

RECORDER OF DEEDS CERTIFICATE		DAUPHIN COUNTY
(Seal) Recorder of Deeds	Recorded in the office of the Recorder of Deeds of the County of Dauphin, Commonwealth of Pennsylvania, in Instrument Given under my hand and seal this day of _____, 20__.	
STATEMENT OF OWNERSHIP		
Commonwealth of Pa. County of _____, 20__.		OWNERS(S) CERTIFICATION
On this _____ day of _____, 20__, before me, the undersigned officer, personally appeared.		
Owner _____ <i>Herbert C. Moore</i>		
Who being duly sworn according to law, disposes 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) _____ Notary Public		
It is hereby certified that the undersigned are the owners of the property shown on this plat and that all streets or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.		
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.		SURVEY
_____, 20__. 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.		WETLANDS
_____, 20__. Professional Surveyor _____		

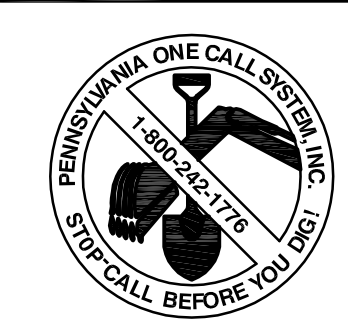
FINAL MINOR SUBDIVISION PLAN FOR HERBERT C. MOORE

Plan Set Dated: June 8th, 2023

RECORDED SUBDIVISIONS WITHIN 1000'		
Plan Book G, Vol. 1, Page 9	"Colonial Acres"	7/10/1937
Plan Book K, Vol. 1, Page 49	"Colonial Park Addition NO. 3"	5/7/1938
Plan Book K, Vol. 1, Page 127	"Colonial Park Addition"	9/11/1941
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
Instrument 20210015504	"Moore"	05/06/2021

SOILS LEGEND
At - Atkins silt loam (Hydric)
BkC2 - Berks shaly silt loam, 6-15% slopes, moderately eroded

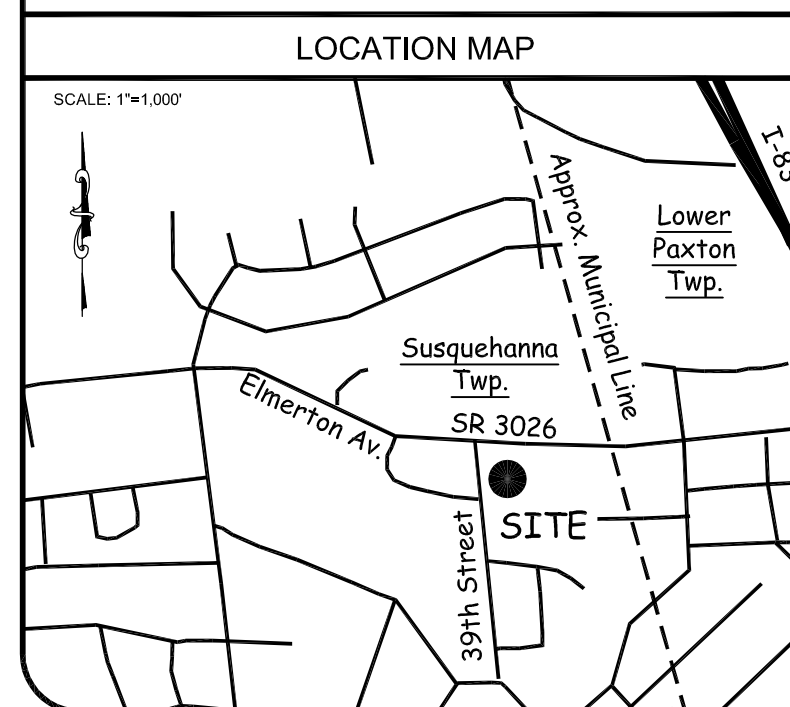
UTILITY LISTING
CAPITAL REGION WATER ADDRESS: 3003 N. FRONT STREET HARRISBURG, PA 17110 CONTACT NAME: THOMAS YORK EMAIL: thomas.york@capitalregionwater.com
VERIZON PENNSYLVANIA LLC ADDRESS: 1026 HAY STREET PITTSBURGH, PA 15221 CONTACT NAME: DEBORAH BARUM EMAIL: deborah.d.della@verizon.com
VEOLIA WATER PENNSYLVANIA INC. ADDRESS: 6310 ALLENTOWN BOULEVARD HARRISBURG, PA 17112 CONTACT NAME: CHRISTOPHER BRIDE EMAIL: christopher.bride@veolia.com
PPL ELECTRIC UTILITIES CORPORATION ADDRESS: 437 BLUE CHURCH ROAD PAXINOS, PA 17860 CONTACT NAME: DOUG HAUPT EMAIL: dhaupt@pplweb.com
COMCAST ADDRESS: 4601 SMITH STREET HARRISBURG, PA 17109 CONTACT NAME: MICHAEL SWEIGARD EMAIL: mike_sweigard@cable.comcast.com
UGI UTILITIES, INC. ADDRESS: 1301 AIP DRIVE MIDDLETOWN, PA 170575987 CONTACT NAME: STEPHEN BATEMAN EMAIL: sbateman@ugi.com
SUSQUEHANNA TWP AUTH./SUSQUEHANNA TWP. ADDRESS: 1900 LINGLESTOWN ROAD HARRISBURG, PA 171103301 CONTACT NAME: TRAVIS MEASE EMAIL: tmease@susquehannatwp.com



PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO EARTH MOVING ACTIVITIES
SERIAL NUMBER: 20191561190
DATE: 6/05/2023

Sheet Index (all sheets will be recorded)

- Sheet 1 - Cover
- Sheet 2 - Existing Conditions Plan
- Sheet 3 - Subdivision Plan



PLAN GENERAL NOTES
1. THE PURPOSE OF THIS PLAN IS TO CREATE TWO ADDITIONAL RESIDENTIAL BUILDING LOTS (LOT 3 AND 4) FROM A PRIOR APPROVED LOT (LOT 2).
2. EXISTING LOT 1 (PRIOR APPROVED LOT) CONTAINS AN EXISTING DWELLING & OUTBUILDINGS, UTILIZING PUBLIC WATER & SEWER WITH EXISTING ACCESS TO ELMERTON AVENUE & N. THIRTY-NINTH STREET.
3. THE MAJORITY OF THE EXISTING SITE IS MOWED GRASS LAWN.
4. ALL PROPOSED LOTS SHALL UTILIZE PUBLIC WATER & SEWER SERVICES.
5. ALL INFORMATION ON THIS PLAN IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES IN 2013 & 2019 & 2023.
6. THIS SURVEY AND PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. ALL ELEVATIONS ON THIS PLAN ARE REFERENCED TO AN NAVD-88 DATUM.
8. NO FLOODPLAINS EXIST WITHIN 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 BEING 50 FEET FROM TOP OF BANK OF THE EXISTING STREAM.
9. WETLANDS EXIST AS SHOWN AS DETERMINED BY AN ACTUAL WETLANDS DELINEATION BY AQUA-NICHE IN 2023.
10. NO EARTH DISTURBANCES ARE BEING PROPOSED BY THIS PLAN.
11. NO EARTH DISTURBANCE IS PROPOSED WITHIN ANY KNOWN WETLANDS, ANY FUTURE DISTURBANCE (FILLING, DRAINING, OR EARTH MOVING ACTIVITIES) WITHIN KNOWN WETLANDS SHALL REQUIRE NECESSARY PERMITS AND APPROVALS BE OBTAINED FROM THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES.
12. 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.
13. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242, #428), 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.
14. TWO (2) PARKING SPACES (9'X18' EACH) WILL BE PROVIDED FOR ANY NEW DWELLING CONSTRUCTED.
15. ALL EXISTING OVERHEAD UTILITY LINES ARE COVERED BY A PROPOSED 20' WIDE UTILITY EASEMENT (UNLESS OTHERWISE NOTED) CENTERED ABOUT THE EXISTING LINES.
16. ALL PERMITS INVOLVING THE CONSTRUCTION OF ANY IMPROVEMENTS SHALL BE OBTAINED FROM TOWNSHIP AND COUNTY PRIOR TO CONSTRUCTION BY THE CONTRACTOR BEFORE ANY WORK MAY BEGIN.
17. WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
18. ANY FUTURE CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 AND 72 STANDARDS AND ALL APPLICABLE SUSQUEHANNA TOWNSHIP ORDINANCES.
19. 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 INSPECTION WORK REQUIRED ON THE PROJECT SITE.
20. NO PROTECTIVE COVENANTS (OTHER THAN THOSE SHOWN ON THIS PLAN: I.E. RIGHT-OF-WAY'S, EASEMENTS, SETBACKS, ETC.) EXIST ON THIS PROPERTY OR ARE BEING PROPOSED BY THIS SUBDIVISION PLAN.
21. ALL PROPOSED PERMANENT MARKERS AND MONUMENTS WILL BE SET PRIOR TO FINAL PLAN RECORDING.
22. FEE IN-LIEU OF DEDICATION OF RECREATIONAL SPACE SHALL BE PROVIDED BY THE OWNER TO SUSQUEHANNA TOWNSHIP UPON FINAL APPROVAL.
23. THE EXISTING DWELLING ON EXISTING LOT 1 IS NON-CONFORMING IN REGARDS TO CURRENT BUILDING SETBACK REQUIREMENTS.
24. UPON REVIEW BY PENN-DOT, THE EXISTING DRIVEWAY ACCESS ONTO ELMERTON AVENUE (SR 3026) IS AN UN-PERMITTED.
25. CURRENT AND FUTURE OWNERS OF PROPOSED LOT 2 SHALL INSTALL CONCRETE SIDEWALK ALONG ELMERTON AVENUE AT THE TIME OF DEVELOPMENT, INCLUDING SINGLE FAMILY RESIDENTIAL.
26. CURRENT AND FUTURE OWNERS OF PROPOSED LOT 3 AND LOT 4 SHALL INSTALL CONCRETE SIDEWALK ALONG N 39th STREET AT THE TIME OF DEVELOPMENT, INCLUDING SINGLE FAMILY RESIDENTIAL.

