No: 25-012

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Susquehanna Township	Surveyor	Navaro & Wright	Engineer	
Plat Title	Minor Subdivision for Zimmerman				
Zoning District	RC: Residential County BOR: Business, Office and Residential	Proposed Land Use	Residential		

Plat Status: ___ Preliminary; X Final; ___ P/F; X Minor

Plat Type: X Subdivision; ___ Land Development

Regulations: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	2	0	6.26	7.50

Date Received 12/02/2024 Staff Review 12/18/2024 Official County Review 12/18/2024

Reviewed by BW Checked by _____ Tax Map Parcel # 62-021-080

Project Description: To subdivide existing Lot 1 into Proposed Lot 1 and 2

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comments with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Subdivision and Land Development Comments:

1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval.
2. Location of existing wooded area shall be displayed on the property map. (Chapter 22-403-B.4)
3. Building setback lines shall be displayed on the proposed subdivision lots (Chapter 22-403-B-5) -If they are currently displayed on Plan Sheet C-300, it is recommended they be clearly identified.
4. The Owners telephone number is required to be displayed on the plan (Chapter 22-403.B.8.a)
5. The appropriate drainage easement shall be clearly displayed on the plan for Paxton Creek that runs through Proposed Lot 2 (Chapter 22-503.1.A)
6. Sidewalks shall be installed in accordance with Township Specifications. (Chapter 22-1107) – If sidewalks are not proposed to be installed as a part of the subdivision plan, the appropriate waiver request is required to be in accordance with *Section 22-1107.1*

General Comments:

1. If the plan is being submitted as a final minor subdivision, written request by the applicant to waive the preliminary plan requirements *(Section 22-404 & 22-405)* shall be required.
2. The plan indicates that the rear yard setback is an existing non-conforming. DCPC recommends Susquehanna Twp. Zoning officer confirm this is accurate.

Plan No. 25-012

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown		X	
17. Existing natural features shown - Wetlands	X		
Floodplains	X		
Woodlands, streams, etc.		X	
18. Contours at required interval shown	X		
19. Easements shown and identified		X	
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer mains	X		
Water mains	X		
21. Proposed man-made features shown – Building (s)			X
Storm drainage facilities			X
Sewer disposal – public ( ) on-lot ( )			X
Water supply – public ( ) well ( )			X
22. Existing streets shown - Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width	X		
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown		X	
25. Sidewalks shown		X	
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown			X
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided			X
30. Erosion and sedimentation control plan shown			X
31. Statement of ownership, signature and notarization shown		X	
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

FINAL MINOR SUBDIVISION PLAN
FOR
ZIMMERMAN TRACT
PARCEL: 62-021-080
2834 DOEHNE ROAD, HARRISBURG, PA 17110

SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA
DECEMBER 3, 2024

SUSQUEHANNA TOWNSHIP & DAUPHIN COUNTY APPROVALS

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION

ON THIS_____DAY OF_____2024.

CHAIRMAN _____

SECRETARY _____

THIS PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENNGINEER

THIS_____DAY OF_____2024.

TOWNSHIP ENGINEER _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

ON THIS_____DAY OF_____2024.

CHAIRMAN _____

SECRETARY _____

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_____2024.

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

ON THIS_____DAY OF_____2024.

INSTRUMENT NO. _____

SURVEYOR'S CERTIFICATION

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.

ERIC D. YOST, P.L.S.
eyost@navarrowright.com

NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.
151 RENO AVENUE, NEW CUMBERLAND, PA 17070
PHONE: 717-441-2216 EXT. 1153 FAX: 717-441-2218

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

PAUL J. NAVARRO, P.E.
pnavarro@navarrowright.com

NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.
151 RENO AVENUE, NEW CUMBERLAND, PA 17070
PHONE: 717-441-2216 EXT. 1112 FAX: 717-441-2218

UPI NUMBERS

LOT NUMBER	PARCEL NUMBER
1	62-021-080-000-0000
2	?????

OWNER CERTIFICATION & DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE 18TH DAY OF FEBRUARY, 2024 BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

_____
OWNER(S)

_____
OWNER(S)

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN,

_____
NOTARY MY COMMISSION EXPIRES

NOTARY STAMP

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(S)

_____
OWNER(S)

INTENT OF PLAN

THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT WHICH IS BISECTED BY DOEHNE ROAD. THE NEWLY CREATED LOT WILL NOT BE DEVELOPED BUT CONSOLIDATED IN THE FUTURE WITH AN ADJACENT LOT IN THE FUTURE. THE RESIDENTIAL LOT SHALL BE RETAINED AS SINGLE FAMILY RESIDENCE.

