

RECORDER OF DEEDS CERTIFICATE

Recorded in the office of the Recorder of Deeds of the County of Dauphin, Commonwealth of Pennsylvania, in Book \_\_\_\_\_, Page \_\_\_\_\_, given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Seal)  
Recorder of Deeds

STATEMENT OF OWNERSHIP

Commonwealth of Pa., County of \_\_\_\_\_, 20\_\_ before me, the undersigned officer, personally appeared,

Owner \_\_\_\_\_

Who being duly sworn according to law, dispose and says 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 notarial seal the day and the date above written.

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Seal) Public Notary \_\_\_\_\_

It is hereby certified that the undersigned 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.

PROFESSIONAL CERTIFICATIONS

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 Susquehanna Township Subdivision and Land Development Ordinance.

Professional Surveyor \_\_\_\_\_

I hereby certify that there are wetlands on the subject property, the proposed project will not impact on-site or off-site wetlands, and permits are not required from the state or federal government.

Professional Surveyor \_\_\_\_\_

DAUPHIN COUNTY	OWNER(S) CERTIFICATION	WETLANDS	SURVEY
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# FINAL MINOR SUBDIVISION PLAN FOR HERBERT C. MOORE

Plan Set Dated: June 7th, 2019

Sheet Index (all sheets will be recorded)

- Sheet 1 - Cover
- Sheet 2 - Existing Conditions / Demolition Plan
- Sheet 3 - Subdivision Plan
- Sheet 4 - Easement Plan

PLAN GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THREE (3) EXISTING TRACTS OF COMMON OWNERSHIP (EX LOT 1, EX LOT 2, & EX LOT 3) TOTALING 1,092 ACRES INTO TWO (2) NEW RESIDENTIAL BUILDING LOTS.
- EXISTING LOT 1 CONTAINS AN EXISTING DWELLING & OUTBUILDINGS, UTILIZING PUBLIC WATER & SEWER WITH EXISTING ACCESS TO EDMERTON AVENUE & N. THIRTY-NINTH STREET.
- THE MAJORITY OF THE EXISTING SITE IS MOVED GRASS LAWN SERVICES.
- ALL UTILITIES ARE TO BE DELETED FROM THE SITE AS DETERMINED BY THE NATIONAL FLOOD INSURANCE MAP(S) FOR SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA., BUT AS PER DEP. A FLOOD HAZARD BOUNDARY EXISTS WITHIN THE SITE AS DETERMINED BY THE EXISTING STREAM.
- THIS SURVEY AND PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- BOUNDARY EXISTS BEING 50 FEET FROM TOP OF BANK OF THE EXISTING STREAM.
- WETLANDS EXIST AS SHOWN AS DETERMINED BY AN ACTUAL WETLANDS DELINEATION BY WILSON ENVIRONMENTAL.
- PERMITS AND APPROVALS BE OBTAINED FROM THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCIES.
- ALL UNDERGROUND UTILITY LOCATIONS BASED ON ABOVE GROUND FEATURES, ABOVE GROUND MARKINGS AND PLANS OF RECORD. ACTUAL LOCATIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- OCCUPANCY PERMIT IS REQUIRED PRIOR TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242, #420), KNOWN AS THE "STATE HIGHWAY LAW", AS AMENDED BY ACT #1986-43 OF MAY 1986, BEFORE FUTURE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- TWO (2) PARKING SPACES (2X18' EACH) WILL BE PROVIDED FOR ANY NEW DWELLING CONSTRUCTED.
- ALL EXISTING OVERHEAD UTILITY LINES ARE COVERED BY A PROPOSED 20' WIDE UTILITY EASEMENT (UNLESS OTHERWISE NOTED) CENTERED ABOUT THE EXISTING LINES.
- THE PROPOSED SUBDIVISION SHALL BE CONDUCTED IN ACCORDANCE WITH THE SUSQUEHANNA TOWNSHIP AND COUNTY FINOR TO CONSTRUCTION BY THE CONTRACTOR BEFORE ANY WORK MAY BEGIN.
- WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
- ANY FUTURE CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 AND 72 STANDARDS AND ALL APPLICABLE SUSQUEHANNA TOWNSHIP ORDINANCES.
- THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A MINIMUM OF 48 - HOURS NOTICE AND TO COORDINATE WITH THE TOWNSHIP/TOWNSHIP ENGINEER IN REGARDS TO ALL MUNICIPAL PROFESSIONAL LAND SURVEYOR TO CERTIFY TO ALL PROPERTY LINE BOUNDARY, EXISTING CONDITIONS TOPOGRAPHY, AND SITE LAYOUT (BURGET & ASSOCIATES, INC.).
- NO PROTECTIVE COVENANTS (OTHER THAN THOSE SHOWN ON THIS PLAN, I.E. RIGHT-OF-WAYS, EASEMENTS, STRIPBACKS, ETC.) EXIST ON THIS PROPERTY OR ARE BEING PROPOSED BY THIS SUBDIVISION PLAN.
- PROPOSED PERMANENT MARKERS AND MONUMENTS WILL BE SET PRIOR TO FINAL PLAN RECORDING.
- A PROPOSED DEDICATED RIGHT-OF-WAY (30' FROM CENTERLINE) TO SUSQUEHANNA TOWNSHIP IS PROPOSED ALONG EDMERTON AVENUE AS SHOWN ON SHEET 3.