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
	Instrument No. 20180018243	1 OF 3

TAX MAP NUMBER
Tax Parcel 62-025-064

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"

- CAD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

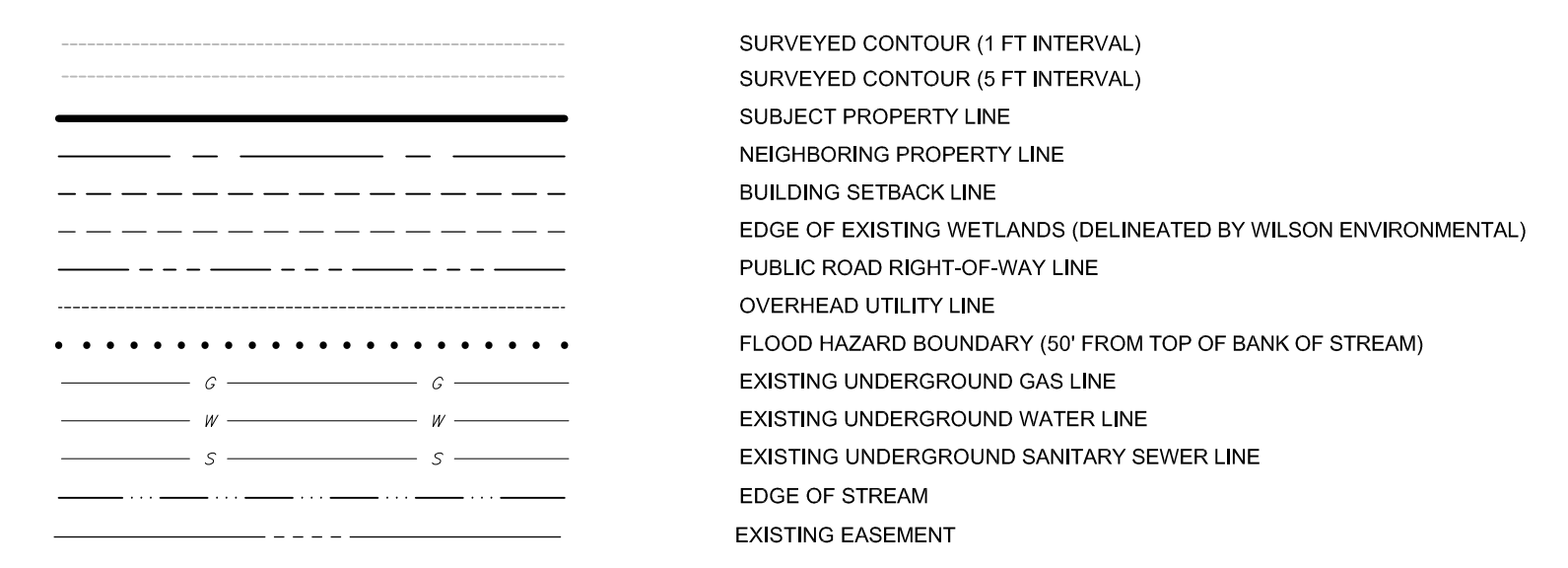
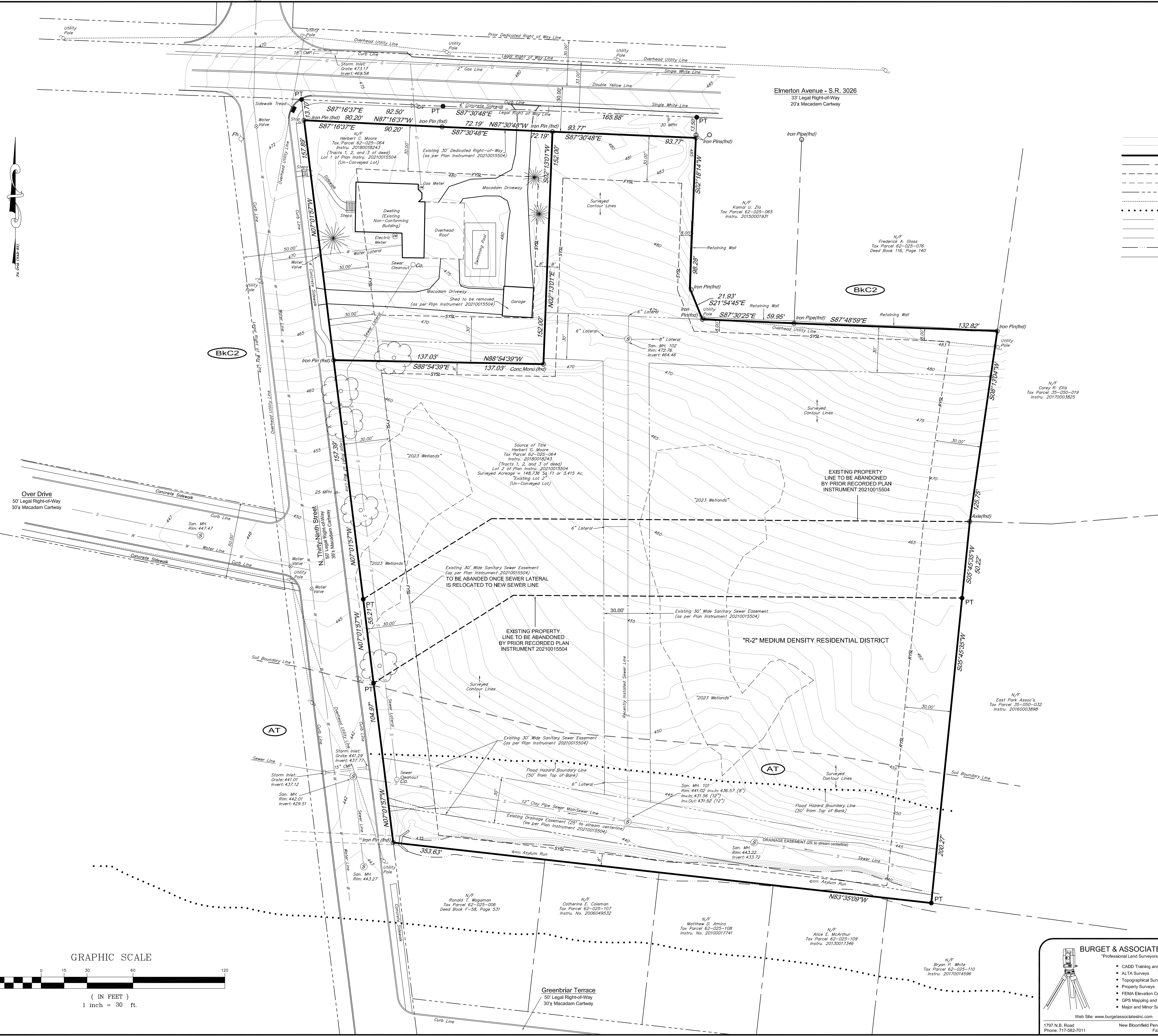
Web Site: www.burgetassociatesinc.com

