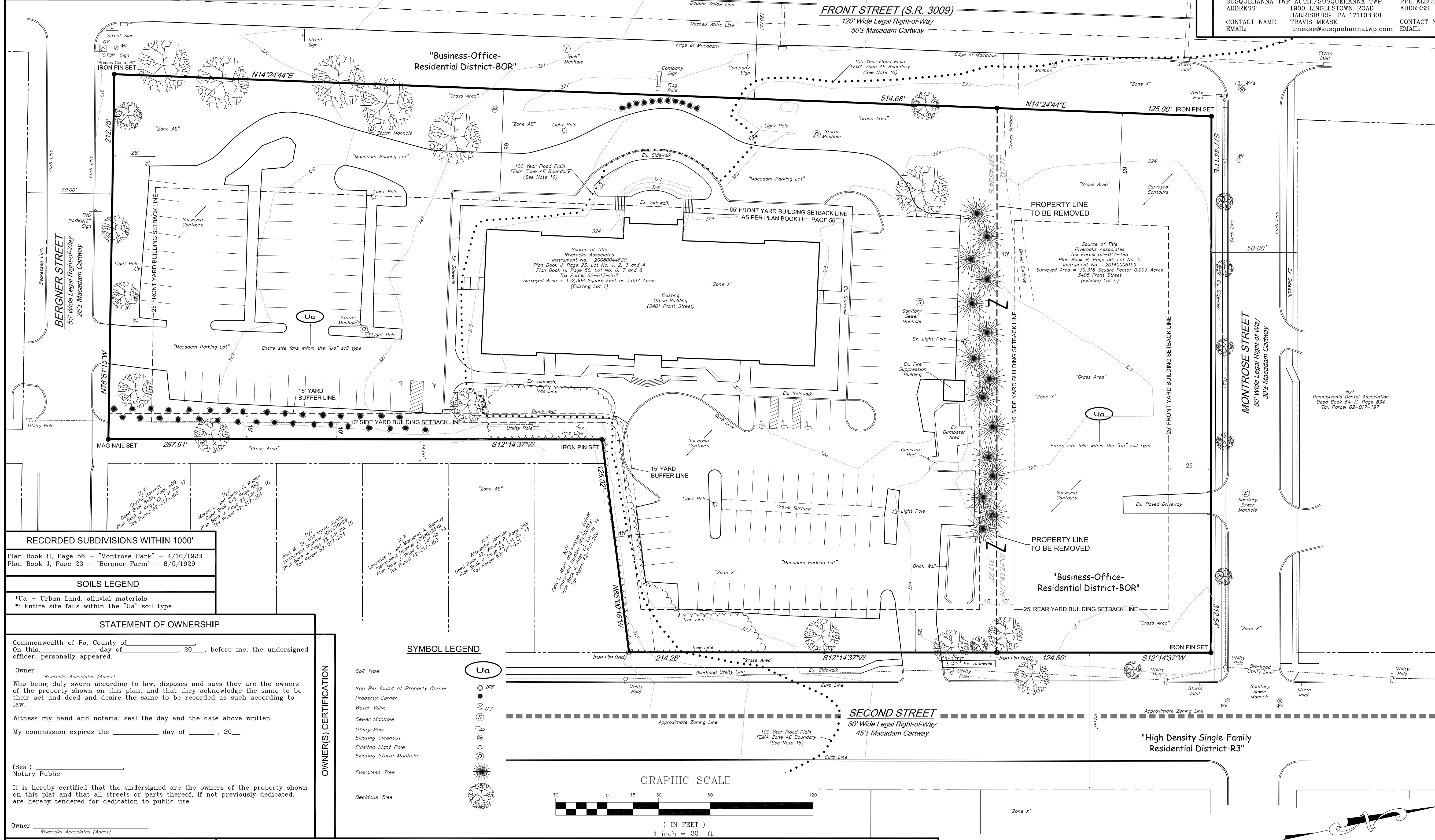


RECORDER OF DEEDS CERTIFICATE

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

DAUPHIN COUNTY



RECORDED SUBDIVISIONS WITHIN 1000'

Plan Book H, Page 56 - "Montrose Park" - 4/10/1923
Plan Book J, Page 23 - "Bergere Farm" - 8/5/1929

SOILS LEGEND

*Ua - Urban Land, alluvial materials
* Entire site falls within the "Ua" soil type

STATEMENT OF OWNERSHIP

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

Owner: Riverroaks Associates (Agent)

Who being duly sworn according to law, deposes 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.

