202400921

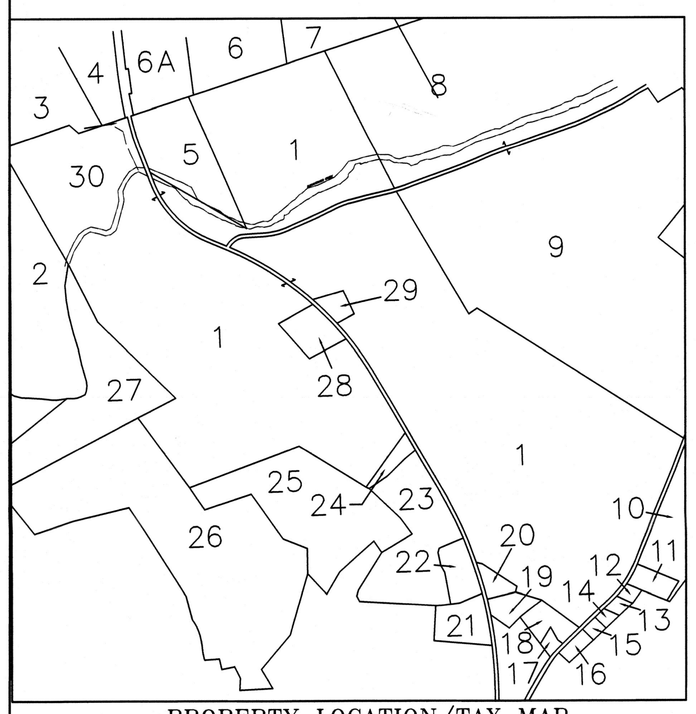
EARTH DISTURBANCE NOTES FOR FUTURE DEVELOPMENT:
1. ACCORDING TO CHAPTER 102.5 OF THE PENNSYLVANIA CODE, ANY EARTH DISTURBANCE OVER 5,000 SQUARE FEET REQUIRES AN EROSION AND SEDIMENT CONTROL PLAN TO PREVENT SEDIMENT POLLUTION ON SITE (PENNSYLVANIA CODE, TITLE 25, CHAPTER 102.4(b)(2)(i) AND SECTIONS 5 AND 402 OF THE CLEAN STREAMS LAW).
2. ACCORDING TO CHAPTER 102.5, UNDER TITLE 25, OF THE PA CODE, ANY EARTH DISTURBANCE EQUAL TO OR GREATER THAN 1 ACRE IS REQUIRED TO OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE JUNIATA COUNTY CONSERVATION DISTRICT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PENNSYLVANIA CODE, TITLE 25, CHAPTER 102.5(a), AND SECTIONS 5 AND 402 OF THE CLEAN STREAMS LAW)
3. CHAPTER 102.42 STATES THAT "A MUNICIPALITY OR COUNTY WHICH ISSUES BUILDING OR OTHER PERMITS SHALL NOTIFY THE DEPARTMENT (DEP) OR CONSERVATION DISTRICT WITHIN 5 DAYS OF RECEIPT OF AN APPLICATION FOR PERMIT INVOLVING EARTH DISTURBANCE ACTIVITY CONSISTING OF 1 ACRE OR MORE. (PENNSYLVANIA CODE, TITLE 25, CHAPTER 102.42, AND SECTIONS 5 AND 402 OF THE CLEAN STREAMS LAW).

