

WAIVER REQUEST/APPROVAL BLOCK

REQUESTED WAIVER	APPROVED	DISAPPROVED
Preliminary Plan - Sec. 22-404		

SUSQUEHANNA TOWNSHIP ZONING REQUIREMENTS

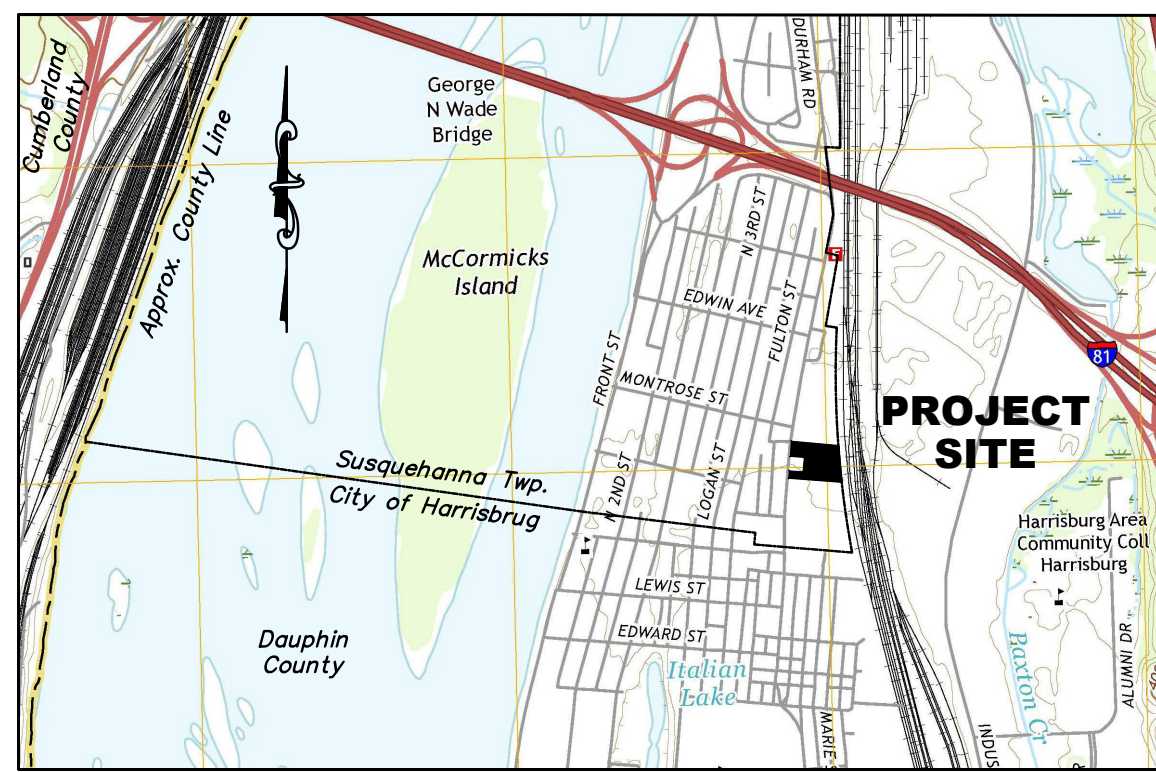
(IG) INDUSTRY GENERAL

- Minimum required lot area: 5 Acres (Junkyards Sec. 27-2030)
- Maximum building coverage: 60 Percent
- Max impervious lot coverage: 80 Percent
- Minimum vegetative coverage: 20 Percent
- Minimum building setbacks: Front-50' Side-25' Rear-50'
- Max permitted building height: 50 Feet
*Principal-

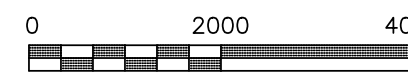
*Height of principal building shall not exceed 50 feet in accordance with Sec. 27-2104 except the height of any building may exceed 50 feet in height by one foot for each additional foot by which the width of each yard exceeds the minimum yard regulations of the district; however, under no circumstances shall the height exceed 6 stories or a maximum of 78 feet. Accessory structures shall not exceed a maximum of 25 feet.

LEGEND

- Property Corner
- Pt. Point
- N/F Now or Formerly
- M.N. Mag Nail
- Ex. Existing
- ☼ Light Pole/ Lamp
- ⊥ Guy Wire
- Utility Pole
- ⊞ Electric Junction Box
- ⊞ Electric Transformer
- ⊞ Electric Meter
- ⊞ Stormwater Manhole
- ⊞ Stormwater Inlet
- ⊞ WV Water Valve
- ⊞ FH Fire Hydrant
- ⊞ SS Sanitary Sewer Manhole
- ⊞ GV Gas Valve
- ⊞ CO Cleanout
- ⊞ Sign
- BSL Building Setback Line
- E Overhead Electric
- W Water Line
- S Sanitary Sewer Line
- G Gas Line



LOCATION MAP 1" = 2000'



STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

Commonwealth Of Pennsylvania:
County Of Dauphin:

On this, the _____ day of _____, 2022 before me, the undersigned personally appeared.

