

SOILS DATA:

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
L1D	Loess very stony loam, 8 to 25 percent slopes	3.0	100.0%
Totals for Area of Interest		3.0	100.0%

WETLANDS:
ALTHOUGH NO ACTUAL FIELD DELINEATION OF WETLANDS WAS PERFORMED BY A QUALIFIED WETLANDS CONSULTANT, ALL LAND, LLC DETERMINED THAT WETLANDS WERE NOT PRESENT WITHIN THE CONFINES OF THIS SITE. ALL LAND, LLC DETERMINED THIS BASED ON A REVIEW OF THE UNITED STATES FISH & WILDLIFE ON-LINE NATIONAL WETLAND INVENTORY MAP, SOILS MAPPING USING THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOILS SURVEY, AND FIELD OBSERVATIONS DURING THEIR SURVEY.

FLOOD PLAIN:
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD MAP # 42043C0309D, DATED: 06/02/2012. SHOWS NO FLOOD HAZARD IN OR AROUND THIS SITE.

LEGEND:
EIP - EXISTING IRON PIN
SIP - SET IRON PIN
PT. - POINT
DB - DEED BOOK
INSTR. - INSTRUMENT
PIN - PARCEL ID NUMBER

LEGEND

---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING PROPERTY SETBACK LINE
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING TREETRINE
---	EXISTING RAILROAD TRACKS
---	EXISTING FENCE
---	EXISTING SOIL BOUNDARY & TYPE
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING INDEX CONTOUR
---	EXISTING STORM DRAIN
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER
---	EXISTING ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING WATER LINE
---	EXISTING WATER STRUCTURE
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING SEWER MANHOLE
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING IRON PIN
---	EXISTING RAILROAD SPIKE
---	SIGN
---	UTILITY POLE
---	LIGHT POLE

FORM B NOTE:

AS OF THE DATE OF THIS DEED/PLOT RECORDING, LOT ADDITION 2A DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE PURPOSE OF LOT ADDITION USE. NO PORTION OF THIS PARCEL HAS BEEN APPROVED BY SUSQUEHANNA TOWNSHIP (MUNICIPALITY) OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE ACT (58 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF SUSQUEHANNA TOWNSHIP (MUNICIPALITY), WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

