

NON-BUILDING DECLARATION (LOT 1 & RESIDUAL):
AS OF THE DATE OF THE RECORDING OF THIS SUBDIVISION PLAN, LOT 1 & THE RESIDUAL OF TMP 15-07-032 DESCRIBED HEREIN SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL/SILVICULTURAL USE. NO PORTION OF THE LOT 1 AND THE RESIDUAL OF TMP 15-07-032 HAS BEEN APPROVED BY TURBETT TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING, OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF TURBETT TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVAL.

- GENERAL SITE NOTES:
1. THE PROPOSED LOT 1 AND THE RESIDUAL TRACT ARE TO BE SERVED BY A 30' PRIVATE RIGHT-OF-WAY OFF OF PARADISE TIMBERS LANE.
 2. ANY FUTURE SEWAGE PERMITS MUST BE OBTAINED FROM THE MUNICIPAL SEO.
 3. WATER SUPPLY FOR THE PROPOSED LOTS COULD BE BY INDIVIDUAL WELLS. NO WATER SUPPLY FACILITIES ARE PROPOSED BY THIS PLAN.
 4. ANY POTENTIAL BUILDING LOCATION ON LOTS ARE SUBJECT TO COMPLY WITH ALL APPLICABLE TURBETT & WALKER TOWNSHIP ORDINANCES AND OTHER LOCAL, FEDERAL AND STATE CODES AND REGULATIONS.
 5. TMP 17-06-009 & 15-07-032 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. A NON-BUILDING DECLARATION FORM FOR LOT 1 AND THE RESIDUAL TRACT WILL BE COMPLETED AND PROVIDED TO THE MUNICIPALITY FOR ACTION.
 8. FIELD SURVEYS WERE CONDUCTED BY AXIS PROFESSIONAL SURVEYING, LLC. DURING THE MONTH OF NOVEMBER AND DECEMBER 2022.

- 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 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).

- 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. SEE TITLE DOCUMENTS.
 4. SOILS INFORMATION IS BASED ON U.S.D.A. SOILS MAPPING.
 5. BY GRAPHIC PLOTTING ONLY, TAX MAP PARCEL 17-06-009 & 15-07-032 ARE NOT LOCATED IN SPECIAL FLOOD HAZARD AREA.
 6. TAX PARCEL NUMBER 17-06-009 UTILIZES ON-LOT SEWER AND WATER. AT THIS TIME, THE PROPOSED LOTS ARE NOT PROPOSING TO UTILIZE INDIVIDUAL WELLS AND ON-LOT SEWAGE DISPOSAL. IF AT ANY POINT IN THE FUTURE SEWAGE DISPOSAL SYSTEMS ARE DESIRED, THE OWNERS MUST COMPLETE THE PROPER SEWAGE FACILITIES PLANNING / PERMITTING. INDIVIDUAL WELLS COULD BE USED AS THE WATER SUPPLY.
 7. PLANS REFERENCED: PB 18 PG 153; PB 20 PG 687
 8. WETLANDS ARE NOT PRESENT BASED ON THE NATIONAL WETLANDS INVENTORY MAPPINGS FOR THE SUBJECT PROPERTY.
 9. TURBETT TOWNSHIP DOES NOT HAVE ZONING.

FINAL SUBDIVISION PLAN



SCALE: 1 INCH = 200'

TITLE SOURCE		
INST. NO. 202205013		
TAX INFORMATION		
MUNC.	MAP	PARCEL
17	06	009
15	07	032
ZONING (WALKER):		
FOREST		
SINGLE FAMIL. RES. ZONING		
FRONT	REAR	SIDES
30	50	30

DATE: JANUARY 30, 2022	
DRAWN BY:	BEM
CHECKED BY:	CAS
PROJECT NO:	21138
DRAWING NO:	SHEET #1 OF 1
REVISION DATE(S):	
3/07/2023	



CHAD A. SMITH, PLS

FINAL SUBDIVISION PLAN FOR
JAMES S. & DONNA M. DOMBACH

MUNICIPALITY:
WALKER TOWNSHIP
TURBETT TOWNSHIP

COUNTY:
JUNIATA

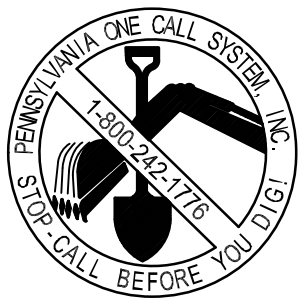
AXIS
PROFESSIONAL SURVEYING, LLC

4887 WILLIAM PENN HIGHWAY
MIFFLINTOWN, PA 17059
PHONE: 717-436-0283
FAX: 717-436-0284

PREPARED FOR:
JAMES S. DOMBACH
55 HIDEAWAY DRIVE
QUARRYVILLE, PA 17566
717-371-8097

911 ADDRESSING NOTE:
ANY NEW DEVELOPMENT THAT REQUIRES A "NEW ADDRESS" SHALL ALSO BE COORDINATED WITH THE JUNIATA COUNTY EMERGENCY SERVICES DEPARTMENT. CONTACT GIS/ASSESSMENT DEPARTMENT @ (717)-436-7740 FOR STREET NAMING AND NEW ADDRESSING PROCEDURES.

LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON ANY FIELD EVIDENCE AND/OR INFORMATION PROVIDED BY AVAILABLE RECORDS. PRIOR TO ANY DEMOLITION OR EXCAVATION, THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-542-1776) AND SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UTILITY LOCATIONS.