REVISIONS

INSTRUMENT NO.	SHEET NUMBER
Instrument No. 20190019243	1 OF 4

**PENNSYLVANIA LAW REQUIRES**  
THREE WORKING DAYS NOTICE TO RECORD THIS INSTRUMENT.  
SERIAL NUMBER: 201915120  
DATE: 06/07/2019

**SOURCE OF TITLE**

SUSQUEHANNA TWP ALTH/ SUSQUEHANNA TWP  
ADDRESS: 1900 EDWARDS TOWN ROAD  
NANTHAN STRONGS 171193501  
CONTACT NAME: msprijda@susquehanntwp.com  
EMAIL: msprijda@susquehanntwp.com

**TAX MAP NUMBER**

Tax Parcel 62-025-0064

**BURGET & ASSOCIATES, INC.**  
Professional Land Surveyors  
• CAD/CADD Drafting and Support  
• A/E/T/Engineers  
• Topographical Surveys  
• Property Surveys  
• Civil Engineering and Construction  
• GIS Mapping and Consulting  
• Major and Minor Subdivisions

1787 N.B. Road  
P.O. Box 717-582-5071  
New Bloomfield, Pennsylvania 17058  
Phone: 717-582-5071  
Web Site: www.burgetassociates.com

**RECORDED SUBDIVISIONS WITHIN 1000'**

Plan Book C, Vol. 1, Page 9	"Colonial Acres"	7/10/1997
Plan Book C, Vol. 1, Page 10	"Colonial Acres Addition, No. 3"	6/27/1997
Plan Book K, Vol. 1, Page 127	"Colonial Park Addition"	9/11/1981
Plan Book X, Vol. 1, Page 102	"Crestwood Hills Section-2"	7/15/1980
Plan Book Z, Vol. 1, Page 94	"Colonial Acres Extension"	6/17/1982
Plan Book D, Vol. 6, Page 6	"Woodvale"	6/20/2001

**SOILS LEGEND**

A1 - Alluvial silt loam (HdHc)
BkC2 - Berks stony silt loam, 6-15% slopes, moderately eroded

