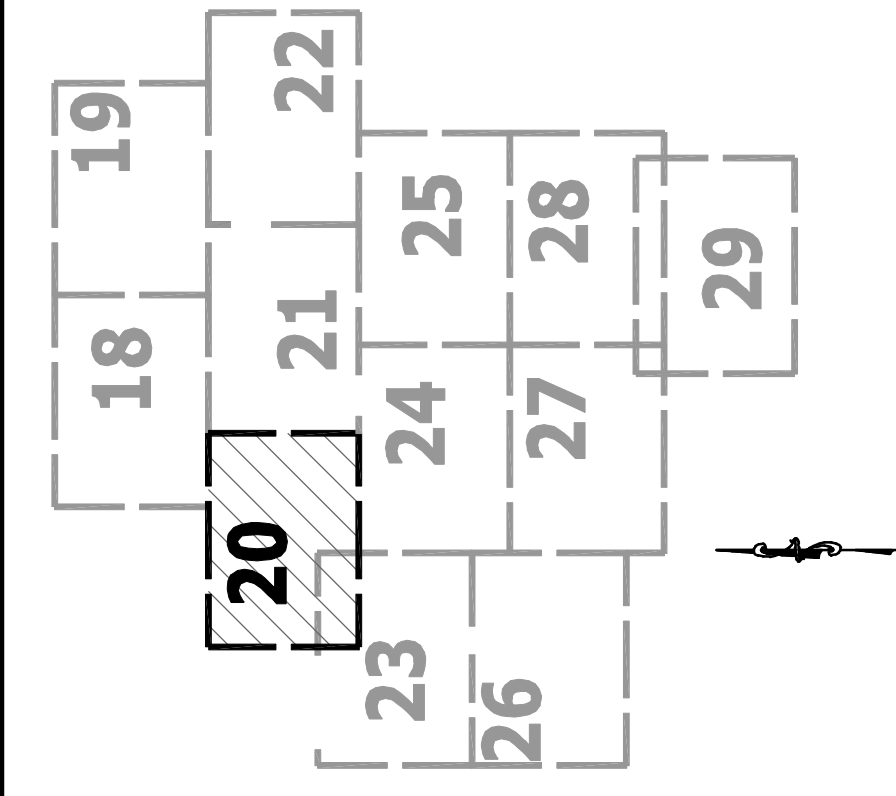
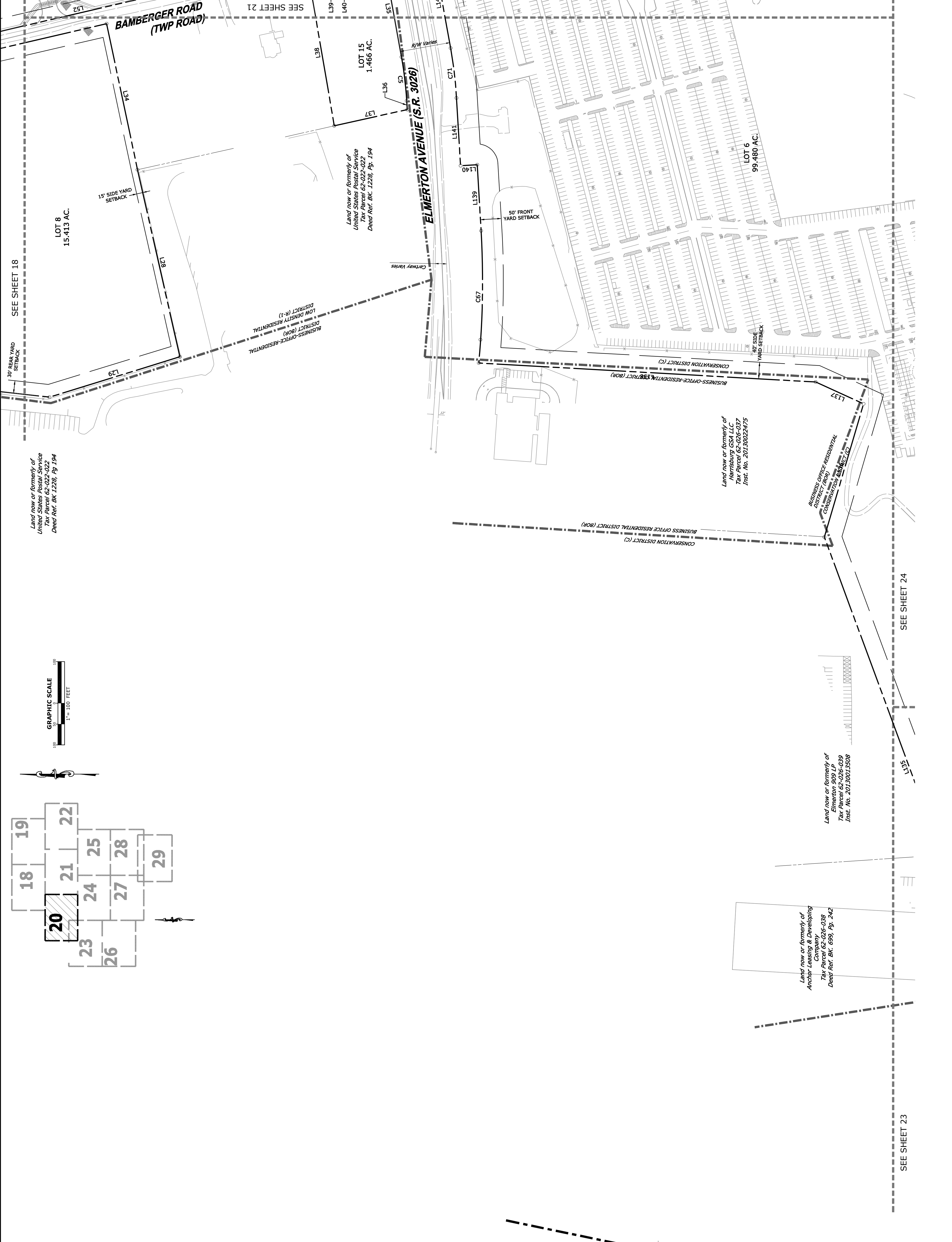
PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN
FOR
PROJECT NO. DGS A925-26
DEPARTMENT OF GENERAL SERVICES
CITY OF HARRISBURG / SUSQUEHANNA TOWNSHIP

SCALE: PROFESSIONAL SEAL
AS SHOWN
DATE: JUNE 9, 2017
K&W PROJECT: 2147.003
DRAWN BY: TAE
CADD DRAWING: 23/0923 SITE SHEET 1-23.dwg
23/0923 SITE SHEET 1-23.dwg

NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS
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SUBDIVISION PLAN

SHEET: **21 OF 30**



Land now or formerly of
United States Postal Service
Tax Parcel 62-022-022
Deed Ref. BK 1228, Pg 194

LOT 8
15.413 AC.