LOT ADDITION STATEMENT:
LOT ADDITION 1, CONSISTING OF 4.20 ACRES, AS PROPOSED BY THIS PLAN, IS TO BE ADDED ONTO LAND OWNED BY BIBLE BAPTIST CHURCH, TMP 13-01-020. LOT ADDITION 1 IS A LOT ADDITION AND SHALL BECOME AN INTEGRAL PART OF THE PROPERTY TO WHICH IT IS ADDED. LOT ADDITION 1 IS NOT CONSIDERED AN INDIVIDUAL LOT AND CANNOT BE DEVELOPED AS SUCH. THE PURPOSE OF THE LOT ADDITION IS TO COMBINE A PORTION OF THE PARCEL AS RECORDED IN DEED BOOK 99 PAGE 262 TO THE PARCEL RECORDED IN DEED BOOK 330 PAGE 585 TO FORM ONE PARCEL NOW OWNED BY BIBLE BAPTIST CHURCH. THE OWNER ACKNOWLEDGES THE REQUIREMENT TO INCORPORATE IN A SINGLE DEED THE EXISTING PARCEL AND THE LOT ADDITION INTO A NEW PARCEL. THE COMBINED PARCEL MAY ONLY BE SOLD AND CONVEYED AS ONE PARCEL UNDER THIS SUBDIVISION PLAN. ANY FUTURE SUBDIVISION OR DEVELOPMENT OF THE NEWLY CREATED PARCEL MUST MEET MUNICIPAL ORDINANCES, DEP, AND OTHER PENNSYLVANIA STATE AND UNITED STATES FEDERAL LAWS AND REQUIREMENTS.

HIGHWAY OCCUPANCY PERMIT NOTE:
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), AS AMENDED, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR A STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.

LEGEND:
- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- PROPOSED PROPERTY LINE
- EXISTING WOODS LINE
- EXISTING FENCE
- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR (MAJOR)
- EXISTING SOIL LINE
- EXISTING TREE
- WELL (W)