UTILITY LISTING

<b>CAPITAL REGION WATER</b> ADDRESS: OCTUST STREET HARRISBURG, PA 17103 CONTACT NAME: YURI EVANS EMAIL: yuri.evans@capitalregionwater.com
<b>VERIZON PENNSYLVANIA</b> ADDRESS: 1026 HAVY STREET PITTSBURGH, PA 15221 CONTACT NAME: DEBORAH D. DELLAVENIZON EMAIL: deborah.d.dellavenizon.com
<b>SUEZ WATER PENNSYLVANIA, INC.</b> ADDRESS: 8189 ADAMS DRIVE HOMERSTOWN, PA 17036 CONTACT NAME: louise.delan@suez.com EMAIL: louise.delan@suez.com
<b>PPL ELECTRIC UTILITIES CORPORATION</b> ADDRESS: 303 NEW MARKET STREET MARK SAKTYANNA 17102 CONTACT NAME: mesantdyana@ppw.com EMAIL: mesantdyana@ppw.com
<b>CONSENT CABLE COMMUNICATIONS INC.</b> ADDRESS: 1000 W. MARKET STREET HARRISBURG, PA 17109 CONTACT NAME: MIKE SWEIGARD EMAIL: mike_sweigard@ccable.comcast.com
<b>UGI UTILITIES, INC.</b> ADDRESS: 1301 AP DRIVE MIDDLETOWN, PA 1705709897 CONTACT NAME: statemom@ugi.com EMAIL: statemom@ugi.com

SUSQUEHANNA TOWNSHIP ZONING AND SITE DATA

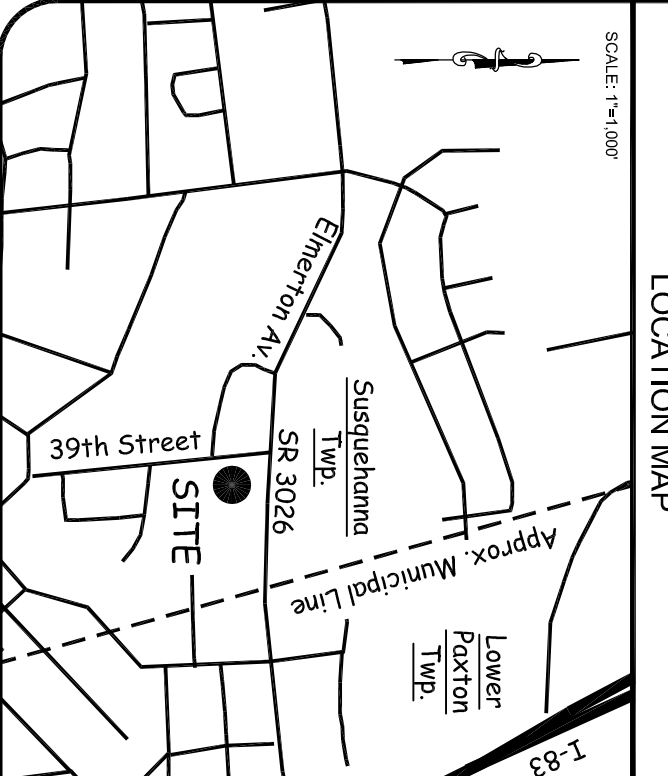
<p><b>BY THE DAUPHIN COUNTY PLANNING COMMISSION.</b> This plan reviewed by the Dauphin Co. Planning Commission on this ____ day of _____, 20__.</p> <p>Secretary: Dauphin County _____ Chairman: Dauphin County _____ Planning Commission _____ Planning Commission _____</p>	<p><b>BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION.</b> This plan recommended for approval by the Susquehanna Township Planning Commission, this _____ day of _____, 20__.</p> <p>SUSQUEHANNA TOWNSHIP PLANNING COMMISSION</p> <p>Secretary _____ Chairman _____</p>
<p><b>BY THE SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS.</b> 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__.</p> <p>SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS</p> <p>Secretary _____ President _____</p>	<p><b>ZONING / DESIGN DATA REQUIREMENTS</b></p> <p>Zone: District: R-2 - Medium Density Residential Zone</p> <p>Minimum Lot Area: 10,000 SF Minimum Lot Width: 75' Maximum Impervious Coverage: 40% Maximum Impervious Coverage (Optional): 50% Off-Street Parking: *as per Chapter 27-Part 23* Single-Fam. Dwelling: 2 spaces per unit (3x18' space)</p> <p>Minimum Lot Area: 6,000/4,000 SF (Option 1/2) Building Setback: Minimum Lot Width: 40' (Option 1&amp;2) to front: 30 Ft. Minimum Open Space: 35/45ft (Option 1/2) to rear: 30' *to side: 5' (Option 1&amp;2) *separation of principal buildings 19' apart</p> <p>Additional limitations as per Section 27, Part 17 of the Susquehanna Township Ordinance shall apply.</p>
<p><b>EXISTING SITE DATA</b></p> <p>Lot 1 - Tax Parcel 62-025-064 Existing Use: Residential Dwelling Existing Lot Area: 90,670 Sq Ft or 2.082 Acres (Surveyed) Existing Lot Width: Along Edmerton Avenue 316' and Along 39th Street 256'</p>	<p><b>PROPOSED SITE DATA</b></p> <p>Lot 1 - Tax Parcel 62-025-064 Existing Lot Area: 64,271 Sq Ft or 1.476 Acres (Surveyed) Existing Lot Width: 150+ Ft. (Along 39th Street)</p> <p>Lot 2 - Tax Parcel 62-025-064 Existing Lot Area: 20,306 Sq Ft or 0.466 Acres (Surveyed) Existing Lot Width: 55+ Ft. (Along 39th Street)</p>
<p><b>WANNER REQUESTS)</b></p> <p>APPROVED _____</p>	<p><b>EQUITABLE OWNER(S)/DEVELOPER(S)</b></p> <p>WANNER AND SECTION REQUESTING WANNER FROM 1. Section 22-404 (Preliminary Plan Procedure) 2. Section 22-403B9 (Drawing Scale [1"=00'])</p>

