No: 25-007

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Susquehanna Township	Surveyor	Act One Associates	Engineer	Act One Associates
Plat Title	Gary French 3801 Canterbury Road				
Zoning District	R2: Medium Density 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	0.5956 and 2.08	2.68

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

Reviewed by BW Checked by _____ Tax Map Parcel # 62-021-074

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 Waivers Requests

- Section 22-404: Preliminary Plan Procedure
- Section 22-405.2.J.(c) – Wetland Delineation
- Section 22-1102 Monuments and Markers
- Section 22-1106 Curbs
- Section 22-1107 Sidewalks

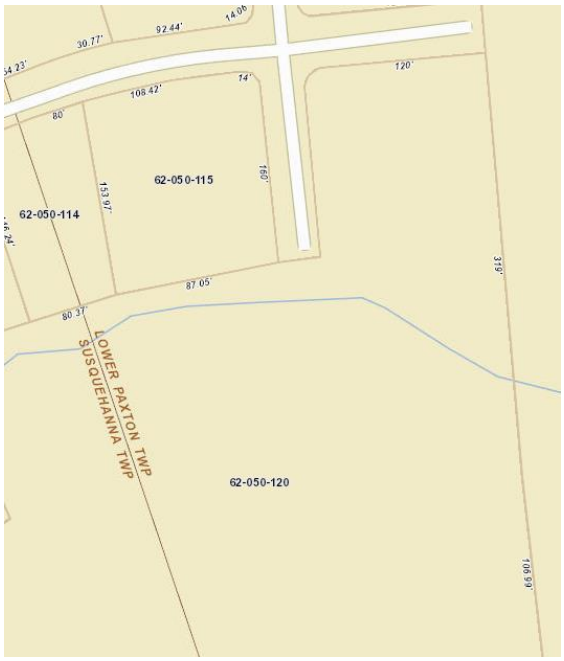
Subdivision and Land Development Comments:

1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval.
2. The proposed lot areas for Lot 1 & 2 shall be clearly labeled on the proposed plan sheet 3 for reference. (Chapter 22-403.B.5)
3. Contours at the required interval are required to be displayed on the plan for reference (Chapter 22-403.B.5)
4. A minimum 20-foot easement shall be displayed for all public utilities that exist on the property (Chapter 22-503.1.A) – There appear to be a note regarding utility easements, but they are not displayed on the plan for reference.
5. Sidewalks shall be installed in accordance with Township Specifications. (Chapter 22-1107) – Understanding a waiver is being requested and apart of Tudar lane has not been and does not intend to be dedicated to the

Township. Twp. staff should determine if sidewalks shall be installed to limit where dedication has previously been granted.

General Comments:

1. After reviewing the Dauphin County Parcel Viewer, Susquehanna Township interactive zoning map, it appears the municipal boundary between Lower Paxton and Susquehanna is located in the incorrect spot on the plan. It appears to be located to the east of Tundar Drive through parcel 62-050-114. Clarification and coordination between Susquehanna Twp, Lower Paxton Township, the applicant and Dauphin County GIS / Tax Assessment is recommended to determine exactly where the municipal boundary is located.



2. According to the National wetlands inventory, there does not appear to be any wetlands located on the subject property. DCPC recommends Twp. Staff and Planning Commission members determine if a waiver / modification request is warranted for this plan.
3. Based on the letter outlining the waiver and modification requests, it indicates two monuments are proposed to be set prior to plan recording. DCPC recommends Twp. Staff and Planning Commission members determine if a waiver / modification request is warranted for this plan.
4. The existing private easement on Tuder Drive could be clearly displayed on the plan for reference.