15' SIDE YARD SETBACK

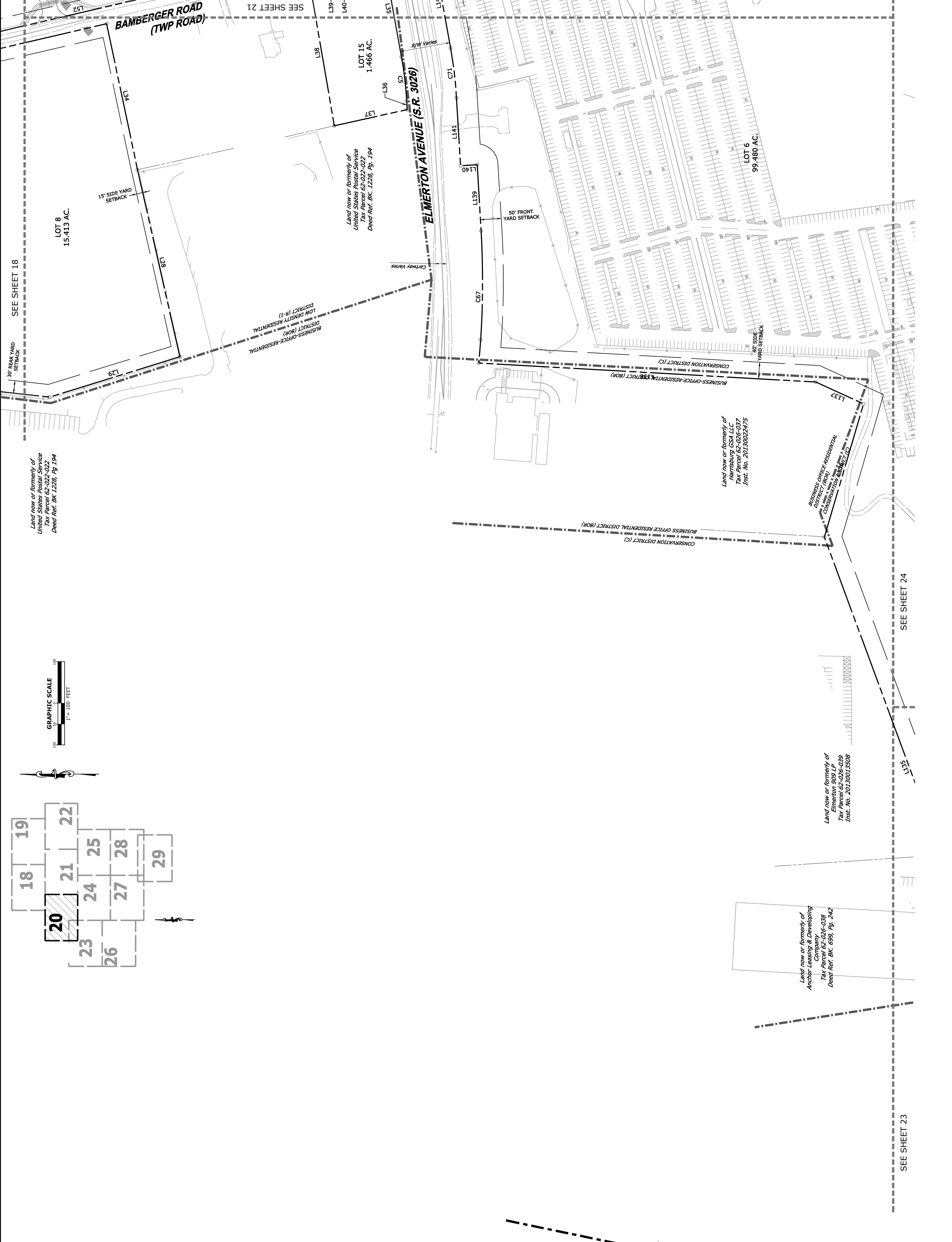
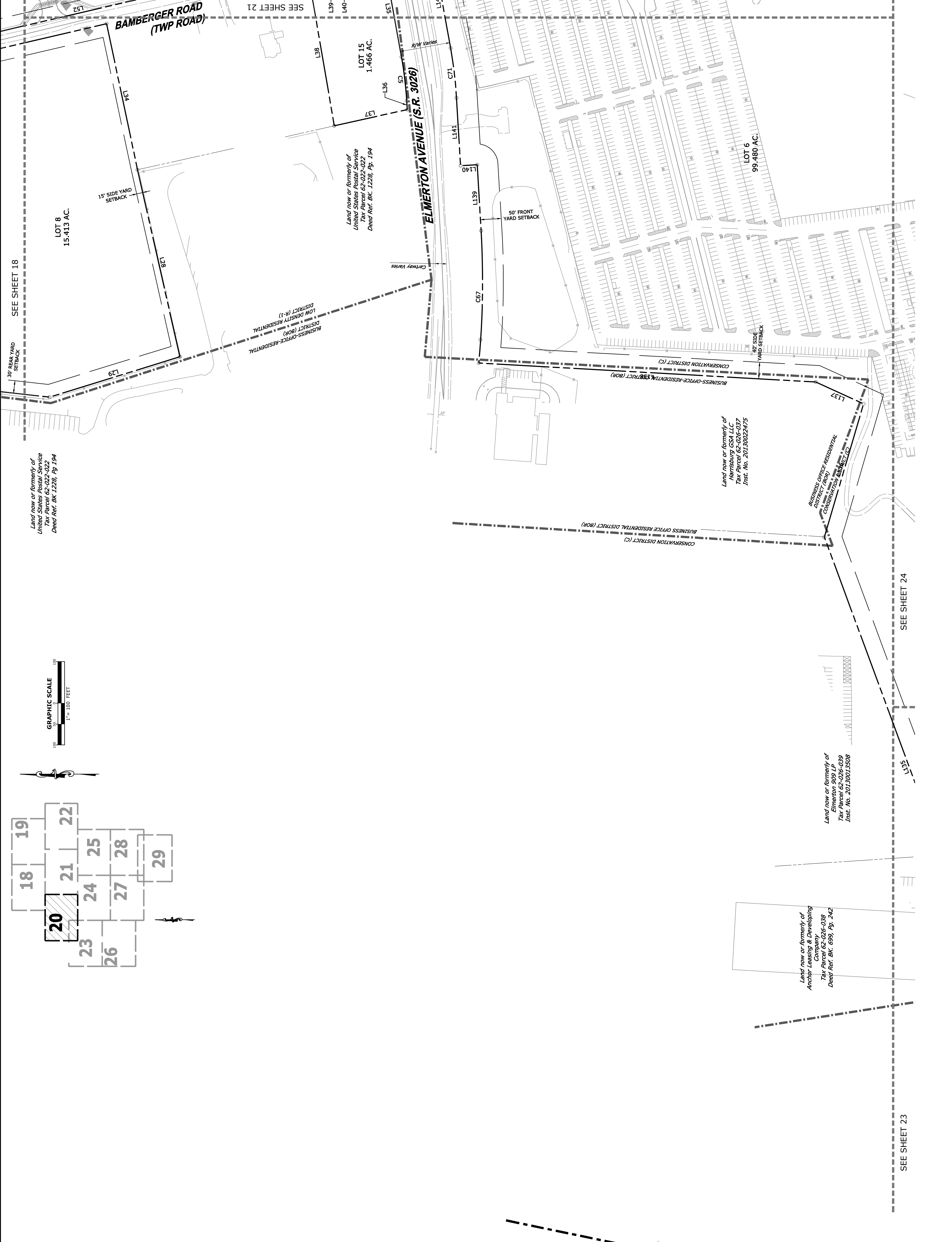
Land now or formerly of
United States Postal Service
Tax Parcel 62-022-022
Deed Ref. BK 1228, Pg. 194