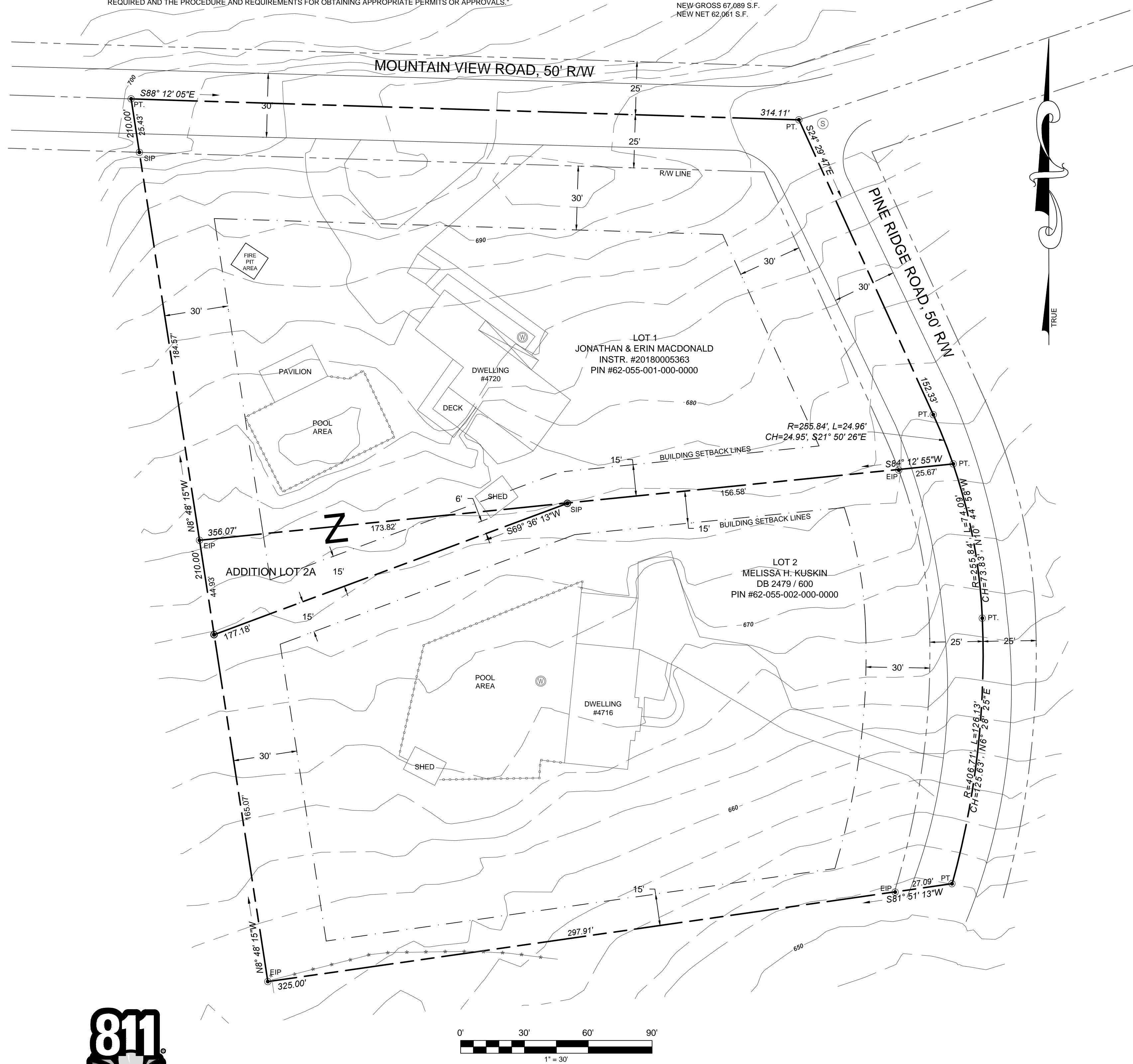
LOT AREA TABULATION

LOT 1 GROSS 62,467 S.F.
LESS ROAD R/W - 11,738 S.F.
NET AREA 50,729 S.F.
+ LOT ADDITION 2A +3,899 S.F.
NEW GROSS 66,366
NEW NET 54,628 S.F.

LOT 2 GROSS 70,988 S.F.
LESS ROAD R/W - 5,028 S.F.
NET AREA 65,960 S.F.
+ LOT ADDITION 2A - 3,899 S.F.
NEW GROSS 67,089 S.F.
NEW NET 62,061 S.F.

SITE DATA:

ZONING DISTRICT: R-1
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT WIDTH: 100'
MINIMUM FRONT SETBACK: 30'
MINIMUM SIDE SETBACK: 15'
MINIMUM REAR SETBACK: 30'
MAXIMUM BUILDING HEIGHT: 30'
MAXIMUM IMPERVIOUS: 40%



811
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DAUPHIN COUNTY PLANNING COMMISSION APPROVAL

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION APPROVAL

SUSQUEHANNA TOWNSHIP SUPERVISORS APPROVAL

PLAN NOTES:

- THIS PLAN IS FOR SUBDIVISION PURPOSES ONLY. NO CONSTRUCTION, DEVELOPMENT OR EARTHMOVING ACTIVITY IS PROPOSED AT THIS TIME. ANY SUCH FUTURE ACTIVITY SHALL BE SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL APPROVALS INCLUDING, BUT NOT LIMITED TO, TOWNSHIP LAND DEVELOPMENT PLAN APPROVAL.
- LOT ADDITION 2A IS BEING PROPOSED FOR SUBDIVISION AT THIS TIME. IT SHALL BE AN ADDITION TO LOT1 AND SHALL NOT BE SOLD SEPARATELY.
- BOT EXISTING LOTS 1 AND 2 ARE SERVED BY PUBLIC SEWER AND ON SITE WATER.
- CONTOUR LINES ARE FROM PASDA LIDAR.

LANDOWNER
JONATHAN & ERIN MACDONALD
4720 PINE RIDGE ROAD
HARRISBURG, PA 17110
PHONE: 443-789-0142

SOURCE OF TITLE
INSTR. #20180005363

STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

ON THIS, THE ___ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED PERSONS, PERSONALLY APPEARED JONATHAN & ERIN MACDONALD, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT THE APPLICATION AND THE PLAN ARE SUBMITTED WITH THE FREE WILL AND CONSENT OF THOSE WHO HAVE SIGNED, THAT HE/SHE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

NOTARY: _____ DATE: _____, 20___

LANDOWNER
MELISSA H. KUSKIN
4716 PINE RIDGE ROAD
HARRISBURG, PA 17110
717-443-1083

SOURCE OF TITLE
DEED BOOK:2479, PAGE:600

STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

ON THIS, THE ___ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED PERSONS, PERSONALLY APPEARED MELISSA H. KUSKIN, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT THE APPLICATION AND THE PLAN ARE SUBMITTED WITH THE FREE WILL AND CONSENT OF THOSE WHO HAVE SIGNED, THAT HE/SHE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

NOTARY: _____ DATE: _____, 20___

GENERAL PLAN / REPORT DATA

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

DATE	DESCRIPTION
12/17/20	
1	PLAN CREATION DATE
REVISIONS	
DRAWN BY	HMB
CHECKED BY	HMB
JOB NUMBER	20-272

DAUPHIN COUNTY PENNSYLVANIA

SUSQUEHANNA TOWNSHIP

MELISSA H. KUSKIN
PRELIMINARY/FINAL SUBDIVISION PLAN

PROPOSED LOT ADDITION 2A

SHEET

01

DATE: _____, 20___ SURVEYOR'S SEAL

OF 01