PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
6545 PARKWAY EAST - REVISED
LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA

GENERAL NOTES :

1. THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINES OF INSTRUMENT #20250012804. THREE (3) RESIDENTIAL LOTS WILL REMAIN THREE (3) RESIDENTIAL LOTS.
2. EXISTING FEATURES DEPICTED HEREON WERE ESTABLISHED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED FEBRUARY 20, 2023.
3. THERE WERE NO OBSERVABLE SINKHOLES ON SITE.
4. VERTICAL DATUM (NAVD88) WAS ESTABLISHED BY GPS OBSERVATION. HORIZONTAL DATUM WAS ESTABLISHED BY PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE 3702.
5. THE LOCATIONS OF EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.
6. ALPHA CONSULTING ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. ALL PROPERTY CORNERS WILL BE MARKED/MONUMENTED IN ACCORDANCE WITH LOWER PAXTON TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE SECTION 520.
8. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
9. PER FEMA MAPPING NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN. DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY TAKEN FROM FLOOD INSURANCE RATE MAP PANEL 335 OF 501, MAP NUMBER 42043C0335D, BEARING AN EFFECTIVE DATE OF OCTOBER 8, 2012.
10. THERE ARE NO PUBLIC IMPROVEMENTS RECOMMENDED WITH THIS PLAN.
11. BENCHMARK IS THE CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE PROPERTY, ALONG PARKWAY EAST. ELEVATION OF 534.06 FT
12. NO KNOWN PROTECTIVE COVENANTS OR DEED RESTRICTIONS ARE ASSOCIATED WITH THIS PROPERTY.
13. THE OWNER/APPLICANT SHALL COMPLY WITH ALL TOWNSHIP REGULATIONS IN EFFECT AT THE TIME THIS PLAN IS SUBMITTED.
14. THIS PLAN SHOWS ALL RIGHT-OF-WAY, EASEMENTS TO THIS PARCEL, CONTRACTORS HAVE CONTACTED ALL UTILITIES IN PERTAINING TO THIS LOT.
15. THERE IS NO STREAM LOCATED ON THE SOUTHEAST CORNER OF THE PROPERTY.
16. NO UTILITIES ARE PROPOSED WITH THIS PLAN. PROPOSED UTILITIES WILL BE INCLUDED IN A LAND DEVELOPMENT PLAN IN THE FUTURE.
17. NO STORM SEWER, INLETS, STREET WIDENING, MANHOLES & ENDWALLS ARE PROPOSED WITH THIS SUBDIVISION PLAN.

ZONING REQUIREMENTS:

SITE IS ZONED AR: AGRICULTURAL RESIDENTIAL DISTRICT

MINIMUM LOT AREA: 65,340 SF (1.5 ACRES)

MINIMUM LOT WIDTH: 140 FT (AT BUILDING SETBACK LINE)

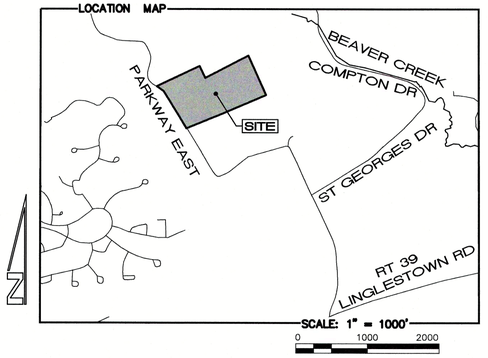
MAXIMUM IMPERVIOUS COVERAGE: 30%

MINIMUM BUILDING SETBACKS:
FRONT: 40 FT
SIDE: 20 FT
REAR: 50 FT
ACCESSORY REAR AND SIDE: 10 FT

MAXIMUM BUILDING HEIGHT: THREE STORIES OR 40 FT, WHICHEVER MORE RESTRICTIVE.