Plan No. 25-007

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)			X
Water supply – public (X) well (X)			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		

NOTES

1. The purpose of this plan is to subdivide existing Lot #1, formally known as Lots #215 through #219 (as shown on the Plan for Section No. 4, Oxford Court, recorded in Plan Book I, Volume 2, Page 31) into proposed Lots #1 and #2.
2. Lots #215 through #219 were consolidated by deed in 2017, Instrument #20170006890.
3. No improvements, construction, or earth disturbances is proposed as a result of this Plan. Prior to any future construction of any building or driveway, a building and zoning permit must be applied for and approved by the Township.
4. All boundary information shown hereon are the results of a boundary retracement survey performed by ACT ONE & Associates on October 2, 2024.
5. All existing features shown on Lot #1 (Lots #217, 218, and 219 and along Asylum Run) have been surveyed by ACT ONE & Associates. Contours are based on Pennsylvania Department of Conservation and Natural Resources (DCNR) high resolution light detection and ranging (LIDAR) data with supplemental field survey. All data is in units of feet, NAVD88 vertical datum (http://www.pamap.dcnr.state.pa.us/pamap/data_source.aspx).
6. The 100-year floodplain west of Tudor Drive is based on LOMA case #14-03-0092A dated November 7, 2013, resulting in a Base Flood Elevation (BFE) = 427.10. The 100-year floodplain east of Tudor Drive is per the Hydraulic Profile Study performed by ACT ONE & Associates on June 10, 2015, resulting in a BFE = 433.13. All data is in units of feet, NGVD29 vertical datum. Conversion between datums is approximately 0.7 feet.
7. In accordance with the U.S. Fish & Wildlife Service, National Wetlands Inventory mapper, no wetlands have been designated on, or directly adjacent to this parcel (https://www.fws.gov/wetlands/Data/Mapper.html).
8. All existing utilities shall be contacted and the contractor must field verify their exact location. All utilities shown hereon are approximate. Contractor shall be required to contact the Pennsylvania One Call System in accordance with Act 287. Dial 811, or 1-800-242-1776 to place a dig notification.
9. There are no known existing or proposed protective covenants running with this land.
10. Monuments and markers shown hereon are existing. Two proposed monuments are to be set prior to plan recording.
11. This plan does not propose any new sewage flow. Per the email from Susquehanna Township's Sewer Authority (GHD), no sewer planning is required for the creation of one lot. Any development over 1 EDU will require a full sewer planning module.
12. Per the email received on October 8, 2024, from Lower Paxton Township's Zoning Officer, Amanda Zerbe, Lower Paxton Township will defer any planning to Susquehanna Township.
13. The applicant shall comply with all township regulations in effect at the time of the filing of the preliminary/final plan.
14. No additional right-of-way area is proposed to be dedicated as part of this plan. Tuder Drive was previously dedicated. A portion of which, according to Susquehanna Township public works, has been accepted. The limits of acceptance being at the edge of paving.
15. Although Susquehanna Township has not accepted a portion of Tuder Drive, a private easement exists for the remaining portion of Tuder Drive as shown on the original subdivision Plan for Section No. 4, Oxford Court.
16. All known existing improvements and structures are shown hereon.
    All existing utilities shall be contacted and the contractor must field verify their exact location. All utilities shown hereon are approximate. Proposed utilities shall be installed underground unless conditions require otherwise.
17. The buildings, shown hereon, are serviced by public water & sewer.
18. Entire site is mapped in the following soils:
    - Berks channery silt loam (BhC2) 8-15% slopes, depth to restrictive feature is 20 to 40 inches to lithic bedrock, well drained, medium runoff class, depth to seasonal water table is more than 80 inches. (Hydrologic Soil Group: B)
    - Berks shaly silt loam (BkB2) 3-8% slopes, moderately eroded, depth to restrictive feature is 20 to 40 to lithic bedrock, well drained, low runoff class, depth to seasonal water table more than 80 inches. (Hydrologic Soil Group: B)
    - Comly silt loam (CoB2) 2-8% slopes, moderately eroded, depth to restrictive feature is 20 to 35 inches to fragipan and 44 to 60 inches to paralithic bedrock, moderately well drained, medium runoff class, depth to seasonal water table is about 18 to 35 inches. (Hydrologic Soil Group: C)
    - Philo silt loam (Ph) depth to restrictive feature is more than 80 inches, moderately well drained, low runoff class, depth to seasonal water table is about 18 to 24 inches. (Hydrologic Soil Group: C)

