

N/F
COMMONWEALTH OF PENNSYLVANIA
1121/371

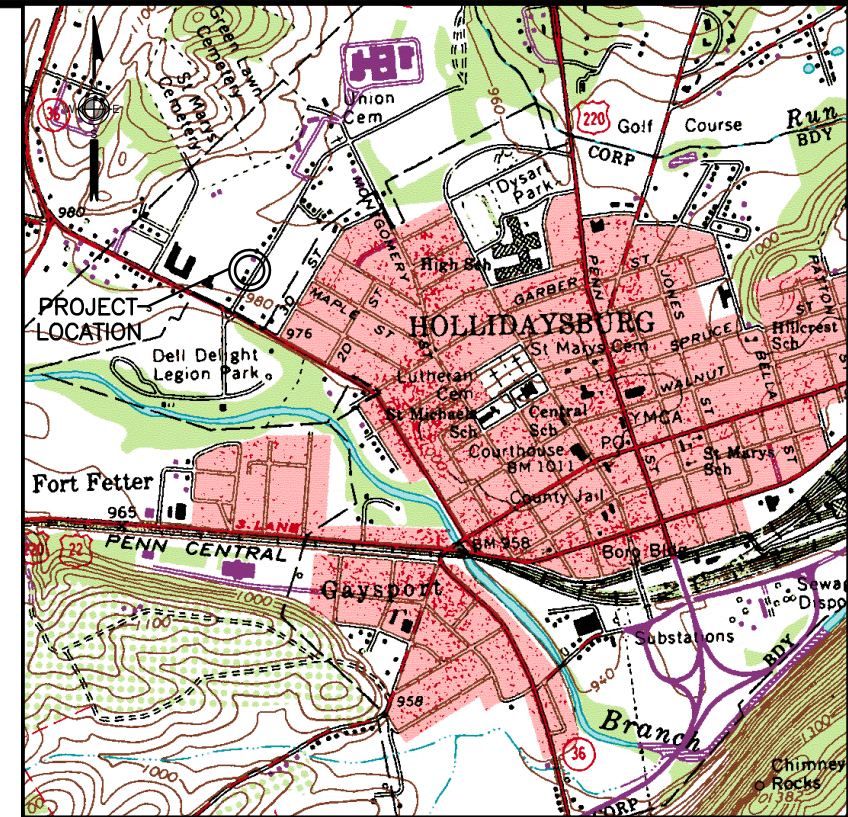
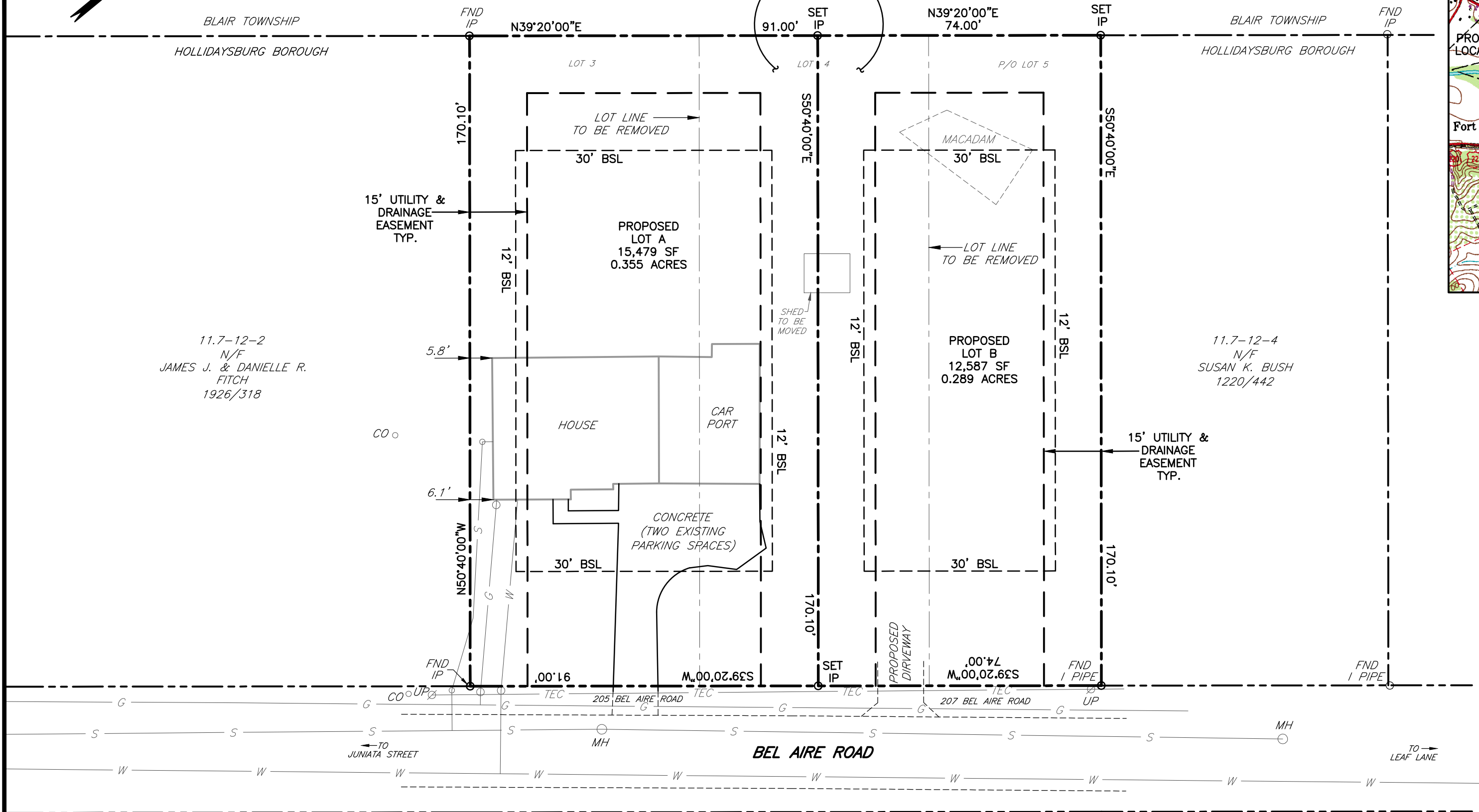
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BLAIR TOWNSHIP
HOLLIDAYSBURG BOROUGH

