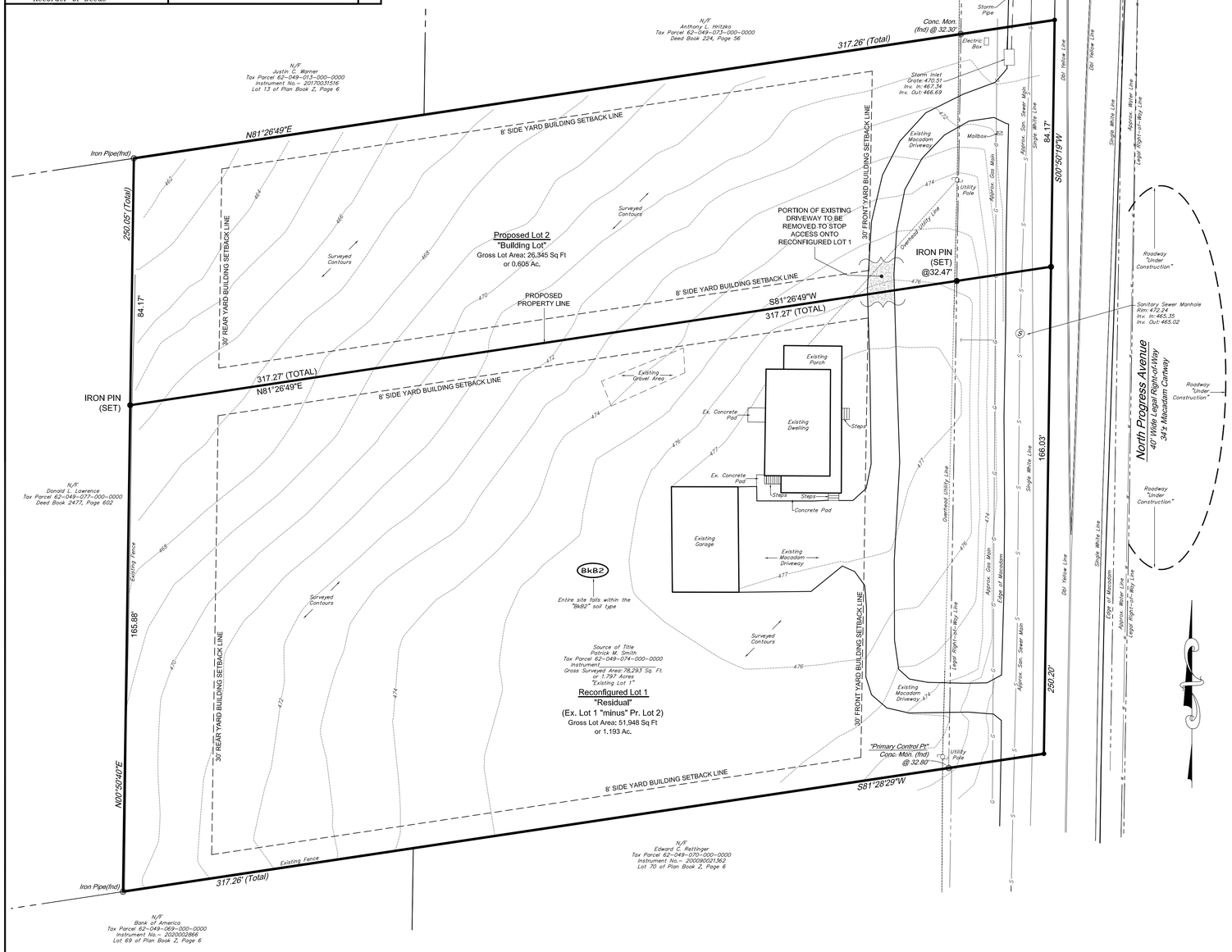
RECORDER OF DEEDS CERTIFICATE

DAUPHIN COUNTY

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__.

(Seal)
Recorder of Deeds



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

RECORDED SUBDIVISIONS WITHIN 1000'

Plan Book Z, Page 6 – "Belle Nance Farms" – 8/22/1960

SOILS LEGEND

- BkB2 – Berks shaly silt loam, 3–8% slopes, moderately eroded
- *: Entire site falls within the "BkB2" soil type

UTILITY LISTING

VEOLIA WATER PENNSYLVANIA, INC.
ADDRESS: 6310 ALLENTOWN BLVD HARRISBURG, PA 17112
CONTACT NAME: EVO ANDREATTI
EMAIL: evo.andreatti@veolia.com

ZAYO BANDWIDTH
ADDRESS: 170 ROBBINS RD DOWNINGTOWN, PA 19335
CONTACT NAME: JOHN HOWELLS
EMAIL: john.howells@zayo.com

FRONTIER COMMUNICATIONS OF PA INC.
ADDRESS: 300E LAIRD ST WILKES BARRE, PA 18702
CONTACT NAME: MICHAEL NAVICH
EMAIL: michael.navich@ftr.com

PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 434 SUSQUEHANNA TRAIL NORTHUMBERLAND, PA 17857
CONTACT NAME: DOUG HAUPT
EMAIL: dlhaupt@pplweb.com

COMCAST CABLE COMMUNICATIONS INC.
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 ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO EARTH MOVING ACTIVITIES
SERIAL NUMBER: 20221823745
DATE: 7/7/2022

STATEMENT OF OWNERSHIP

OWNER(S) CERTIFICATION

Commonwealth of Pa, County of_____,
On this,_____ day of_____, 20___, before me, the undersigned officer, personally appeared.