GENERAL NOTES

1. EXISTING CONDITIONS, BOUNDARY AND UTILITY INFORMATION DEPICTED HEREON HAS BEEN ESTABLISHED BY A SURVEY PERFORMED BY NAVARRO & WRIGHT CONSULTING ENGINEERS, INC. IN JUNE 2021. ALL TOPOGRAPHIC AND PLANIMETRIC INFORMATION CONTAINED IN THIS SURVEY WAS TAKEN FROM FIELD SURVEY INFORMATION.
2. FEMA DELINEATED 100 YEAR FLOOD PLAIN AND WETLANDS HAVE BEEN SHOWN ON THE PLAN.
3. PENNSYLVANIA ONE CALL SYSTEM HAS BEEN UTILIZED TO OBTAIN UTILITY INFORMATION FOR THIS PROJECT. SITE SERIAL NUMBER 20182842818 HAS BEEN ASSIGNED TO THIS PROJECT. THE CONTRACTOR SHALL CONTACT ONE-CALL AT 1-800-242-1776 NO LESS THAN THREE (3) DAYS PRIOR TO BEGINNING WORK.
4. ALL EXISTING UTILITIES HAVE BEEN SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO COMMENCING WORK.
5. AN EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED WITH ANY APPLICATION FOR A BUILDING PERMIT.

EXISTING CONDITIONS ZONING INFORMATION:

LOCATION: SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA
ZONE: RC RESIDENTIAL COUNTRY & BOR BUSINESS OFFICE RESIDENTIAL

ITEM #	ITEM	REQUIRED BOR DISTRICT	REQUIRED RC DISTRICT	PARCEL 62-021-080
1	LAND USE	-	-	SINGLE FAMILY HOME
2	MINIMUM LOT AREA	NONE	1 ACRE	384,335.65 S.F. (8.8236 ACRES)
3	MINIMUM LOT WIDTH	NONE	150 FT	> 150 FT
4	BUILDING COVERAGE (MAX.)	20%	20%	1,968 SF (0.51%)
5	IMPERVIOUS COVERAGE (MAX.)	45%	40%	6,303.87 SF (1.64%)
6	MIN. FRONT BUILDING SETBACK	25 FT	35 FT	39 FT
7	MINIMUM SIDE YARD SETBACK	20 FT	20 FT	36 FT
8	MINIMUM REAR YARD SETBACK	25 FT	35 FT	30 FT *
9	WATER SUPPLY	PUBLIC / ON-LOT	PUBLIC / ON-LOT	PUBLIC
10	SANITARY SEWAGE DISPOSAL	PUBLIC / ON-LOT	PUBLIC / ON-LOT	PUBLIC
11	MAX. BUILDING HEIGHT	42 FT STD. 55 FT MAX.	30 FT	< 30 FT
12	PARKING	2 SPACES PER DWELLING	2 SPACES PER DWELLING	> 2 SPACES

* EXISTING NON-CONFORMING

PROPOSED ZONING INFORMATION:

LOCATION: SWATARA TOWNSHIP, DAUPHIN COUNTY, PA
ZONE: R-S RESIDENTIAL - SINGLE FAMILY RESIDENTIAL DISTRICT

ITEM #	ITEM	REQUIRED RC DISTRICT	LOT 1	REQUIRED BOR DISTRICT	LOT 2
1	LAND USE	-	SINGLE-FAMILY DETACHED DWELLING	-	OPEN LOT
2	MINIMUM LOT AREA	1 ACRE	55,935.961 S.F. (1.284 ACRES)	NONE	272,497.558 S.F. (6.256 ACRES)
3	MINIMUM LOT WIDTH	150 FT	> 150 FT	NONE	N/A
4	BUILDING COVERAGE (MAX.)	20%	1,968 SF (3.52%)	20%	0 SF (0.00%)
5	IMPERVIOUS COVERAGE (MAX.)	40%	6,303.87 SF (11.27%)	45%	0 SF (0.00%)
6	MIN. FRONT BUILDING SETBACK	35 FT	39 FT	25 FT	N/A
7	MINIMUM SIDE YARD SETBACK	20 FT	36 FT	20 FT	N/A
8	MINIMUM REAR YARD SETBACK	35 FT	30 FT	25 FT	N/A
9	WATER SUPPLY	PUBLIC / ON-LOT	PUBLIC	PUBLIC / ON-LOT	N/A
10	SANITARY SEWAGE DISPOSAL	PUBLIC / ON-LOT	PUBLIC	PUBLIC / ON-LOT	N/A
11	MAX. BUILDING HEIGHT	30 FT	< 42 FT	42 FT STD. 55 FT MAX.	N/A
12	PARKING	2 SPACES PER DWELLING	> 2 SPACES	2 SPACES PER DWELLING	N/A