Awad Mah'd Musallam Sughair

Who being duly sworn according to law, depose and say that he is the owner of the property shown on this plan and that he acknowledges the same to be his plan and desire the same to be recorded as such according to law.

Witness my hand and seal the above day and date written.

Notary Public My Commission Expires

It is hereby certified that the undersigned are the owners 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.

Awad Mah'd Musallam Sughair

DAUPHIN COUNTY PLANNING COMMISSION

This plan reviewed by the Dauphin County Planning Commission this _____ day of _____, 2022.

Chairperson Secretary

SUSQUEHANNA TOWNSHIP ENGINEER

This plan reviewed by the Susquehanna Township Engineer this _____ day of _____, 2022.

Township Engineer

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

This plan recommended for approval by the Susquehanna Township Planning Commission this _____ day of _____, 2022.

Chairperson

Secretary

SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS

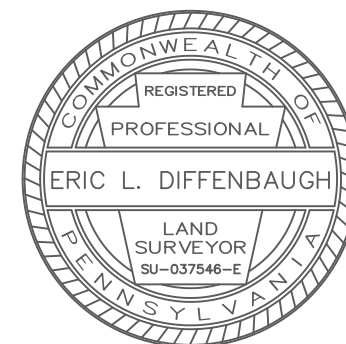
This plan approved by the Susquehanna Township Board of Commissioners, and all conditions imposed with respect to such approval were completed on this _____ day of _____, 2022.

DAUPHIN COUNTY RECORDER OF DEEDS

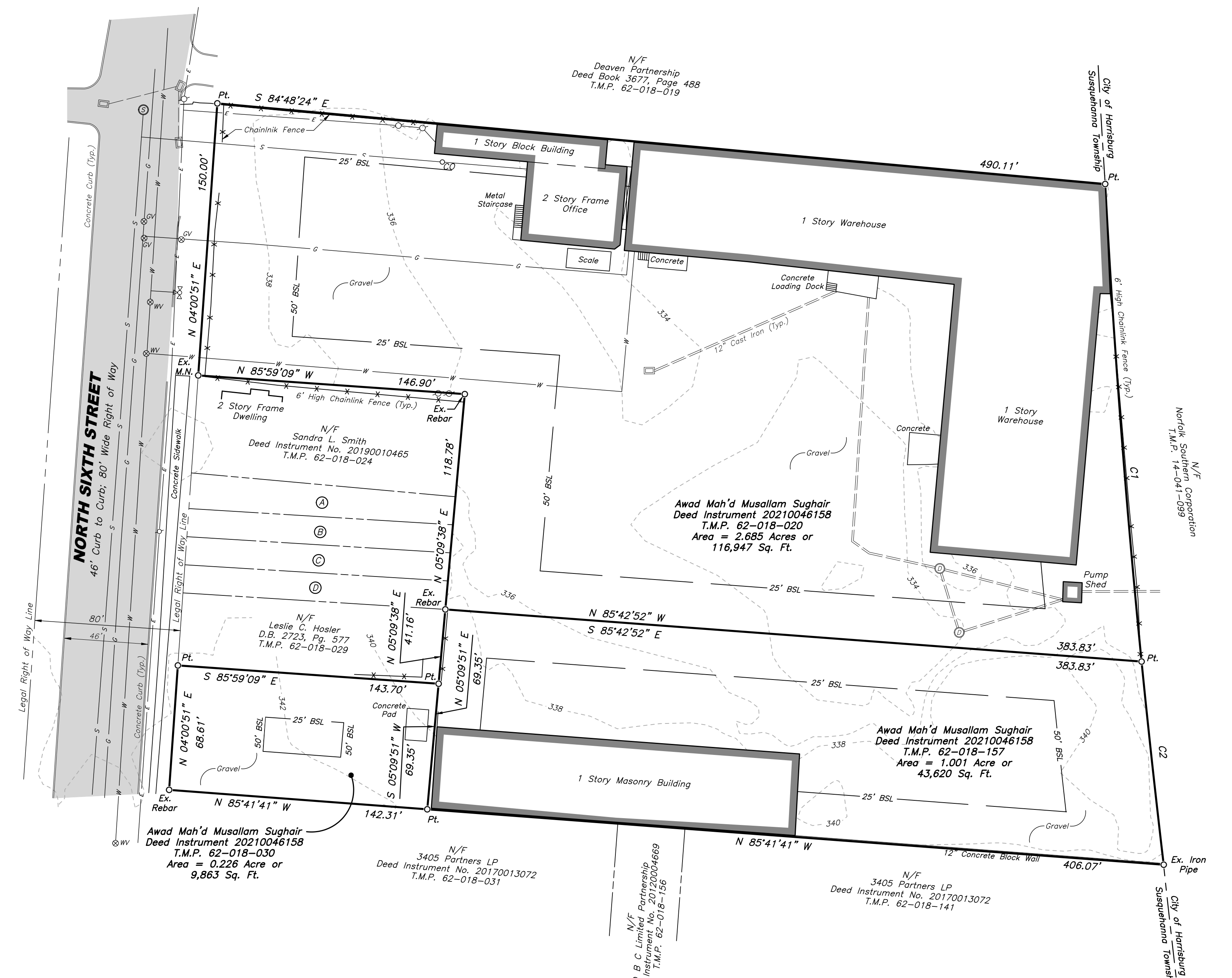
This plan recorded in the office of the Recorder of Deeds in and for Dauphin County this _____ day of _____, 2022 Plan Book _____ Volume _____ Page _____

