

**LOWER PAXTON TOWNSHIP**

**PLANNING COMMISSION**

August 5, 2020

Meeting Agenda

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Minutes
- IV. New Business
  - a. **Preliminary/Final Subdivision Plan for 122 Deaven Road & Lot 41 Phase 2 of Mindy Meadows**
  - b. **Preliminary/Final Minor Subdivision & Lot Addition Plan Overlands of Mathew & Rebbecca Small and Christopher Carr**
- V. Public Comment  
To provide public comment on these plans, please visit:  
<https://www.lowerpaxton-pa.gov/FormCenter/Planning-Commission-8/Planning-Commission-Public-Comment-Submi-60>
- VI. Commissioners Comment
- VII. Next Regular Meeting: **September 2, 2020**
- VIII. Adjournment

# PRELIMINARY/FINAL SUBDIVISION PLAN

## FOR 122 DEAVEN ROAD & LOT 41 PHASE 2 of MINDY MEADOWS

LOCATED IN

LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

**INTENT OF PLAN**  
THE INTENT OF THIS PLAN IS TO OBTAIN APPROVAL AND DEPICT PROPERTY LINE CHANGES ASSOCIATED WITH TRANSFERRING A PORTION OF VACANT GROUND FROM EASTERN DEVELOPMENT & PLANNING, INC. TO ROBERT T. AND KATHLEEN M. SABER. THE PORTION OF VACANT GROUND TO BE TRANSFERRED IS PART OF LOT 41 AS SHOWN ON THE APPROVED SUBDIVISION PLAN FOR PHASE 2 OF MINDY MEADOWS. THE LAND WOULD BE ADDED TO THE PROPERTY KNOWN AS 122 DEAVEN ROAD AND THE EXISTING PROPERTY LINE DIVIDING THE LAND WOULD BE REMOVED, SEE PLAN.

INDIVIDUALS OR CONTRACTORS, BEFORE YOU DIG, CALL THE ONE CALL SYSTEM AT 1-800-242-1776. ONE CALL SERIAL # 20201473794

**LIST OF UTILITIES**  
COMCAST CABLE COMMUNICATIONS INC (SB)  
LOWER PAXTON TOWNSHIP AUTHORITY (G11)  
PPL ELECTRIC UTILITIES CORPORATION (PR)  
UGI UTL HARRISBURG (UI)  
VERIZON PENNSYLVANIA LLC (HC)  
ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC (PLL)

**SITE DATA**

- OWNERS:**  
EASTERN DEVELOPMENT & PLANNING, INC.  
7300 DERRY STREET  
HARRISBURG, PA 17111  
717.561.2040  
JOHN.KERSCHNER@FINELINEHOMES.COM
- ROBERT T. & KATHLEEN M. SABER**  
122 DEAVEN ROAD  
HARRISBURG, PA 17112  
717.574.2608  
RTSABER@YAHOO.COM