1797 N.B. Road
Phone: 717-662-7011

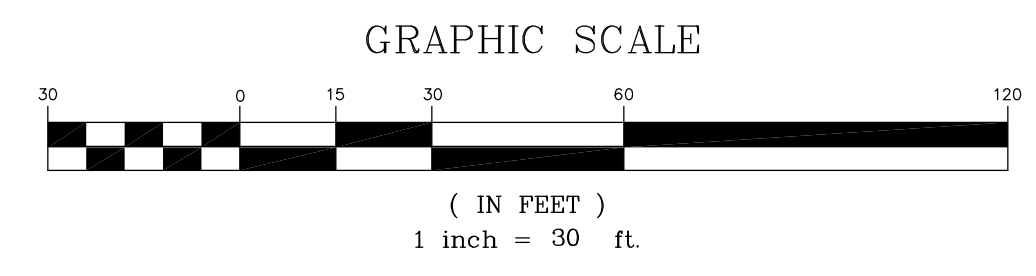
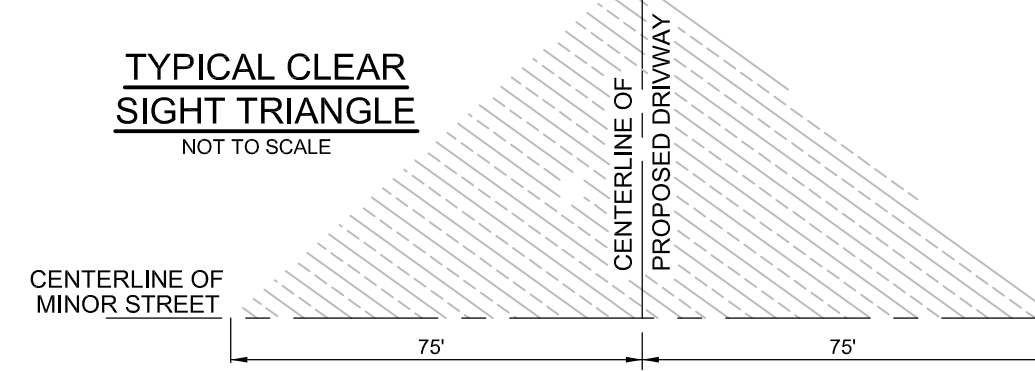
New Bloomfield, Pennsylvania 17068
Fax: 717-662-3557

Joe Allen Burget, Jr., P.L.S.