LAND SURVEYOR'S CERTIFICATION

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.



Eric L. Diefenbaugh, PLS



ADJOINER INFORMATION

NOW OR FORMERLY	DEED REFERENCE	T.M.P.
A Z Property Group, LLC	Deed Book 6361, Page 181	62-018-025
B Z Property Group, LLC	Deed Instrument 20080028506	62-018-026
C Mainline Funding Group, Inc.	Deed Book 581, Page 574	62-018-027
D John Bowers	Deed Instrument 20180004808	62-018-028

CURVE TABLE

#	DATA
C1	CHORD: S 4'21'19" E 263.41' RADIUS: 5780.00' ARC: 263.43'
C2	CHORD: S 6'12'55" E 112.40' RADIUS: 5780.00' ARC: 112.40'

GENERAL PLAN NOTES

- The purpose of this plan is to combine all contiguous lands of Awad Mah'd Musallam Sughair into one lot.
- PAMAP program LAS files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD 88).
- The National Wetland Inventory Maps do not indicate any wetland areas on the subject properties nor were there visible signs of wetlands at the site. A detailed wetland delineation was not completed at this time.
- The subject property is NOT located within the 100-year flood zone according to the National Flood Insurance Program Maps #42043C0317D, effective August 2, 2012.
- The locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities. Because the underground utilities are shown in their approximate locations, they should be verified prior to any earthmoving activities.
- Ua - Urban land, alluvial soils cover the entire site.
- No earth disturbance is proposed as a result of this plan.
- The existing buildings on the site are non-conforming in regards to the building setbacks. Construction of said buildings predates the current zoning ordinance.

EXISTING LOT CONFIGURATION

TOTAL AREA = 3.912 ACRES



SCALE: 1" = 40'

OWNER INFORMATION

Awad Mah'd Musallam Sughair
3465 North Sixth Street
Harrisburg, PA 17110

SOURCE OF TITLE

Deed Instrument No. 20210046158
Plan Instrument No. 20150013908

FINAL MINOR SUBDIVISION & LOT CONSOLIDATION PLAN FOR 3465 NORTH 6TH STREET



DIFFENBAUGH WADEL INC.
SURVEYING & ENGINEERING
25 BROAD STREET
NEWVILLE, PA 17241
www.diefenbaughwadel.com
PHONE: (717) 776-6420 FAX: (717) 776-9277

Date	JANUARY 27, 2022
Scale	1" = 40'
File No.	21210
Drawing Name	21210 - INDEX MAP
Drawn By	A.J.K.
Checked By	E.L.D.
Sheet No.	1 OF 2