LEGEND:

EXISTING PROPERTY LINE

EXISTING ADJOINER LINE

PROPOSED PROPERTY LINE

EXISTING WOODS LINE

EXISTING FENCE

EXISTING CONTOUR (MINOR)

EXISTING CONTOUR (MAJOR)

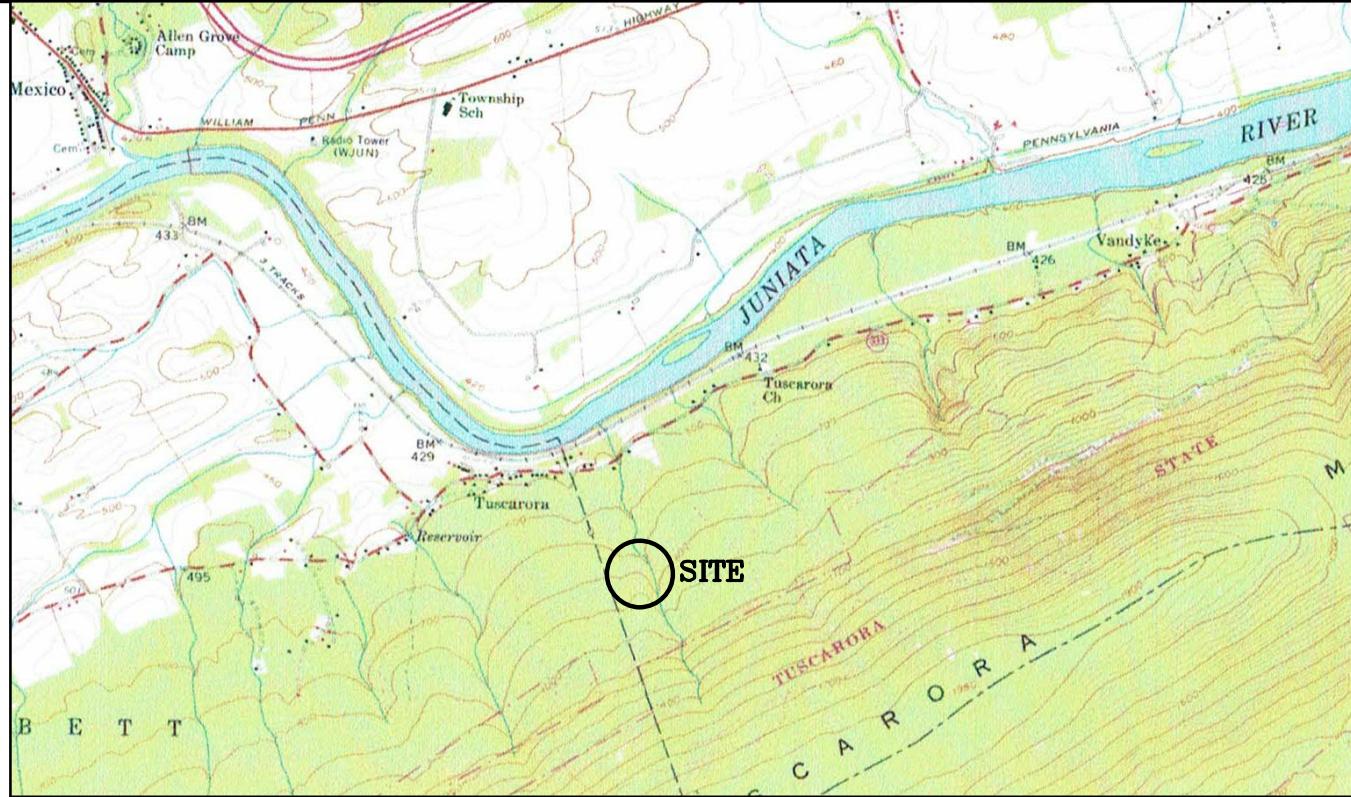
EXISTING SOIL LINE

EXISTING TREE

EXISTING/PROPOSED POTABLE WELL

SLANT TEXT = EXISTING CONDITIONS

VERTICAL TEXT = PROPOSED CONDITIONS



SPACE RESERVED FOR RECORDER OF DEEDS

LOCATION MAP SCALE: 1" = 2,000'
PROJECT NARRATIVE: THE PURPOSE OF THIS SUBDIVISION IS TO CREATE LOT 1 AS AN AGRICULTURAL/SILVICULTURAL LOT FROM TMP 15-07-32. THE RESIDUAL LOT WILL ALSO BE CONSIDERED AN AGRICULTURAL/SILVICULTURAL LOT. NO SEWAGE FLOWS ARE PROPOSED BY THIS PLAN.
COMMONWEALTH OF PA, COUNTY OF _____
ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAYS THAT HE/SHE IS THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT HE/SHE DESIRES THE SAME TO BE RECORDED.
JAMES S. DOMBACH _____ DONNA M. DOMBACH _____
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES _____, 20____.
JUNIATA COUNTY PLANNING COMMISSION REVIEW CERTIFICATE: THE JUNIATA COUNTY PLANNING COMMISSION REVIEWING THE PLAN ON _____, 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 _____
SECRETARY OR DIRECTOR _____
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.
_____, 20____. CHAD A. SMITH PLS
TURBETT TOWNSHIP BOARD OF SUPERVISORS APPROVED BY THE BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED/COMPLETED ON THIS _____ DAY OF _____, 2023.
PRESIDENT/CHAIRMAN _____
SECRETARY _____