Owner _____
Robert W. Kirsch, Jr.

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

SURVEY

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 _____
_____, 20__.

WETLANDS

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.

_____, 20__. Professional Surveyor _____

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

SUSQUEHANNA TOWNSHIP

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

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'
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)

Building Setbacks:
to front: 30 Ft.
to rear: 30'
to side: 8'

EXISTING SITE DATA

Lot 1 – Tax Parcel 62–049–074
Existing Use: Residential Dwelling
Existing Lot Area: 78,293 Sq Ft or 1.797 Acres (Surveyed)
Existing Lot Width: Along N. Progress Avenue 250 Feet

PROPOSED SITE DATA

Reconfigured Lot 1: Residual
Proposed Use: Residential (Existing)
Proposed Lot Area: 51,948 Sq Ft or 1.193 Acres
46,602 Sq Ft or 1.070 Acres (to ROW)
Proposed Lot Width: 166+ Feet (Along N. Progress Avenue)
Proposed Impervious Lot Coverage: 10.8% (5,050 Sq Ft)

Proposed Lot 2: Building Lot
Proposed Use: Residential
Proposed Lot Area: 26,345 Sq Ft or 0.605 Acres
23,655 Sq Ft or 0.520 Acres (to ROW)
Proposed Lot Width: 84+ Ft (Along N. Progress Avenue)
Proposed Impervious Lot Coverage: <40% (<9,462 Sq Ft)

WAIVER REQUEST(S)

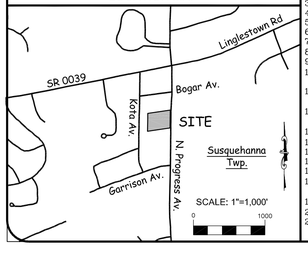
WAIVER AND SECTION REQUESTING WAIVER FROM	APPROVED
1. Section 22–404 (Preliminary Plan Procedure)	
2. Section 22–403.B.5 (Drawing Scale [1"=100'])	

EQUITABLE OWNER(S)/DEVELOPER(S)

Equitable Owner/Applicant: Patrick M. Smith
530 N. Lockwillow Ave.
Harrisburg, PA 17112
Phone: 717–439–4300

Site Address:
4216 N. Progress Ave.
Harrisburg, PA

LOCATION MAP



PLAN GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 1.7± ACRE TRACT (EX. LOT 1) TO CREATE ONE (1) NEW RESIDENTIAL BUILDING LOT (PR. LOT 2), WITH THE RESIDUAL LANDS TO REMAIN (RECONFIGURED LOT 1).
2. EXISTING LOT 1 CONTAINS AN EXISTING DWELLING, UTILIZING PUBLIC WATER & SEWER WITH EXISTING ACCESS TO N. PROGRESS AVENUE.
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, INC. IN 2022.
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. AS DETERMINED BY THE NATIONAL FLOOD INSURANCE MAP(S) FOR SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA, THE SITE FALLS WITHIN ZONE "X" (NO SCREEN); AREAS OF MINIMAL FLOOD HAZARD.
9. NO WETLANDS EXIST ON THE SITE AS DETERMINED BY THE NATIONAL WETLANDS INVENTORY MAPPING.
10. NO 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.
11. 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.
12. 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.
13. TWO (2) PARKING SPACES (9'X18' EACH) WILL BE PROVIDED FOR ANY NEW DWELLING CONSTRUCTED.
14. ALL EXISTING OVERHEAD UTILITY LINES ARE COVERED BY A PROPOSED 20' WIDE UTILITY EASEMENT (UNLESS OTHERWISE NOTED) CENTERED ABOUT THE EXISTING LINES.
15. ALL PERMITS INVOLVING THE CONSTRUCTION OF ANY IMPROVEMENTS SHALL BE ATTAINED FROM TOWNSHIP AND COUNTY PRIOR TO CONSTRUCTION BY THE CONTRACTOR BEFORE ANY WORK MAY BEGIN.
16. WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
17. ANY FUTURE CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 AND 72 STANDARDS AND ALL APPLICABLE SUSQUEHANNA TOWNSHIP ORDINANCES.
18. 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.
19. PROFESSIONAL LAND SURVEYOR TO CERTIFY TO ALL PROPERTY LINE BOUNDARY, EXISTING CONDITIONS TOPOGRAPHY, AND SITE LAYOUT (BURGET & ASSOCIATES, INC.).
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.
21. ALL PROPOSED PERMANENT MARKERS AND MONUMENTS WILL BE SET PRIOR TO FINAL PLAN RECORDING.

REVISIONS

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SOURCE OF TITLE

Instrument_____

SHEET NUMBER

1 OF 1

TAX MAP NUMBER

Tax Parcel 62–049–074

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
- CADD 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
New Bloomfield, Pennsylvania 17068
Phone: 717-582-7011
Fax: 717-582-3557

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

FINAL MINOR SUBDIVISION PLAN

OVER LANDS OF

PATRICK M. SMITH

BEING

"4216 N PROGRESS AVE"

SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 22156
DRAWING NUMBER: 22156–001

Scale: 1"=20' Date: JuLY 7th, 2022