NO.	REVISIONS	DATE

SITE DATA

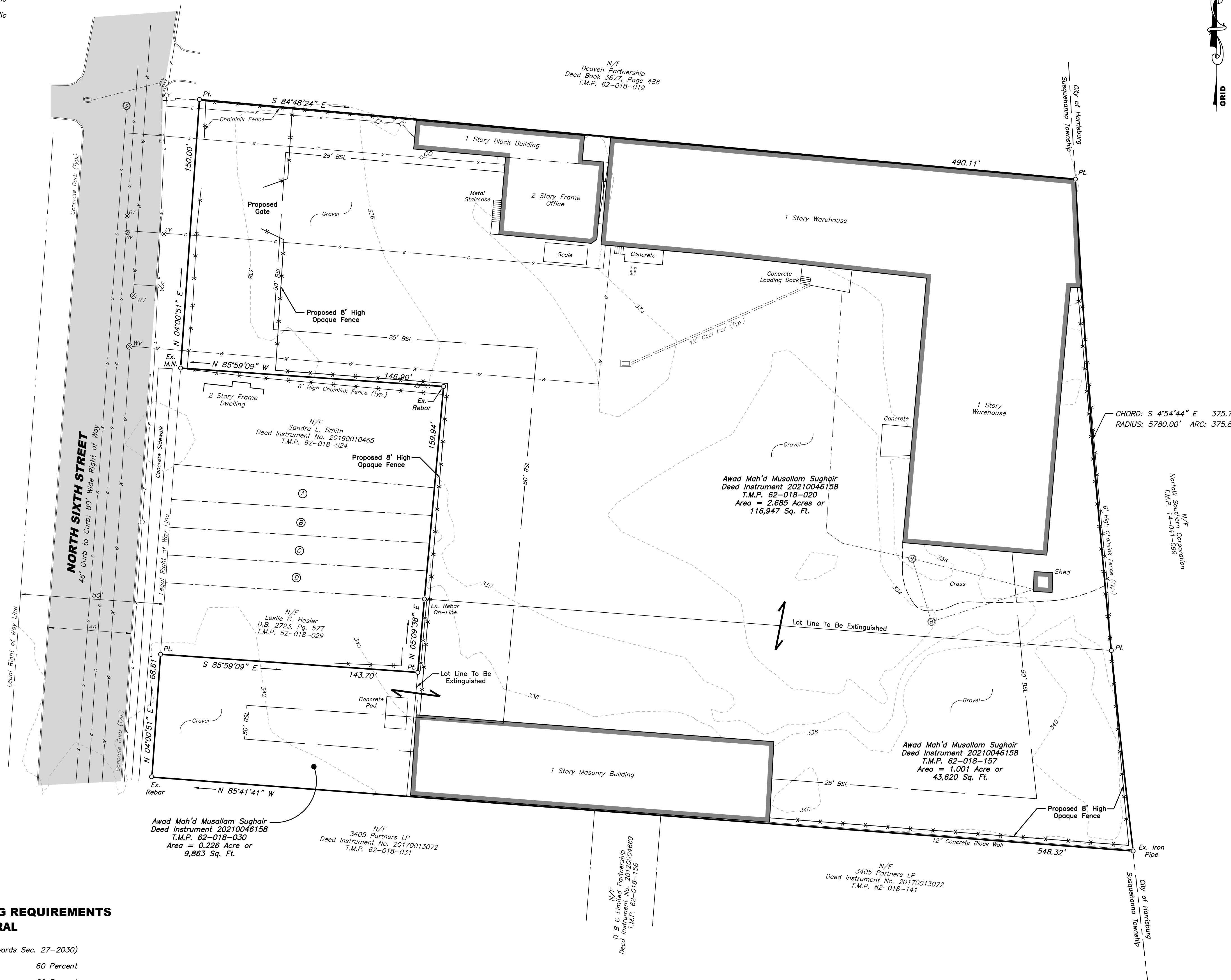
- 1. Lot Size: 3.912 Acres
- 2. Lot Width: 150 Feet
- 3. Lot Coverage: 96.0 Percent
- 4. Building Coverage: 24.1 Percent
- 4. Type Of Sanitary Sewer: Public
- 5. Type Of Water Supply: Public

ADJOINER INFORMATION

NOW OR FORMERLY	DEED REFERENCE	T.M.P.
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B	Z Property Group, LLC Deed Instrument 20060028506	62-018-026
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PLAN REVISIONS

NO.	REVISIONS	DATE

SUSQUEHANNA TOWNSHIP ZONING REQUIREMENTS (IG) INDUSTRY GENERAL

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FINAL LOT CONFIGURATION

TOTAL AREA = 3.912 ACRES



SCALE: 1" = 30'

GENERAL PLAN NOTES

- 1. PAMAP program LAS files (Lidar Data Of Pennsylvania) were used to determine contours for the project site (NAVD 88).
- 2. No earth disturbance is proposed as a result of this plan.
- 3. A deed of consolidation for the property shown hereon shall be created & recorded directly following the recording of this plan.

FINAL MINOR SUBDIVISION & LOT CONSOLIDATION PLAN FOR 3465 NORTH 6TH STREET
SUSQUEHANNA TOWNSHIP · DAUPHIN COUNTY · COMMONWEALTH OF PENNSYLVANIA



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Drawing Name	21210 - LOT DETAIL
Drawn By	A.J.K.
Checked By	E.L.D.
Sheet No.	2 OF 2