SITE DATA:

1. TYPE OF DEVELOPMENT: SINGLE-FAMILY DETACHED RESIDENTIAL
2. DEED REFERENCE: INSTRUMENT #20240000770
3. TOTAL SITE AREA:
   GROSS: 801,064 SQUARE FEET / 18.39 ACRES
   NET: 789,022 SQUARE FEET / 18.11 ACRES
4. SITE IS ZONED AR: AGRICULTURAL RESIDENTIAL
5. THIS SITE IS IDENTIFIED BY THE DAUPHIN COUNTY TAX ASSESSMENT OFFICE AS PARCEL 35-005-008
6. CURRENT SITE ADDRESS IS:
   6545 PARKWAY EAST, HARRISBURG, PA 17112
7. EXISTING WATER SUPPLY: PRIVATE
8. EXISTING SEWAGE DISPOSAL SYSTEM: PRIVATE



INDEX OF DRAWINGS :

01 ● COVER SHEET
02 ● EXISTING FEATURES PLAN
03 ● SUBDIVISION PLAN

DATE :
JUNE 20, 2025

OWNERS :
PARKWAY ESTATES EAST, LLC
4075 LINGLESTOWN RD, #235
HARRISBURG, PA 17112
(717) 480-2604

PROPOSED LOT 1 DATA:

PROPOSED LOT AREA:	GROSS: 119,669 SF (2.75 AC)
	NET: 108,953 SF (2.50 AC)
PROPOSED LOT WIDTH:	300 FEET
PROPOSED WATER SUPPLY:	PRIVATE
PROPOSED SEWAGE DISPOSAL:	PRIVATE

PROPOSED LOT 2 DATA:

PROPOSED LOT AREA:	GROSS: 174,778 SF (3.91 AC)
	NET: 167,868 SF (3.67 AC)
PROPOSED LOT WIDTH:	281.7 FEET
PROPOSED WATER SUPPLY:	PRIVATE
PROPOSED SEWAGE DISPOSAL:	PRIVATE

PROPOSED LOT 3 DATA:

PROPOSED LOT AREA:	GROSS: 506,616 SF (11.81 AC)
	NET: 502,380 SF (11.67 AC)
PROPOSED LOT WIDTH:	141.9 FEET
PROPOSED WATER SUPPLY:	PRIVATE
PROPOSED SEWAGE DISPOSAL:	PRIVATE

UTILITY LISTING FOR LOWER PAXTON TOWNSHIP

- CABLE — COMCAST CABLE COMMUNICATIONS, INC. 4601 SMITH STREET HARRISBURG, PA 17109 TEL: 651-1913
- ELECTRIC — PP&L CUSTOMER SERVICE DEPARTMENT 1801 BROOKWOOD STREET HARRISBURG, PA 17104 TEL: 800 342-5775
- GAS — UGI CORPORATION 1500 PAXTON STREET HARRISBURG, PA 17105 TEL: 717 232-5951
- SANITARY SEWER — LOWER PAXTON TOWNSHIP 425 PRINT STREET, #139 HARRISBURG, PA 17109 TEL: (717) 657-5617
- TELEPHONE — VERIZON PENNSYLVANIA INC 11 TH FLOOR, STRAWBERRY SQUARE HARRISBURG, PA 17101 TEL: 800 621-9900
- WATER SERVICE — SUEZ WATER PENNSYLVANIA 8189 ADAMS DRIVE HUMMELSTOWN, PA 17036 TEL: 888 299-8972

PA ONE CALL SERIAL NUMBER: 20241692213

I, BENJAMIN W. GREGORY, HEREBY CERTIFY THAT I HAVE CONDUCTED A WETLANDS INVESTIGATION ON SEPTEMBER 3RD, 2024 IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER AND HAVE DETERMINED THAT THERE ARE NO REGULATORY WETLANDS ON THE SUBJECT PROPERTY; THAT THE PROPOSED PROJECT WILL NOT IMPACT ANY OFF-SITE WETLANDS AND THAT NO WETLAND PERMITS ARE REQUIRED FROM ANY STATE OR FEDERAL GOVERNMENTAL AGENCY HAVING JURISDICTION.

6/20/25
DATE

BENJAMIN W. GREGORY, E.I.T.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS, THE 20 DAY OF JUNE, 2025 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED.

