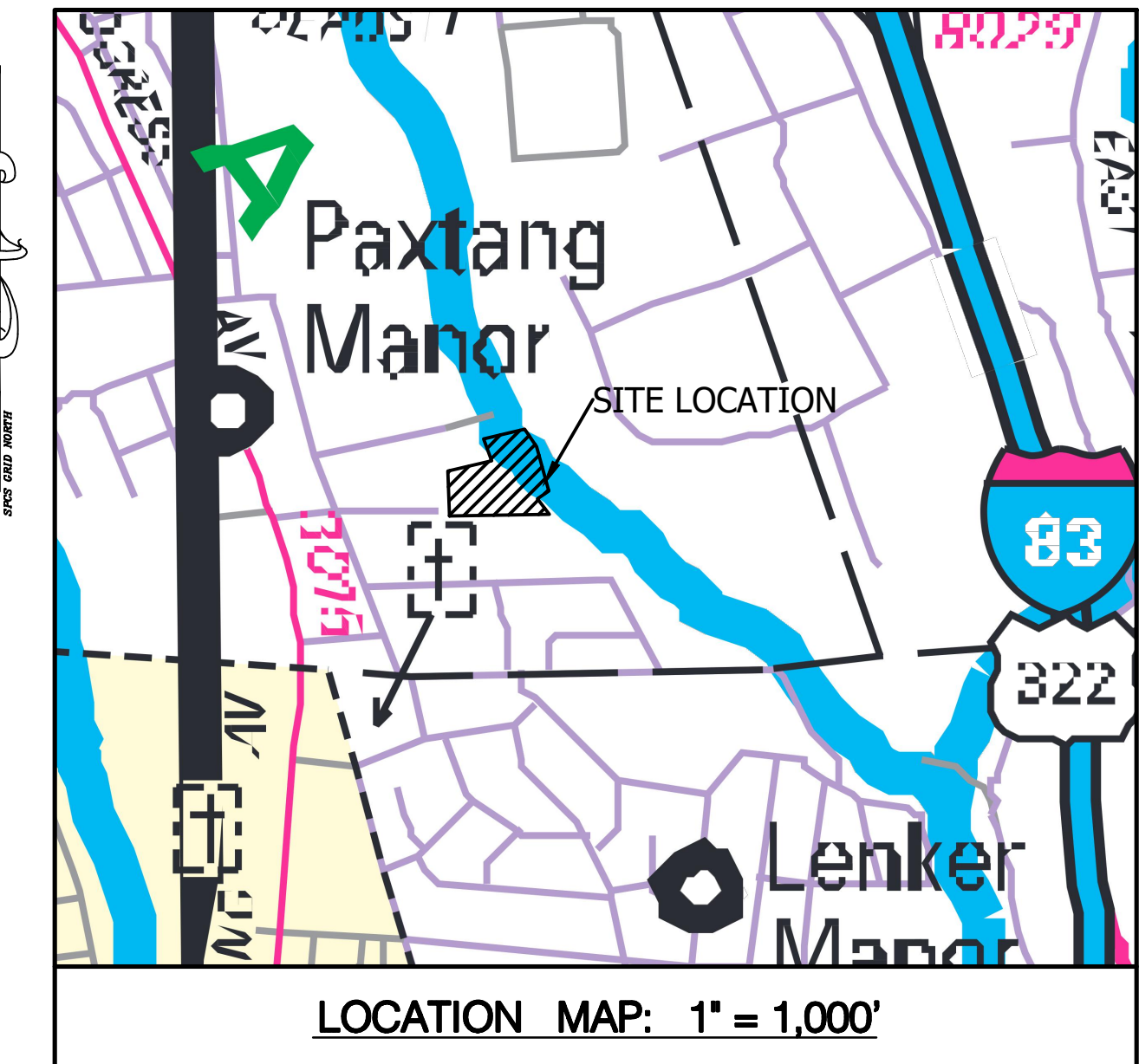


DRAWING INDEX:

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING CONDITIONS PLAN
4	SUBDIVISION PLAN

FINAL MINOR SUBDIVISION PLAN FOR 3604 BEAUCREST STREET LOCATED IN SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA



GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT SUBDIVISION OF AN EXISTING GROSS 5.214 ACRE PARCEL TO CREATE 2 RESIDENTIAL LOTS. NO CONSTRUCTION IS PROPOSED AS A RESULT OF THIS PLAN.
- SOURCE OF TITLE: INSTRUMENT #20140000301 BEING RECORDED AT THE DAUPHIN COUNTY RECORDER OF DEEDS. PARCEL 62-044-048
- THE EXISTING TRACT BOUNDARY IS PER A SURVEY BY R.J. FISHER AND ASSOCIATES, INC. JUNE 9, 2022 THROUGH SEPTEMBER 21, 2022 AND CERTIFIED BY MATTHEW R. FISHER, P.L.S.
- THE TRACT BOUNDARY IS RELATIVE TO THE HORIZONTAL COORDINATE SYSTEM PA SPCS, SOUTH ZONE, NAD83(2011) AND VERTICAL COORDINATE SYSTEM NAVD 88.
- THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON A COMBINATION OF FIELD SURVEY AND UTILITY COMPANY PLANS.
- THE WETLANDS SHOWN ON THIS PLAN ARE PER A WETLAND INVESTIGATION THAT WAS PERFORMED BY VORTEX ENVIRONMENTAL, INC. JULY 11, 2022.
- THE OWNER SHALL NOT CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, STORMWATER OR UTILITY RIGHT-OF-WAYS OR ACCESS EASEMENTS IN ORDER TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES.
- ACCORDING TO FEMTA FIRM RATE MAP 42043C0339D, EFFECTIVE 8/2/2012 THERE IS NO MAPPED FLOODPLAIN WITHIN THE BOUNDARY OF THE SITE.
- THE OWNERS OF THE PROPERTY ARE RESPONSIBLE FOR IMPLEMENTING AN APPROVED EROSION AND SEDIMENT CONTROL PLAN BEFORE ANY FUTURE CONSTRUCTION BEGINS.
- THE TOWNSHIP SHALL HAVE ACCESS TO THE STREAM DRAINAGE EASEMENT VIA THE PUBLIC RIGHT-OF-WAY.
- NO DEVELOPMENT IS TO TAKE PLACE AS A RESULT OF THIS PLAN. IN THE EVENT OF ANY POSSIBLE FUTURE DEVELOPMENT ON THESE LOTS, SUFFICIENT PLANS AND DATA MUST FIRST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROPER LOCAL, COUNTY AND STATE AGENCIES.

SITE DATA:

- RECORD OWNERS: WICKIE GEESAMAN & ROBERT T. GEESAMAN
- SITE ACREAGE: 5.214 ACRES
- EXISTING USE: SINGLE-FAMILY DETACHED/MULTI-FAMILY
- PROPOSED USE: SINGLE-FAMILY DETACHED/MULTI-FAMILY/VACANT
- EXISTING WATER SUPPLY: PRIVATE (WELL)
- PROPOSED WATER SUPPLY: PRIVATE (WELL)
- EXISTING SEWAGE DISPOSAL: PUBLIC
- PROPOSED SEWAGE DISPOSAL: PUBLIC
- PROPOSED ADDRESS: TO BE DETERMINED BY POST OFFICE

ZONING DATA:

EXISTING ZONE: R2 - MEDIUM DENSITY RESIDENTIAL
FLOODPLAIN OVERLAY DISTRICT: NOT APPLICABLE, NO MAPPED FEMA 100YR. FLOODPLAIN
PROPOSED LOTS: 2
PROPOSED LOT 2: VACANT
PROPOSED LOT 1: EXISTING DWELLINGS
WATER SUPPLY: EXISTING PRIVATE (WELL)
SEWAGE DISPOSAL: EXISTING PUBLIC

