



**EXISTING LEGEND**

---	Boundary Line
---	Right-Of-Way Line
---	Building Setback Line
---	Edge Of Road
---	Existing 1' Contour
---	Existing 5' Contour
---	Easement Line
---	Storm Sewer Line
□	Storm Sewer Inlet
SS	Sanitary Sewer Line
●	Sanitary Sewer Lateral
○	Sewer Manhole

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE EXISTING LOTS 17 AND 18 INTO ONE NEW SINGLE LOT. THESE LOTS ARE LOCATED ON AN EXISTING STREET AND NO NEW STREETS ARE PROPOSED.
  2. SANITARY SEWER EXISTING WITHIN THE STREET.
  3. PROPOSED WATER SUPPLY IS PRIVATE ON-LOT WELLS.
  4. NO WETLANDS AND NO FLOODPLAIN EXIST WITHIN THE PROJECT AREA.

- SURVEY NOTES**
1. TOPOGRAPHIC & BOUNDARY INFORMATION IS BASED ON A PLAN PREPARED BY R.J. FISHER & ASSOCIATES KNOWN AS MOUNTAINDALE PHASE 6, A/K/A AS BOULDER RIDGE ESTATES, AS SET FORTH IN THAT CERTAIN PLAN OF MOUNTAINDALE PHASE 6 & RESUBDIVISION OF LOTS 111, 112 & 113 OF PHASE 5 DATED AUGUST 7, 2009, AND RECORDED FEBRUARY 1, 2012 IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY, INSTRUMENT NUMBER 20120003105 BEING DESIGNATED AS LOT NO. 17 AND LOT NO. 18.
  2. SUBSURFACE UTILITIES ARE SHOWN RELATIVE TO THE LOCATION OF THEIR SURFACE FEATURE LOCATIONS. THE SURVEYOR DOES NOT WARRANT THAT THEIR UNDERGROUND LOCATIONS ARE COMPLETE OR EXACT. THE SURVEYOR HAS NOT LOCATED THE SUBSURFACE UTILITIES.
  3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  4. ALL PROPERTY CORNERS ARE MARKED WITH SURVEY MARKERS AS NOTED.
  5. THE PREPARATION OF THIS PLAN BY DAWOOD ENGINEERING, INC. DOES NOT WARRANT THE TYPES OF SURFACE AND SUBSURFACE SOILS THAT MAY BE ENCOUNTERED ON THIS SITE. FURTHER, DAWOOD ENGINEERING, INC. DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF SUBSURFACE SINKHOLES, SPRINGS, TRASH, ROCK, NOR THE PRESENCE OF ACTIVE OR ABANDONED FOUNDATIONS, CESSPOOLS, WELLS, CISTERNS, BURIED TANKS, BURIED UTILITIES, ETC. THAT MAY ENCUMBER CONSTRUCTION OR OTHER USE OF THIS SITE. IT IS THE RESPONSIBILITY OF THE OWNER, DEVELOPER AND/OR CONTRACTOR TO VERIFY THAT ALL SUBSURFACE CONDITIONS AS PART OF THE USE OF THIS PROPERTY.
  6. LOT 18 AS SHOWN ON THIS PLAN IS TO BE JOINED IN COMMON WITH LOT 17. LOT 18 SHALL BECOME PART OF LOT 17 AND SHALL NOT BE CONSIDERED AS A SEPARATE, SELLABLE TRACT OF LAND.
  7. ANY REVISION TO THESE PLANS AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE THE RESPONSIBILITY OF DAWOOD ENGINEERING, INC.

**CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT**  
LOTS 17 & 18

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF DAUPHIN

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED

OWNER \_\_\_\_\_

WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE 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 THE PUBLIC USE

OWNER \_\_\_\_\_

**CERTIFICATIONS**

**DAUPHIN COUNTY PLANNING COMMISSION**

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**TOWNSHIP ENGINEER**

THIS PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

TOWNSHIP ENGINEER \_\_\_\_\_

**SUSQUEHANNA TOWNSHIP PLANNING COMMISSION**

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS**

THIS PLAN APPROVED AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED THIS DAY OF \_\_\_\_\_, 2019

PRESIDENT, BOARD OF COMMISSIONERS \_\_\_\_\_

TOWNSHIP SECRETARY \_\_\_\_\_

**CERTIFICATION OF ACCURACY**  
GENERAL PLAN/REPORT DATA

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

BRIAN G. HOCKLEY, PLS

DATE \_\_\_\_\_

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**MODIFICATION OF REQUIREMENTS**  
REQUESTED (WAIVERS)

REQUEST WAIVER FOR THE REQUIREMENTS TO PREPARE A PRELIMINARY PLAN PER SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 22-403.

ACTION	DATE
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REQUEST WAIVER FOR THE REQUIREMENTS OF PROPOSED PLAN TO BE DRAWN AT 1"=100' SCALE PER SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 22-403B(5).

ACTION	DATE
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**APPLICANT**

**STAN CUSTER, JR.**  
2805 OLD POST ROAD, SUITE 200  
HARRISBURG, PA. 17110 (717)  
232-6027

**RECORDER CERTIFICATE**

RECORDED IN THE OFFICE OF RECORDER OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**ZONING DATA**

ZONING DISTRICT: R-1 - LOW DENSITY RESIDENTIAL  
MINIMUM LOT AREA: 20,000 SQ. FT.  
MINIMUM LOT WIDTH: 100 FEET  
MAXIMUM BUILDING COVERAGE: 35%  
MAXIMUM BUILDING HEIGHT: 30 FEET  
MAXIMUM IMPERVIOUS COVERAGE: 40%

MINIMUM YARD SETBACKS:  
FRONT YARD: 30 FEET  
SIDE YARD: 15 FEET EACH  
REAR YARD: 30 FEET

**DAWOOD**

FINAL MINOR SUBDIVISION PLAN FOR THE CONSOLIDATION OF LOTS 17 & 18 AT BOULDER RIDGE ESTATES SUSQUEHANNA TOWNSHIP PENNSYLVANIA

CHECKED/DRAWN	
REVISIONS	
DESCRIPTION	
NO.	DATE

DRAWING TITLE  
SUBDIVISION PLAN

DATE JULY 3, 2019  
JOB NO. 190126.00  
FILE NAME LDE-FL-BM01  
DRAWN BY CZ  
CHECKED BY BH  
SHEET NO. 1 OF 1

