No: 25-079

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Susquehanna Township	Surveyor	R.J. Fisher & Associates	Engineer	R.J. Fisher & Associates

Plat Title: Minor Subdivision and E&S Site Plan for 4224 Kirkwood Road

Zoning District	R-1 Low Density Residential	Proposed Land Use	Single-family detached

Plat Status:	___ Preliminary	**Plat Type**:	X Subdivision	**Regulations**:	___ County
	X Final				X Municipal
	___ P/F		___ Land Development		X Zoning
	X Minor				X S&LD

Existing # of Lots	3	Proposed # of Lots	1	Proposed # of New DUs	0	Subdivided / Developed Acres	1.36	Total Acres	1.36

Date Received	7/16/25	Staff Review	7/23/25	Official County Review	7/23/25

Reviewed by LG Checked by GD Tax Map Parcel # 62-009-134

Project Description: To construct a detached accessory garage & driveway

- *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 are to be in place before final approval.
2. Width of the proposed driveway is to conform to the Design Standards of Section 22-502 and not exceed 20' at the street line.
3. Township engineer should review E&S Plan for compliance.

General Comments

4. 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.

Plan No. 25-079

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 (X) on-lot ( )	X		
Water supply – public (X) 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 (see comment 1)	X		
32. Dedicatory statement shown (see comment 1)	X		
33. Approval blocks shown (see comment 1)	X		
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

MINOR SUBDIVISION & E&S SITE PLAN

FOR

4224 KIRKWOOD ROAD

LOCATED IN

SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

GENERAL NOTES:

1. The purpose of this plan is to construct an accessory garage and driveway.
2. Within clear sight triangles shown hereon, no permanent walls, fences, signs, structures, obstructions, grading and/or plant materials over 30 inches high shall be placed or maintained, so that vision of motorists is not obscured.
3. Per FEMA Flood Map Number 42043C0309D, Effective Date: August 12, 2012, there are no flood hazard areas on the property.
4. Roof drains shall not be connected to streets, sanitary, or storm sewers, or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater.
5. All stormwater conveyance piping shall have watertight joints.
6. Location of underground pipes connected to roof leaders, water lateral, and underground electric is approximate.
7. The proposed sewer lateral shall be installed per the Susquehanna Township Authority Manual for Sewer Extension Construction, dated December 2002.



LOCATION MAP: 1" = 500'

ZONING DATA:

Existing Zoning: Residential (R-1) Low Density Residential District
Maximum Density: 2 du/ac.
Minimum Lot Area: 20,000 s.f.
Minimum Lot Width: 100 ft.
Minimum Setback, Front Yard: 30 ft.
Minimum Setback, Rear Yard: 30 ft.
Minimum Setback, Side Yard: 15 ft.
Maximum Height (Accessory Building): 15 ft.
Maximum Lot Impervious Cover: 40%
Existing Lot Impervious Cover: 17,698 S.F. (29.7%)
Proposed Lot Maximum Impervious Cover: 16,027 S.F. (26.8%)

SITE DATA:

Record Owner:
Paul E. & Susan Miller
4224 Kirkwood Road
Harrisburg, PA 17110
Phone: (419) 320-7585
Tax Parcel Numbers:
Premise A: 62-011-054
Premise B: 62-009-133
Premise C: 62-009-134
Susquehanna Township remaining tract: 12.25 Acres
Existing Lot Area:
Premise A: 23,510 Square Feet
Premise B: 16,960 Square Feet
Premise C: 19,138 Square Feet
Proposed Lot Area:
Lot #1: 59,608 Square Feet
Existing Use: Single Family Detached Dwelling
Proposed Use: Single Family Detached Dwelling
Existing Water Supply: Public
Proposed Water Supply: Public
Existing Sewage Disposal: Public
Proposed Sewage Disposal: Public

ADJOINING RECORDED SUBDIVISION PLANS

1. Beaufort Farms – Section D: PB X, Vol. 1, Pg. 17
2. Final Plat for Kristen Olewine Subdivision: PB Y, Vol. 5, Pg. 97
3. Beaufort Farms – Addition to Section D: PB A, Vol. 2, Pg. 119
4. Beaufort Farms – Section G:PB P, Vol. 4, Pg 85