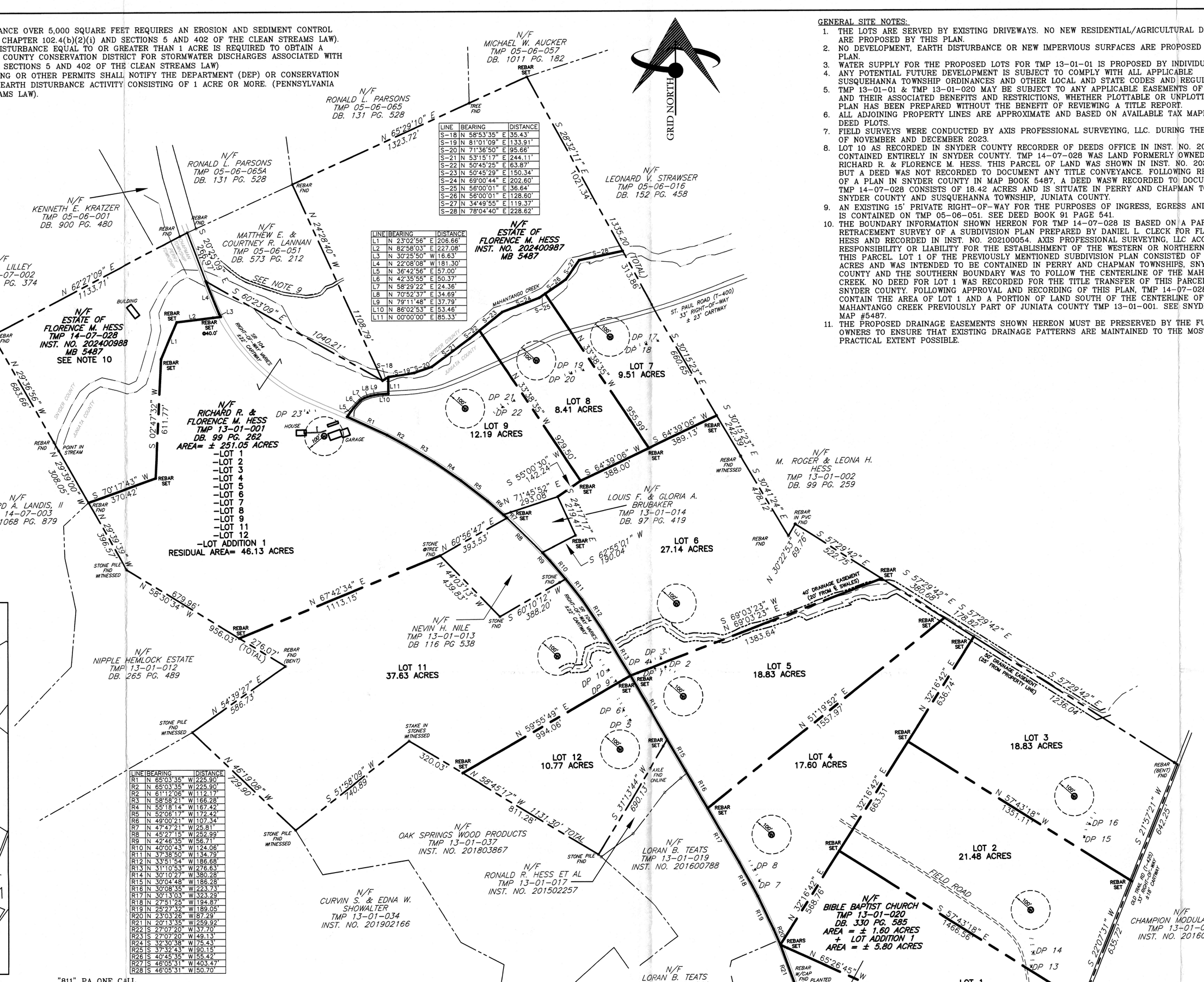
SLANT TEXT = EXISTING CONDITIONS
VERTICAL TEXT = PROPOSED CONDITIONS



PROPERTY LOCATION/TAX MAP
SCALE: 1"= 1,000'

INSET MAP TABULATION (NOW OR FORMERLY):

1. RICHARD R. & FLORENCE M. HESS; TMP 13-01-001; DB. 99 PG. 262
2. RICHARD A. LANDIS, II; TMP 14-07-003; INST. NO. DB. 1068 PG. 879
3. JOAN L. LILLEY; TMP 14-07-002; DB. 504 PG. 374
4. KENNETH E. KRATZER; TMP 05-06-001; DB. 900 PG. 480
5. MATTHEW E. & CORTNEY R. LANNAN; TMP 05-06-051; DB. 573 PG. 212
6A. RONALD L. PARSONS; TMP 05-06-065; DB. 131 PG. 528
6. RONALD L. PARSONS; TMP 05-06-065; DB. 131 PG. 528
7. MICHAEL W. AUCKER; TMP 05-06-057; DB. 1011 PG. 182
8. LEONARD V. STRAWSER; TMP 05-06-016; DB. 152 PG. 458
9. MARVIN ROGER & LEONA H. HESS; TMP 13-01-002; DB. PG.
10. CHAMPION MODULAR INC.; TMP 13-01-028; INST. NO. 201603976
11. JAMES E. & DENELLE K. URICH; TMP 13-01-015; INST. NO. 201703790
12. LESLIE D. PAIGE; TMP 13-02-013; DB. 348 PG. 276
13. KIMBERLY M. KERSTETTER; TMP 13-02-014; INST. NO. 201802019
14. CONNIE L. HEINTZELMAN; TMP 13-02-022; DB. 168 PG. 1048
15. CHARLES R. REICHNER ET UX; TMP 13-02-020; DB. 164 PG. 912
16. RICHARD & CHARLENE SPRIGGLE; TMP 13-02-041; DB. 134 PG. 278
17. TTD PROPERTIES, LLC; TMP 13-01-018; INST. NO. 202104580
18. MICHAEL SPADE; TMP 13-01-023; DB. 122 PG. 679
19. JOHN L. & CAROL J. SPICHER; TMP 13-01-024; DB. 125 PG. 13
20. BIBLE BAPTIST CHURCH; TMP 13-01-020; DB. 330 PG. 585
21. MARK M. & ROSETTA B. STAUFFER; TMP 13-01-026; INST. NO. 201702667
22. LORAN B. TEATES; TMP 13-01-041; INST. NO. 201500971
23. LORAN B. TEATES; TMP 13-01-019; INST. NO. 201600788
24. RONALD R. HESS ET AL; TMP 13-01-017; INST. NO. 201502257
25. OAK SPRINGS WOOD PRODUCTS; TMP13-01-037; INST. NO. 201803867
26. CURVIN S. & EDNA W. SHOWALTER; TMP 13-01-034; INST. NO. 201902166
27. NIPPLE HEMLOCK ESTATE; TMP 13-01-012; DB. 265 PG. 489
28. NEVIN H. HILE; TMP 13-01-013; DB. 116 PG. 538
29. LOUIS F. & GLORIA A. BRUBAKER; TMP 13-01-014; DB. 97 PG. 419
30. RICHARD R. & FLORENCE M. HESS; TMP 14-07-028; DB. 100 PG. 964