WAIVER REQUEST

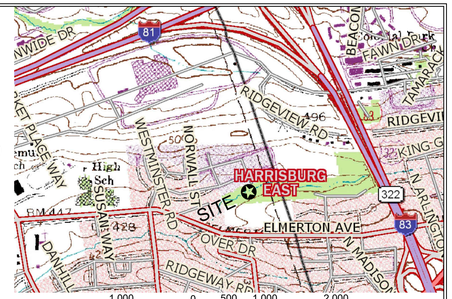
Susquehanna Township Subdivision and Land Development Ordinance

1. Section 22-404 - Preliminary Plan Procedure
   Approved by Susquehanna Township Board of Commissioners _____
2. Section 22-405.2.J.(c) - Wetland Delineation
   Approved by Susquehanna Township Board of Commissioners _____
3. Section 22-1102 - Monuments & Markers
   Approved by Susquehanna Township Board of Commissioners _____
4. Section 22-1106 - Curbs
   Approved by Susquehanna Township Board of Commissioners _____
5. Section 22-1107 - Sidewalks
   Approved by Susquehanna Township Board of Commissioners _____

Zoning Data: "R-2" Medium Density Residential		
Regulation	Description	Required
Width Regulations	Minimum Lot Width	75 feet
Yard Regulations	Minimum Front Yard Setback	30 feet
	Minimum Side Yard Setback (each)	8 feet
	Minimum Rear Yard Setback	30 feet
Coverage Regulations	Minimum Vegetative Cover	60%
	Maximum Impervious Coverage	40%
Height Regulations (Maximum)	Principal Use	30 feet
	Detached Accessory Use	15 feet
Area Regulations	Minimum Lot Area	10,000 square feet
Parking Requirements	Restaurant	2 spaces for each dwelling
Density	Maximum Residential Density	4 units per acre

Site Data			
Lot	Existing Lot #1	Proposed Lot #1	Proposed Lot #2
Use	Residential	Residential	Residential
Area	2.6788 acres	0.5956 acres	2.0832 acres
	116,690 ft²	25,946 ft²	90,744 ft²
Impervious Cover	9,464 ft²	5,244 ft²	4,220 ft²
	8.1%	20.2%	4.7%
Vegetative Cover	107,226 ft²	20,702 ft²	86,524 ft²
	91.9%	79.8%	95.3%
Water Service	Public	Public	N/A
Sewer Service	Public	Public	N/A
Parking	2 Spaces	2 Spaces	N/A

Impervious Coverage Tabulation	
Component	Coverage (ft²)
House & Covered Porches	1,982
Pavers	674
Sidewalk	154
Pool / Patio Area	1,036
Concrete Pad	20
Shed	388
Driveway	688
Deck	302
Gravel	3,316
Macadam	904
Existing Total	9,464



LOCATION MAP

DRAWING INDEX

to be recorded
1 of 3 Cover Sheet
2 of 3 Existing Conditions Plan
3 of 3 Proposed Conditions Plan

PRELIMINARY / FINAL SUBDIVISION PLAN FOR

GARY FRENCH
3801 CANTERBURY ROAD

SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA

UNIFORM PARCEL IDENTIFIER
Existing Lot #1 - 62-050-116
Lot #1 - 62-050-120
Lot #2 - 62-050-122

UPI CERTIFICATION

SOURCE OF TITLE/APPLICANT
Gary L. French
3801 Canterbury Road
Harrisburg, PA 17109
717-343-2770
Tax Parcel Id. 62-050-116
Instrument #20170006890
Being Lots #215-219 as shown on the Subdivision Plan for Section No. 4, Oxford Court, recorded in Plan Book I, Volume 2, Page 31

This drawing is and shall remain the property of ACT ONE & Associates. Any reuse on project extensions, any other project, or alterations or additions to this project shall be at the user's sole risk, and without liability to ACT ONE & Associates.

Commonwealth of Pennsylvania

County of _____

On this the _____ day of _____, 20___ before me the undersigned personally appeared.

Owner(s):

_____
Gary L. French

Who being duly sworn according to law, depose and say that they are the owner(s) 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.