PLAN APPROVAL BLOCKS

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TWP PLANNING COMMISSION THIS_____DAY OF_____20____

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_____20____

PRESIDENT _____

SECRETARY _____

REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER
REVIEWED THIS_____DAY OF_____20____

TOWNSHIP ENGINEER _____

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS_____DAY OF_____20____

CHAIRMAN _____

SECRETARY _____

OWNER CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE_____DAY OF_____20____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED PAUL E. MILLER AND SUSAN MILLER

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 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: PAUL E. MILLER

OWNER: SUSAN MILLER

DAUPHIN COUNTY RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS_____DAY OF_____20____

INSTRUMENT NUMBER _____

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

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. 20251362731 IN SUSQUEHANNA TOWNSHIP

LIST OF UTILITIES

VEOLIA WATER PENNSYLVANIA INC
6310 ALLENTOWN BOULEVARD
HARRISBURG, PA. 17112
CONTACT: CHRISTOPHER BRIDE
EMAIL: CHRISTOPHER.BRIDE@VEOLIA.COM
PHONE: 717-901-6317

VERIZON PENNSYLVANIA LLC
1050 VIRGINIA DR
FORT WASHINGTON, PA. 19034
CONTACT: DIANE REDILLA
EMAIL: diane.c.redilla@verizon.com
PHONE: 215-591-6210

PPL ELECTRIC UTILITIES CORPORATION
437 BLUE CHURCH RD
PAXINOS, PA. 17860
CONTACT: DOUG HAUPT
EMAIL: dlhaupt@pplweb.com
PHONE: 570-490-5684

COMCAST
1241 PA-66 BUS
GREENSBURG, PA. 15601
CONTACT: ASHLEY DONALDSON
EMAIL: ashley_donaldson@comcast.com
PHONE: 412-925-3236

SUSQUEHANNA TOWNSHIP AUTHORITY/SUSQUEHANNA TOWNSHIP
1900 LINGLESTOWN RD
HARRISBURG, PA. 17110
CONTACT: TRAVIS MEASE
EMAIL: tmease@susquehannatwp.com
PHONE: 717-233-7143

UGI UTILITIES INC
1301 AIP DR
MIDDLETOWN, PA. 17057-5987
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118

SUSQUEHANNA TOWNSHIP AUTHORITY/SUSQUEHANNA TOWNSHIP
1900 LINGLESTOWN RD
HARRISBURG, PA. 17110
CONTACT: CLINT KREIGER
EMAIL: CKREIGER@SUSQUEHANNATWP.COM
PHONE: 717-233-7143

APPLICANT

PAUL E. & SUSAN MILLER
4224 KIRKWOOD ROAD
HARRISBURG PA, 17110
PHONE: 419-320-7585
plmiller7@gmail.com

DESIGN ENGINEER

R.J. FISHER & ASSOCIATES, INC.
1546 BRIDGE STREET
NEW CUMBERLAND, PA 17070
PHONE: (717) 774-7534
E-MAIL: MRF@RJFISHERENGINEERING.COM

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.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MATTHEW R. FISHER ENGINEER PE 090713

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MATTHEW R. FISHER LAND SURVEYOR SU 075443