50' FRONT YARD SETBACK

Land now or formerly of
Harrisburg GSA LLC
Tax Parcel 62-026-037
Inst. No. 20130022475

Land now or formerly of
Elmerton 909 LP
Tax Parcel 62-026-039
Inst. No. 20130013508

Land now or formerly of
Anchor Leasing & Developing
Company
Tax Parcel 62-026-038
Deed Ref. BK. 689, Pg. 242





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DAUPHIN COUNTY, PA

PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN
FOR
PROJECT NO. DGS A925-26
DEPARTMENT OF GENERAL SERVICES

CITY OF HARRISBURG / SUSQUEHANNA TOWNSHIP

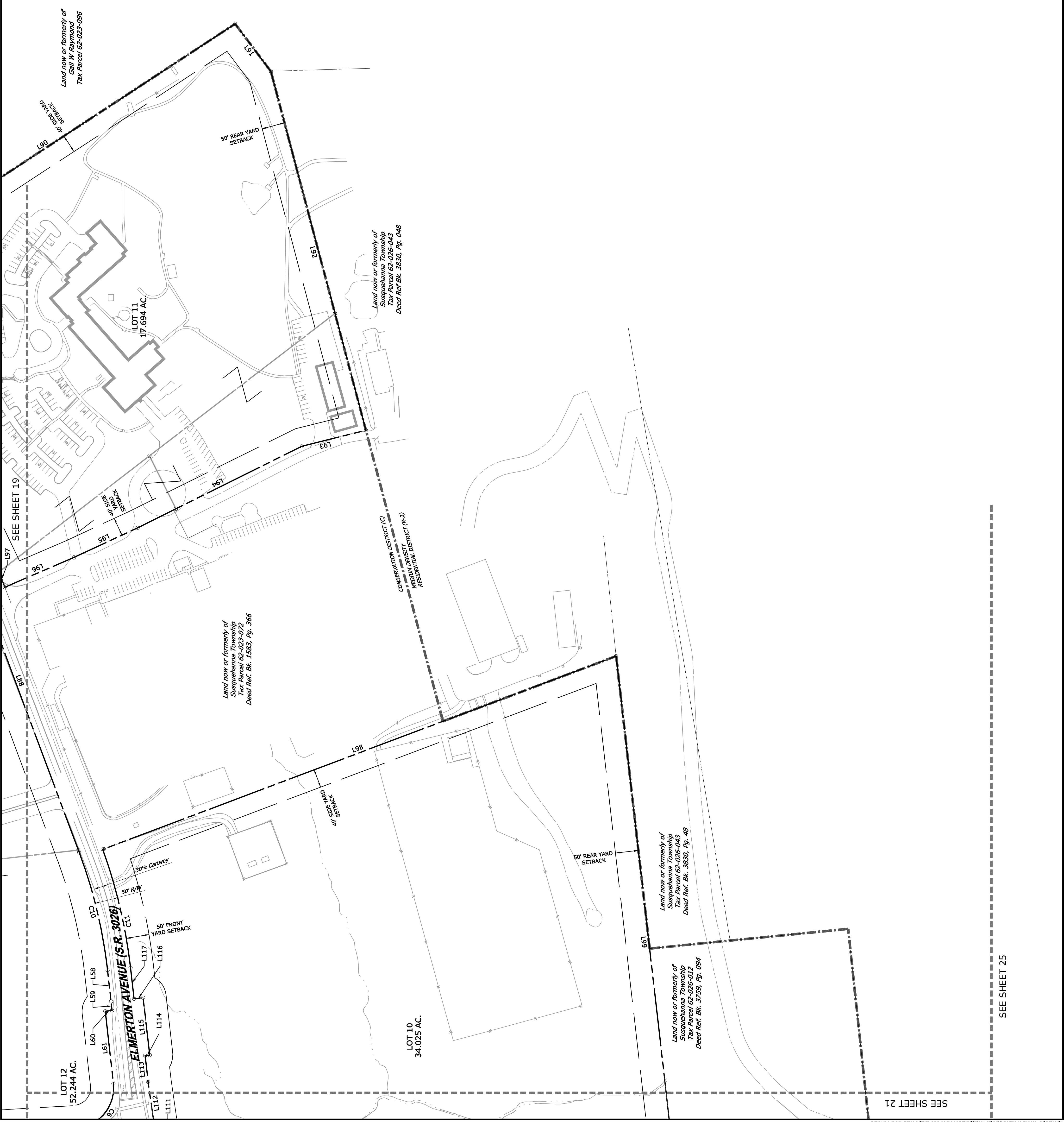
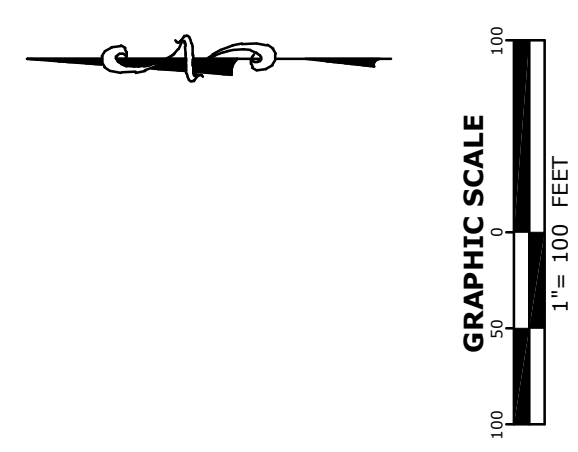
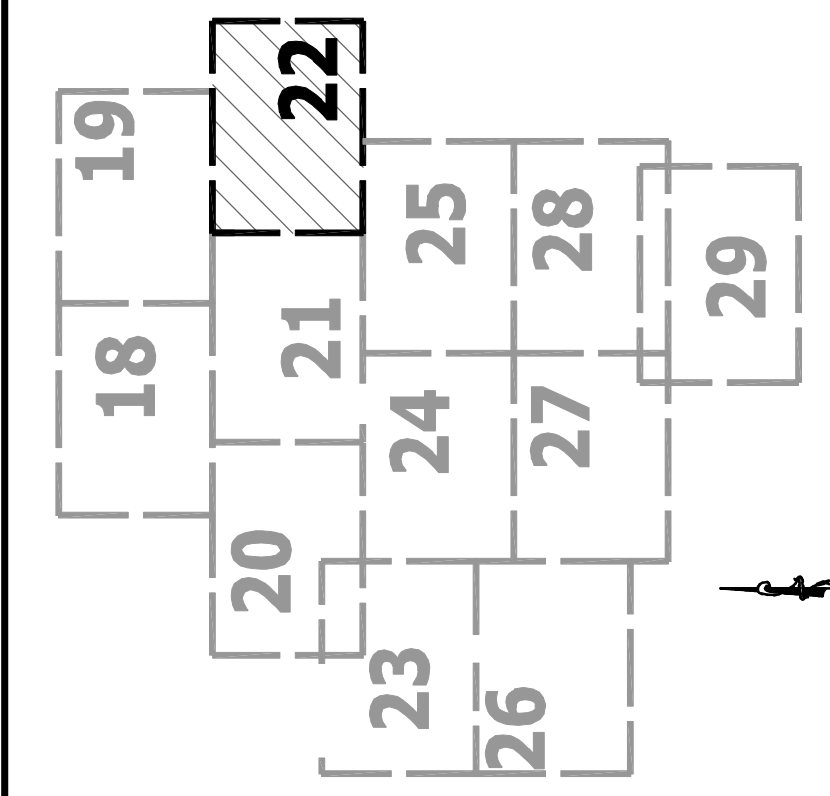
SCALE: AS SHOWN
DATE: JUNE 9, 2017
K&W PROJECT: 2147.003
DRAWN BY: TAE
CADD DRAWING:
247025 SITE SHEET 17-23.dwg

NO.	DATE	DESCRIPTION
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REVISIONS