PLAN REVIEW AND APPROVAL CERTIFICATES	
DAUPHIN COUNTY	BY THE DAUPHIN COUNTY PLANNING COMMISSION. This plan reviewed by the Dauphin Co. Planning Commission on this ____ day of ____ 20__. Secretary, Dauphin County Planning Commission _____ Chairman, Dauphin County Planning Commission _____
	BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION. This plan recommended for approval by the Susquehanna Township Planning Commission, this ____ day of ____ 20__. SUSQUEHANNA TOWNSHIP PLANNING COMMISSION Secretary _____ Chairman _____
SUSQUEHANNA TOWNSHIP	BY THE 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__. SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS Secretary _____ President _____
	BY THE SUSQUEHANNA TOWNSHIP ENGINEER. This plan reviewed by the Susquehanna Township Engineer, this ____ day of ____ 20__. SUSQUEHANNA TOWNSHIP ENGINEER Township Engineer _____
SUSQUEHANNA TOWNSHIP ZONING AND SITE DATA	ZONING / DESIGN DATA REQUIREMENTS Zoning District: R-2 - Medium Density Residential Zone Minimum Lot Area: 10,000 SF Minimum Lot Width: 75' Building Setbacks: to front: 30 Ft. to rear: 30' to side: 6' Maximum Impervious Coverage: 40% Maximum Building Height: 30' (Principal) Off-Street Parking: "as per Chapter 27-Part 23" Single-Fam. Dwelling: 2 spaces per unit (9'x18' space)
	EXISTING SITE DATA Lot 1 of Prior Approved Plan Instrument 20210015504 Part of Tax Parcel 62-025-064 Existing Use: Residential Dwelling Existing Lot Area: 23,037 Sq Ft or 0.529 Ac. Existing Lot Width: Along Elmerton Avenue 162' and Along 39th Street 157.89' Lot 2 of Prior Approved Plan Instrument 20210015504 Part of Tax Parcel 62-025-064 Existing Use: Vacant Lands (Field) Existing Lot Area: 148,736 Sq Ft or 3.415 Ac. Existing Lot Width: Along 39th Street 317.57'
SUSQUEHANNA TOWNSHIP ZONING AND SITE DATA	PROPOSED SITE DATA Lot 1 of Prior Approved Plan Instrument 20210015504 Part of Tax Parcel 62-025-064 Existing Use: Residential Dwelling Existing Lot Area: 23,037 Sq Ft or 0.529 Ac. Existing Lot Width: Along Elmerton Avenue 162' and Along 39th Street 157.89' Lot 2 Proposed Use: Residential Proposed Lot Area: 14,501 Sq Ft or 0.333 Acres Proposed Lot Width: 93.77 Ft (Along Elmerton Avenue) Proposed Impervious Lot Coverage: 0% (0 Sq Ft) Lot 3 Proposed Use: Residential Proposed Lot Area: 53,475 Sq Ft or 1.228 Acres Proposed Lot Width: 126.70 Ft (Along 39th Street) Proposed Impervious Lot Coverage: 0% (0 Sq Ft) Lot 4 Proposed Use: Residential Proposed Lot Area: 80,780 Sq Ft or 1.854 Acres Proposed Lot Width: 200.74 Ft (Along 39th Street) Proposed Impervious Lot Coverage: 0% (0 Sq Ft)
	WAIVER REQUEST(S) WAIVER AND SECTION REQUESTING WAIVER FROM APPROVED 1. Section 22-404 (Preliminary Plan Procedure) _____ 2. Section 22-403.B.5 (Drawing Scale [1"=100']) _____ 3. Section 22-1102 (Monuments - within stream) _____
EQUITABLE OWNER(S)/DEVELOPER(S) Equitable Owner/Applicant: Herbert C. Moore Site Address: 3905 Donna Jane Ct, 399 N. 39th Street Harrisburg, PA 17109 Phone: 717-648-9681 Harrisburg, PA	
FINAL MINOR SUBDIVISION PLAN FOR HERBERT C. MOORE OF 399 N. 39TH STREET SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA JOB NUMBER: 13063 DRAWING NUMBER: 13063-400 Not To Scale Date: June 8th, 2023	



- Iron Pin(fnd) ○ IRON PIN FOUND
- Iron Pipe(fnd) ○ IRON PIPE FOUND
- Axle(fnd) ○ AXLE FOUND
- PT ● PROPERTY CORNER (NO MONUMENT SET)
- ⊙ SANITARY SEWER MANHOLE
- Utility Pole ○ UTILITY POLE
- ⊕ GAS VALVE
- ⊖ ROADSIDE SIGN
- ⊗ DECIDUOUS TREE
- ⊛ EVERGREEN TREE
- FYSL FRONT YARD SETBACK LINE
- SYSL SIDE YARD SETBACK LINE
- RYSL REAR YARD SETBACK LINE
- ⊕ GAS METER
- ⊖ ELECTRIC METER
- Sewer Cleanout ○ SEWER CLEANOUT
- ⊕ Fire Hydrant ○ FIRE HYDRANT
- ⊖ Water Valve ○ WATER VALVE
- ⊙ (AT) SOIL TYPE (ABBREVIATION)



"EXISTING CONDITIONS PLAN"

FINAL MINOR SUBDIVISION PLAN
 FOR
HERBERT C. MOORE
 OF
399 N. 39TH STREET
 Susquehanna Township Dauphin County, Pa.

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 1757 N.B. Road New Bloomfield Pennsylvania 17068
 Phone: 717-582-7011 Fax: 717-582-3557