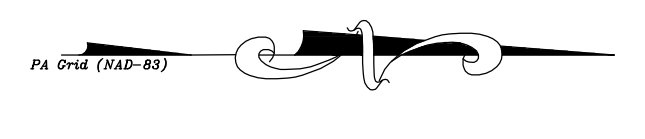
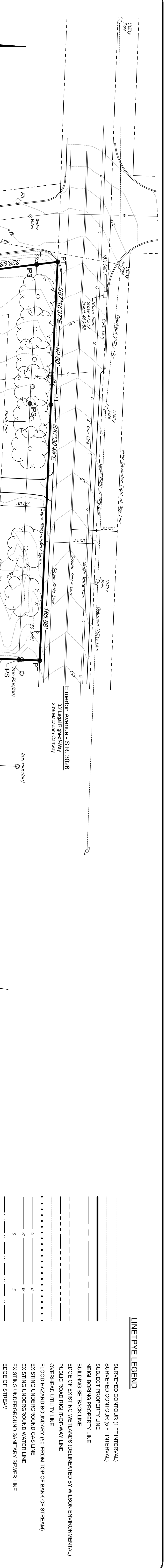
**FINAL MINOR SUBDIVISION PLAN**

FOR  
**HERBERT C. MOORE**  
OF  
**399 N. 39TH STREET**

SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA  
DRAWING NUMBER: 15063 - 002  
Date: June 7th, 2019

Not to Scale





**LINE/PYPE LEGEND**

- SURVEYED CONTOUR (1 FT INTERVAL)
- SURVEYED CONTOUR (5 FT INTERVAL)
- SUBJECT PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- BUILDING SETBACK LINE
- EDGE OF EXISTING WETLANDS (DELIBERATED BY WILSON ENVIRONMENTAL)
- PUBLIC ROAD RIGHT-OF-WAY LINE
- OVERHEAD UTILITY LINE
- FLOOD HAZARD BOUNDARY (8' FROM TOP OF BANK OR STREAM)
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND SANITARY SEWER LINE
- EDGE OF STREAM