SUBDIVISION PLAN

SHEET: **23 OF 30**

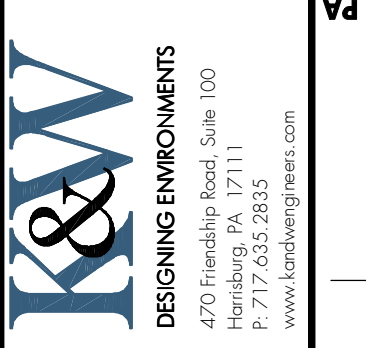


SEE SHEET 19

SEE SHEET 21

SEE SHEET 25

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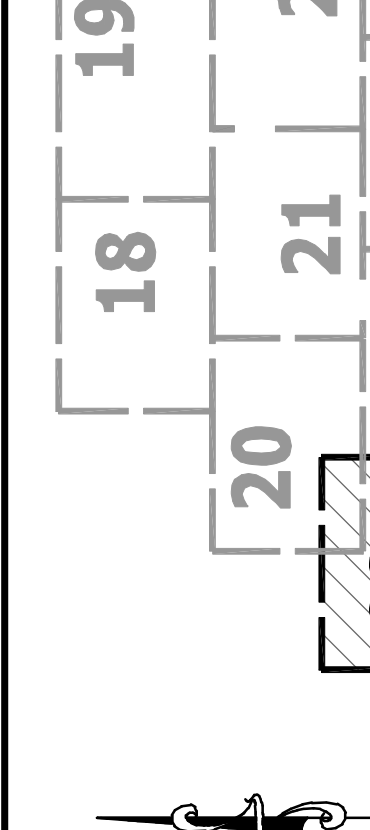
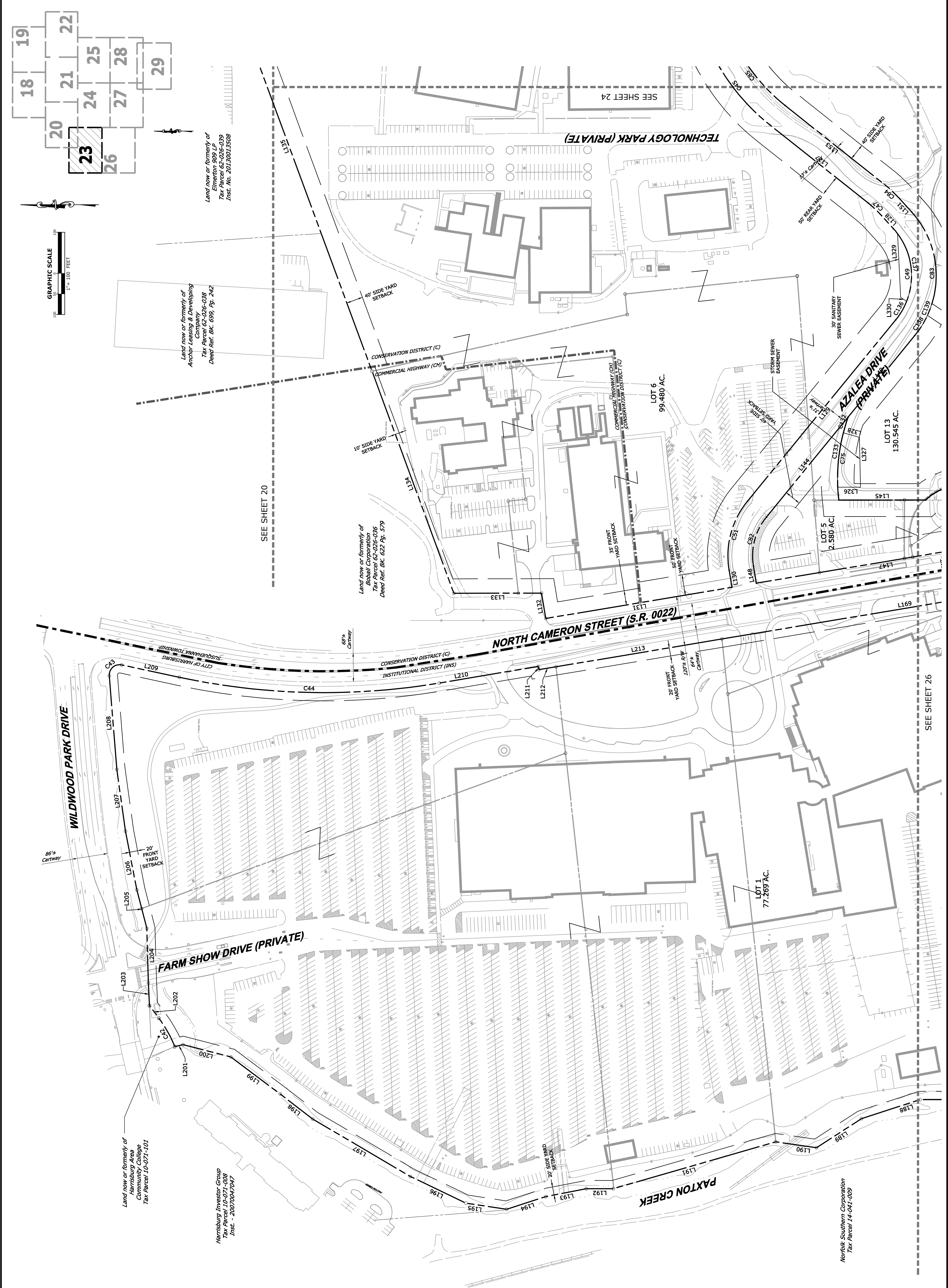
DESIGNING ENVIRONMENTS
470 Friendship Road, Suite 100
P.O. Box 2831
P.O. Box 2831
www.kandwdesign.com

PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN
FOR
PROJECT NO. DGS A925-26
DEPARTMENT OF GENERAL SERVICES
CITY OF HARTSBURG / SUSQUEHANNA TOWNSHIP

SCALE: PROFESSIONAL SEAL AS SHOWN
DATE: JUNE 9, 2017
K&W PROJECT: 2147.003
DRAWN BY: JHAE
CADD DRAWING:
CADD SHEET SHEET 17-23.dwg

NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS
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SUBDIVISION PLAN
SHEET: **24 OF 30**



Land now or formerly of
Anchor Leasing & Developing
Company
Tax Parcel 02-026-038
Deed Ref. BK. 899, Pg. 242

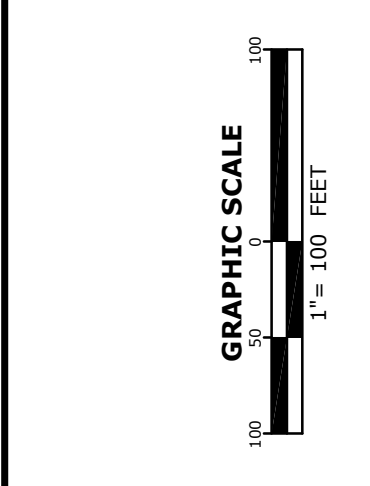
Land now or formerly of
Elmerton 909 LP
Tax Parcel 02-026-039
Inst. No. 20150015508

Land now or formerly of
Bosell Corporation
Tax Parcel 02-026-036
Deed Ref. BK. 822 Pg. 379