LINE	BEARING	DISTANCE
L1	N 23°02'56" E	209.66'
L2	N 82°58'03" E	227.08'
L3	N 30°25'50" W	16.63'
L4	N 22°08'08" W	181.30'
L5	N 36°42'56" E	57.00'
L6	N 42°35'55" E	50.37'
L7	N 58°29'22" E	24.36'
L8	N 70°52'37" E	34.69'
L9	N 79°11'48" E	37.79'
L10	N 86°02'53" E	53.46'
L11	N 00°00'00" E	85.33'

LINE	BEARING	DISTANCE
S-18	N 58°53'35" E	35.43'
S-19	N 81°01'09" E	133.91'
S-20	N 71°36'50" E	95.66'
S-21	N 53°15'17" E	244.11'
S-22	N 50°45'25" E	63.87'
S-23	N 50°45'29" E	150.34'
S-24	N 69°00'44" E	202.60'
S-25	N 56°00'01" E	36.64'
S-26	N 56°00'01" E	128.60'
S-27	N 34°49'55" E	119.37'
S-28	N 78°04'40" E	228.62'

LINE	BEARING	DISTANCE
R1	N 63°03'55" W	225.90'
R2	N 63°03'35" W	225.90'
R3	N 61°12'06" W	112.17'
R4	N 59°58'21" W	160.28'
R5	N 55°18'14" W	161.42'
R6	N 52°08'17" W	172.42'
R7	N 49°09'21" W	107.34'
R8	N 47°47'21" W	125.81'
R9	N 45°27'15" W	252.89'
R10	N 42°48'35" W	56.71'
R11	N 42°09'43" W	124.08'
R12	N 43°51'54" W	186.68'
R13	N 41°10'53" W	276.63'
R14	N 39°10'27" W	380.28'
R15	N 37°04'48" W	186.28'
R16	N 35°08'15" W	223.73'
R17	N 30°13'03" W	323.28'
R18	N 27°31'25" W	194.87'
R19	N 26°27'32" W	189.05'
R20	N 23°03'26" W	187.22'
R21	N 20°13'35" W	259.92'
R22	S 27°07'20" W	37.70'
R23	S 27°07'20" W	149.13'
R24	S 29°39'38" W	75.43'
R25	S 31°39'43" W	190.15'
R26	S 49°45'35" W	155.42'
R27	S 48°05'31" W	400.47'
R28	S 46°05'31" W	150.70'

"811" PA ONE CALL
NOTE: ACT 287: THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE ACT 287 OF 1974, AS AMENDED BY ACT 50 OF 2017, OF THE PENNSYLVANIA LEGISLATURE FOR NOTIFICATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION IN THE PROJECT AREA. THE ONE CALL NUMBER IS 8-1-1.

"911 ADDRESSING"
ANY NEW DEVELOPMENT THAT REQUIRES A "NEW ADDRESS" SHALL BE COORDINATED WITH THE JUNIATA COUNTY EMERGENCY SERVICES DEPARTMENT. CONTACT KEITH MINGLE, 911 SUPERVISOR @ (717) 436-7773 FOR NEW ADDRESSING PROCEDURES.