**SYMBOL LEGEND**

- $\circ$  Iron Pin Found
- $\circ$  Iron Pipe Found
- $\circ$  Axle Found
- $\circ$  PT
- $\bullet$  CMS
- $\bullet$  PROPERTY CORNER - CONCRETE MONUMENT SET
- $\bullet$  PROPERTY CORNER - IRON PIN / OAP SET
- $\bullet$  TP-9
- $\bullet$  SOIL PROBE / SAMPLING LOCATION
- $\bullet$  TP-1
- $\circ$  SANITARY SEWER MANHOLE
- $\circ$  UTILITY POLE
- $\circ$  GAS VALVE
- $\circ$  ROUND SIGN
- $\circ$  DECIDUOUS TREE
- $\circ$  EVERGREEN TREE
- $\circ$  F/S/L
- $\circ$  FRONT YARD SETBACK LINE
- $\circ$  SIDE YARD SETBACK LINE
- $\circ$  REAR YARD SETBACK LINE
- $\circ$  R/S/L
- $\circ$  GAS METER
- $\circ$  ELECTRIC METER
- $\circ$  SEWER CLEANOUT
- $\circ$  FIRE HYDRANT
- $\circ$  WATER VALVE



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Web Site: [www.burgetassociates.com](http://www.burgetassociates.com)  
New Bloomfield Pennsylvania, 17068  
Phone: 717-485-2011

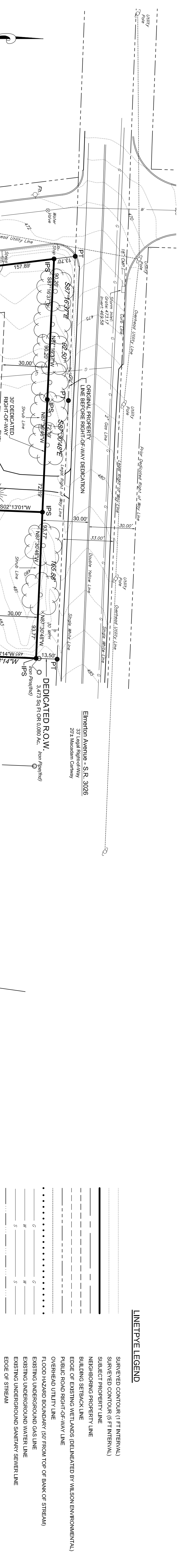
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**EXISTING CONDITIONS PLAN**  
OF  
**399 N. 39TH STREET**  
Dauphin County, Pa.

REVISIONS

NO.	DATE	DESCRIPTION
1	08-07-2019	DATE
2		DRAWING NO. 13063-012
3		SHEET 2 OF 4

NO.	DATE	BY	DESCRIPTION
1		J.A.B.	DRAWN BY
1	13063	J.A.B.	CHECKED BY
1			JOB NO.
1	08-07-2019		DATE
1			DRAWING NO.
1			SHEET

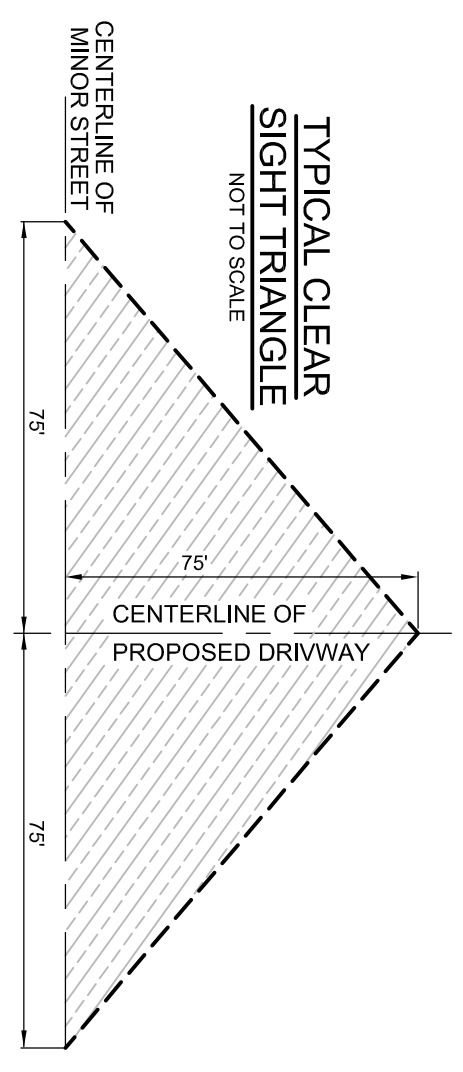


**LINETYPE LEGEND**

- SURVEYED CONTOUR (1 FT INTERVAL)
- SURVEYED CONTOUR (5 FT INTERVAL)
- SUBJECT PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- BUILDING SETBACK LINE
- EDGE OF EXISTING WETLANDS (DELINEATED BY WILSON ENVIRONMENTAL)
- PUBLIC ROAD RIGHT-OF-WAY LINE
- OVERHEAD UTILITY LINE
- FLOOD HAZARD BOUNDARY (5 FT FROM TOP OF BANK OF STREAM)
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND SANITARY SEWER LINE
- EDGE OF STREAM