DRAWN BY:	B.D.K.
CHECKED BY:	J.A.B.
JOB NO.:	13063
DATE:	06-08-2023
DRAWING NO.:	13063-400
SHEET	2 OF 3

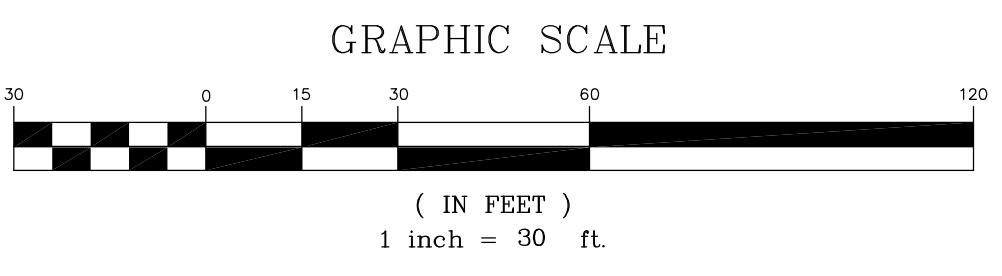
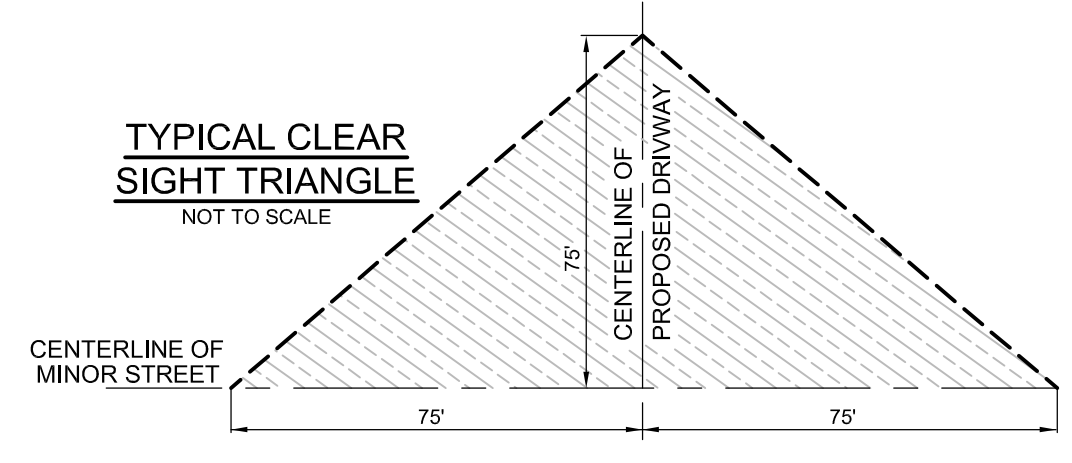
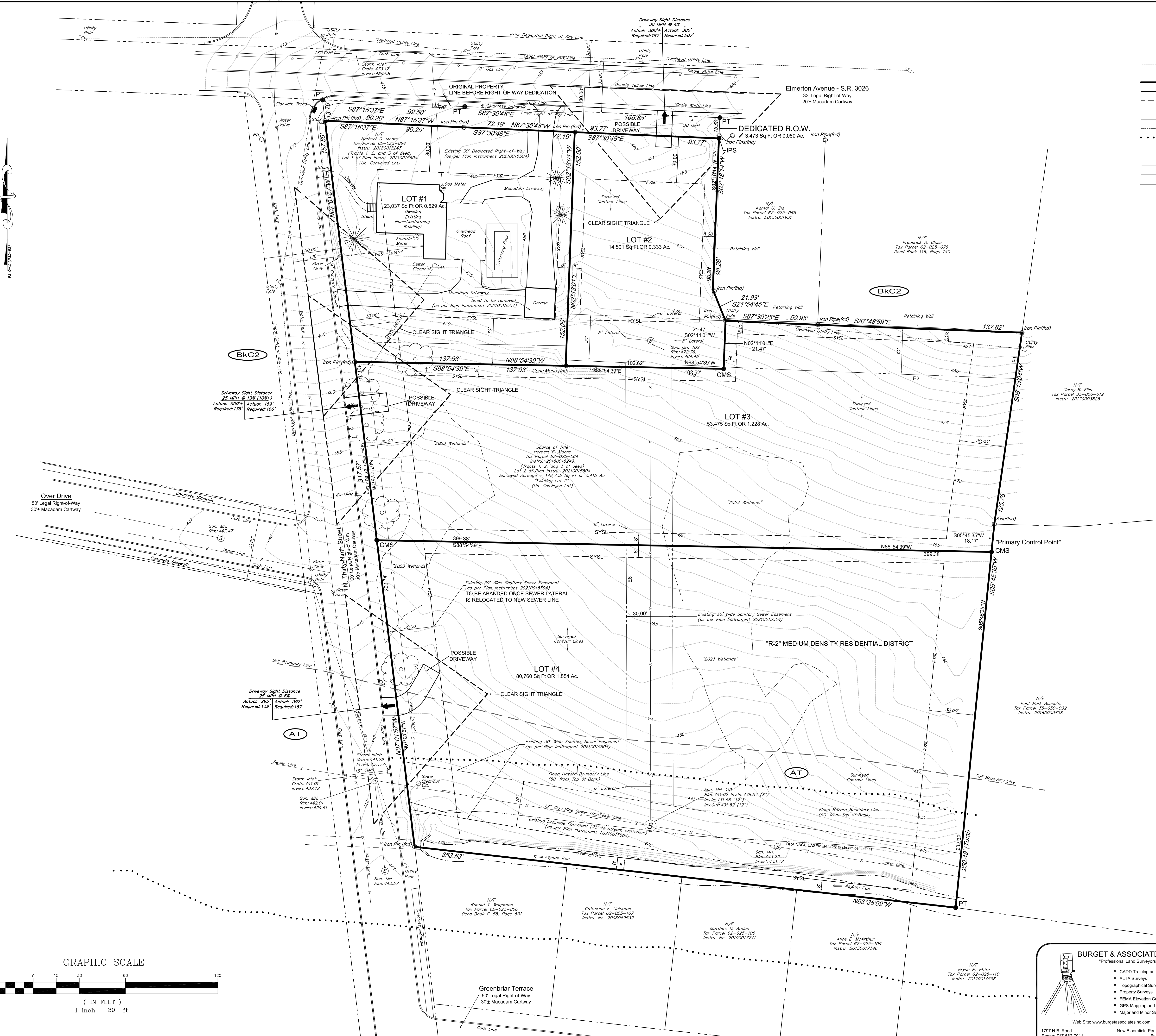
REVISIONS	