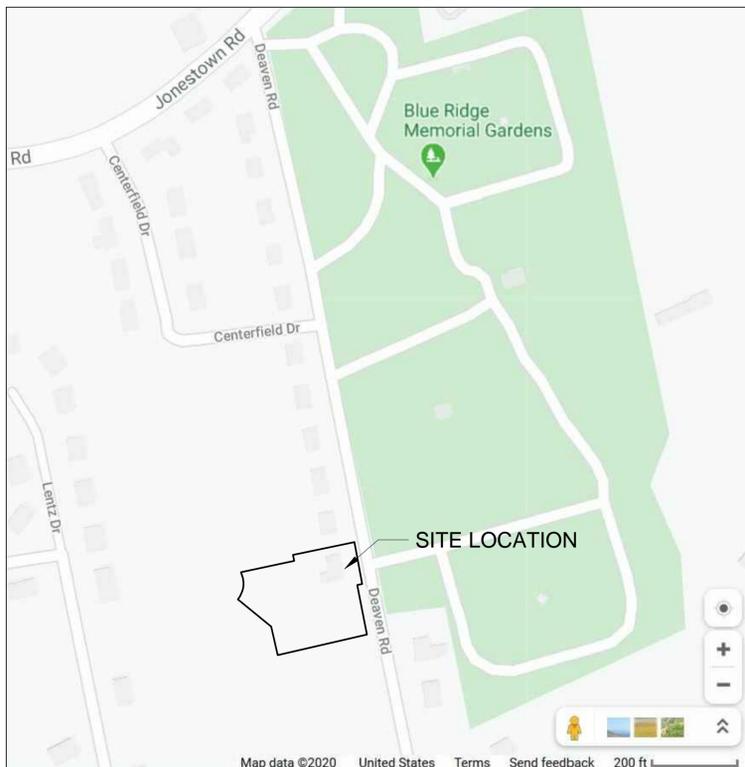
- APPLICANT:**  
ROBERT T. SABER  
122 DEAVEN ROAD  
HARRISBURG, PA 17112

- PORTION OF VACANT GROUND BEING TRANSFERRED FROM EASTERN DEVELOPMENT & PLANNING, INC. IS PART OF LOT 41 AS SHOWN ON THE APPROVED SUBDIVISION PLAN FOR PHASE 2 MINDY MEADOWS. PLAN RECORDED AS INSTRUMENT NUMBER 20060041740 ON OCTOBER 10, 2006 IN DAUPHIN COUNTY.
- THE FINAL PLAN FOR PHASE 2 MINDY MEADOWS WAS APPROVED BY THE LOWER PAXTON BOARD OF SUPERVISORS ON AUGUST 15, 2006.
- THE LOT FOR 122 DEAVEN ROAD IS ON A PRIVATE WATER SUPPLY (WELL) AND IS SERVED BY PUBLIC SEWER (LOWER PAXTON TOWNSHIP AUTHORITY) AND IS THEREFORE ZONED R-1 (A2). THE LOT IS CURRENTLY 14,681 SQ. FT. AND IS NON-CONFORMING TO CURRENT ZONING REQUIREMENTS.
- THE PORTION OF LAND TO BE TRANSFERRED FROM LOT 41 IS 5,344 SQ. FT. WHICH WILL MAKE THE NEW LOT SIZE FOR 122 DEAVEN ROAD 20,025 SQ. FT. WHICH IS CLOSER TO CONFORMANCE.
- LOT 41 IS SHOWN ON THE PHASE 2 MINDY MEADOWS PLAN AS 38,921 SQ. FT. LOT 41 WILL BE SERVED BY PUBLIC WATER AND SEWER AND THEREFORE ZONED R-1(A3). THE TRANSFER OF 5,344 SQ. FT. WILL RESULT IN A LOT OF 33,577 SQ. FT. WHICH IS STILL CONFORMING TO ZONING REQUIREMENTS
- NO ADDITIONAL DEVELOPMENT OR EARTH DISTURBANCE IS PROPOSED BEYOND WHAT IS BEING DONE AS PART OF APPROVED PHASE 2 MINDY MEADOWS.
- LINEAR FEET OF NEW STREET: 0'
- LINEAR FEET OF NEW STORM SEWER: 0'
- LINEAR FEET OF NEW SANITARY SEWER: 0'

**ZONING REQUIREMENTS**

R-1 LOW DENSITY RESIDENTIAL DISTRICT (A2)  
MINIMUM LOT AREA: 39,000 SQUARE FEET  
MINIMUM LOT WIDTH: 150 FEET AT FRONT SETBACK LINE  
MINIMUM FRONT YARD: 25 FEET  
MINIMUM SIDE YARD: NOT LESS THAN 10 FEET, 25 TOTAL OF BOTH SIDES  
MINIMUM REAR YARD: 30 FEET  
MAXIMUM BUILDING COVERAGE: 30%  
MAXIMUM IMPERVIOUS COVERAGE: 40%  
MAXIMUM BUILDING HEIGHT: 30 FEET