Land now or formerly of
Harrisburg Area
Community College
Tax Parcel 10-071-101

Harrisburg Investor Group
Tax Parcel 10-071-008
Inst. - 20070047047

Norfolk Southern Corporation
Tax Parcel 14-041-009

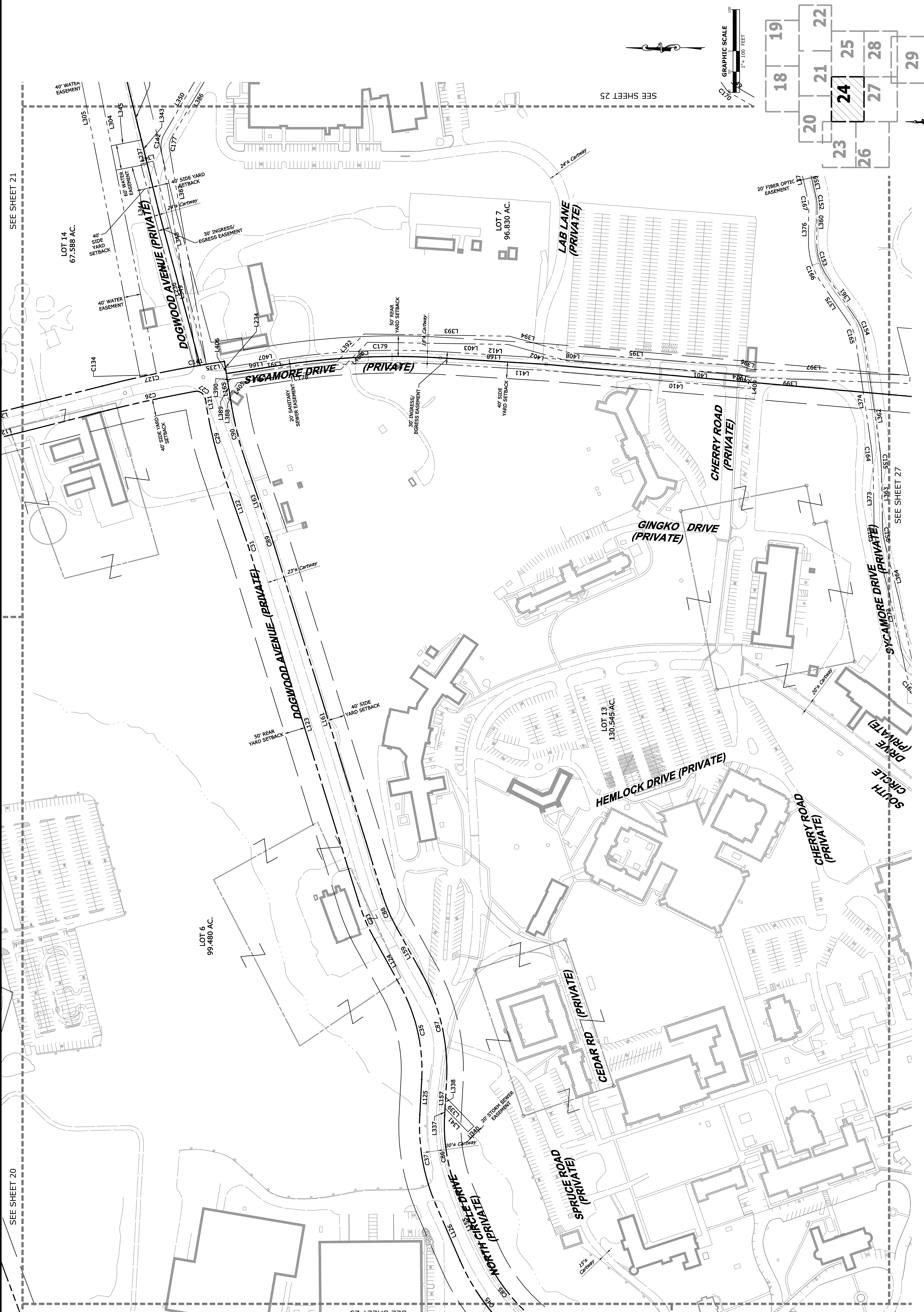


SEE SHEET 20

SEE SHEET 24

SEE SHEET 26

NO.	DATE	DESCRIPTION
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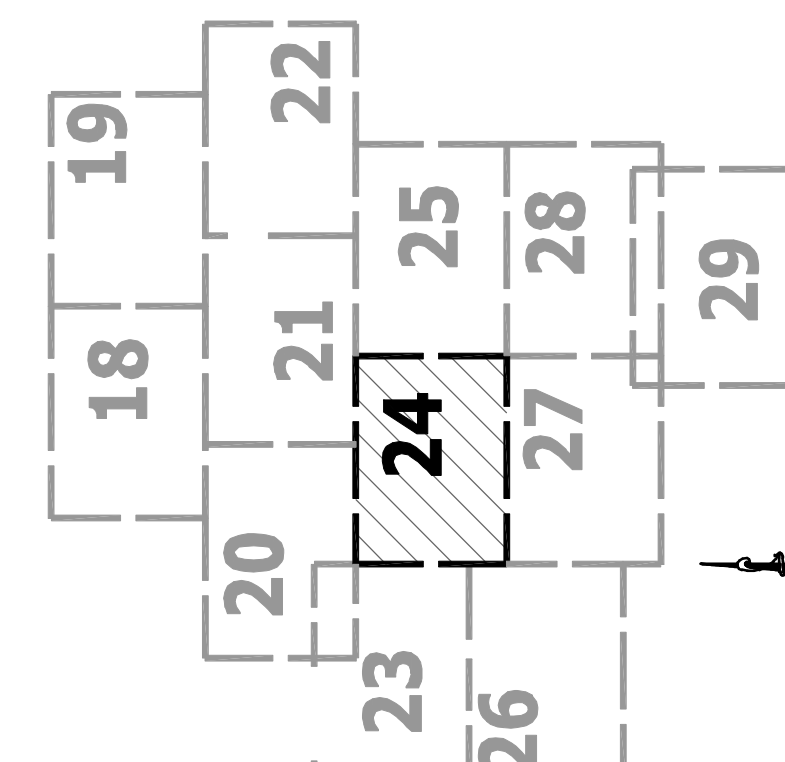
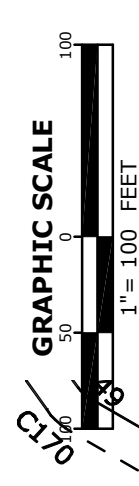
SEE SHEET 21