Medium Density Residential (R2)	Required	Existing Lot #1	Beaucrest Street (Abandoned) Lot #2B	Euclid Street (Abandoned) Lot #2C	Proposed Lot #1	Proposed Lot #2
Minimum Lot Size	10,000 S.F.	227,115 S.F.	18,319 SF	7,487 SF	34,259 SF	218,661 SF
Maximum Lot Density	4 Units/Acre	1.3 Units/Acre	0.0 Units/Acre	0.0 Units/Acre	3.9 Units/Acre	0.0 Units/Acre
Minimum Lot Width	75 Feet	270 Feet	N/A	N/A	185 Feet	115 Feet
Maximum Impervious Coverage	40%	9,192 S.F. 4.0%	N/A	N/A	8,850 SF 25.8%	342 SF 0.2%
Minimum Front Yard	Building: 30 Feet Accessory: N/A*	> 30 Feet	N/A	N/A	> 30 Feet	> 30 Feet
Minimum Side Yard	Building: 8 Feet Accessory: 3 Feet**	> 8 Feet	N/A	N/A	> 8 Feet	> 8 Feet
Minimum Rear Yard	Building: 30 Feet Accessory: 3 Feet**	> 30 Feet	N/A	N/A	> 30 Feet	> 30 Feet
Maximum Building Height*	30 Feet	Less Than 30 Feet	N/A	N/A	Less Than 30 Feet	Less Than 30 Feet

* Accessory buildings shall not be erected or substantially altered within any front yards.
** Where such side or rear yard is along an alley, the accessory building shall be located not less than 5 feet from the alley. Where such side or rear yard is along a street on a corner lot, the accessory building shall be not less than the required front yard depth from the exterior side lot line.

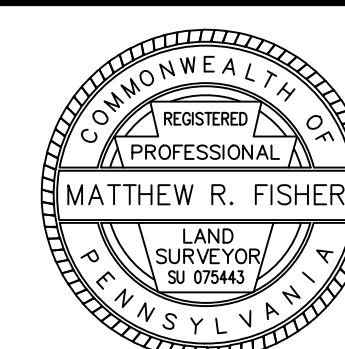
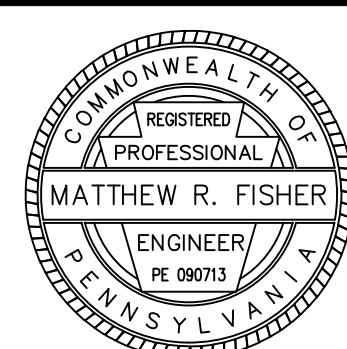
REQUESTED WAIVERS:

FROM THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER SECTION	REQUIREMENT	DATE REQUESTED	DATE OF APPROVAL
22-404	Preliminary Plan Procedure	4/6/23	-

SURVEYOR / ENGINEER 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 THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.



MATTHEW R. FISHER, P.L.S., P.E.

DATE

PA UTILITY ONE - CALL:



PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY ACT 50 OF 2017, REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. SERIAL NO. 20230471104 COMPLETED ON FEBRUARY 16, 2023

COMPANY: CAPITAL REGION WATER
ADDRESS: 3003 N FRONT ST HARRISBURG, PA. 17110
CONTACT: THOMAS YORK
EMAIL: thomas.york@capitalregionwater.com
PHONE: 717-216-5260

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1026 HAY ST PITTSBURGH, PA. 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.della@verizon.com
PHONE: 412-344-3901

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH RD PAXINOS, PA. 17860
CONTACT: DOUG HAUP
EMAIL: dlhaupt@pplweb.com
PHONE: 610-297-2461

COMPANY: SUSQUEHANNA TOWNSHIP AUTHORITY/SUSQUEHANNA TOWNSHIP
ADDRESS: 1900 LINGLESTOWN RD HARRISBURG, PA. 17110
CONTACT: TRAVIS MEASE
EMAIL: tmease@susquehannatwp.com
PHONE: 717-712-5720

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR MIDDLETOWN, PA. 17057
CONTACT: STEPHEN BATEMAN
EMAIL: sbateman@ugi.com
PHONE: 610-807-3174

COMPANY: SUSQUEHANNA TOWNSHIP AUTHORITY/SUSQUEHANNA TOWNSHIP
ADDRESS: 1900 LINGLESTOWN RD HARRISBURG, PA. 17110
CONTACT: TRAVIS MEASE
EMAIL: tmease@susquehannatwp.com
PHONE: 717-712-5720

OWNERS:

WICKIE GEESAMAN & ROBERT T. GEESAMAN
3604 BEAUCREST STREET
HARRISBURG, PA 17111
PHONE: (717) 856-5345
vic228@hotmail.com

DESIGN ENGINEER:

R.J. FISHER & ASSOCIATES, INC.
1546 BRIDGE STREET
NEW CUMBERLAND, PA 17070
PHONE: (717) 774-7534
rjf@rjfisherengineering.com

ACKNOWLEDGMENT OF PLAN, STATEMENT OF OWNERSHIP:

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN.