R-1 LOW DENSITY RESIDENTIAL DISTRICT (A3)  
MINIMUM LOT AREA: 20,000 SQUARE FEET  
MINIMUM LOT WIDTH: 90 FEET AT FRONT SETBACK LINE  
MINIMUM FRONT YARD: 25 FEET  
MINIMUM SIDE YARD: NOT LESS THAN 10 FEET, 25 TOTAL OF BOTH SIDES  
MINIMUM REAR YARD: 30 FEET  
MAXIMUM BUILDING COVERAGE: 30%  
MAXIMUM IMPERVIOUS COVERAGE: 40%  
MAXIMUM BUILDING HEIGHT: 30 FEET



DRAWING INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	FINAL SUBDIVISION PLAN

**PLAN APPROVAL BLOCKS**

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

THIS PLAN REVIEWED BY THE LOWER PAXTON TOWNSHIP ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

TOWNSHIP ENGINEER \_\_\_\_\_

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

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 \_\_\_\_\_ OF 2020

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

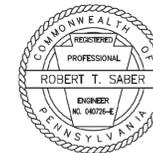
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER PAXTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SURVEYOR  
ADAM MOYER, P.L.S.,  
110 BARNETT DRIVE  
DUNCANNON, PA 17020  
717-645-2421  
AJMOYER1885@GMAIL.COM



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

ENGINEER  
ROBERT T. SABER, P.E.  
122 DEAVEN ROAD  
HARRISBURG, PA 17112  
717-574-2608  
RTSABER@YAHOO.COM



No.	REVISION	DATE
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**OWNER CERTIFICATION**

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF \_\_\_\_\_ ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

OWNER(S)  
PRINTED NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

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 THE PUBLIC USE AND DESIRE THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ DATE \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

**OWNER CERTIFICATION**

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF \_\_\_\_\_ ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

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WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ DATE \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

RECORDER OF DEEDS \_\_\_\_\_ DAUPHIN COUNTY TAX ASSESSMENT OFFICE

**GENERAL NOTES:**

- ALL KNOWN EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN SHOWN, AND ALL UTILITIES HAVE BEEN NOTIFIED VIA THE PA ONE-CALL.
- THE APPLICANT WILL COMPLY WITH ALL APPLICABLE TOWNSHIP ORDINANCES IN EFFECT AT THE TIME OF SUBMISSION OF THE PRELIMINARY PLAN.
- PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS AS SHOWN ON THE PLAN.
- THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE STUDY OF LOWER PAXTON TOWNSHIP.
- WETLANDS SHOWN WERE DELINEATED BY JOE GALLAGHER OF ECOSOLUTION, AND FIELD LOCATED BY R.J. FISHER & ASSOCIATES, INC. PREVIOUSLY SHOWN ON THE APPROVED FINAL SUBDIVISION PLAN FOR PHASE 2 MINDY MEADOWS.
- ALL ELEVATIONS SHOWN ON THESE DRAWINGS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). HORIZONTAL DATUM IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- DETAILED SURVEY WAS PERFORMED BY ADAM MOYER, P.L.S. ON JUNE 5, 2020.
- INFORMATION OUTSIDE DETAILED SURVEY AREA BASED ON THE FINAL SUBDIVISION PLAN PHASE 2 MINDY MEADOWS (2006), PEMA ORTHOIMAGERY (2018) - DAUPHIN COUNTY MOSAIC, AND USGS DAUPHIN COUNTY PA LIDAR DATA (2016).
- REBAR WAS SET NEAR NORTH-EAST PROPERTY CORNER OF EXISTING PROPERTY BY ACT ONE & ASSOCIATES ON JUNE 29, 2020. REBAR WAS SET 3 FEET FROM THE PROPERTY CORNER ALONG THE PROPERTY LINE ORIENTED N 78°13'47"E. THE PROPERTY CORNER FALLS IMMEDIATELY ADJACENT TO UTILITY POLE AND WAS MARKED WITH A LARGE NAIL AND RIBBON IN GROUND.