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

PA 1 SYSTEM, INC.
1-800-242-1776

POCS SERIAL NUMBER
20201700773

PUBLIC UTILITY LISTING

SUSQUEHANNA TOWNSHIP/ AUTHORITY
8675 PAXTON STREET
HUMMELSTOWN, PA 17036
ATTN: GENE LANK
EMAIL: gene.lank@swatarasewer.com

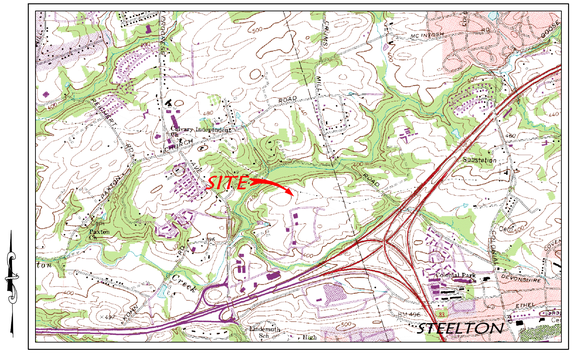
SUEZ WATER PENNSYLVANIA INC
8189 ADAMS DRIVE
HUMMELSTOWN, PA 17036
ATTN: LOUISE DOLAN
EMAIL:louise.dolan@suezcom

VERIZON PENNSYLVANIA LLC
1026 HAY ST
PITTSBURGH, PA. 15221
ATTN: DEBORAH BARUM
EMAIL:deborah.d.delia@verizon.com

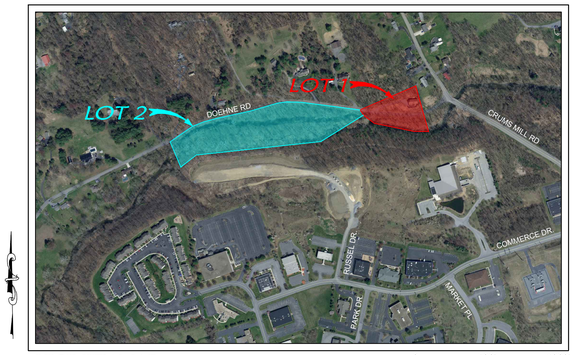
PPL ELECTRIC UTILITIES CORPORATION
503 NEW MARKET ST
WILKES BARRE, PA. 18702
ATTN: MARK SANTAYANA
EMAIL:mcsantayana@pplweb.com
COMCAST

4601 SMITH ST
HARRISBURG, PA. 17109
ATTN: MICHAEL SWEIGARD
EMAIL:mike_sweigard@cable.comcast.com

UGI UTILITIES INC
1301 AIP DR
MIDDLETOWN, PA. 17057
ATTN: CHESTER WENTZ
EMAIL:cwentz@ugi.com



LOCATION MAP
SCALE: 1" = 2000'
0 2000' 4000'



VICINITY MAP
SCALE: 1" = 150'
0 500' 1000'

DRAWING INDEX

SHEET NO.	SHEET DESCRIPTION
C100	COVER SHEET
C200	EXISTING CONDITIONS PLAN
C300	PROPOSED OVERALL SUBDIVISION PLAN
C301	PROPOSED SUBDIVISION ENLARGEMENT PLAN
C302	PROPOSED SUBDIVISION ENLARGEMENT PLAN

OWNER / APPLICANT

LORI ZIMMERMAN
28343 DOEHNE ROAD
HARRISBURG, PA, 17110

EQUITABLE OWNER

PAUL J. NAVARRO
15 O'HARA LANE
HARRISBURG, PA, 17110
717.503.7900
pnavarro@navarrowright.com