Owner: Riverroaks Associates (Agent)

OWNERS' CERTIFICATION

Soil Type

Iron Pin found at Property Corner

Property Corner

Water Valve

Sewer Manhole

Utility Pole

Existing Cleanout

Existing Light Pole

Existing Storm Manhole

Evergreen Tree

Deciduous Tree

SYMBOL LEGEND

Ua

IPF

WW

SM

UL

EC

EL

ET

ED

ET

ET

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

PLAN GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE AN EXISTING 3.037 ACRE TRACT (EX LOT 1) AND AN EXISTING 0.903 ACRE TRACT (EX LOT 5) TO CREATE A 3.940 ACRE TRACT (RECONFIGURED LOT 1)
- EXISTING LOT 1 CONTAINS AN EXISTING OFFICE BUILDING, UTILIZING PUBLIC WATER & SEWER WITH EXISTING ACCESS TO N. FRONT.
- EXISTING LOT 5 IS A VACANT LOT THE MAJORITY OF THE EXISTING SITE IS MOWED GRASS LAWN.
- ALL INFORMATION ON THIS PLAN IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC. IN 2022.
- THIS SURVEY AND PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ALL ELEVATIONS ON THIS PLAN ARE REFERENCED TO AN NAVD-88 DATUM.
- AS DETERMINED BY THE NATIONAL FLOOD INSURANCE MAP(S) FOR SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA, PART OF THE SITE FALLS WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREA) REFER TO THIS SHEET FOR APPROXIMATE LOCATION.
- NO WETLANDS EXIST ON THE SITE AS DETERMINED BY THE NATIONAL WETLANDS INVENTORY MAPPING.
- 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.
- 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 ANY FUTURE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- ALL EXISTING OVERHEAD UTILITY LINES ARE COVERED BY A PROPOSED 20' WIDE UTILITY EASEMENT (UNLESS OTHERWISE NOTED) CENTERED ABOUT THE EXISTING LINES.
- PROFESSIONAL LAND SURVEYOR TO CERTIFY TO ALL PROPERTY LINE, BOUNDARY AND EXISTING CONDITIONS TOPOGRAPHY (BURGET & ASSOCIATES, INC.).
- 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.
- ALL PROPOSED PERMANENT MARKERS AND MONUMENTS WILL BE SET PRIOR TO FINAL PLAN RECORDING.
- ANY FUTURE DEVELOPMENT FOR RECONFIGURED LOT 1 SHALL FOLLOW THE STANDARDS OF THE BUSINESS-OFFICE-RESIDENTIAL DISTRICT.
- 100 YEAR FLOOD ELEVATION= 322.81 ON NAVD-88 CONVERTED FROM FEMA FIS PROFILE NGVD-29 DATUM.
- 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.
- ALL FUTURE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE SUSQUEHANNA TOWNSHIP ZONING ORDINANCE.

LOCATION MAP

Susquehanna Twp.

SCALE: 1"=1,000'

REVISIONS

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
2-27-2023 REVISED AS PER TWP. ENGINEER, DCPC & SUSQUEHANNA TOWNSHIP STAFF COMMENTS	Instrument No. - 20080044620 Instrument No. - 2014000159	1 OF 2
4-8-2023 ADDED SURVEYED CONTOURS, FEATURES & UPDATED FEMA FLOOD LINE		

TAX MAP NUMBER

Tax Parcel 62-017-207
Tax Parcel 62-017-198

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Web Site: www.burgetassociatesinc.com

1797 N.B. Road
Phone: 717-582-7011

New Bloomfield, Pennsylvania 17068
Fax: 717-582-3557

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

EQUITABLE OWNER(S)/DEVELOPER(S)

Equitable Owner/Applicant: Riverroaks Associates
3401 N. Front Street
Harrisburg, PA 17110
Phone: 717-232-5000 (John)

Site Address: 3401 & 3405 N. Front St.
Harrisburg, PA

WAIVER REQUEST(S)

WAIVER AND SECTION REQUESTING WAIVER FROM APPROVED

- Section 22-404 (Preliminary Plan Procedure)
- Section 22-403.B.5 (Drawing Scale [1"=100'])
- Section 22-1009.3.A (Street Trees)
- Section 22-1107 (Sidewalks)

FINAL MINOR SUBDIVISION PLAN

OVER LANDS OF

RIVEROAKS ASSOCIATES

BEING

"3401 & 3405 N FRONT STREET"

SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 22342
DRAWING NUMBER: 22342-001

Scale: 1"=30' Date: February 9th, 2023

RECORDING INFORMATION

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__.