**REQUESTED WAIVERS**

ORDINANCE SECTION	DESCRIPTION	DATE OF REQUEST	DATE OF APPROVAL
180-403.C	SURVEY LIMITS	7/10/2020	
180-503.A.9	STREET WIDENING	7/10/2020	
180-508.A.1	SIDEWALKS	7/10/2020	
180-509.A.1	CURBING	7/10/2020	
180-515.E.1	STREET TREES	7/10/2020	

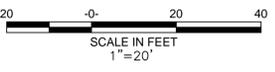
PRELIMINARY/FINAL SUBDIVISION PLAN  
FOR  
122 DEAVEN ROAD &  
LOT 41 PHASE 2 of MINDY MEADOWS  
IN  
LOWER PAXTON TOWNSHIP  
DAUPHIN COUNTY, PENNSYLVANIA

FROM  
EASTERN DEVELOPMENT & PLANNING, INC.  
7300 DERRY STREET  
HARRISBURG, PA 17111  
TO  
ROBERT T. & KATHLEEN M. SABER  
122 DEAVEN ROAD  
HARRISBURG, PA 17112

ROBERT T. SABER  
PROFESSIONAL ENGINEER  
122 DEAVEN ROAD, HARRISBURG, PA 17112 PHONE (717) 574-2608



- LEGEND**
- RIGHT-OF-WAY
  - 490 MAJOR CONTOUR
  - MINOR CONTOUR
  - OE OVERHEAD ELECTRIC
  - G GAS
  - TC OVERHEAD TELECOMMUNICATIONS
  - TV OVERHEAD CABLE TV
  - S SANITARY SEWER
  - ST STORM SEWER
  - RIPRAP
  - LIMIT OF DETAILED FIELD SURVEY
  - PROPERTY LINE
  - RIGHT OF WAY
  - X PROPOSED DRAINAGE EASEMENT
  - WETLAND
  - TOWNSHIP ZONING BOUNDARY
  - PROPOSED BUILDING SETBACK LINE
  - TREE - DECIDUOUS
  - TREE - CONIFEROUS
  - SHRUB
  - IRON PIN
  - PK NAIL
  - WELL
  - STORM MANHOLE
  - STORM INLET
  - SANITARY MANHOLE
  - LIGHT POST
  - UTILITY POLE
  - MAILBOX
  - GAS VALVE