**SYMBOL LEGEND**

- Iron Pin Found (from Plat)
- Iron Pipe Found (from Plat)
- Axle Found (As-built)
- PT (Property Corner (no monument set))
- CMS (Property Corner - Concrete Monument Set)
- IPS (Property Corner - Iron Pin / Car Set)
- TP-9 (Soil Probe / Sampling Location)
- TP-1 (Soil Infiltration Testing Location)
- Sanitary Server Manhole
- Utility Pole
- Gas Valve
- Roadside Sign
- Deciduous Tree
- Evergreen Tree
- Front Yard Setback Line
- Side Yard Setback Line
- Rear Yard Setback Line
- Gas Meter
- Electric Meter
- Sewer Cleanout
- Fire Hydrant
- Water Valve



PROPOSED 30' WIDE SANITARY SERVER EASEMENT  
CENTERED ABOUT EXISTING SEWER LINE  
TOTAL AREA OF EASEMENT 10,895.89 SQ. FT. or 0.250 ACRES

R-2' MEDIUM DENSITY RESIDENTIAL DISTRICT  
CONSERVATION DISTRICT  
OVERLAY ZONE

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- GPS Mapping and Control Surveys
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1792 N. S. Road  
P.O. Box 111  
New Bloomfield Township, PA 17068  
Phone: 717.263.5211  
Web Site: www.burgetassociates.com