SOURCES OF TITLE

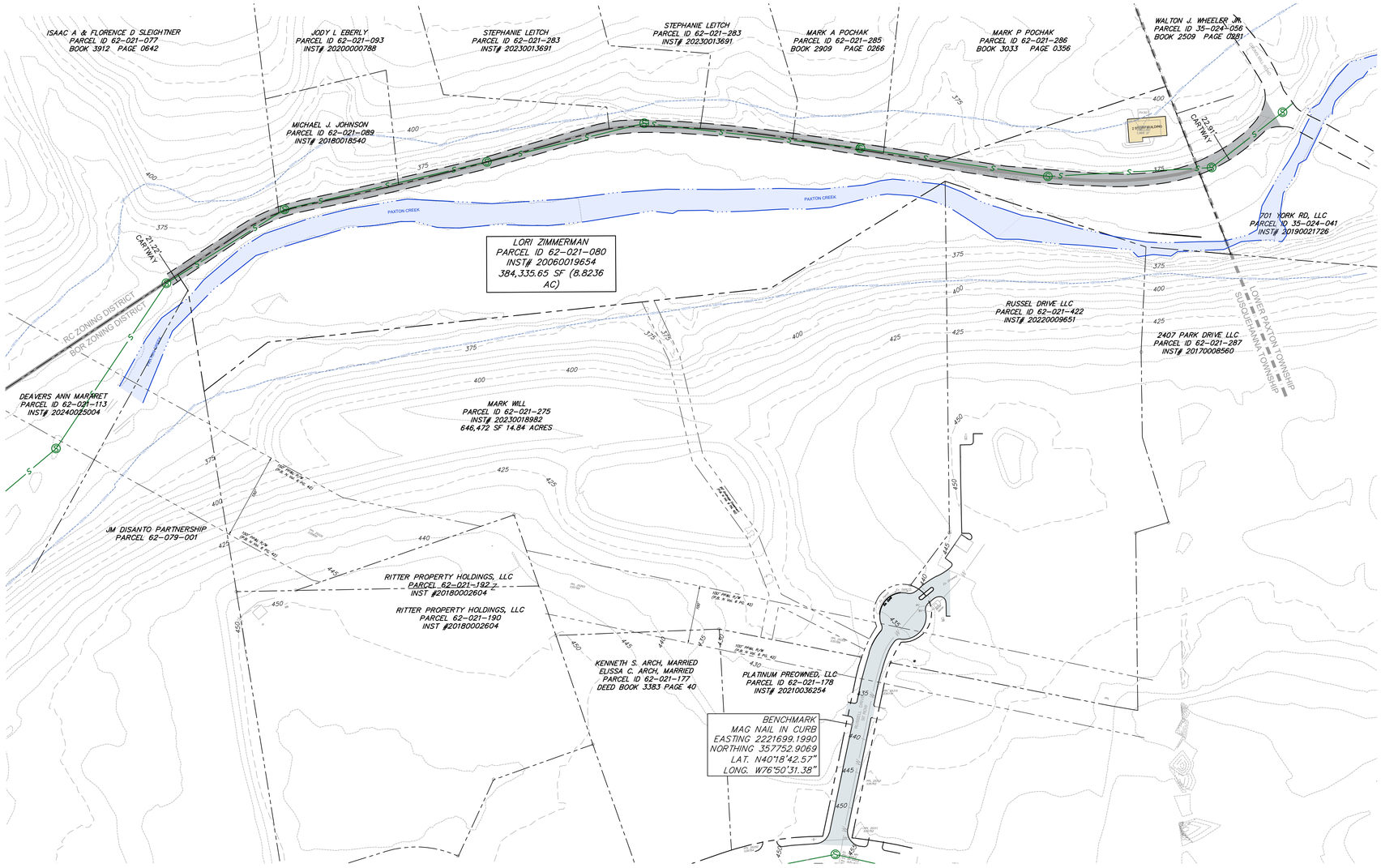
INSTRUMENT NUMBER: 20060019654

TAX PARCEL REFERENCE

PARCEL 62-021-275 (2834 DOEHNE ROAD)

NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.

Wednesday, December 4, 2024 10:44:12 AM
N:_2024\2401SC023 Russet Dr. Complex_Dauphin Co_SiteCivil_DWG_SUBDIVISION AND CONSOLIDATION SET\2401SC023-LOT-C100-COVER.dwg



EXISTING CONDITIONS PLAN

GRAPHIC SCALE
1 INCH = 100 FEET
100 0 50 100 200

EXISTING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE - ADJOINER
- BUILDING LINE
- CURB
- EDGE OF MACADAM
- LINE PAINTING
- STORM DRAIN PIPE WITH INLET
- SANITARY SEWER LINE WITH MANHOLE
- OVERHEAD UTILITY
- WATER LINE
- GAS LINE
- EXISTING YELLOW LINE
- SOILS LINE
- WETLANDS
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- WATER VALVE
- CLEANOUT
- FIRE HYDRANT
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SHRUB
- SIGN
- BENCHMARK

SURVEY NOTES:

1. HORIZONTAL DATUM: NORTH AMERICAN DATUM 1983, 2011 (NAD83)(2011).
2. COORDINATE SYSTEM: PENNSYLVANIA STATE PLANE, SOUTH ZONE.
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
4. BENCHMARK - MAG NAIL ON CURB - ELEV. 439.01.
   NORTHING 3575552.9069
   EASTING 2221699.1990
   LAT N40°18'42.57"
   LONG W76°50'31.38"
5. ALL DISTANCES AND COORDINATES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
6. ALL EXISTING PROPERTY LINES AND RIGHT-OF-WAY LINES SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY NAVARRO AND WRIGHT CONSULTING ENGINEERS, INC. IN NOVEMBER & DECEMBER 2023. EXISTING FEATURES ARE SHOWN FROM AERIAL IMAGERY AND FIELD SURVEYED DATA.
7. DEED OF RECORD FOR PARCEL 62-021-080 IS INSTRUMENT NO. 20060019654 AS RECORDED IN THE RECORDER OF DEEDS OFFICE FOR DAUPHIN COUNTY, PENNSYLVANIA.
8. ALL ADJOINING PROPERTY INFORMATION SHOWN IS BASED ON INFORMATION AS RECORDED IN THE RECORDER OF DEEDS OFFICE FOR DAUPHIN COUNTY, PENNSYLVANIA.
9. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL NUMBER #42043C0330D, EFFECTIVE ON 8/2/2012 INDICATES THE SUBJECT PARCEL OF LAND TO BE LOCATED IN ZONE A (1% ANNUAL CHANCE FLOOD HAZARD).
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT REPRESENT AN ALTA/NSPS SURVEY. THERE MAY BE EXCEPTIONS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD NOT SHOWN.
11. NAVARRO & WRIGHT CONSULTING ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITY LOCATIONS ARE COMPLETE OR EXACT. NAVARRO & WRIGHT CONSULTING ENGINEERS, INC. HAS NOT LOCATED THE SUBSURFACE UTILITIES. THE ACTUAL LOCATIONS AND CONDITIONS SHOULD BE VERIFIED BY REPRESENTATIVES OF THE UTILITY OR UTILITIES IN QUESTION. NAVARRO & WRIGHT CONSULTING ENGINEERS, INC. WILL ASSUME NO RESPONSIBILITY FOR ACCURACY OR SUFFICIENCY OF THE DATA RELATED TO EXISTING UTILITIES. UTILITIES SHOWN HEREON WERE PLOTTED USING SURFACE FEATURES LOCATED.
12. WETLAND DELINEATION WAS PERFORMED BY VORTEX ENVIRONMENTAL, INC. ON 01/30/2024. WATERCOURSES #1, #2, AND #3 ARE PER DIRECTION OF VORTEX ENVIRONMENTAL, INC.

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

PA 1 SYSTEM, INC.
1-800-242-1776

POCS SERIAL NUMBER
20211951408

BY	REVISIONS	DATE

NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.
CORPORATE OFFICE
151 RENO AVENUE
NEW CUMBERLAND, PA 17070
PHONE: (717) 441-2216
FAX: (717) 441-2218
www.navarrowright.com

FINAL MINOR SUBDIVISION PLAN
FOR
ZIMMERMAN TRACT
PARCEL: 62-021-080
2834 DOEHNE ROAD, HARRISBURG, PA 17110
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

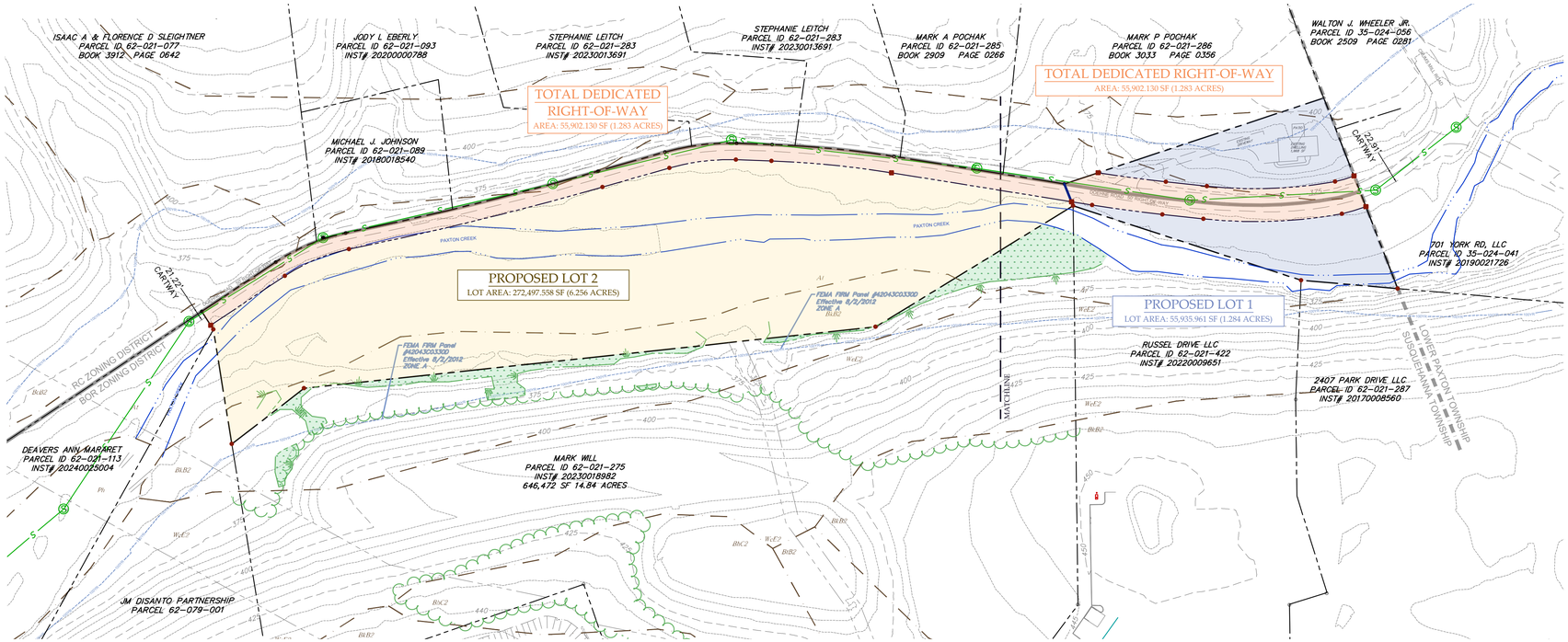
DRAWN BY:	JJG
CHECKED BY:	PJN
SCALE:	1" = 100'
DATE:	DEC. 3, 2024