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 _____

PLAN REVIEW AND APPROVAL CERTIFICATES

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 _____

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 _____

ZONING / DESIGN DATA REQUIREMENTS

Zoning District: BOR - Business-Office-Residential District
(Principal Non-Residential Building)

Minimum Lot Area: 15,000 SF Building Setbacks:
Minimum Lot Width: 150' to front: 25 Ft.
Maximum Impervious Coverage: 80% to rear: 25'
Maximum Building Coverage: 35% to side: 10'
Maximum Building Height: 42' (Principal)
Off-Street Parking: "as per Chapter 27-Part 23"

EXISTING SITE DATA

Existing Lot 1 - Tax Parcel 62-017-207
Existing Use: Commercial/Office Building
Existing Lot Area: 132,308 Sq Ft or 3.037 Acres (Surveyed)
Existing Lot Width: 500+ Feet Along N. Front Street
Existing Impervious Coverage: 82,655 Sq. Ft. or 1.90 Acres (62.47%)
Existing Building Coverage: 15,365 Sq. Ft. or 0.35 Acres (11.61%)

Existing Lot 5 - Tax Parcel 62-017-198
Existing Use: Vacant Tract
Existing Lot Area: 39,318 Sq Ft or 0.903 Acres (Surveyed)
Existing Lot Width: 125 Feet Along N. Front Street
Existing Impervious Coverage: 615 Sq. Ft. or 1.90 Acres (1.56%)
Existing Building Coverage: (Vacant)

PROPOSED SITE DATA

Reconfigured Lot 1 (Consolidation)
Proposed Use: Commercial/Office Building (Existing)
Proposed Lot Area: 171,626 Sq Ft or 3.940 Acres
Proposed Lot Width: 625+ Feet (Along N. Front Street)
Proposed Impervious Coverage: 82,655 Sq. Ft. or 1.91 Acres (48.52%)
Proposed Building Coverage: 15,365 Sq. Ft. or 0.35 Acres (8.95%)

UTILITY LISTING

VEOLIA WATER PENNSYLVANIA, INC.
ADDRESS: 6310 ALLENTOWN BLVD
HARRISBURG, PA 17112
CONTACT NAME: CHRISTOPHER BRIDE
EMAIL: christopher.bride@veolia.com

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

COMCAST CABLE COMMUNICATIONS INC.
ADDRESS: 4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT NAME: MICHAEL SWIGARD
EMAIL: mike_swigard@cable.comcast.com

CAPITAL REGION WATER
ADDRESS: 1036 N. FRONT STREET
HARRISBURG, PA 17110
CONTACT NAME: THOMAS YORK
EMAIL: thomas.york@capitalregionwater.com

SUSQUEHANNA TWP AUTH./SUSQUEHANNA TWP.
ADDRESS: 1900 LINGLESTOWN ROAD
HARRISBURG, PA 171103301
CONTACT NAME: TRAVIS MEASE
EMAIL: tmease@susquehannatwp.com

VERIZON PENNSYLVANIA LLC
ADDRESS: 1036 HAY STREET
PITTSBURGH, PA 15221
CONTACT NAME: DEBORAH BARUM
EMAIL: deborah.d.delia@verizon.com

PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH ROAD
PAXINOS, PA 17860
CONTACT NAME: DOUG HAUPT
EMAIL: dhaupt@pplweb.com

UGI UTILITIES, INC.
ADDRESS: 1301 AIP DRIVE
MIDDLETOWN, PA 170575987
CONTACT NAME: STEPHEN BATEMAN
EMAIL: sbateman@ugi.com

VERIZON BUSINESS FORMERLY MCI
ADDRESS: 400 INTERNATIONAL PARKWAY
RICHARDSON, TX 75081
CONTACT NAME: DEAN BOYERS
EMAIL: investigations@verizon.com

EXISTING CONDITIONS PLAN

REVISIONS

2-27-2023
REVISED AS PER TWP. ENGINEER, DCPC & SUSQUEHANNA TOWNSHIP STAFF COMMENTS

4-8-2023
ADDED SURVEYED CONTOURS, FEATURES & UPDATED FEMA FLOOD LINE

TAX MAP NUMBER

Tax Parcel 62-017-207
Tax Parcel 62-017-198

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Site Address: 3401 & 3405 N. Front St.
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WAIVER AND SECTION REQUESTING WAIVER FROM APPROVED