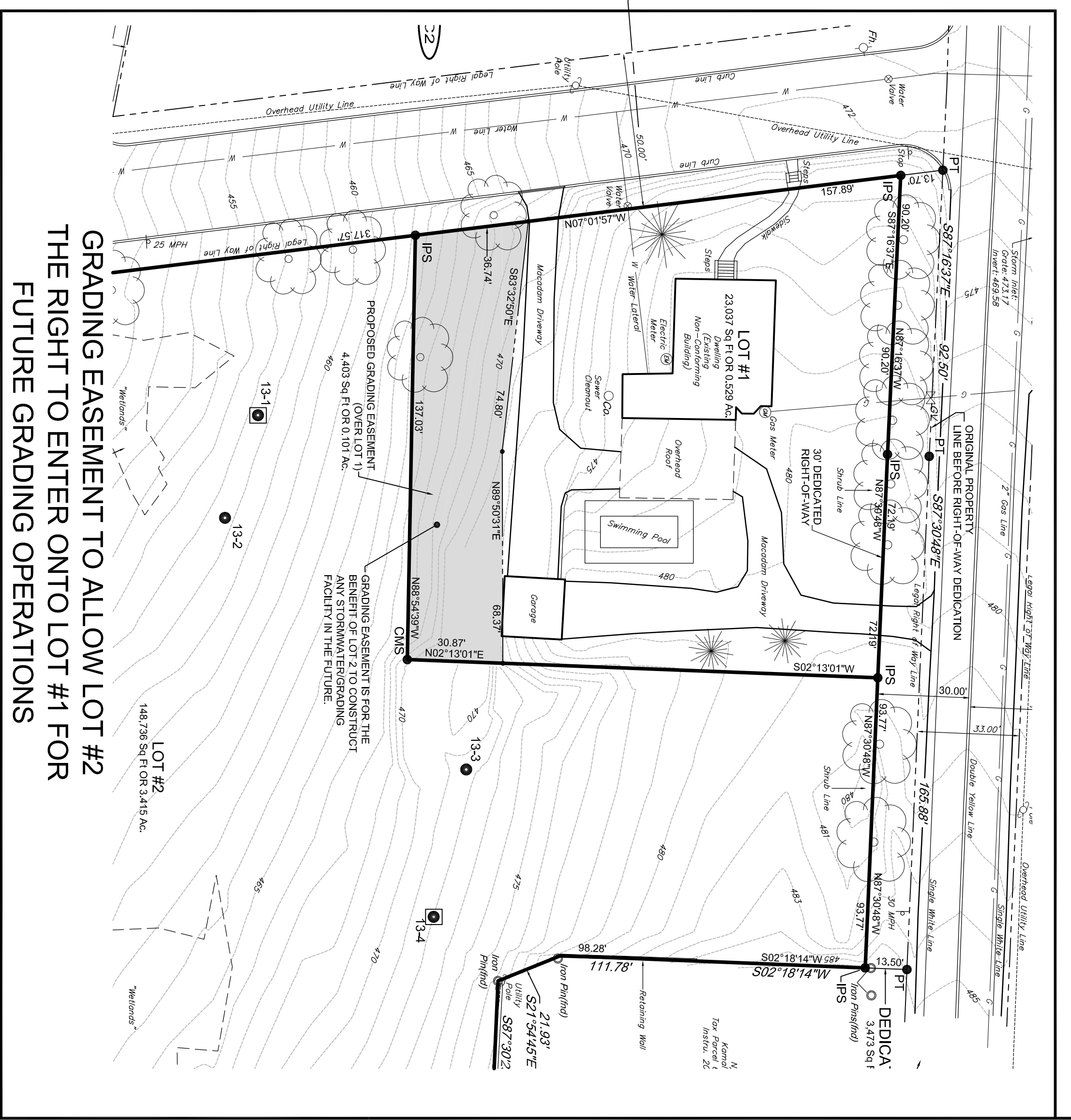
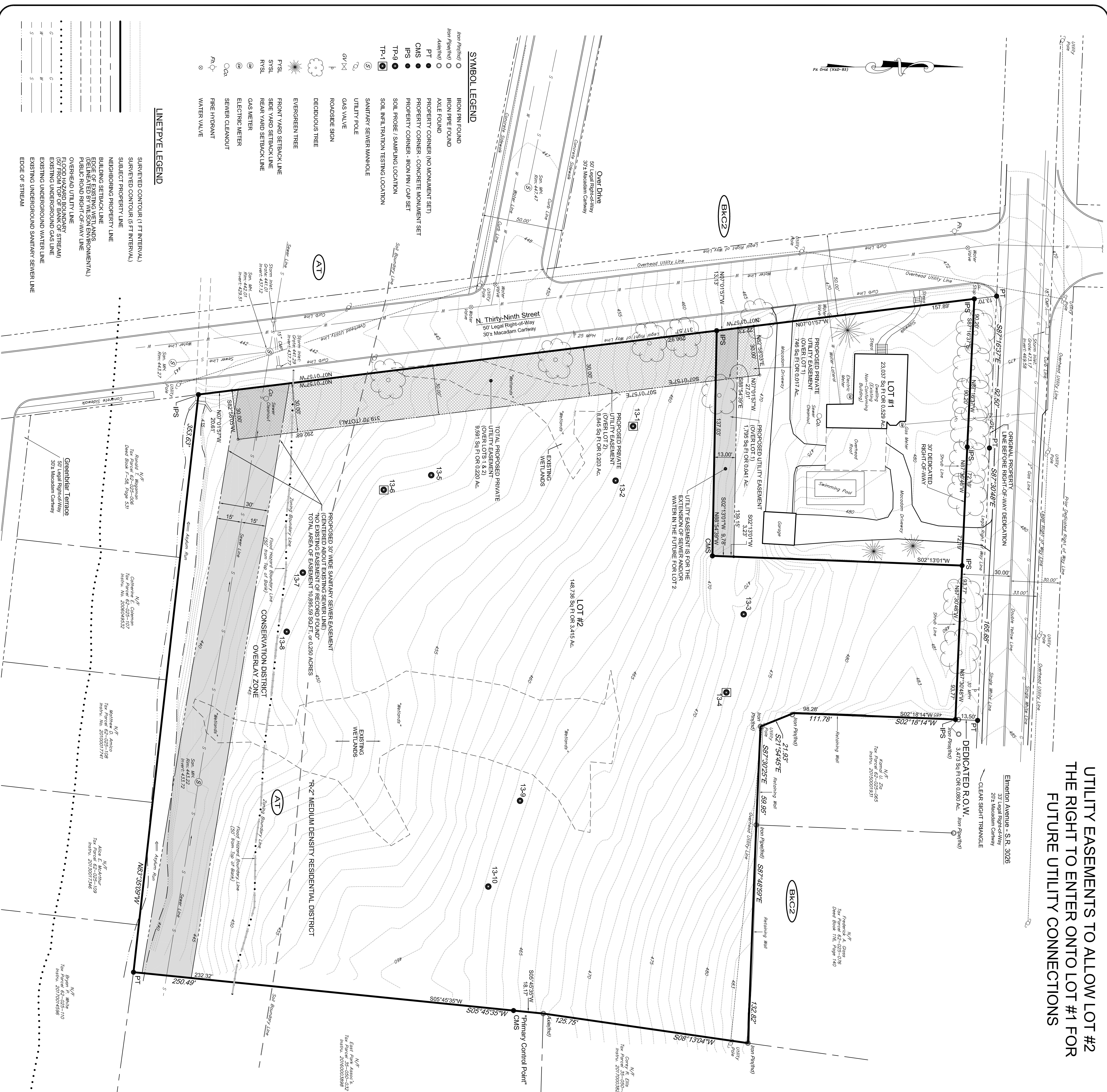
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**PROPOSED SUBDIVISION PLAN**  
OF  
**399 N. 39TH STREET**  
Dauphin County, Pa.