NO.	REVISION	DATE
1	—	—
2	—	—
3	—	—
4	—	—
5	—	—

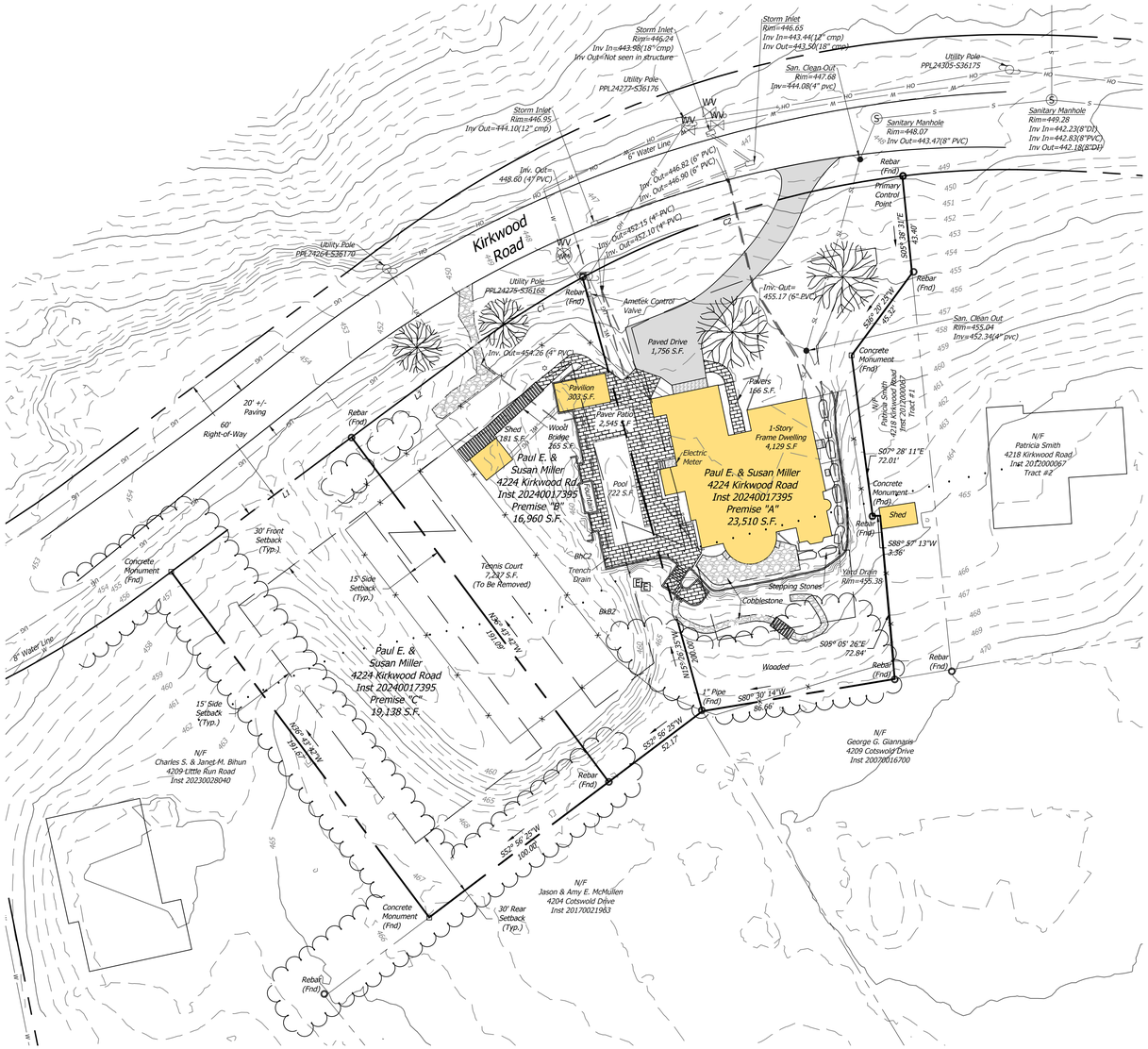
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SITE PLANNING ▫ CIVIL ENGINEERING ▫ LAND SURVEYS
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PHONE: (717) 774-7534 ▫ FAX: (717) 774-7190
RJFISHERENGINEERING.COM

COVER SHEET
FOR
4224 KIRKWOOD ROAD
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 225007-COV
PROJECT: 225007
DATE: 07/9/2025
SHEET: 1 OF 6