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

OWNER(Signature) _____

(printed name / title) _____

OWNER(Signature) _____

(printed name / title) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY 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 NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE LEGAL/EQUITABLE 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.

OWNER(Signature) _____

(printed name / title) _____

OWNER(Signature) _____

(printed name / title) _____

PLAN APPROVAL BLOCKS:

COUNTY PLANNING COMMISSION REVIEW

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION

THIS ____ DAY OF _____, 20____.

CHAIRMAN _____

SECRETARY _____

TOWNSHIP ENGINEER REVIEW

THE PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER THIS ____ DAY

OF _____, 20____.

TOWNSHIP ENGINEER _____

TOWNSHIP PLANNING COMMISSION REVIEW

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING

COMMISSION THIS ____ DAY OF _____, 20____.

CHAIRMAN _____

SECRETARY _____

TOWNSHIP BOARD OF COMMISSIONERS APPROVAL

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____.

RECORDING:

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR

DAUPHIN COUNTY THIS ____ DAY OF _____, 20____.

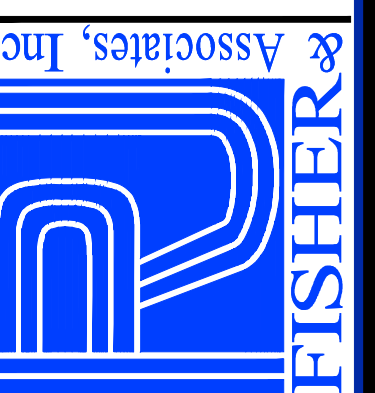
PLAN BOOK _____, PAGE _____.

INSTRUMENT NUMBER _____.

TAX PARCEL NUMBER:

62-044-048

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 1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 PHONE: (717) 774-7534 & FAX: (717) 774-7190
RJFISHERENGINEERING.COM