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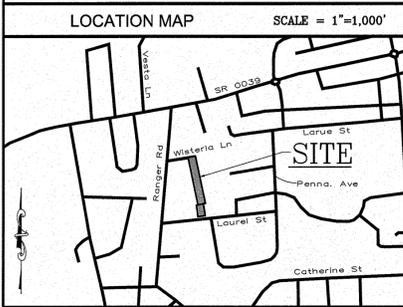
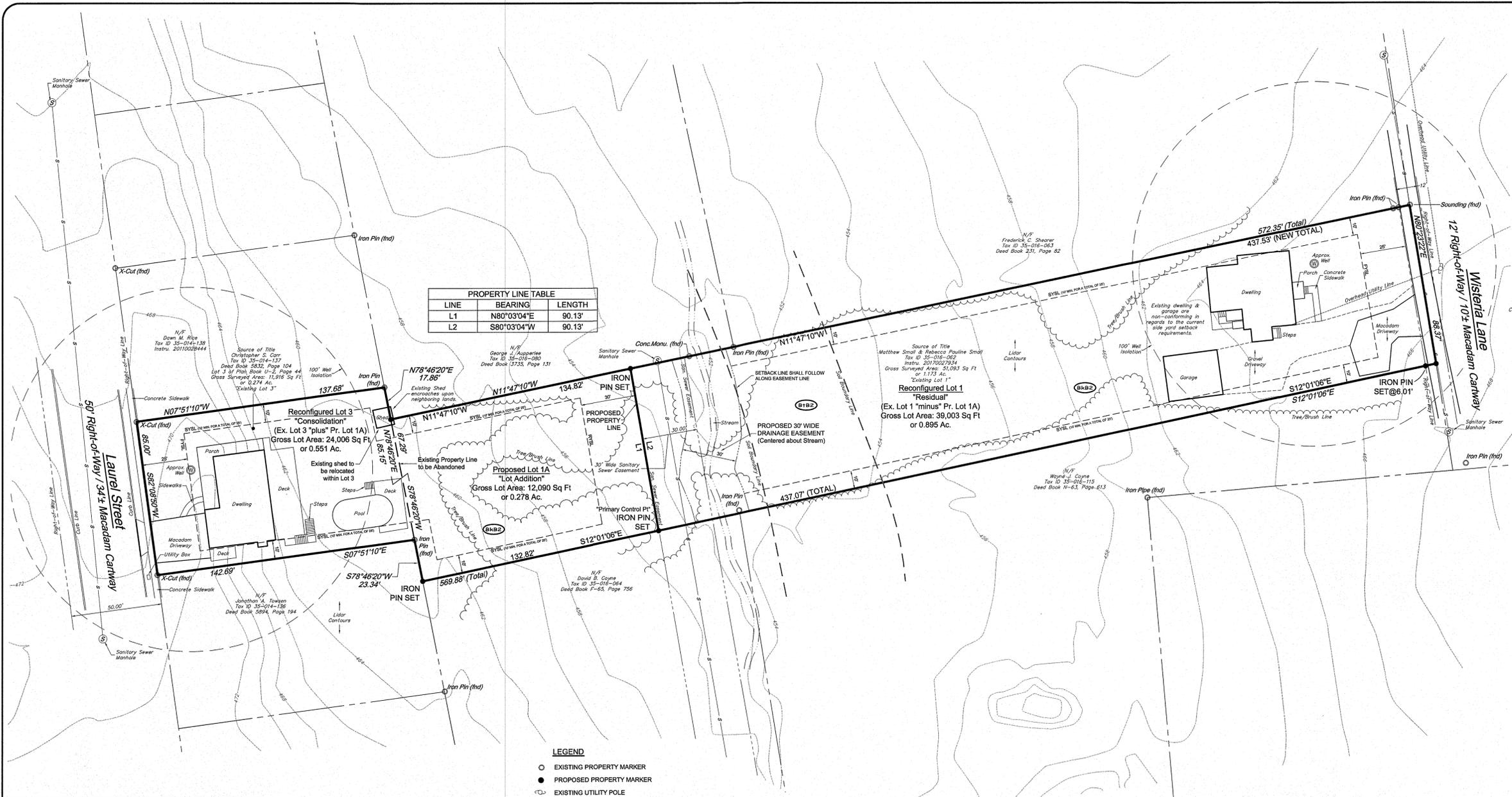
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FOR  
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IN  
LOWER PAXTON TOWNSHIP  
DAUPHIN COUNTY, PENNSYLVANIA

FROM  
EASTERN DEVELOPMENT & PLANNING, INC.  
7300 DERRY STREET  
HARRISBURG, PA 17111

TO  
ROBERT T. & KATHLEEN M. SABER  
122 DEAVEN ROAD  
HARRISBURG, PA 17112

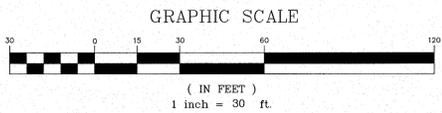
ROBERT T. SABER  
PROFESSIONAL ENGINEER  
122 DEAVEN ROAD, HARRISBURG, PA 17112      PHONE (717) 574-2608

SHEET 2 OF 2      DATE JULY 10, 2020



**LEGEND**

- EXISTING PROPERTY MARKER
- PROPOSED PROPERTY MARKER
- ⊕ EXISTING UTILITY POLE
- ⊗ SOIL LABEL
- SUBJECT PROPERTY LINE
- - - NEIGHBORING PROPERTY LINE
- RIGHT OF WAY LINE
- - - PROPERTY LINE TO BE ABANDONED
- - - APPROXIMATE EDGE OF STREAM
- - - OVERHEAD UTILITY LINE
- - - EDGE OF DIRT LINE
- - - SOIL BOUNDARY LINE
- - - LIDAR CONTOUR LINE
- - - EASEMENT LINE
- - - SANITARY MANHOLE & SEWER MAIN
- FYSL : "Front Yard Setback Line"
- SYSL : "Side Yard Setback Line"
- RYSL : "Rear Yard Setback Line"