SEE SHEET 20

SEE SHEET 23

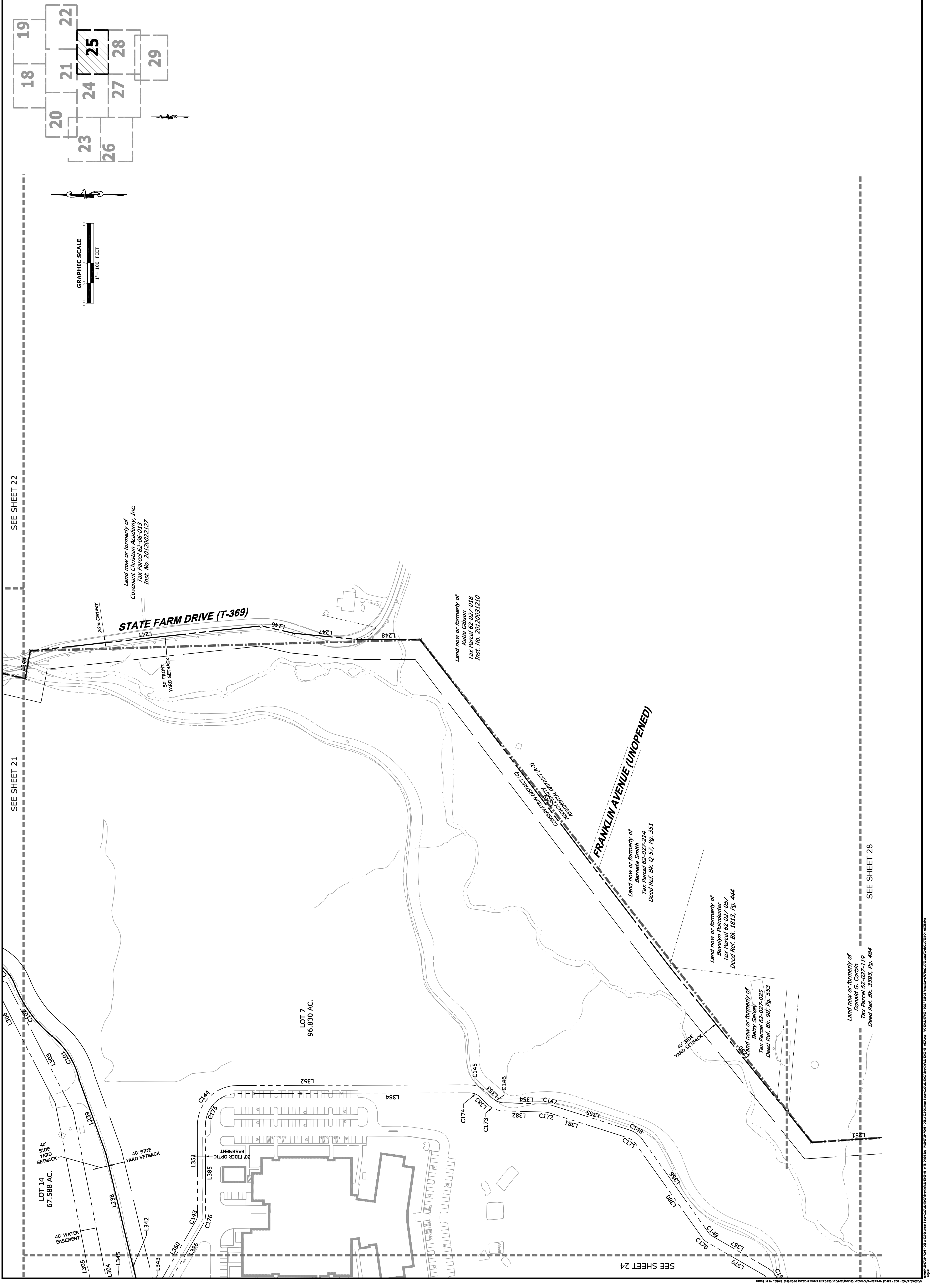
SEE SHEET 25

SEE SHEET 27



NO.	DATE	DESCRIPTION
1	9/6/2019	ADDRESSING COMMENTS

REVISIONS	NO.	DATE	DESCRIPTION
1	2		
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3	1		
4	1		
5	1		
6	1		
7	1		



SEE SHEET 22

SEE SHEET 21

SEE SHEET 28

SEE SHEET 24

Land now or formerly of
Covenant Christian Academy, Inc.
Tax Parcel 62-06-013
Inst. No. 20120022127

Land now or formerly of
Keith Gibson
Tax Parcel 62-027-018
Inst. No. 20120031210

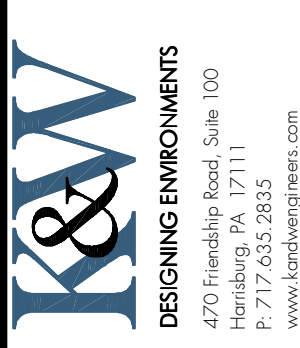
Land now or formerly of
Berneta Smith
Tax Parcel 62-027-214
Deed Ref. Bk. Q-57, Pg. 351

Land now or formerly of
Bevelyn Rhoades
Tax Parcel 62-027-057
Deed Ref. Bk. 1813, Pg. 444

Land now or formerly of
Betty Seivey
Tax Parcel 62-027-025
Deed Ref. Bk. 90, Pg. 553

Land now or formerly of
Donald G. Corbin
Tax Parcel 62-71-19
Deed Ref. Bk. 339, Pg. 484