OWNER Bill Grove

OWNER _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNER(S) OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, THAT ALL STREETS OR PARTS THEREOF AND OTHER LANDS INTENDED TO BE OFFERED FOR PUBLIC USE, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR DEDICATION TO PUBLIC USE 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

Commonwealth of Pennsylvania - Notary Seal
Danielle M. Haines, Notary Public
York County
My commission expires September 23, 2028
Commission number 1301062

Danielle M. Haines
NOTARY PUBLIC

MY COMMISSION EXPIRES SEPTEMBER 23, 2028

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 LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN K. MURPHY
LAND SURVEYOR
SU-049355-E
PENNSYLVANIA

6/20/25
DATE

JOHN K. MURPHY, P.E., P.L.S.

(SURVEYOR'S SEAL)

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN K. MURPHY
ENGINEER
No. 49200-E
PENNSYLVANIA

6/20/25
DATE

JOHN K. MURPHY, P.E., P.L.S.

(ENGINEER'S SEAL)

RECORDER OF DEEDS CERTIFICATE

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, IN INSTRUMENT # _____, THIS _____ DAY OF _____, 20___.

UPI CERTIFICATION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

CHAIRMAN _____

SECRETARY _____

THIS PLAN REVIEWED BY THE LOWER PAXTON TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

TOWNSHIP ENGINEER _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

CHAIRMAN _____

SECRETARY _____

THIS PLAN APPROVED BY THE LOWER PAXTON TOWNSHIP BOARD OF SUPERVISORS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20___.

CHAIRMAN _____

SECRETARY _____

ALPHA CONSULTING ENGINEERS, INC.
PLANNING ● ENGINEERING ● SURVEYING
115 LIMEKILN RD, P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2500
FAX: (717) 770 - 2400
WWW.ALPHACEI.COM

GENERAL NOTES

1. EXISTING FEATURES DEPICTED HEREON WERE ESTABLISHED BY FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC., COMPLETED FEBRUARY 20, 2023.
2. CURRENT ZONING: OFFICE APARTMENT (AR) AGRICULTURE RESIDENTIAL PER LOWER PAXTON TOWNSHIP ZONING MAP.
3. VERTICAL DATUM (NAVD88) WAS ESTABLISHED BY GPS OBSERVATION. HORIZONTAL DATUM WAS ESTABLISHED BY PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE 3702.
4. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING FIELD SURVEY.
5. NO EVIDENCE OF STREET CONSTRUCTION WAS OBSERVED DURING FIELD SURVEY.
6. NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE ON SITE WAS OBSERVED DURING FIELD SURVEY.
7. THE LOCATIONS OF EXISTING UTILITIES SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR FOR THE PROJECT IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF SERVICE LOCATIONS PRIOR TO EXCAVATING.

PERCOLATION TESTING LOCATION	SLOPE (%)
TP 101 & TP 102	4%
TP 101 & TP 401	4%
TP 102 & TP 103	4%
TP 103 & TP 402	4%
TP 302 & TP 303	8%
TP 303 & TP 304	10%
TP 306, TP 307, & TP 308	2%
TP 501 & TP 502	6%

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	73.93'	N16°04'10"E
L2	28.91'	N21°02'23"W
L3	17.07'	S69°27'46"W
L4	29.45'	S21°02'50"E
L5	246.26'	S31°53'11"E
L6	166.32'	N31°53'11"W
L7	56.72'	N30°49'11"W
L8	141.10'	N30°49'11"W
L9	29.29'	S67°39'54"W
L10	40.66'	N16°04'10"E
L11	36.50'	N64°34'49"E
L12	31.43'	S67°11'27"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	176.51'	350.0'	N45°35'01"E	174.64'

EASEMENT LINE TABLE		
L13	20.19'	S31°08'10"E
L14	24.65'	N66°47'49"E
L15	26.43'	N16°50'47"E
L16	460.59'	S66°47'49"W

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EDGE OF PAVE
- EXISTING TREE MASS
- EXISTING STRUCTURE (TYP.)
- EXISTING POND
- EXISTING LIGHT POLE
- EXISTING ROAD SIGN
- EXISTING SANITARY LID
- EXISTING WELLCAP
- CONCRETE MONUMENT FOUND (CMF)
- EXISTING IRON PIN FOUND (IPF)
- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- EXISTING PROPANE LID
- EXISTING ELEC. BOX (UG: UNDERGROUND)
- EXISTING CLEANOUT
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING OVERHEAD ELECTRIC LINE
- 4" SWL — 4" SOLID WHITE PAINT LINE
- 4" DYL — 4" DOUBLE YELLOW PAINT LINE
- FFE — FINISHED FLOOR ELEVATION
- FGE — FINISHED GARAGE ELEVATION
- BENCHMARK
- TEST PIT
- TOWNSHIP ZONING LINE