- Section 22-404 (Preliminary Plan Procedure)
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- Section 22-1009.3.A (Street Trees)
- Section 22-1107 (Sidewalks)

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OVER LANDS OF

RIVEROAKS ASSOCIATES

BEING

"3401 & 3405 N FRONT STREET"

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JOB NUMBER: 22342
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Scale: 1"=30' Date: February 9th, 2023

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 HARRISBURG, PA 17112
 CONTACT NAME: CHRISTOPHER BRIDE
 EMAIL: christopher.bride@veolia.com

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 WILKES BARRE, PA 18702
 CONTACT NAME: MICHAEL NAVICH
 EMAIL: michael.navich@tr.com

COMCAST CABLE COMMUNICATIONS INC.
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 MIDDLETOWN, PA 17057
 CONTACT NAME: MICHAEL SWEIGARD
 EMAIL: mike_sweigard@cable.comcast.com

CAPITAL REGION WATER
 ADDRESS: 3005 N. FRONT STREET
 HARRISBURG, PA 17110
 CONTACT NAME: THOMAS YORK
 EMAIL: thomas.york@capitalregionwater.com

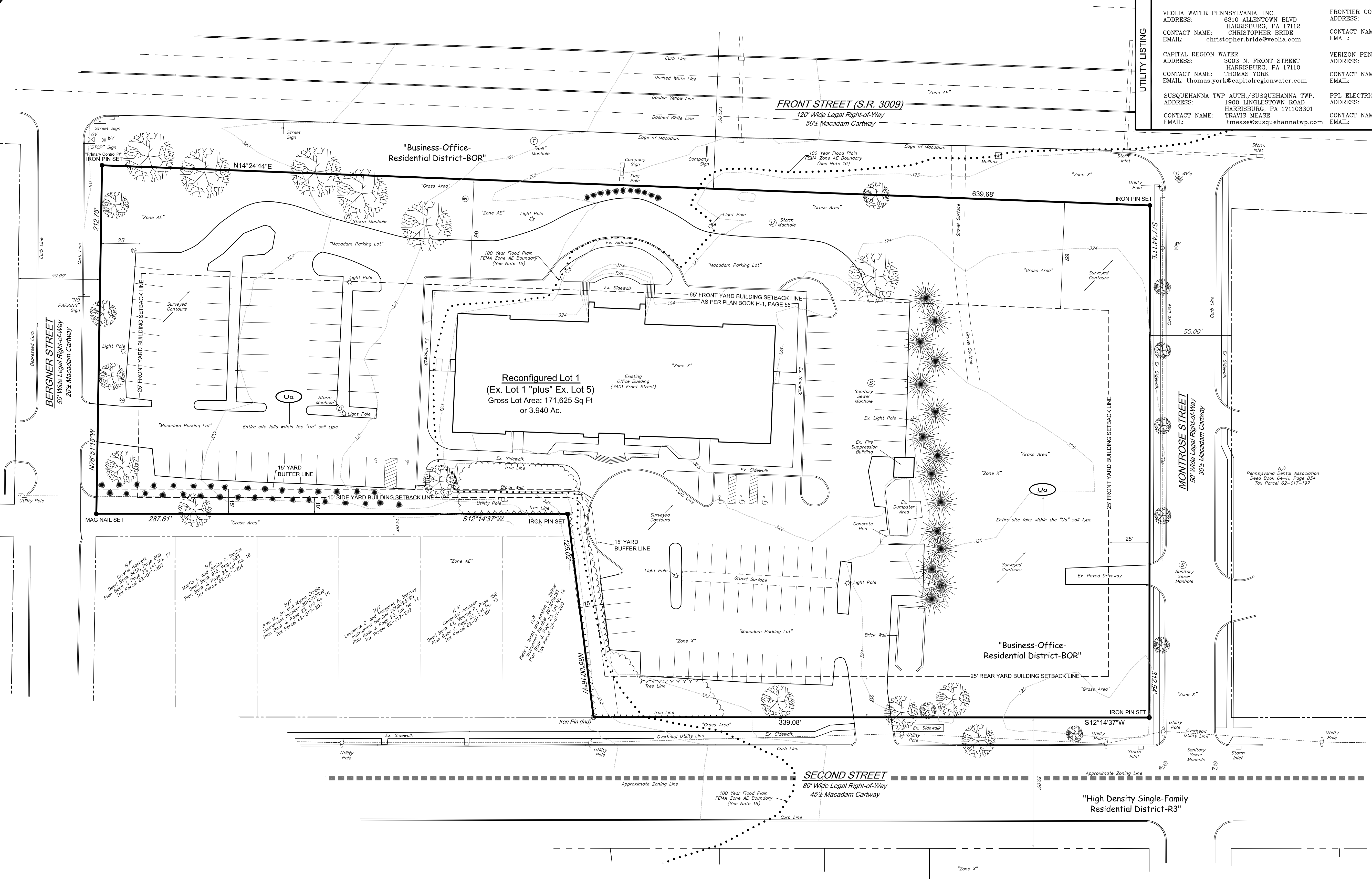
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 RICHARDSON, TX 75081
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UTILITY LISTING