**GENERAL NOTES**

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 1.173 ACRE TRACT (EX. LOT 1) TO BE CONSOLIDATED WITH AN ADJOINING LOT (EX. LOT 3).
- ALL INFORMATION (EXCEPT CONTOURS) ON THIS PLAN IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC.
- EXISTING LOT 1 & EXISTING LOT 3 EACH CONTAIN AN EXISTING DWELLING WITH ON-LOT WELL AND ARE SERVED BY PUBLIC SEWER.
- EXISTING CONTOURS TAKEN FROM COUNTY GIS MAPPING (LIDAR). ALL CONTOURS ARE REFERENCED TO THE NAVD-88 VERTICAL DATUM.
- THIS SURVEY WAS PERFORMED WITHOUT THE USE OF A TITLE SEARCH.
- NO IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARE BEING PROPOSED AS PART OF THIS PLAN.
- FUTURE IMPROVEMENTS MAY REQUIRE FURTHER APPROVALS FROM LOWER PAXTON TOWNSHIP, & DAUPHIN COUNTY CONSERVATION DISTRICT, & THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
- ANY FUTURE EARTHMOVING ACTIVITIES ON ANY LOT OF THIS PLAN MAY REQUIRE THE SUBMITTAL & APPROVAL BY THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTHMOVING ACTIVITIES OCCUR.
- ANY FUTURE EARTH DISTURBANCES, IMPLEMENTATION OF ANY EROSION & SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
- PROPOSED LOT 1A IS PROPOSED AS A LOT ADDITION ONLY AND THEREFORE SHALL NOT BE SOLD OR CONVEYED AS A STAND-ALONE BUILDING LOT.
- A DEED OF CONSOLIDATION FOR THE CONSOLIDATED LOT 3 PLUS LOT 1A SHALL BE CREATED/RECORDED IMMEDIATELY FOLLOWING THE APPROVAL/RECORDING OF THIS PLAN.
- TO THE NATIONAL WETLANDS INVENTORY MAPPING NO WETLANDS EXIST ON THE SITE.
- ANY FUTURE DISTURBANCES (FILLING, DRAINING, OR EARTH MOVING ACTIVITIES) WITHIN KNOWN WETLANDS SHALL REQUIRE NECESSARY PERMITS AND APPROVALS BE OBTAINED FROM THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES.
- NO FLOODPLAINS EXIST WITHIN THE SITE AS PER THE NATIONAL FLOOD INSURANCE MAP(S) FOR LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PA.
- ALL PAGES OF THIS SUBDIVISION PLAN (SHEET 1) SHALL BE RECORDED AT THE RECORDERS OFFICE IN THE DAUPHIN COUNTY COURTHOUSE IN ACCORDANCE WITH ALL TOWNSHIP REGULATIONS CURRENTLY IN EFFECT.
- 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 PLAN.

SUBDIVISIONS IN AREA	
Plan Book U, Vol. 2, Page 87 - Rhoads - 6/9/1975	
Plan Book U, Vol. 2, Page 43 - Ranger Park - 6/11/1975	
Plan Book Z, Vol. 2, Page 97 - Rhoads - 9/14/1977	
Plan Book C, Vol. 3, Page 88 - Shearer - 9/22/1978	
Plan Book G, Vol. 6, Page 41 - Shearer - 7/25/1995	

SOIL LEGEND	
BkB2 - Berks shaly silt loam, 3-8% slopes, moderately eroded	
BlB2 - Brinkerton & Armagh silt loams, 3-8% slopes, moderately eroded	

WAIVER(S) REQUESTED	APPROVED
Section 404.C.5/B (Features/Contours 100' Beyond Site)	

**SURVEY 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 Lower Paxton Township Subdivision and Land Development Ordinance.