NO.	DATE	DESCRIPTION	BY

DESIGN : BWG
DRAWN : BWG
CHECKED : JKM
DATE : 06-20-2025

PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD, P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2500
FAX: (717) 770 - 2400
WWW.ALPHAGEL.COM
ALPHA CONSULTING ENGINEERS, INC.

SEAL

SEAL

PRELIMINARY/FINAL SUBDIVISION PLAN

EXISTING FEATURES PLAN

6545 PARKWAY EAST - REVISED

LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PROJECT NO. 323500
SURVEY BOOK : Z:\Surveyor\Year\Project.txt
SCALE : 1" = 50'
DWG FILE : Y:\2023\323500.sph\323500 Dwg\Plans\New Final 6-13-25\05_Existing.dwg
SHEET 2 of 3

GRAPHIC SCALE 1" = 50'

LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING POND
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WELL
- EXISTING IRON PIN FOUND
- IRON PIN TO BE SET
- CONCRETE MONUMENT TO BE SET
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE

GENERAL NOTES:

1. IRON PINS/CONCRETE MONUMENTS AS RECORDED IN INSTRUMENT #20250012804 WERE SET ON MARCH 21, 2025.
2. NO STORM SEWER, INLETS, STREETS, STREET WIDENING, MANHOLES, OR ENDWALLS ARE PROPOSED WITH THIS PLAN.
3. ITEMS CHANGED WITH THIS PLAN INCLUDE; LOT LINE REVISIONS FOR EACH LOT, PROPOSED ACCESS DRIVEWAY FOR PROPOSED LOT 3, ADDITIONAL DRIVEWAY IN PROPOSED LOT 2, REMOVAL OF EXISTING DRIVEWAY IN PROPOSED LOT 2 AND PROPOSED LOT 3, REMOVAL OF ACCESS EASEMENT IN FAVOR OF PROPOSED LOT 3.
4. PERMIT FOR THE PROPOSED DRIVEWAY IN PROPOSED LOT 3 WILL BE APPLIED FOR AT THE TIME OF CONSTRUCTION ON PROPOSED LOT 3.

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	73.93'	N16°04'10"E
L2	28.91'	N21°02'23"W
L3	17.07'	S69°27'46"W
L4	29.45'	S21°02'50"E
L5	246.26'	S31°53'11"E
L6	166.32'	N31°53'11"W
L7	56.72'	N30°49'11"W
L8	141.10'	N30°49'11"W
L9	29.29'	S67°39'54"W
L10	40.66'	N16°04'10"E
L11	36.50'	N64°34'49"E
L12	31.43'	S67°11'27"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	176.51'	350.0'	N45°35'01"E	174.64'

NO.	DATE	DESCRIPTION	BY
1			

DESIGN : BWG
DRAWN : BWG
CHECKED : JKM
DATE : 06-20-2025

ALPHA
PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD, P.O. BOX 'G'
NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2500
FAX: (717) 770 - 2400
WWW.ALPHAGEI.COM
ALPHA CONSULTING ENGINEERS, INC.

SEAL

PRELIMINARY/FINAL SUBDIVISION PLAN
PROPOSED SUBDIVISION PLAN

6545 PARKWAY EAST

LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PROJECT NO. 323500
SURVEY BOOK : Z:\Surveyor\Year\Project.txt
SCALE : 1" = 50'
DWG : Y:\2023\323500.dgn\323500
FILE : \Dwg\Xrefs\323500 Proposed 6-13-2025.dwg
SHEET 3 of 3

GRAPHIC SCALE
1" = 50
100 50 10 0 10 50 100