N/F
 Deed Book 251, Page 209
 Plan No. 62-017-209

N/F
 Deed Book 251, Page 210
 Plan No. 62-017-210

N/F
 Deed Book 251, Page 211
 Plan No. 62-017-211

N/F
 Deed Book 251, Page 212
 Plan No. 62-017-212

N/F
 Deed Book 251, Page 213
 Plan No. 62-017-213

N/F
 Deed Book 251, Page 214
 Plan No. 62-017-214

N/F
 Deed Book 251, Page 215
 Plan No. 62-017-215

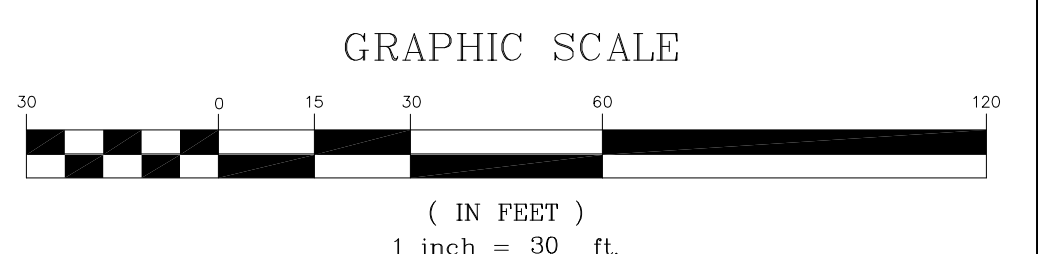
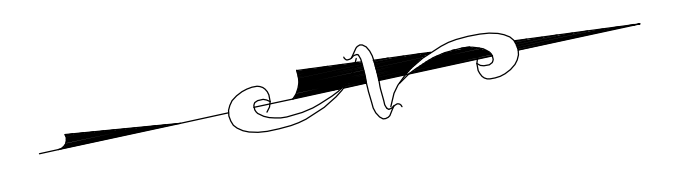
N/F
 Deed Book 251, Page 216
 Plan No. 62-017-216

N/F
 Deed Book 251, Page 217
 Plan No. 62-017-217

N/F
 Deed Book 251, Page 218
 Plan No. 62-017-218

N/F
 Deed Book 251, Page 219
 Plan No. 62-017-219

N/F
 Deed Book 251, Page 220
 Plan No. 62-017-220



PROPOSED CONDITIONS PLAN

SYMBOL LEGEND

Soil Type	Ua
Iron Pin found at Property Corner	IPF
Property Corner	●
Water Valve	WV
Sewer Manhole	S
Utility Pole	U
Existing Cleanout	□
Existing Light Pole	○
Existing Storm Manhole	⊙
Evergreen Tree	🌲
Deciduous Tree	🌳

LINE LEGEND

-----	Existing Flood Hazard Boundary
-----	Existing Right-of-Way Line
-----	Resolved Property Line
-----	Building Setback Line
-----	Adjoining Property Line
-----	Surveyed Contour Line
-----	Approximate Municipal Boundary Line
-----	Property Line to be Abandoned

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
2-27-2023 REVISED AS PER TWP. ENGINEER, DCPC & SUSQUEHANNA TOWNSHIP STAFF COMMENTS 4-8-2023 ADDED SURVEYED CONTOURS, FEATURES & UPDATED FEMA FLOOD LINE	Instrument No. - 20080044620 Instrument No. - 20140006158	2 OF 2
	TAX MAP NUMBER Tax Parcel 62-017-207 Tax Parcel 62-017-198	
	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	
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