LINETYPE LEGEND

(Solid line)	SURVEYED CONTOUR (1 FT INTERVAL)
(Dashed line)	SURVEYED CONTOUR (5 FT INTERVAL)
(Thin solid line)	SUBJECT PROPERTY LINE
(Thin dashed line)	NEIGHBORING PROPERTY LINE
(Dotted line)	BUILDING SETBACK LINE
(Dashed line with dots)	EDGE OF EXISTING WETLANDS (DELINEATED BY WILSON ENVIRONMENTAL)
(Dashed line with 'X')	PUBLIC ROAD RIGHT-OF-WAY LINE
(Dashed line with 'U')	OVERHEAD UTILITY LINE
(Dotted line with '50')	FLOOD HAZARD BOUNDARY (50' FROM TOP OF BANK OF STREAM)
(Dashed line with 'G')	EXISTING UNDERGROUND GAS LINE
(Dashed line with 'W')	EXISTING UNDERGROUND WATER LINE
(Dashed line with 'S')	EXISTING UNDERGROUND SANITARY SEWER LINE
(Dashed line with 'E')	EDGE OF STREAM
(Dashed line with 'E')	EXISTING EASEMENT

SYMBOL LEGEND

(Circle with dot)	IRON PIN FOUND
(Circle with vertical line)	IRON PIPE FOUND
(Circle with horizontal line)	AXLE FOUND
(Circle with 'PT')	PROPERTY CORNER (NO MONUMENT SET)
(Circle with 'CMS')	PROPERTY CORNER - CONCRETE MONUMENT SET
(Circle with 'IPS')	PROPERTY CORNER - IRON PIN / CAP SET
(Circle with 'S')	SANITARY SEWER MANHOLE
(Circle with 'U')	UTILITY POLE
(Circle with 'GV')	GAS VALVE
(Circle with 'R')	ROADSIDE SIGN
(Circle with 'D')	DECIDUOUS TREE
(Circle with 'E')	EVERGREEN TREE
(Circle with 'FYSL')	FRONT YARD SETBACK LINE
(Circle with 'SYSL')	SIDE YARD SETBACK LINE
(Circle with 'RYSL')	REAR YARD SETBACK LINE
(Circle with 'M')	GAS METER
(Circle with 'EM')	ELECTRIC METER
(Circle with 'SC')	SEWER CLEANOUT
(Circle with 'FH')	FIRE HYDRANT
(Circle with 'WV')	WATER VALVE
(Circle with 'AT')	SOIL TYPE (ABBREVIATION)



"PROPOSED SUBDIVISION PLAN"

FINAL MINOR SUBDIVISION PLAN
FOR
HERBERT C. MOORE
OF
399 N. 39TH STREET
Susquehanna Township, Dauphin County, Pa.

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