Professional Surveyor: **JOE ALLEN BURGET, JR., P.L.S.**

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
	Instru. 20170027934 Deed Book 5832, Page 104	1 OF 1 (to be recorded)
	<b>TAX MAP NUMBER</b>	
	Tax ID 35-016-062 Tax ID 35-014-137	
	<b>BURGET &amp; ASSOCIATES, INC.</b> "Professional Land Surveyors"	
	<ul style="list-style-type: none"> <li>• CADD Training and Support</li> <li>• ALTA Surveys</li> <li>• Topographical Surveys</li> <li>• Property Surveys</li> <li>• FEMA Elevation Certificates</li> <li>• GPS Mapping and Control Surveys</li> <li>• Major and Minor Subdivisions</li> </ul>	
	Web Site: www.burgetassociatesinc.com 1787 N.B. Road Phone: 717-552-7011 New Bloomfield Pennsylvania 17068 Fax: 717-552-3557	

**ZONING DATA**

DISTRICT: Low Density Residential "R-1"

REQUIREMENTS: (Section 307.A)

Use: Single Family Detached Dwelling

Minimum Lot Area: 1 Acre

Minimum Street Frontage: 150 Ft.

Building Setback:

- Front: 25 Ft.
- Side: 10 Ft. (min.)
- 25 Ft. (total two sides)
- Rear: 30 Ft.

Driveway Setback: 3 Ft. (from side)

Maximum Building Height: 35 Ft.

Maximum Coverage:

- Building: 30%
- Impervious: 40%

**SITE DATA**

Lot Information	Lot Information
Existing Lot 1 Gross Surveyed Lot Area: 1.173 Acres Existing Impervious Coverage: 10.8% (5,512 Sq Ft to ROW)	Proposed Lot 1A (Lot Addition) Gross Surveyed Lot Area: 0.278 Acres
Existing Lot 3 Gross Surveyed Lot Area: 0.274 Acres Existing Impervious Coverage: 36.2% (4,320 Sq Ft to ROW)	Reconfigured Lot 1 (Ex. Lot 1 "minus" Pr. Lot 1A) Remaining Lot Area: 0.895 Acres Water: On-Lot (Existing) Septic: Public (Existing) Proposed Impervious Coverage = 14.1% (5,512 Sq Ft to ROW)
	Reconfigured Lot 3 (Consolidation) (Ex. Lot 3 "plus" Pr. Lot 1A) Gross Surveyed Lot Area: 0.551 Acres Water: On-Lot (Existing) Septic: Public (Existing) Proposed Impervious Coverage = 18.0% (4,320 Sq Ft to ROW)

**LAND OWNERS / DEVELOPERS**

Matthew Small & Rebecca Pauline Small Email: mmall12@aol.com Phone: 717-468-5666	5815 Wisteria Lane Harrisburg, PA 17112 Phone: 717-468-5666
Christopher S. Carr Email: cshawncarr@verizon.net	5872 Laurel Street Harrisburg, PA 17112 Phone: 717-514-4898

**PRELIMINARY / FINAL MINOR SUBDIVISION & LOT ADDITION PLAN OVER LANDS OF MATTHEW & REBECCA SMALL AND CHRISTOPHER S. CARR**

JOB NUMBER: 20130  
DRAWING NUMBER: 20130-001  
DATE: July 6th, 2020

**RECORDER OF DEEDS CERTIFICATE**

Recorded in the office of the Recorder of Deeds of the County of Dauphin, Commonwealth of Pennsylvania, in Plan Book Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) Recorder of Deeds

**UPI CERTIFICATE**

Assessment Office

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Dauphin, personally appeared the above named owner(s), and acknowledged the forgoin adoption, dedication and plan to be (his, her, their) act and desired the same to be recorded as such.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner: \_\_\_\_\_  
Matthew Small  
(Seal) Notary Public

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Dauphin, personally appeared the above named owner(s), and acknowledged the forgoin adoption, dedication and plan to be (his, her, their) act and desired the same to be recorded as such.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner: \_\_\_\_\_  
Rebecca Pauline Small  
(Seal) Notary Public

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Dauphin, personally appeared the above named owner(s), and acknowledged the forgoin adoption, dedication and plan to be (his, her, their) act and desired the same to be recorded as such.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner: \_\_\_\_\_  
Christopher S. Carr  
(Seal) Notary Public