J:\PROJECTS\2025\225007\CAD\LDP-ISUB\225007-COV.DWG
XREF:
1. COV



Existing Conditions Legend

- Existing Boundary Line
- Existing Right-Of-Way Line
- Existing Adjacent Property Line
- Existing Benchmark
- Existing Building Setback Line
- Existing Street Centerline
- Existing Edge Of Pavement
- Existing Curb
- Existing Paint Line
- Existing Drainage Area
- Existing Minor Contour
- Existing Major Contour
- Existing Fence
- Existing Guiderail
- Existing Mailbox
- Existing Property Line Marker
- Existing Concrete Monument
- Existing Sign
- Existing Light
- Existing Soils Boundary
- Existing Stream
- Existing 100 Year Floodplain
- Existing Sidewalk
- Existing Treeline
- Existing Deciduous Tree
- Existing Coniferous Tree
- Existing Overhead Utility Wire, Utility Pole, Guy Pole, Guy Wire
- Existing Underground Utilities
- Existing Utility Easement
- Existing Communications Box
- Existing Underground Electric Transformer
- Existing Gas Main, Valve
- Existing Gas Easement
- Existing Gas Lateral, Service Shut-Off
- Existing Water Main, MH, Hydrant, Valve
- Existing Water Lateral, Meter, Service Shut-Off
- Existing Water Easement
- Existing Sanitary Sewer Line, MH
- Existing Sanitary Sewer Easement
- Existing Sanitary Lateral
- Existing Storm Sewer Line, Inlet, MH
- Existing Storm Sewer Easement
- Existing Wetlands

Existing Boundary Line Table

Line #	Direction	Length
L1	N53° 16' 18"E	100.00'
L2	S53° 16' 18"W	65.35'

Existing Boundary Curve Table

Curve #	Radius	Length	Chord Bearing	Chord
C1	400.00	59.64	S57° 32' 12"W	59.59
C2	400.00	150.00	S72° 23' 37"W	149.12