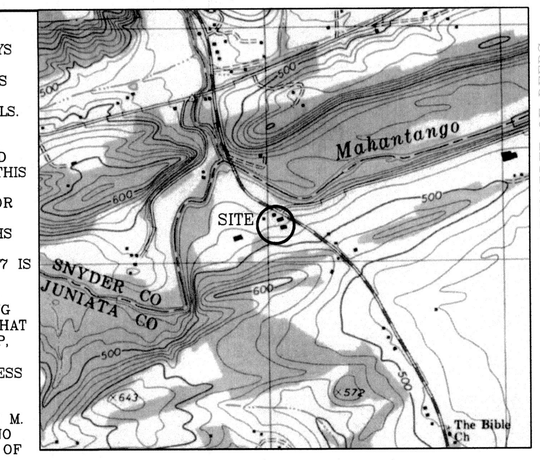
CLEAN & GREEN NOTE:
JUNIATA COUNTY TAX MAP PARCEL 13-1-1 IS ENROLLED IN THE CLEAN AND GREEN PROGRAM. THE APPLICANT OR LANDOWNERS SHOULD BE AWARE OF SECTION 137b.63 OF THE PA BULLETIN, AND SHOULD CONTACT AARON MILLER, JUNIATA COUNTY DEPUTY DIRECTOR OF CLEAN AND GREEN. MR. MILLER CAN BE REACHED AT 717-436-7740.

FINAL SUBDIVISION / LOT ADDITION PLAN

0 300 600 900
SCALE: 1 INCH = 300'

GENERAL NOTES:
1. ALL UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS BASED ON UTILITY PLANS, MARKINGS AND ABOVE GROUND FEATURES. NO EASEMENTS WERE FOUND FOR THE EXISTING UTILITIES.
2. NORTH ROTATION IS BASED ON GRID NORTH.
3. NO KNOWN COVENANT(S) EXIST PRIOR TO THIS SUBDIVISION PLAN.
4. ALL FUTURE DRIVEWAY LOCATIONS ARE RESPONSIBILITY OF THE INDIVIDUAL LAND OWNERS. THE LAND OWNERS MUST OBTAIN THE REQUIRED MUNICIPAL AND/OR PENNDOT DRIVEWAY PERMITS PRIOR ANY DRIVEWAY INSTALLATION OR CONSTRUCTION.
5. BY GRAPHIC PLOTTING ONLY, PORTIONS OF TAX MAP PARCEL 13-01-01 ARE SHOWN IN THE SPECIAL FLOOD HAZARD AREA. DEVELOPMENT IN THESE AREAS ARE DISCOURAGED.
6. THE PROPOSED LOTS SHOWN ON PARCEL 13-01-001 PROPOSE TO UTILIZE ON-LOT SEWER.
7. PLANS REFERENCED: PB 25 PG 130; DB 103 PG 533; PB 24 PG 188; PB 21 PG 43; PB 2 PG 148; INST. NO. 202100054; PB 43 PG 83.
8. WETLANDS ARE PRESENT BASED ON THE NATIONAL WETLANDS INVENTORY MAPPINGS FOR THE SUBJECT PROPERTY ALONG THE MAHANTANGO CREEK STREAM CORRIDOR.
9. SUSQUEHANNA TOWNSHIP, JUNIATA COUNTY AND CHAPMAN & PERRY TOWNSHIP, SNYDER COUNTY DO NOT HAVE A ZONING ORDINANCE.