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HOLLIDAYSBURG BOROUGH

11.7-12-2
N/F
JAMES J. & DANIELLE R.
FITCH
1926/318

11.7-12-4
N/F
SUSAN K. BUSH
1220/442



LOCATION MAP
1" = 2000'

APPROVED BY THE
BOROUGH OF HOLLIDAYSBURG

DAY OF _____ 20__

COUNCIL CHAIR

SECRETARY

PLANNING COMMISSION CHAIR

SCALE: 1"=25'
0' 25'

GENERAL NOTES:

- PROPERTY IS IN THE NAME OF CARL S. NERENBERG (DECEASED) & NADEEN A. NERENBERG OF 205 BEL AIRE ROAD, HOLLIDAYSBURG, PENNSYLVANIA, AS RECORDED IN BLAIR COUNTY DEED BOOK VOLUME 1172 AT PAGE 790 AND INDEXED AS TAX PARCEL NUMBER 11.7-12-3. PROPERTY BEING ALL OF LOTS 3 AND 4 AND PART OF LOT 5 ON A PLAN TITLED "DRAFT OF LOTS AS LAID OUT FOR JAMES R. SHOEMAKER", PREPARED BY FRANK P. NAUS, DATED APRIL 25, 1951, AND RECORDED IN BLAIR COUNTY DEED BOOK VOLUME 796 AT PAGE 413.
 - THE PURPOSE OF THIS PLAN IS TO RESUBDIVIDE THE ABOVE REFERENCED 3 LOTS INTO TWO NEW LOTS SHOWN AS PROPOSED LOT A AND PROPOSED LOT B.
 - BOTH LOTS ARE PRESENTLY AND PROPOSED TO BE USED AS SINGLE FAMILY RESIDENTIAL PROPERTIES.
 - BUILDING SETBACK LINES ARE BASED ON THE CURRENT HOLLIDAYSBURG BOROUGH ORDINANCES AND SHOULD BE VERIFIED BY HOLLIDAYSBURG BOROUGH PRIOR TO ANY FUTURE CONSTRUCTION ACTIVITY.
- MAIN STRUCTURE:
FRONT = 30'
SIDE = 12'
REAR = 30'
- ACCESSORY BUILDING:
SIDE = 3'
- UTILITIES ARE BASED ON EXISTING FIELD EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - SUBJECT PROPERTIES ARE CURRENTLY ZONED R-1, SINGLE FAMILY RESIDENTIAL.
 - THE RIGHT-OF-WAY WIDTH FOR BEL AIRE ROAD WAS FOUND HAVING CONFLICTING WIDTHS OF 20', 30', AND 35' ON RECORDED PLANS NEAR OUR SITE. NO PLAN WITH A WIDTH WAS FOUND AT OUR SITE. IT WAS DETERMINED THAT BEL AIRE ROAD WAS ORIGINALLY LAID OUT AS A TOWNSHIP ROAD WITH NO WIDTH SPECIFIED. BASED ON THE ACT OF MAY 1, 1933, P.L. 103, SECTION 1105, AS AMENDED, IF NO OTHER PUBLIC RECORD IS RECOVERED, ANY TOWNSHIP ROAD OPENED AND MAINTAINED FOR TWENTY ONE YEARS BY A SECOND CLASS TOWNSHIP IS GIVEN A RIGHT-OF-WAY WIDTH OF 33 FEET.
 - ACCORDING TO THE BLAIR COUNTY DFIRM (DIGITAL FLOOD INSURANCE RATE MAP) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD BOUNDARY.