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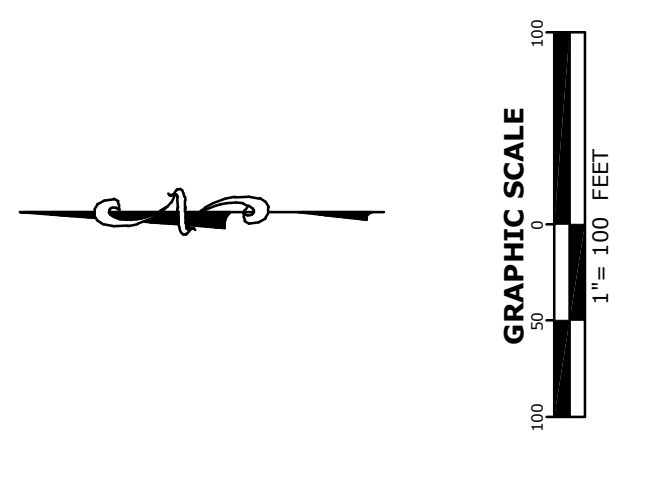
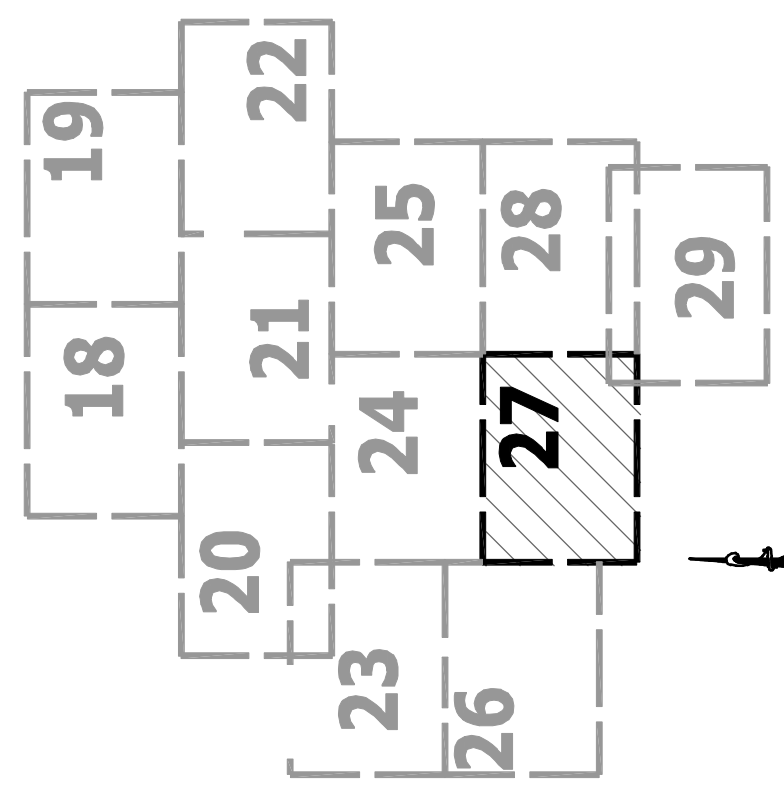
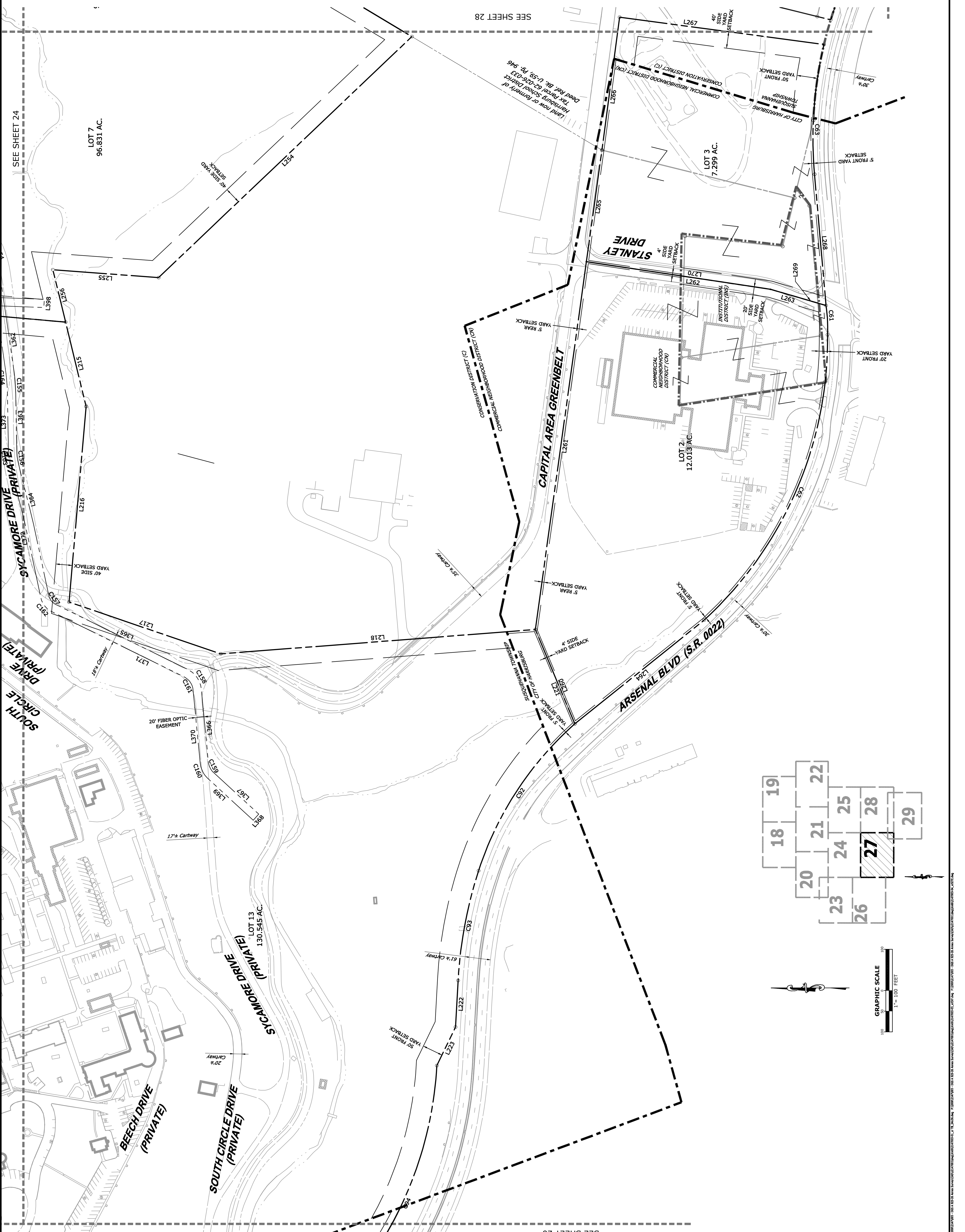
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4450 Frick Rd., Suite 100
Harrisburg, PA 17111
P. 717.633.2835
www.kandwdesign.com

PRELIMINARY / FINAL LOT CONSOLIDATION AND SUBDIVISION PLAN
FOR
PROJECT NO. DGS A925-26
DEPARTMENT OF GENERAL SERVICES
CITY OF HARRISBURG / SUSQUEHANNA TOWNSHIP

PROFESSIONAL SEAL
AS STIPULATED
DATE: JUNE 9, 2017
RAW PROJECT: 2147.003
CITY DRAWING: 2147.003
2147003-C SITE SHEETS 24-28.dwg

NO.	DATE	DESCRIPTION
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REVISIONS
PLANTING
SUBDIVISION
PLAN



PROFESSIONAL SEAL
 AS SHOWN
 DATE: JUNE 9, 2017
 DRAWN PROJECT: 2147.002
 DATE: 1/16/17
 CADD DRAWING: 2147002-C SITE SHEETS 24-29.dwg

NO.	DATE	DESCRIPTION
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REVISIONS

PLAN TITLE:
SUBDIVISION PLAN