JOB NUMBER:
2401SC023

DRAWING DESCRIPTION:
EXISTING
LOT
CONDITIONS

DRAWING NUMBER:
C200

Wednesday, December 4, 2024 10:42:29 AM
N:_2024\2401SC023 Russel Dr. Complex_Dauphin Co_SiteCivil_DWGs_SUBDIVISION AND CONSOLIDATION SET\2401SC023-LOT-C200-EXISTING.dwg



PROPOSED OVERALL SUBDIVISION PLAN

GRAPHIC SCALE
1 INCH = 100 FEET
100 0 50 100 200

EXISTING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE – ADJOINER
- BUILDING LINE
- CURB
- EDGE OF MACADAM
- LINE PAINTING
- STORM DRAIN PIPE WITH INLET
- SANITARY SEWER LINE WITH MANHOLE
- OVERHEAD UTILITY
- WATER LINE
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- WATER VALVE
- CLEANOUT
- FIRE HYDRANT
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SHRUB
- SIGN
- BENCHMARK

PROPOSED SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- CONCRETE MONUMENT TO BE SET
- IRON PIN TO BE SET

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
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CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1 SYSTEM, INC.
1-800-242-1776
POCS SERIAL NUMBER
20211951408

BY	REVISIONS	DATE

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CORPORATE OFFICE
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NEW CUMBERLAND, PA 17070
PHONE: (717) 441-2216
FAX: (717) 441-2218
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FOR
ZIMMERMAN TRACT
PARCEL: 62-021-080
2834 DOEHNE ROAD, HARRISBURG, PA 17110
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