_____
Notary Public My Commission Expires

It is hereby certified that the undersigned are the owner(s) 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):

_____
Gary L. French

This plan reviewed by the Dauphin County Planning Commission this _____ day of _____ 20___

Chairperson:_____

Secretary:_____

This plan reviewed by the Susquehanna Township Engineer this _____day of _____ 20____.

Township Engineer:_____

This plan recommended for approval by the Susquehanna Township Planning Commission this _____day of _____ 20____.

President:_____

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:_____

This plan recorded in the office of the recorder of deeds in and for Dauphin County this _____ day of _____ 20_____

Instrument Number:_____

GENERAL PLAN/REPORT DATA

I hereby certify this plan to be correct as shown.

_____
Robert E. Shaffer, Jr., P.E.
4701 North Front Street
Harrisburg, PA 17110
robshaffer@actoneassociates.com

STATEMENT OF ACCURACY

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.

_____
Professional Land Surveyor

Scott A. Strauser, PLS
4701 North Front Street
Harrisburg, PA 17110
sstrauser@actoneassociates.com

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

The contractor shall verify all dimensions and existing conditions at the site before construction.
The contractor shall comply with the provisions of act 287 notification of utilities before excavation in the project area in order to determine the existence and location of all utilities. prior to any construction, the contractor will be required to contact all utilities and request them to mark their locations in the field. the one call system telephone number is (800) 242-1776

PA One Call Design I.D. #__20242744229____Date:__August 2024__.
(Susquehanna Township)

PA One Call Design I.D. #__20242744230____Date:__August 2024__.
(Lower Paxton Township)