 - BASED ON THE HOLLIDAYSBURG ZONING ORDINANCE, BOTH LOTS TO HAVE A MAXIMUM OF 30% LOT COVERAGE. PROPOSED LOT A CURRENTLY HAS A 24% LOT COVERAGE.
 - PROPOSED LOT B WILL REQUIRE AT LEAST TWO OFF STREET PARKING SPACES AND WOULD REQUIRE AN ADDITIONAL SPACE PER EVERY TWO BEDROOMS OVER TWO BEDROOMS.
 - AN ENGINEERED INDIVIDUAL LOT GRADING PLAN IS REQUIRED TO BE SUBMITTED TO THE BOROUGH ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION PERMITS BEING ISSUED FOR PROPOSED LOT B TO ENSURE POSITIVE DRAINAGE AND TO PREVENT THE COLLECTION OF STORMWATER IN POOLS AS PER SALDR SECTION 511.
 - THE OWNERS OF THESE LOTS MAY BE REQUIRED BY THE BOROUGH TO PROVIDE SHADE TREES ALONG THE STREET. THE BOROUGH TO BE CONTACTED TO DISCUSS THESE REQUIREMENTS.
 - THIS PLAT AND SURVEY IS PREPARED IN ACCORDANCE WITH THE ACT OF MAY 23, 1945 (P.L. 913, NO. 367), KNOWN AS THE "PROFESSIONAL ENGINEERS REGISTRATION LAW", SALDR SECTION 403.1.T.

CERTIFICATION OF OWNERSHIP
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BLAIR

ON THIS, THE _____ DAY OF _____, 20__ BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NADEEN A. NERENBERG, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

LANDOWNER OF PROPOSED DEVELOPMENT (NADEEN A. NERENBERG)

NOTARY PUBLIC

COMMISSION EXPIRES

LEGEND

---	PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
---	ORIGINAL LOT LINE
- - -	BUILDING SETBACK LINE (BSL)
- - -	UTILITY AND DRAINAGE EASEMENT
- - -	EDGE OF MACADAM
W	WATER LINE
G	GAS LINE
S	SEWER LINE
TEC	TELEPHONE, ELECTRIC, CABLE LINE

REVIEWED BY THE BLAIR COUNTY
PLANNING COMMISSION

ON _____

SIGNED _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT BLAIR COUNTY,
PENNSYLVANIA, IN PLOT BOOK _____, PAGE _____, ON _____
BY _____ RECORDER OF DEEDS.

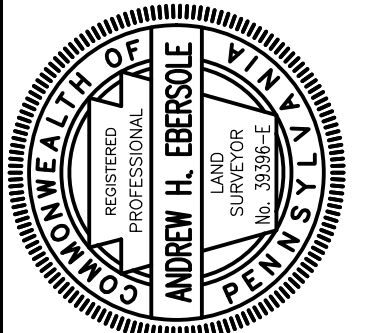
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PRELIMINARY/FINAL
SUBDIVISION

FOR
NADEEN A. NERENBERG

HOLLIDAYSBURG BOROUGH, BLAIR COUNTY
PENNSYLVANIA

PROJECT NO.:	4088-1
FILE NAME:	4088-1 SUB.DWG
DATE:	03-03-2020
DESIGNED BY:	X
DRAWN BY:	USE
CHECKED BY:	AHE



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P:(814) 696-7430