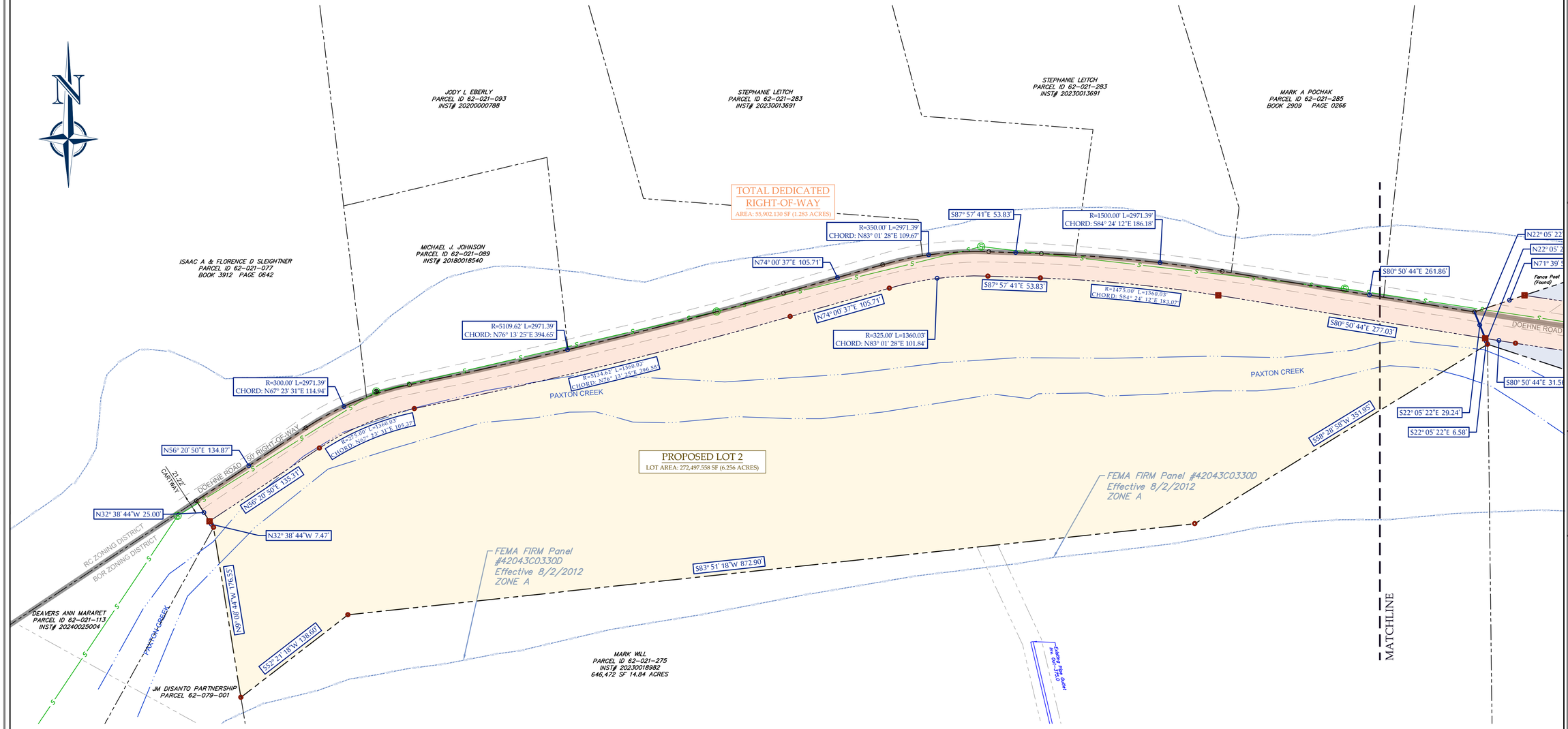
DRAWN BY:	JJG
CHECKED BY:	PJN
SCALE:	1" = 100'
DATE:	DEC. 3, 2024

JOB NUMBER:
2401SC023

DRAWING DESCRIPTION:
PROPOSED OVERALL SUBDIVISION PLAN

DRAWING NUMBER:
C300

Wednesday, December 4, 2024 10:44:58 AM
N:_2024\2401SC023 Russell Dr. Complex_Dauphin Co._Sec\Civil_ENGR_SUBDIVISION AND CONSOLIDATION SET\2401SC023-LOT-C300-PROPOSED.dwg



EXISTING LEGEND

- PROPERTY LINE
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- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SHRUB
- SIGN
- BENCHMARK

PROPOSED SUBDIVISION ENLARGEMENT PLAN

GRAPHIC SCALE

1 INCH = 50 FEET

50 0 25 50 100

PROPOSED SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- CONCRETE MONUMENT TO BE SET
- IRON PIN TO BE SET

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1-800-242-1776

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20211951408

BY	REVISIONS	DATE

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NEW CUMBERLAND, PA 17070

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SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