PRELIMINARY / FINAL SUBDIVISION PLAN
FOR

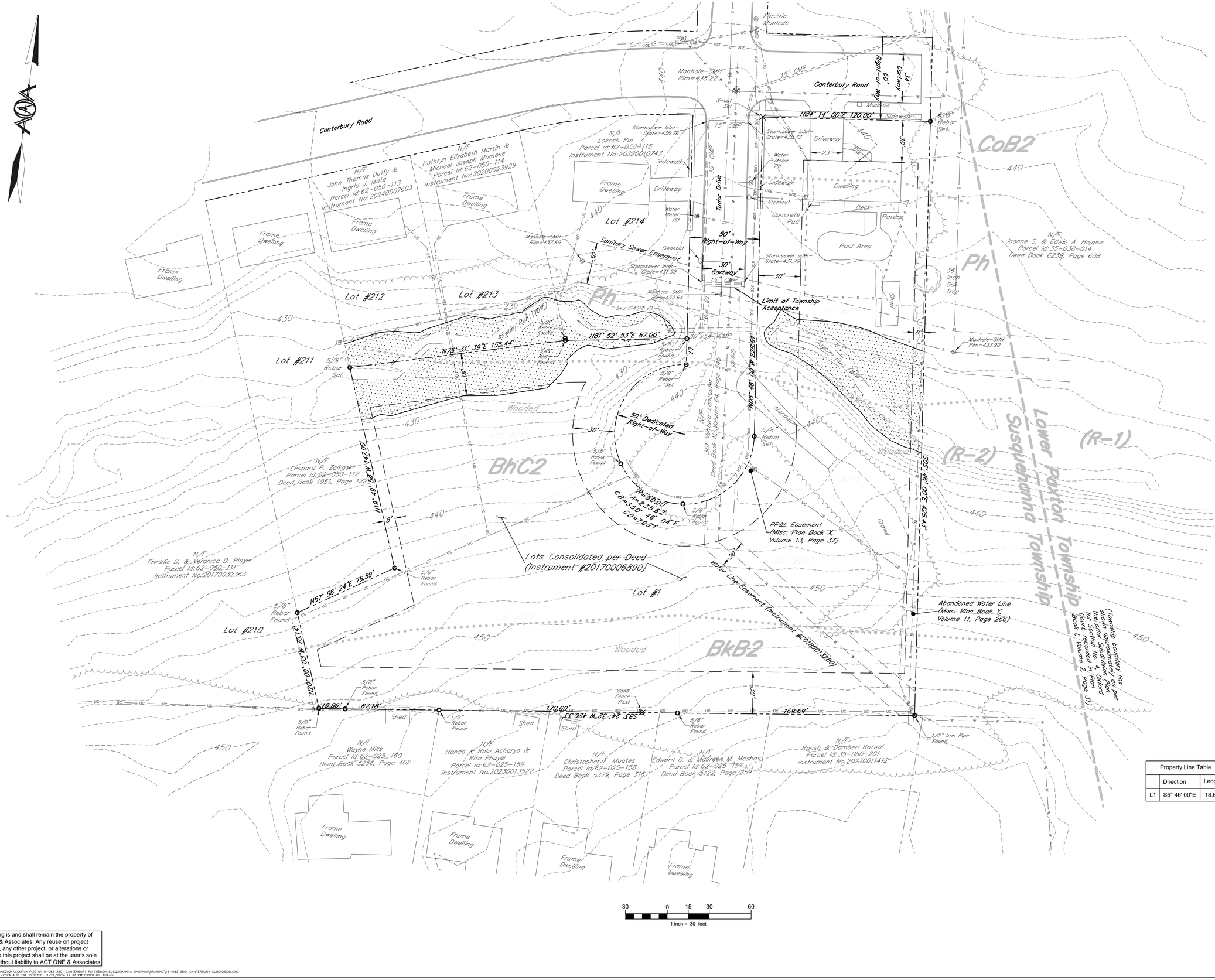
GARY FRENCH
3801 CANTERBURY ROAD

SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA

ACT ONE & Associates
Consulting Engineers & Surveyors
4701 N. Front Street, Harrisburg, PA 17110
(717) 236-7500, fax (717) 236-3314
Email: aoa@actoneassociates.com, Website: actoneassociates.com

DATE: November 21, 2024	REVISIONS:	DRAWN BY:	MLN
SCALE: As Shown		CHECKED BY:	RES
SHEET 1 OF 3		JOB NO.:	15-083

FILE PATH: \\ACTONE2024\COMPANY\2015\15-083_3801 CANTERBURY RD_FRENCH\ SUSQUEHANNA DAUPHIN\DRAWING\15-083_3801 CANTERBURY SUBDIVISION.DWG
LAST SAVED: 11/21/2024 4:01 PM PLOTTED: 11/22/2024 12:37 PM PLOTTED BY: AOA-5



EXISTING LEGEND

Existing Feature Labeling Uses Lower Case Slanted Text

- Boundary Line
- Right-of-Way
- Township Boundary
- 360 Contours
- Edge of Paving
- Curb
- Edge of Gravel
- Minimum Building Setbacks
- W Water Line
- S Sewer Line
- UGE Underground Electric
- UC Underground Communication
- Sewer Manhole
- Storm Drainage Pipe
- X Fence Line
- Stream
- Soil Boundary
- Treeline
- Flow Path
- Water Valve
- Fire Hydrant
- Tree
- C Cable Box
- E Electric Box
- E Electric Manhole
- T Telephone Box
- Electric Meter
- 100-Year Floodplain
- Land Hook

Property Line Table		
	Direction	Length
L1	S5° 46' 00"E	18.61'