REVISIONS

DRAWN BY:	J.A.B.
CHECKED BY:	J.A.B.
JOB NO.:	13063
DATE:	06-07-2019
DRAWING NO.:	13063-012
SHEET:	3 OF 4

**UTILITY EASEMENTS TO ALLOW LOT #2  
THE RIGHT TO ENTER ONTO LOT #1 FOR  
FUTURE UTILITY CONNECTIONS**



**GRADING EASEMENT TO ALLOW LOT #2  
THE RIGHT TO ENTER ONTO LOT #1 FOR  
FUTURE GRADING OPERATIONS**

- SYMBOL LEGEND**
- Iron Pin Found
  - Iron Pipe Found
  - Axle Found
  - Property Corner - Concrete Monument Set
  - Property Corner - Iron Pin / Cap Set
  - Property Corner - Iron Pin / Cap Set
  - Soil Probe / Sampling Location
  - Soil Moisture Testing Location
  - Sanitary Sewer Manhole
  - Utility Pole
  - Gas Valve
  - Roadside Sign
  - Deciduous Tree
  - Evergreen Tree
  - Front Yard Setback Line
  - Side Yard Setback Line
  - Rear Yard Setback Line
  - Gas Meter
  - Electric Meter
  - Sewer Cleanout
  - Fire Hydrant
  - Water Valve
- LINE TYPE LEGEND**
- Surveyed Contour (1 FT INTERVAL)
  - Surveyed Contour (5 FT INTERVAL)
  - Subject Property Line
  - Neighboring Property Line
  - Building Setback Line
  - Public Right-of-Way Line
  - Public Road Right-of-Way Line
  - Overhead Utility Line
  - Flood Hazard Boundary (Stream)
  - Existing Underground Water Line
  - Existing Underground Sanitary Sewer Line
  - Edge of Stream

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- Map and Title Submissions

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New Boardman Pennsylvania, 17058  
Phone: 717.263.1111

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**PROPOSED EASEMENT PLAN**  
OF  
**399 N. 39TH STREET**  
Dauphin County, Pa.

DRAWN BY:	J.A.B.
CHECKED BY:	J.A.B.
JOB NO.:	13063
DATE:	06-07-2019
REVISIONS:	
DRAWING NO.:	13063-002
SHEET	4 OF 4