GENERAL SITE NOTES:
1. THE LOTS ARE SERVED BY EXISTING DRIVEWAYS. NO NEW RESIDENTIAL/AGRICULTURAL DRIVEWAYS ARE PROPOSED BY THIS PLAN.
2. NO DEVELOPMENT, EARTH DISTURBANCE OR NEW IMPERVIOUS SURFACES ARE PROPOSED BY THIS PLAN.
3. WATER SUPPLY FOR THE PROPOSED LOTS FOR TMP 13-01-01 IS PROPOSED BY INDIVIDUAL WELLS.
4. ANY POTENTIAL FUTURE DEVELOPMENT IS SUBJECT TO COMPLY WITH ALL APPLICABLE SUSQUEHANNA TOWNSHIP ORDINANCES AND OTHER LOCAL AND STATE CODES AND REGULATIONS.
5. TMP 13-01-01 & TMP 13-01-020 MAY BE SUBJECT TO ANY APPLICABLE EASEMENTS OF RECORD AND THEIR ASSOCIATED BENEFITS AND RESTRICTIONS, WHETHER PLOTTABLE OR UNPLOTTABLE. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF REVIEWING A TITLE REPORT.
6. ALL ADJOINING PROPERTY LINES ARE APPROXIMATE AND BASED ON AVAILABLE TAX MAPPINGS OR DEED PLOTS.
7. FIELD SURVEYS WERE CONDUCTED BY AXIS PROFESSIONAL SURVEYING, LLC. DURING THE MONTHS OF NOVEMBER AND DECEMBER 2023.
8. LOT 10 AS RECORDED IN SNYDER COUNTY RECORDER OF DEEDS OFFICE IN INST. NO. 202400987 IS CONTAINED ENTIRELY IN SNYDER COUNTY. TMP 14-07-028 WAS LAND FORMERLY OWNED BY RICHARD R. & FLORENCE M. HESS. THIS PARCEL OF LAND WAS SHOWN IN INST. NO. 202100094 BUT A DEED WAS NOT RECORDED TO DOCUMENT ANY TITLE CONVEYANCE. FOLLOWING RECORDING OF A PLAN IN SNYDER COUNTY IN MAP BOOK 5487, A DEED WASW RECORDED TO DOCUMENT THAT TMP 14-07-028 CONSISTS OF 18.42 ACRES AND IS SITUATE IN PERRY AND CHAPMAN TOWNSHIP, SNYDER COUNTY AND SUSQUEHANNA TOWNSHIP, JUNIATA COUNTY.
9. AN EXISTING 15' PRIVATE RIGHT-OF-WAY FOR THE PURPOSES OF INGRESS, EGRESS AND REGRESS IS CONTAINED ON TMP 05-06-051. SEE DEED BOOK 91 PAGE 541.
10. THE BOUNDARY INFORMATION SHOWN HEREON FOR TMP 14-07-028 IS BASED ON A PARTIAL RETRACEMENT SURVEY OF A SUBDIVISION PLAN PREPARED BY DANIEL L. CLECK FOR FLORENCE M. HESS AND RECORDED IN INST. NO. 202100054. AXIS PROFESSIONAL SURVEYING, LLC ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE ESTABLISHMENT OF THE WESTERN OR NORTHERN LINES OF THIS PARCEL. LOT 1 OF THE PREVIOUSLY MENTIONED SUBDIVISION PLAN CONSISTED OF 11.00 ACRES AND WAS INTENDED TO BE CONTAINED IN PERRY AND CHAPMAN TOWNSHIPS, SNYDER COUNTY AND THE SOUTHERN BOUNDARY WAS TO FOLLOW THE CENTERLINE OF THE MAHANTANGO CREEK. NO DEED FOR LOT 1 WAS RECORDED FOR THE TITLE TRANSFER OF THIS PARCEL IN SNYDER COUNTY. FOLLOWING APPROVAL AND RECORDING OF THIS PLAN, TMP 14-07-028 WILL CONTAIN THE AREA OF LOT 1 AND A PORTION OF LAND SOUTH OF THE CENTERLINE OF THE MAHANTANGO CREEK PREVIOUSLY PART OF JUNIATA COUNTY TMP 13-01-001. SEE SNYDER COUNTY MAP #5487.
11. THE PROPOSED DRAINAGE EASEMENTS SHOWN HEREON MUST BE PRESERVED BY THE FUTURE LOT OWNERS TO ENSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED TO THE MOST PRACTICAL EXTENT POSSIBLE.



LOCATION MAP
SCALE: 1" = 2,000'

PROJECT NARRATIVE:
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TMP 13-01-001 TO CREATE 12 RESIDENTIAL LOTS AND 1 LOT ADDITION.

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF JUNIATA

ON THIS, THE 19th DAY OF March, 2024, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED Donald I. Hess, Executor of the Estate of Florence M. Hess WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAYS THAT THEY ARE THE owners OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED.