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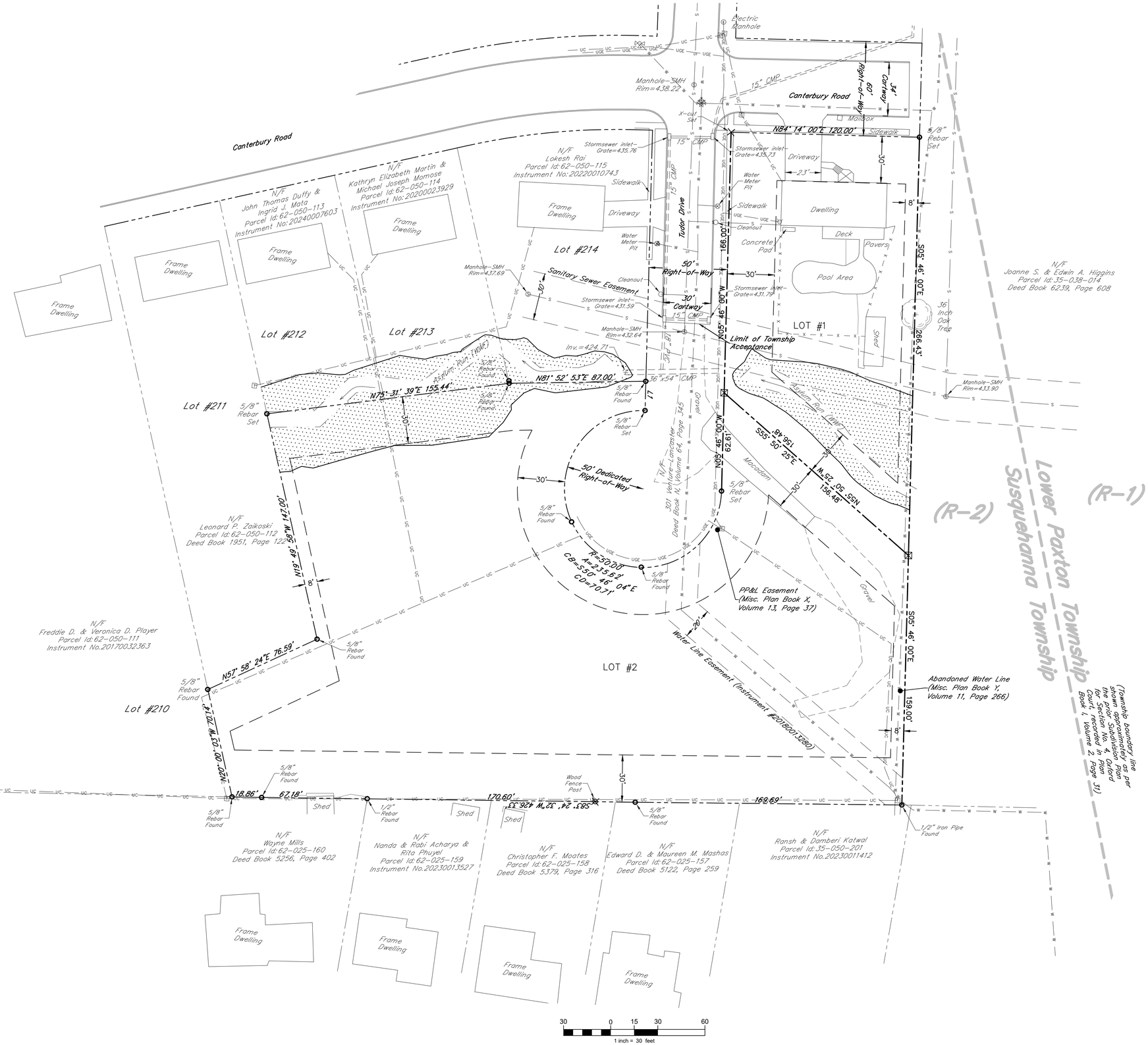
EXISTING CONDITIONS PLAN
FOR

GARY FRENCH
3801 CANTERBURY ROAD

SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA

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SHEET 2 OF 3		JOB NO.:	15-083



EXISTING LEGEND

Existing Feature Labeling Uses Lower Case Slanted Text

- Boundary Line
- Right-of-Way
- Township Boundary
- Contours (360)
- Edge of Paving
- Curb
- Edge of Gravel
- Minimum Building Setbacks
- Water Line
- Sewer Line
- Underground Electric
- Underground Communication
- Sewer Manhole
- Storm Drainage Pipe
- Fence Line
- Stream
- Soil Boundary
- Treeline
- Flow Path
- Water Valve
- Fire Hydrant
- Tree
- Cable Box
- Electric Box
- Electric Manhole
- Telephone Box
- Electric Meter
- 100-Year Floodplain

PROPOSED LEGEND

PROPOSED FEATURE LABELING USES UPPER CASE STRAIGHT TEXT

- BOUNDARY LINE
- MINIMUM BUILDING SETBACKS
- CONCRETE MONUMENT

Property Line Table		
	Direction	Length
L1	S5° 46' 00"E	18.61'

PROPOSED BOUNDARY CONFIGURATION
FOR

GARY FRENCH
3801 CANTERBURY ROAD

SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA

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