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SPCS GRID NORTH

NO.	REVISION	DATE
1	—	—
2	—	—
3	—	—
4	—	—
5	—	—

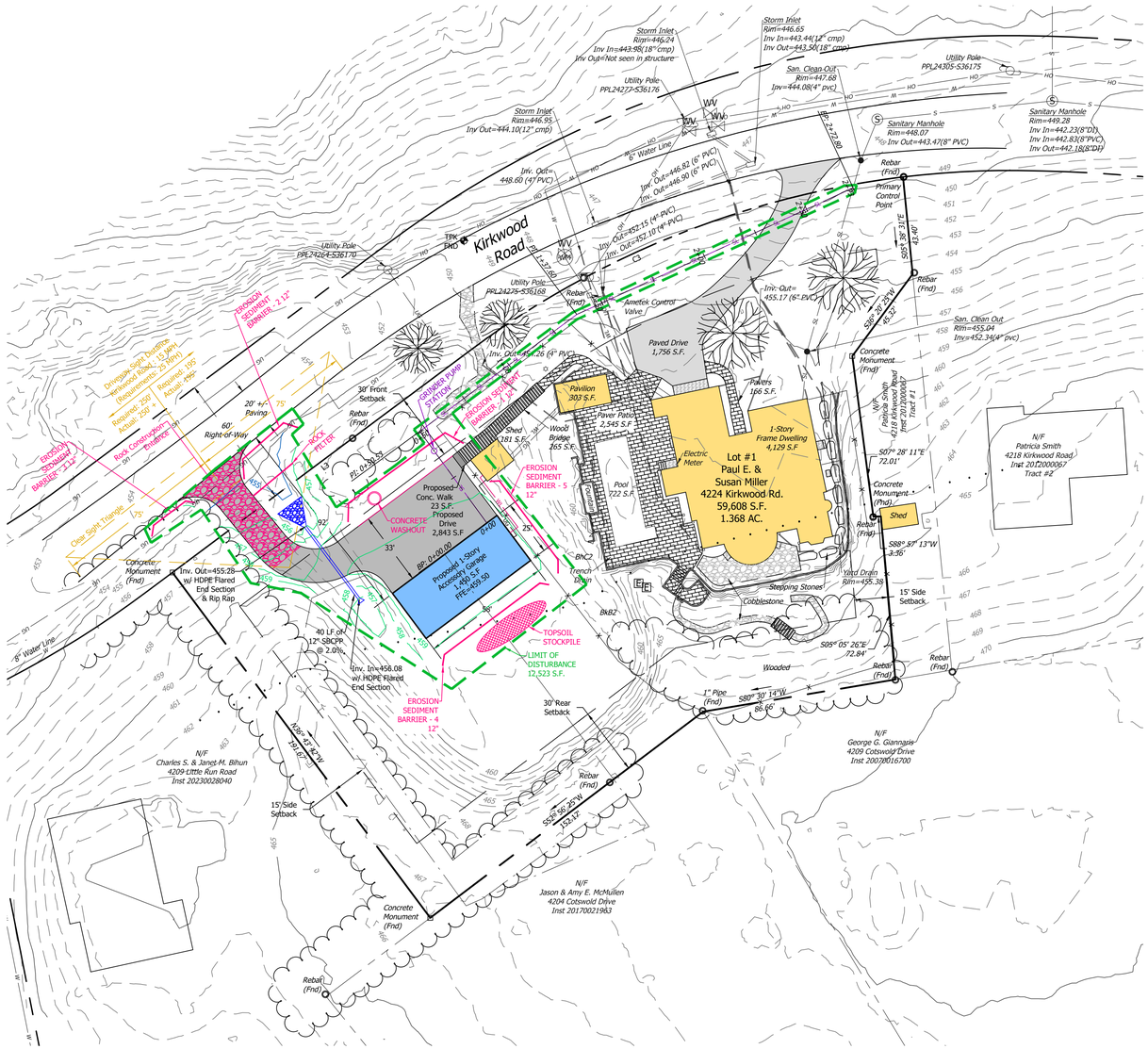
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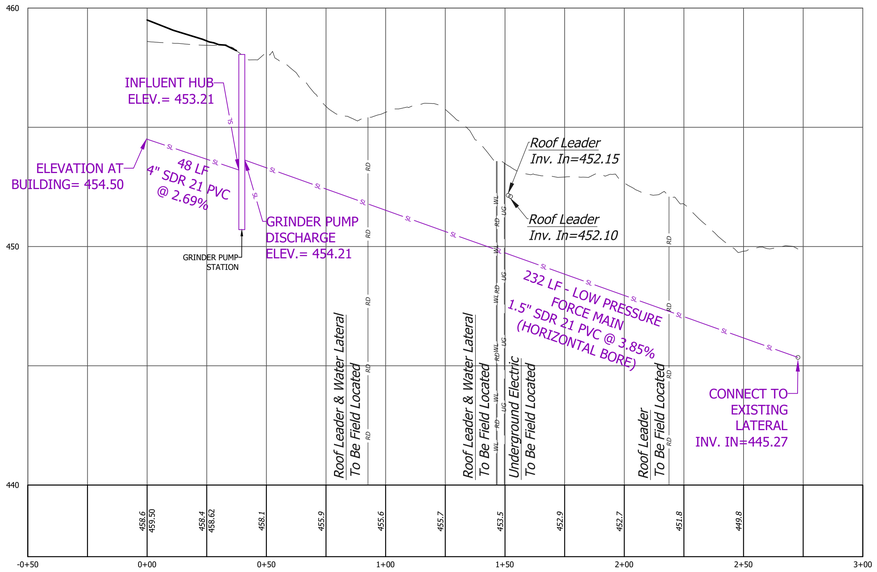
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RJFISHERENGINEERING.COM

EXISTING CONDITIONS PLAN
FOR
4224 KIRKWOOD ROAD
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 225007-EXC
PROJECT: 225007
DATE: 07/9/2025
SHEET: 2 OF 6

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XREF: J:\PROJECTS\2025\225007\CAD\XREF\225007-0.dwg
2. EXC





Profile View of Proposed Sanitary Sewer Lateral Sta: -0+50.00 - 3+00.00
Horizontal Scale: 1" = 50'
Vertical Scale: 1" = 5'

GRAPHIC SCALES

50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

10 5 2.5 0
(IN FEET)
1 inch = 5 ft.