COVER SHEET
 FOR
3604 BEAUCREST STREET
 LOCATED IN
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

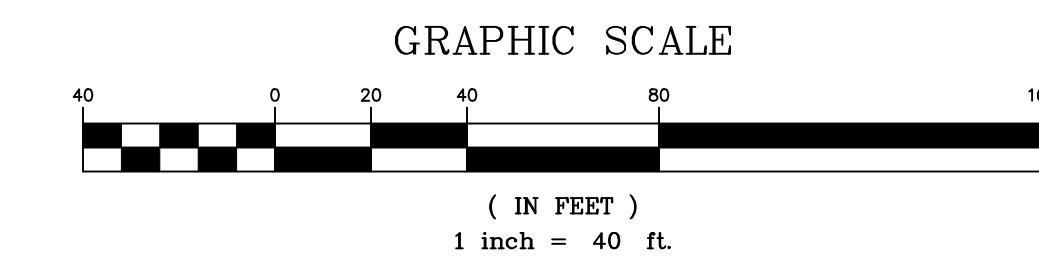
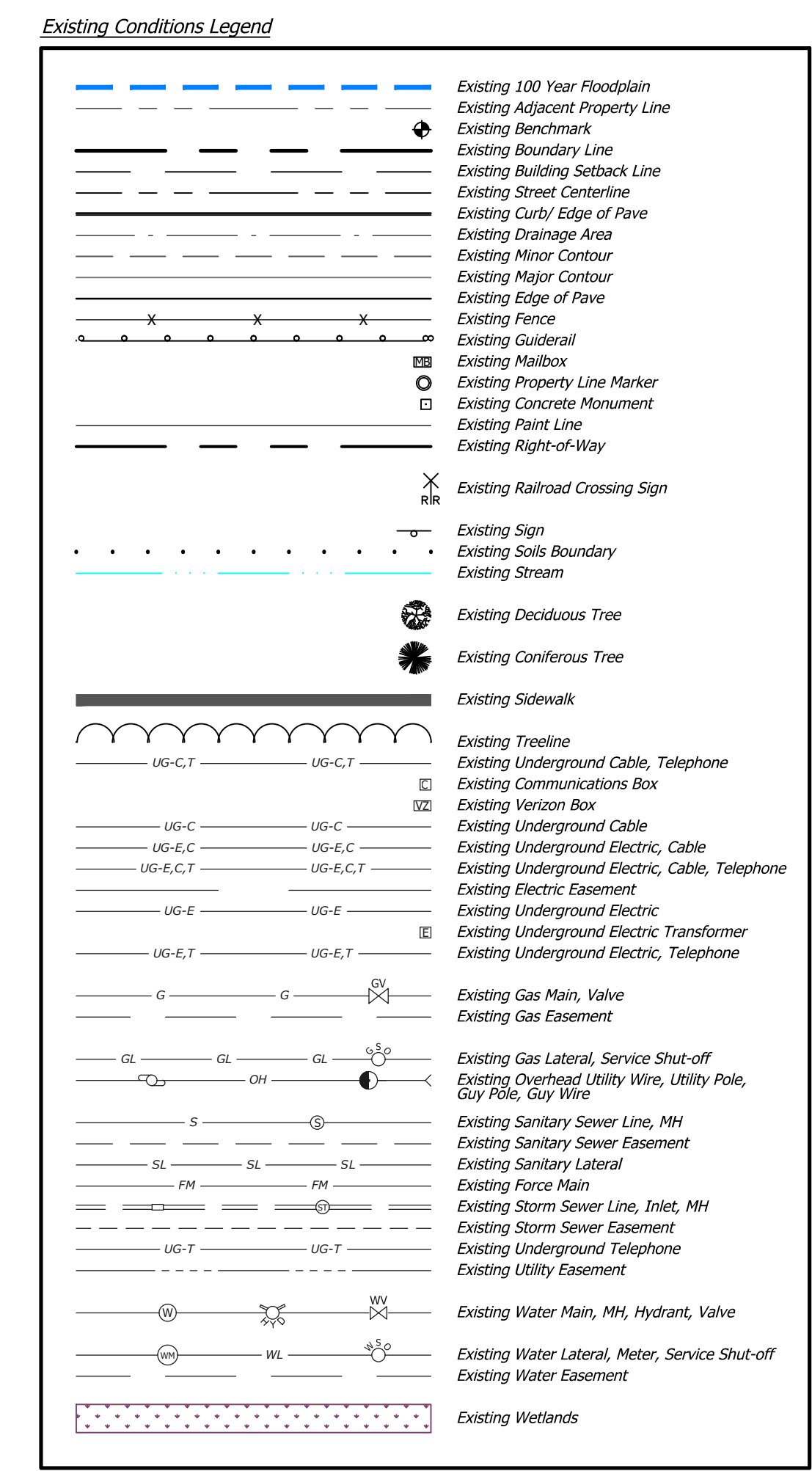
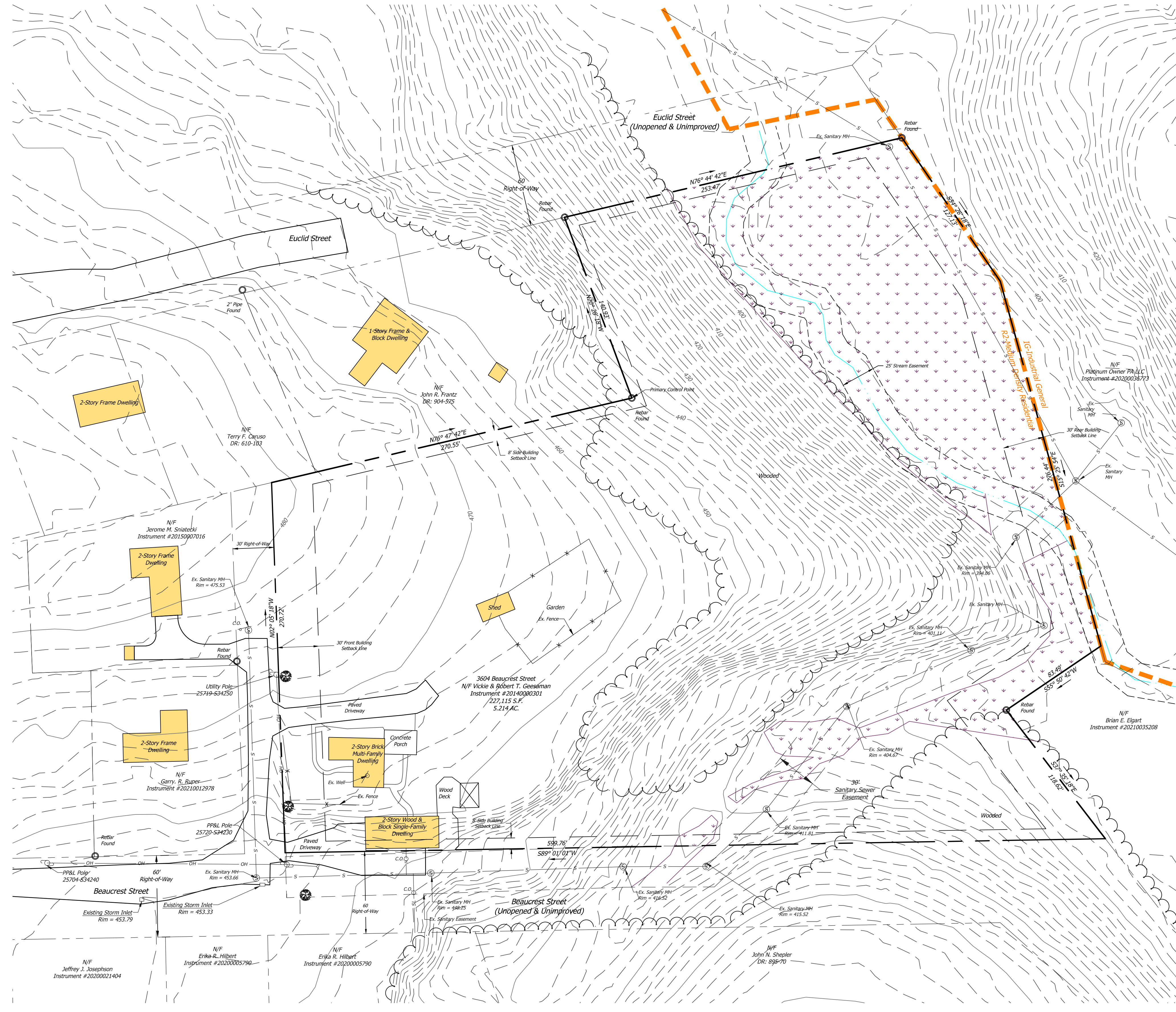
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PROJECT: 222023

