

RECORDERS BLOCK

P 0006-0100 Apr 20, 2021
 ALLEN & HEATHER WILSON
 HENRY SURVEYS
 PLAN 2-003 NOTED IN INDEX

The Original Plan is the property of Henry Surveys and is to be returned to said office after recording.

SOIL TYPE TABLE

HaB: Hagerstown silt loam, 3-8% slopes*
 HaC: Hagerstown silt loam, 8-15% slopes
 MbB: Morrison sandy loam, 2-6% slopes*

* Prime Ag. Soils

SOIL TEST DATA

LOT NUMBER	PIT NUMBER	SLOPE (%)	LIMITING ZONE (*)	PERC. RATE (MIN./INCH)	SUITABILITY (S / U)
108RR	94-35	2%	72+	44.67	S
108R-1	5	11%	88	23.78	S
	6	14%	88	65.4	S
108R-2	3	5%	84	76.45	S
	4	7.5%	86	31.5	S
108R-3	1	1%	72	15.7	S
	2	4%	89	32.13	S

NOTES

- The area around Test Pit # 1, 2, 3, 4 and 5 are reserved for a primary and replacement sewage disposal area and are to remain undisturbed. The home owner will determine which site will be utilized as the primary sewage disposal area.
- The area around Test Pit # 94-35 is reserved for a replacement sewage disposal area for Lot 108RR and is not to be disturbed.
- No Sewage disposal area may be placed within 10 feet of a water supply line under pressure.
- No individual on-site wells were observed within 100 feet of an existing or proposed sewage absorption area.

SEWAGE DISPOSAL REVIEW BLOCK

Based on the results of soil log profiles performed on this property in compliance with the Pennsylvania Sewage Facilities Act, no. 37, as amended by Act 206, Chapter 73, the areas around test pit number 01, 02, 03, 04, 05 and 94-35 are generally suitable for on-lot sewage disposal and/or the area around test pit number NONE are generally unsuitable sewage disposal.

This is not a guarantee that a permit will or will not be issued for any lot or parcel. The Municipal Sewage Enforcement Officer (S.E.O.) must be contacted to conduct further testing, as necessary, to permit permit issuance.

J.M. Wilson DATE: 3/18/21

SITE DATA - LOT 108R - PB: 53 PG: 121

Tax Parcel No. : 17-1A-42
 Title Source : Record Book 2000 Page 444
 Property Owner : Allen M. Wilson and Heather B. Wilson
 Owner's Address : 750 Smith Road
 Fort Mifflin, PA 16870
 Owner's Phone No. : 814-242-1666
 Present Land Use : Residential
 Proposed Land Use : Residential
 Proposed Water : Public-Upper Halfmoon Water Company (Proposed Lots 108R-1, 108R-2 & 108R-3)
 Proposed Septic : Public-Upper Halfmoon Water Company (existing Lot 108RR)
 Proposed Septic : On-Site Proposed (Lots 108R-1, 108R-2 and 108R-3)
 Zoning : On-Site existing (Lot 108RR)
 Residential

SUBDIVISION DATA
 Total Number of Lots : Four (4)
 Total Area of Lots : 17.19 Acres

OWNERSHIP BLOCK

COMMONWEALTH OF PENNSYLVANIA

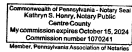
COUNTY OF CENTRE

On this 18 day of MARCH 2021 before me, the undersigned officer, personally appeared **ALLEN M. WILSON and HEATHER B. WILSON**

who being duly sworn according to law, depose and say that they are the owners and/or equitable owners of the property shown hereon, and do acknowledge that their act and desire is to have the plan of said property recorded as such according to law.

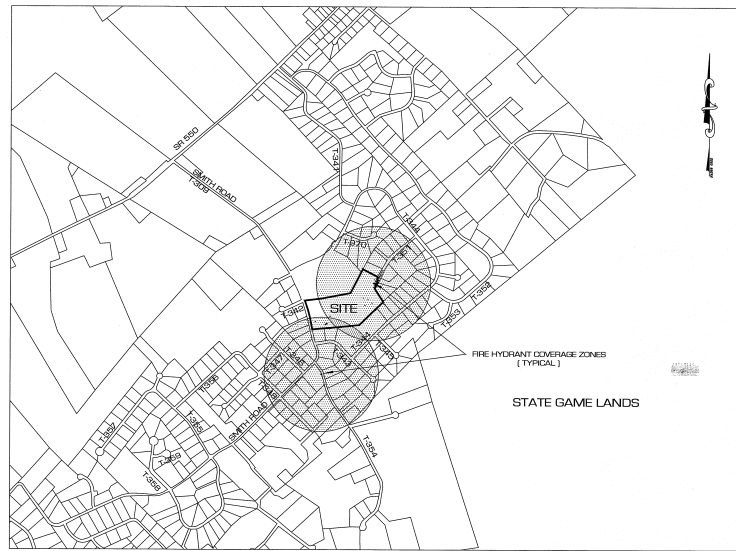
Allen M. Wilson Heather B. Wilson
 PROPERTY OWNER
 Witness my hand and seal on the day and date written above.