DONALD I. HESS (EXECUTOR) Donald I. Hess, Exec

Commonwealth of Pennsylvania - Notary Seal
Julie A. Doherty, Notary Public
Juniata County
My commission expires January 22, 2026
Commission number 1009933
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC: Julie A. Doherty

MY COMMISSION EXPIRES January 22, 20 26

JUNIATA COUNTY PLANNING COMMISSION REVIEW CERTIFICATE:
THE JUNIATA COUNTY PLANNING COMMISSION REVIEWING THE PLAN ON January 16, 2024, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED. A COPY OF THE REVIEW IS ON FILE AT THE JUNIATA COUNTY PLANNING OFFICE AND COMMENTS HAVE BEEN FORWARDED TO THE INVOLVED TOWNSHIP(S) / BOROUGH(S). THE COMMISSION DOES NOT REPRESENT OR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

CHAIRMAN Christopher B. Hoyle

SECRETARY OR DIRECTOR Dori Chubb

PLAN TRACKING# 2024-01-XXX

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. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

MARCH 20TH, 20 24 CHAD A. SMITH PLS

SUSQUEHANNA TOWNSHIP SUPERVISORS
APPROVED BY THE SUSQUEHANNA TOWNSHIP SUPERVISORS, APPROVED THIS 13 DAY, OF 03, 2024.

CHAIRMAN Chris R. Gross

SECRETARY Dori Chubb

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION
REVIEWED AND RECOMMENDED FOR APPROVAL BY SUSQUEHANNA TOWNSHIP PLANNING COMMISSION, APPROVED THIS 13 DAY, OF MARCH, 2024.

CHAIRMAN Chester L. Stamm Sr.

SECRETARY

RECORDED IN THE OFFICE FOR RECORDER OF DEEDS, JUNIATA COUNTY, PENNSYLVANIA, IN INSTRUMENT NO. 202400921, THIS 20th DAY OF March, 2024 Tammy L. Casey Deputy

JUNIATA COUNTY
DEPUTY RECORDER OF DEEDS
My Commission Expires
1st Monday of Jan. 2026

TITLE SOURCE	
DB.	PG.
99	262
330	585

TAX INFORMATION		
MUN.	MAP	PARCEL
13	01	001
13	01	020

ZONING: N/A

BUILDING SETBACKS		
FRONT	REAR	SIDES
20	10	10

DATE: DECEMBER 29, 2023
DRAWN BY: CAS
CHECKED BY: BEM
PROJECT NO: 23151
DRAWING NO: SHEET #1 OF 1
REVISION DATE(S):
MARCH 13, 2024

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHAD AARON SMITH LAND SURVEYOR SU-075225

CHAD A. SMITH

MUNICIPALITY:
SUSQUEHANNA TOWNSHIP
CHAPMAN TOWNSHIP
PERRY TOWNSHIP

COUNTY:
JUNIATA
SNYDER

FINAL SUBDIVISION/LOT ADDITION PLAN FOR FLORENCE M. HESS ESTATE

AXIS PROFESSIONAL SURVEYING, LLC
4887 WILLIAM PENN HWY
MIFFLINTOWN, PA 17059
PHONE: 717-436-0283
FAX: 717-436-0284

PREPARED FOR:
DONALD HESS
297 CUNNINGHAM ROAD
MIFFLINTOWN, PA 17059

Recorder of Deeds
Clerk of Orphans' Court
Register of Wills
Juniata County, PA
INSTRUMENT NUMBER
202400921
RECORDED ON
Mar 20, 2024
1:52:01 PM
Total Pages: 1
RECORDING FEES - $25.00
RECORDER OF DEEDS
RECORDER OF DEEDS IMP FUND $3.00
COUNTY IMPROVEMENT FUND $2.00
TOTAL PAID $30.00
INV: SOBO9 USER: TLC CUSTOMER
AXIS PROFESSIONAL SURVEYING

SPACE RESERVED FOR RECORDER OF DEEDS

202400921