DATE: 04/05/23

SHEET: 1 OF 4

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NO.	REVISION	DATE
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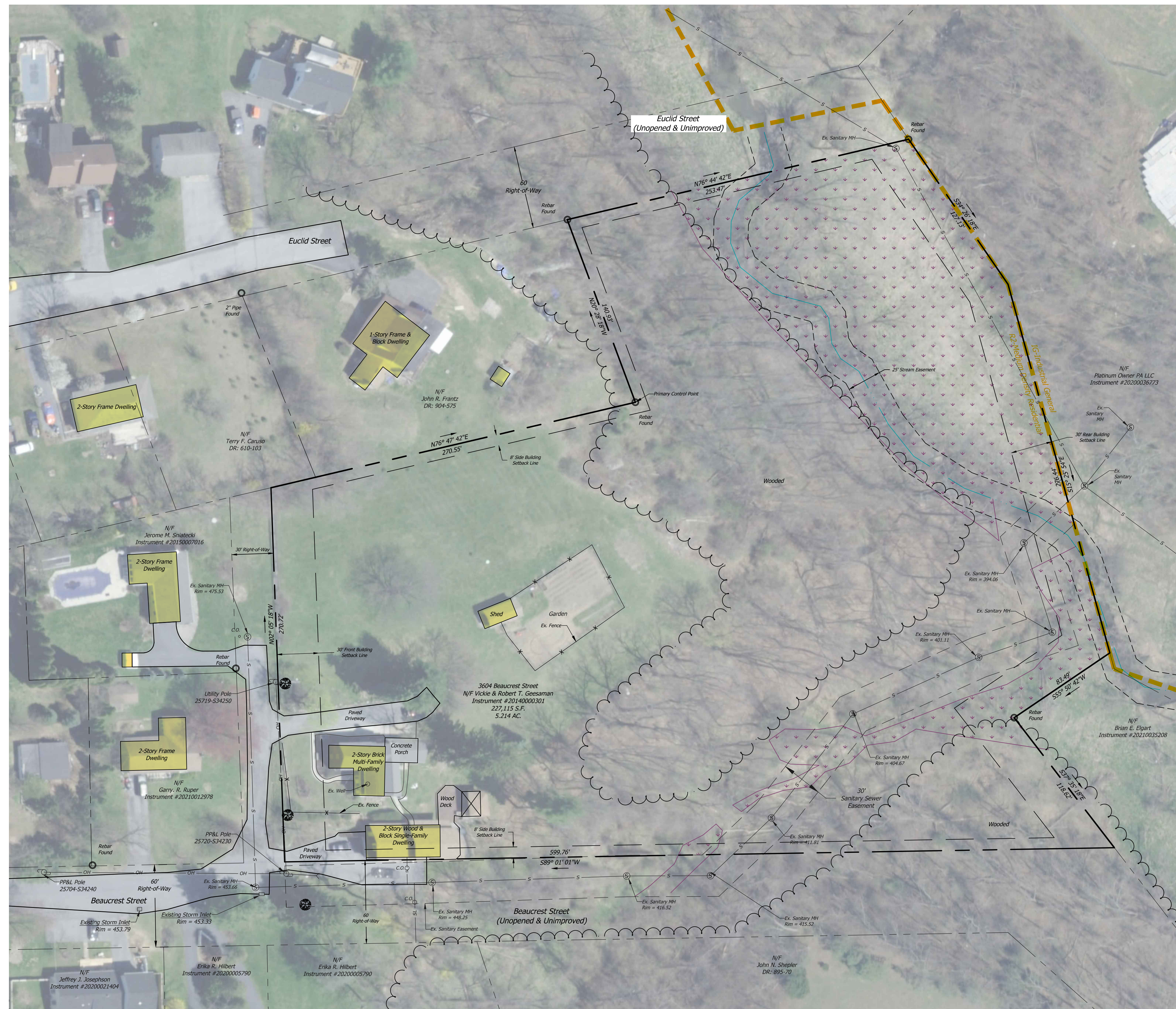
R. J. FISHER & ASSOCIATES, INC.
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 RJFISHERENGINEERING.COM



EXISTING CONDITIONS PLAN
 FOR
3604 BEAUCREST STREET
 LOCATED IN
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

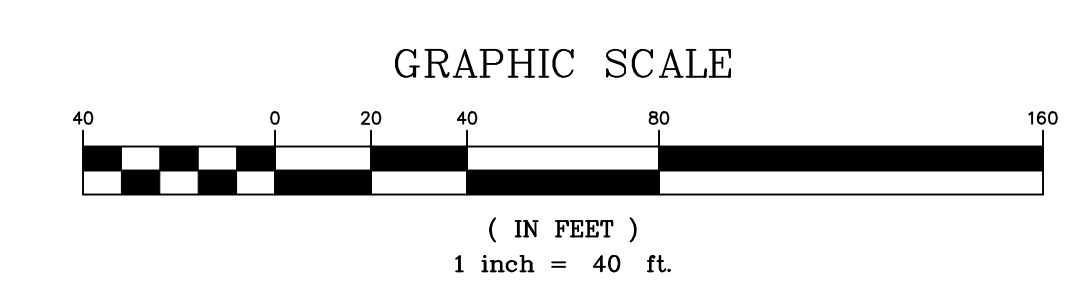
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 PROJECT: 222023
 DATE: 04/05/23
 SHEET: 2 OF 4

222023-EXC
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 PLOT: 222023-EXC.dwg