NOTARY PUBLIC



MY COMMISSION EXPIRES
 02-12-2024

**FINAL PLAN
 RE-SUBDIVISION OF LOT 108R - PB:53, PG: 121
 OF LANDS OF
 ALLEN M. WILSON & HEATHER B. WILSON
 INTO LOT 108RR, LOT 108R-1, LOT 108R-2 and LOT 108R-3
 LOCATED WITHIN
 HALFMOON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA**



LOCATION MAP

SCALE 1" = 1000'

HALFMOON TOWNSHIP ENGINEERS BLOCK

I, Donald M. Franson, PE have reviewed this Plan in accordance with the design standards and criteria of the Halfmoon Township Stormwater Management Ordinance.

Donald M. Franson DATE: 3/18/21
 DONALD M. FRANSON, PE

FIRE PROTECTION AND PREVENTION NOTICE

The lots created by this subdivision (Lot 108R-1, 108R-2 and 108R-3) shall comply with the provisions of the Halfmoon Township Fire Protection and Prevention Ordinance requirements.

The structure on Lot 108RR within this subdivision pre-dates the Halfmoon Township Fire Protection and Prevention Ordinance requirements.

PORT MATILDA FIRE COMPANY REVIEW WAS PROVIDED 3/22/2021 (DATE)

BY: *John F. Wirth* Fire Chief
 PRINT NAME AND OFFICE OF FIRE CHIEF OR DESIGNATED OFFICIAL

SIGNATURE: *[Signature]*

NOTES

- The bearing base of the survey on this plan is that of the original subdivision of Report of Lot 108, Part D, Smith Subdivision - Phase III, and Lot 27 of Part B, Smith Subdivision Phase X, Plat Book 53, Page 121.
- The contour lines on this plan are plotted from data acquired from PAMAP-LDAR contour mapping with site adjustment with a GPS network on this site.
- Building Setback Lines (B.S.L.) Residential Use:
 30' Front
 15' Side / 15' Rear
- Previous Subdivision: Report of Lot 108, Part B, Smith Subdivision - Phase III, and Lot 27 of Part B, Smith Subdivision Phase X, Plat Book 53, Page 121.
- There are no wetlands on the site per the National Wetlands Inventory Map.
- There is no Flood Hazard area indicated on the site per FEMA Mapping, Map Number 42027C0089F, Panel 595 of 885, effective date May 4, 2009.
- A road occupancy permit will be required for the proposed driveway for Lots 108R-1, 108R-2 and 108R-3.
- The driveways shall be accessible to Fire Department apparatus by way of an approved fire apparatus access road (driveway) with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at 75,000 pounds.
- All lot lines shall have a 15 foot easement for drainage and utilities.
- Development of each lot shall be performed such that there are no adverse stormwater impacts to adjoining properties.
- The existing cut-de-sac at the southern end of Susan Lane, Township Road # 351 must be improved to the Halfmoon Township Road standards:
 a. 60' radius graded and compacted subbase 0' depth
 b. paved radius of 45'
 c. pavement, 25mm base course @ 4" depth, 4 5.5mm wearing course, @ 1.5" depth
- Declaration of Right-Of-Way Agreement over Lot 108R-3 for the exclusive use and maintenance by Lot 27R - Plat Book 53, Page 121, recorded in Centre County Record Book 2265, Page 897.
- Each individual lot owner is responsible for obtaining a Driveway Permit from Halfmoon Township as required by Chapter 12 - Driveway Ordinances.
- Prior to the certificate of occupancy being issued for the residence on Lot 108R-1, the homeowner will either install an approved fire suppression sprinkler system within the residence or install a 4000 gallon water storage tank. If the event the existing waterline along Smith Road is upgraded to an 8" water main, along with the installation of a fire hydrant between Lot 108RR and Lot 108R-1, the installation of a fire suppression sprinkler system or 4000-gallon water storage tank will not be required.

PROJECT NARRATIVE

The purpose of the Plan is to Re-Subdivide Lot 108R of the plan recorded in Centre County Plat Book 53, Page 121 into four single-family residential lots as follows: Lot 108R-1 has an existing single family residence with existing public sewer service and existing on-lot sewage disposal. Lots 108R-2, 108R-3 and 108R-4 are proposed single family residential lots proposing public water service and on-site sewage disposal systems.