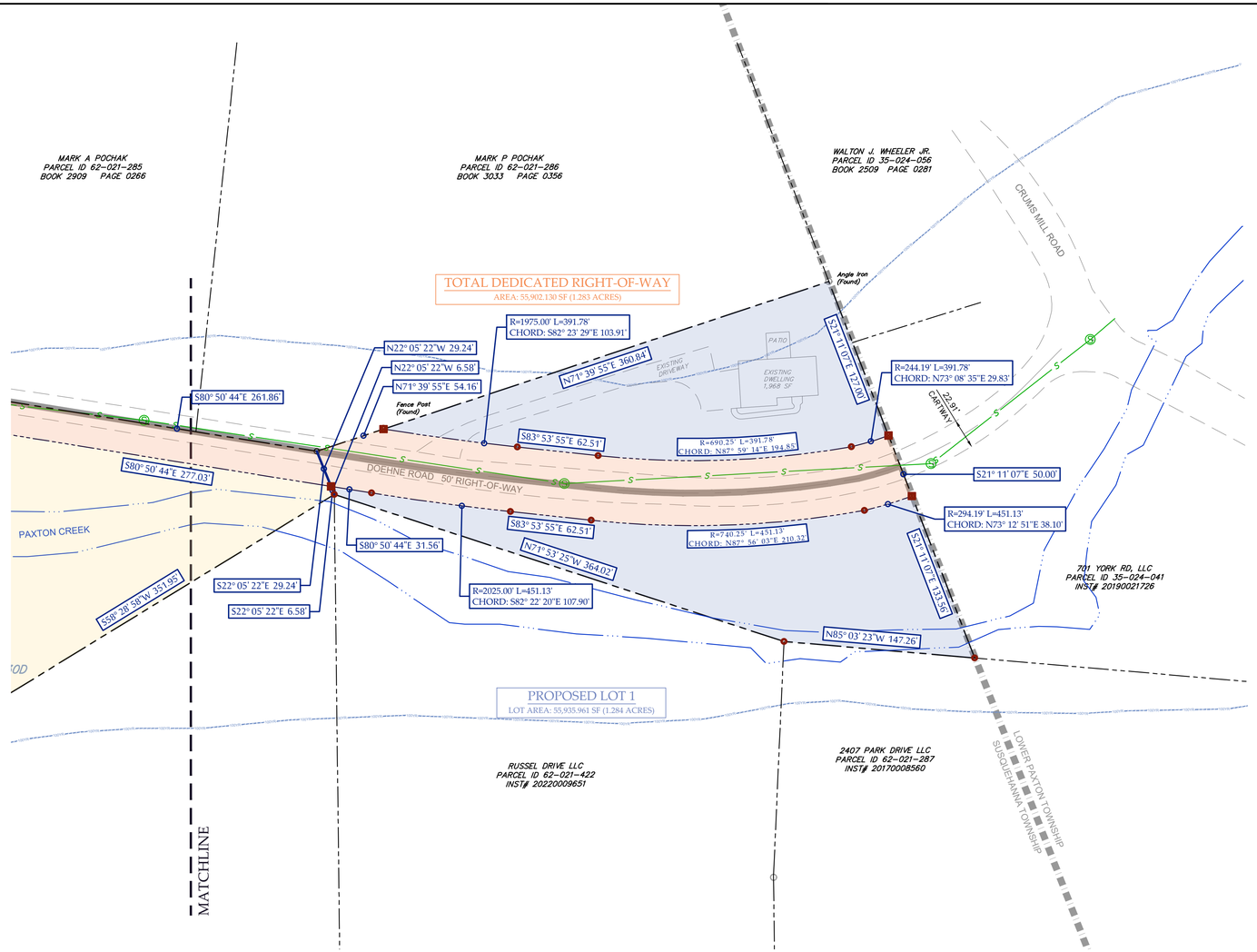
DRAWN BY:	JJG
CHECKED BY:	PJN
SCALE:	1" = 50'
DATE:	DEC. 3, 2024

JOB NUMBER:
2401SC023

DRAWING DESCRIPTION:
PROPOSED SUBDIVISION ENLARGEMENT PLAN

DRAWING NUMBER:
C301

Wednesday, December 4, 2024 10:45:40 AM
P:\2401\2401SC023 Parcel Dr. Eberly_Dauphin Co_SVC\Pl_Dwng_Build\NVISION AND CONDITIONAL\C301-PROPOSED.dwg



EXISTING LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE – ADJOINER
- BUILDING LINE
- CURB
- EDGE OF MACADAM
- LINE PAINTING
- STORM DRAIN PIPE WITH INLET
- SANITARY SEWER LINE WITH MANHOLE
- OVERHEAD UTILITY
- WATER LINE
- GAS LINE
- EXISTING YELLOW LINE
- SOILS LINE
- WETLANDS
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- WATER VALVE
- CLEANOUT
- FIRE HYDRANT
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SHRUB
- SIGN
- BENCHMARK

PROPOSED SUBDIVISION ENLARGEMENT PLAN

GRAPHIC SCALE

1 INCH = 50 FEET

50 0 25 50 100

PROPOSED SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- CONCRETE MONUMENT TO BE SET
- IRON PIN TO BE SET

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

PA 1 SYSTEM, INC.
1-800-242-1776

POCS SERIAL NUMBER
20211951408

BY	REVISIONS	DATE

NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.
CORPORATE OFFICE
151 RENO AVENUE
NEW CUMBERLAND, PA 17070
PHONE: (717) 441-2216
FAX: (717) 441-2218
www.navarrowright.com

FINAL MINOR SUBDIVISION PLAN
FOR
ZIMMERMAN TRACT
PARCEL: 62-021-080
2834 DOEHNE ROAD, HARRISBURG, PA 17110
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

DRAWN BY:	JJG
CHECKED BY:	PJN
SCALE:	1" = 50'
DATE:	DEC. 3, 2024

JOB NUMBER:
2401SC023

DRAWING DESCRIPTION:
PROPOSED SUBDIVISION ENLARGEMENT PLAN

DRAWING NUMBER:
C302

Wednesday, December 4, 2024 10:48:56 AM
N:_2024\2401SC023 Russell Dr. Complex_Dauphin Co._Sec\Civil_ENGR_SUBDIVISION AND CONSOLIDATION SET\2401SC023-LOT-C300-PROPOSED.dwg