Existing Conditions Legend

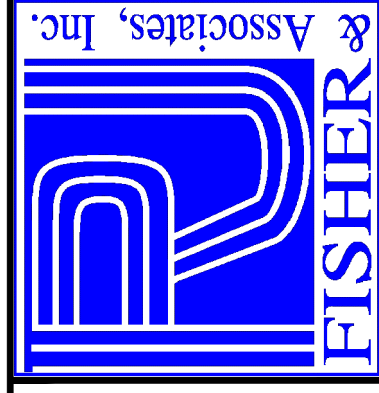
	Existing 100 Year Floodplain
	Existing Adjacent Property Line
	Existing Benchmark
	Existing Boundary Line
	Existing Building Setback Line
	Existing Street Centerline
	Existing Curb Edge of Pavement
	Existing Drainage Area
	Existing Minor Contour
	Existing Major Contour
	Existing Edge of Pavement
	Existing Fence
	Existing Guideline
	Existing Mailbox
	Existing Property Line Marker
	Existing Concrete Monument
	Existing Faint Line
	Existing Right-of-Way
	Existing Railroad Crossing Sign
	Existing Sign
	Existing Soils Boundary
	Existing Stream
	Existing Deciduous Tree
	Existing Coniferous Tree
	Existing Sidewalk
	Existing Treeline
	Existing Underground Cable, Telephone
	Existing Verizon Box
	Existing Underground Cable
	Existing Underground Electric, Cable
	Existing Underground Electric, Cable, Telephone
	Existing Electric Easement
	Existing Underground Electric Transformer
	Existing Underground Electric, Telephone
	Existing Gas Main, Valve
	Existing Gas Easement
	Existing Gas Lateral, Service Shut-off
	Existing Overhead Utility Wire, Utility Pole, Guy Pole, Guy Wire
	Existing Sanitary Sewer Line, MH
	Existing Sanitary Sewer Easement
	Existing Sanitary Lateral
	Existing Force Main
	Existing Storm Sewer Line, Inlet, MH
	Existing Storm Sewer Easement
	Existing Underground Telephone
	Existing Utility Easement
	Existing Water Main, MH, Hydrant, Valve
	Existing Water Lateral, Meter, Service Shut-off
	Existing Easement Water Easement
	Existing Wetlands



SPCS GRID NORTH

NO.	REVISION	DATE
1	TWP COMMENTS	8/11/23
2		
3		
4		
5		

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EXISTING CONDITIONS PLAN
 FOR
3604 BEAUCREST STREET
 LOCATED IN
 SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 222023-EXC-IMG
 PROJECT: 222023
 DATE: 04/05/23
 SHEET: 3 OF 4

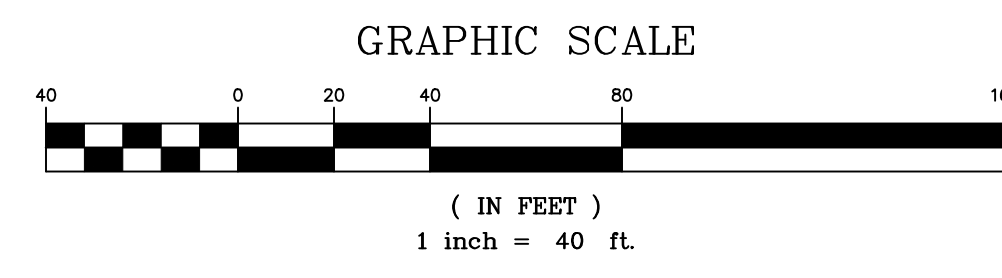
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 3 EXISTING CONDITIONS PLAN

4 SUBDIVISION PLAN



Proposed Conditions Legend

	Proposed Property Line
	Proposed Right-of-Way
	Proposed Building Setback Line
	Proposed Stream/Wetland Easement
	Proposed Property Monument (To Be Set)
	Proposed Concrete Monument (To Be Set)



NO.	REVISION	DATE
1	TWP COMMENTS	8/11/23
2		
3		
4		
5		

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SUBDIVISION PLAN
 FOR
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 LOCATED IN
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DRAWING ID: 222023-SDP
 PROJECT: 222023
 DATE: 04/05/23
 SHEET: 4 OF 4

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