SURVEY CERTIFICATION

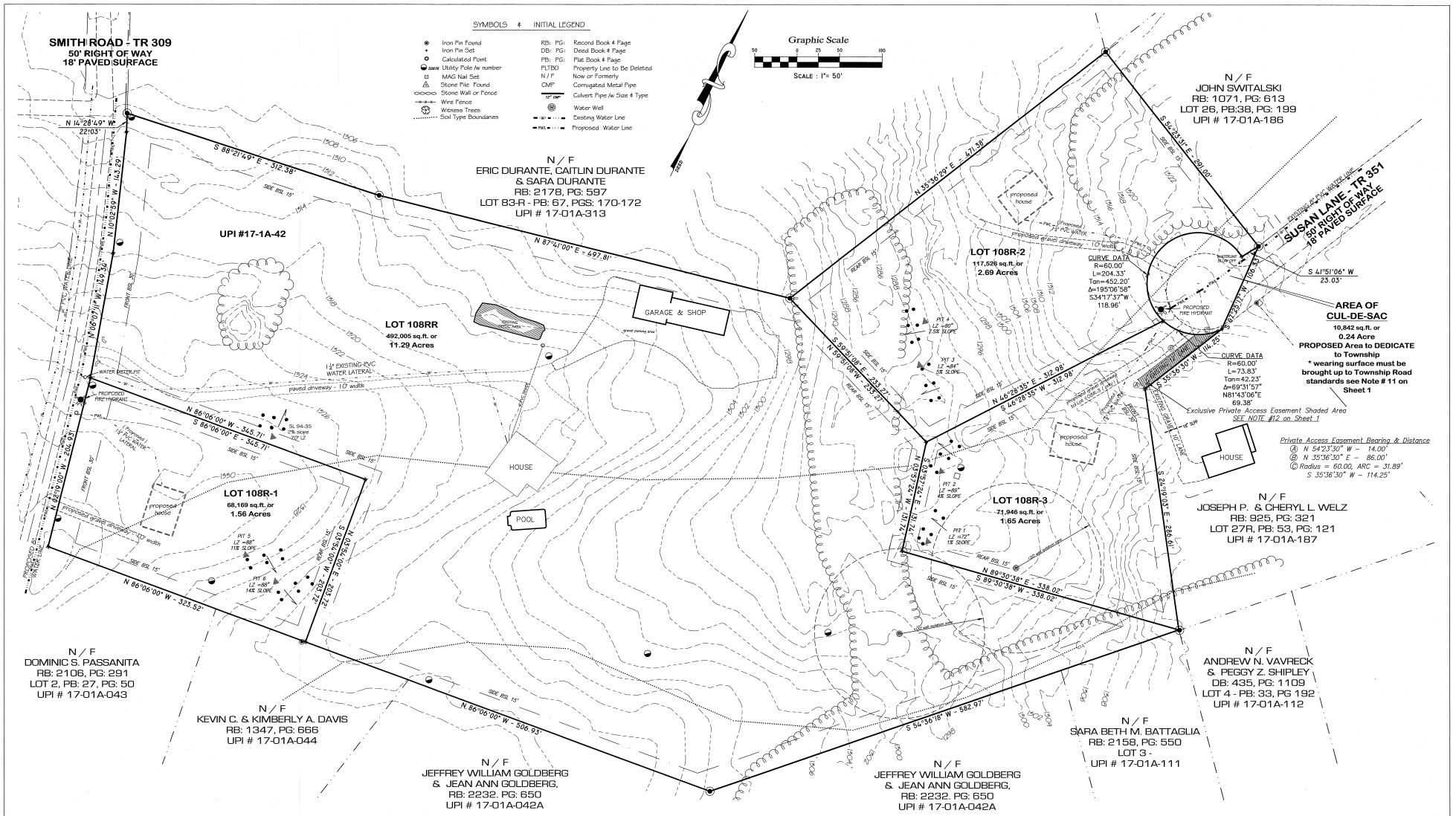
I certify, to the best of my knowledge and belief that the survey & plan meets or exceeds the minimum standards of practice for Professional Land Surveyors within the Commonwealth of Pennsylvania.



Fred M. Henry, P.L.S.
 022851-E



DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
9/1/2020	Municipal Comments	FHM	FHM	08/05/2020
9/30/2020	Municipal Comments	FHM		
1/13/2021	Additional Water Lines	FHM	CHECKED BY:	FILE NAME:
2/10/2021	DEP NOTE	KSH	KSH	FBS-20.DWG
3/10/2021	DEP NOTE	KSH		



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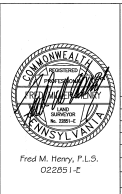
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HENRY SURVEYS
PO BOX 510 FORT MATILDA, PA 16870
ph: 814-892-8411 email: fredhenry1@igninet.com

DATE	DESCRIPTION	BY	DRAWN BY	DATE
8/17/2020	Municipal Comments	FMM	FMM	08/05/2020
9/29/2020	Municipal Comments	FMM		
1/23/2021	Assistant Water Lines	FMM		
2/19/2021	DEP NOTE	KSH	KSH	PBS-20.DWG
3/11/2021	DEP NOTE	KSH		

FILE NAME: PBS-20.DWG
SHEET 2 OF 2