Proposed Conditions Legend

- Proposed Property Line
- Proposed Right-Of-Way
- Proposed Edge Of Pavement
- Proposed Curb
- Proposed Sidewalk
- Proposed Retaining Wall
- Proposed Sanitary Sewer Line, MH
- Proposed Storm Sewer Line, Inlet, MH
- Proposed Roof Drain
- Proposed Water Line, Hydrant
- Proposed Gas Line
- Proposed Overhead Utility
- Proposed Underground Utility
- Proposed Minor Contour
- Proposed Major Contour
- Limit Of Disturbance
- Drainage Area
- Proposed Inlet Protection, Waterbar, Inlet I.D.

SOIL LIMITATIONS AND RESOLUTIONS:

- EASILY ERODIBLE: E&S BMPS WILL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH DISTURBANCE. PROMPT STABILIZATION PRACTICES WILL BE IMPLEMENTED.
- CUTBANK CAVE: CUT SLOPES WILL BE STABILIZED AS SOON AS POSSIBLE WITH SEED AND MULCH OR EROSION CONTROL BLANKETS TO PREVENT SLIDING. SLOPES ARE DESIGNED TO NOT EXCEED 2H:1V.
- CORROSIVE TO CONCRETE: PIPES TO BE USED ON THE SITE SHALL BE EITHER HDPE, STEEL, OR COATED STEEL.
- POOR SOURCE OF TOPSOIL: SOIL AMENDMENTS WILL BE ADDED TO SITE SOILS TO PROMOTE VEGETATIVE GROWTH.
- DROUGHTY: FOR DROUGHTY SOILS, CONTRACTOR TO REFER TO "TABLE 11-3: PLANT TOLERANCES OF SOIL LIMITATION FACTORS" TO SELECT APPROPRIATE VEGETATION. EROSION CONTROL BLANKETS SHOULD ALSO BE CONSIDERED IN SOIL CONDITIONS THAT MAKE REVEGETATION DIFFICULT (E.G. DROUGHTY). WHEN INSTALLED PROPERLY, EROSION CONTROL BLANKETS CAN HELP HOLD SOIL PARTICLES IN PLACE AND RETAIN SOIL MOISTURE, PROMOTING SEED GERMINATION.
- HYDRIC/HYDRIC INCLUSIONS: HYDRIC SOILS THAT ARE DELINEATED WETLANDS, SHOULD BE AVOIDED TO THE EXTENT POSSIBLE. STAGING AREAS SHOULD BE LOCATED 50 FEET FROM THE EDGE OF WETLAND. MOVEMENT OF VEHICLES ACROSS WETLAND MUST BE MINIMIZED. WHERE VEHICLES NEED TO CROSS WETLANDS, THE USE OF TEMPORARY TIMBER MATS SHALL BE USED DUE TO THE POTENTIAL FOR RUTTING. TRENCH PLUGS SHALL BE INSTALLED TO PREVENT THE TRENCH FROM DRAINING THE WETLANDS OR CHANGING THE HYDROLOGY.
- SLOW PERCOLATION: BMPS TO BE INSPECTED AFTER RUNOFF EVENTS, MAKE SURE THERE IS AN ADEQUATE AREA FOR PUMPED WATER DISCHARGE.
- FROST ACTION: PRECAUTIONS ARE NEEDED TO PREVENT DAMAGE TO ROADWAYS.

SOIL TABLE

SOIL SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP
BhC2	BERKS CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES	B
BkB2	BERKS SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

Proposed Boundary Line Table

Line #	Direction	Length
L3	N53° 16' 20"E	165.35'

Proposed Boundary Curve Table

Curve #	Radius	Length	Chord Bearing	Chord
C3	404.20	209.62	S68° 10' 00"W	207.28

NO.	REVISION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

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E&S AND GRADING PLAN
FOR
4224 KIRKWOOD ROAD
LOCATED IN
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

DRAWING ID: 225007-SDP-GRD-ESC
PROJECT: 225007
DATE: 07/9/2025
SHEET: 3 OF 6

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XREF: J:\PROJECTS\2025\225007\CAD\XREF\225007-SDP.dwg
3. SDP & GRD