No: 26-062

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lower Paxton Township | Surveyor: | Engineer/RLA: HRG

Plat Title: Four Season HOA Newside Road Cemetary

Zoning District: Medium Density Residential (AR) | Proposed Land Use: Cemetery & Residential

Plat Status: ___ Preliminary; ___ Final; X P/F; ___ Minor

Plat Type: X Subdivision; ___ Land Development; ___ Combined

Regulations: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Acreage of New Lots	Total Acres
2	2	0	179.08	179.08

Date Received: 6/19/26 | Staff Review: 6/26/26 | Official County Review: 6/26/26

Reviewed by: AWB | Checked by: | Parcel ID: 35-104-175

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Purpose: To subdivide existing Newside Cemetery from Four Seasons HOA and convey to Lower Paxton Township

Comments

1. Use and purpose of the subdivided tract is not addressed directly. Any issues with access/easements, utilities, etc. should be mitigated and included in a note on the plan.
2. Address whether previously offered ROW along Union Deposit Road and Newside Road will be conveyed with this subdivision.
3. Proposed Lot 2 does not meet the 25,000 SF minimum lot size of the R3 District. Please reconcile. (Section 203-305.C)
4. Show primary control point. (Section 180-404.C.3)
5. Required existing natural features, man-made improvements, structures and utilities are not shown on plan. (Section 180-404.C.4 & 180-404.C.5)
6. Confirm all relevant easements or protective covenants are shown on plan. (Section 180-404.C.6)
7. Show required contour lines. (Section 180-404.C.8)
8. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval. (Section 180-404.E)

Plan No. 26-062

Plat Specifications		Yes	No	N/A
1. Name of proposed subdivision/land development shown		✓		
2. Owner/developer name, address & telephone number shown		✓		
3. Municipality name shown		✓		
4. Tax parcel number/Deed reference shown/Instrument #		✓		
5. North point shown		✓		
6. Map scale shown (written/graphic)		✓		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/engineer/landscape architect shown *(need sign/seal)*			✓	
9. Location map shown		✓		
10. Total property map (bearings, distances, area, primary control point) shown			✓	
11. Names of adjacent landowners/subdivision shown			✓	
12. Lot numbers shown		✓		
13. Lot dimensions shown *(as surveyed)*		✓		
14. Lot areas shown		✓		
15. Permanent monuments and markers shown		✓		
16. Building setbacks shown			✓	
17. Existing natural features shown -	Wetlands		✓	
	Floodplains		✓	
	Woodlands, streams, etc.		✓	
18. Contours at required interval shown			✓	
19. Easements shown and identified			✓	
20. Existing man-made features shown -	Building (s)		✓	
	Storm drainage facilities		✓	
	Sewer mains		✓	
	Water mains		✓	
21. Proposed man-made features shown –	Building (s)			✓
	Storm drainage facilities			✓
	Sewer disposal – public() on-lot(✓)			✓
	Water supply – public ( ) well (✓)			✓
22. Existing streets shown -	Name	✓		
	R/W width		✓	
	Paving width		✓	
	Dedicated R/W width		✓	
23. Proposed streets shown -	Name			✓
	R/W width			✓
	Paving width			✓
	Profiles			✓
24. Curbs shown				✓
25. Sidewalks shown				✓
26. Existing and proposed coverage shown			✓	
27. Parking schedule provided shown				✓
28. Traffic study completed				✓
29. Recreation area shown/fee in-lieu-of provided				✓
30. Erosion and sedimentation control plan shown				✓
31. Statement of ownership, signature and notarization shown *(need sign/notar.)*			✓	
32. Dedicatory statement shown			✓	
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown				✓
35. Consistency with Future Land Use plans -	County plans	✓		
	Municipal plans	✓		

PRELIMINARY/FINAL SUBDIVISION PLAN

FOR

THE FOUR SEASONS HOA NEWSIDE ROAD CEMETERY SITE

LOWER PAXTON TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

MAY 8, 2026

HERBERT, ROWLAND & GRUBIC, INC.
369 EAST PARK DRIVE
HARRISBURG, PA 17111
717.564.1121 | hrg-inc.com

LOWER PAXTON TOWNSHIP SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

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 20____ .

CHAIRMAN _____

SECRETARY _____

LOWER PAXTON TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LOWER PAXTON TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF 20____ .

CHAIRMAN _____

SECRETARY _____

LOWER PAXTON TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE LOWER PAXTON TOWNSHIP ENGINEER THIS _____ DAY OF 20____ .

TOWNSHIP ENGINEER _____

DAUPHIN COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF 20____ .

CHAIRMAN _____

SECRETARY _____

DAUPHIN COUNTY RECORDER OF DEEDS CERTIFICATE

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS FOR DAUPHIN COUNTY THIS _____ DAY OF _____ , 20____

INSTRUMENT # _____

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS, THE ____ DAY OF _____ , 20____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

OWNER(S)_____

OWNER(S)_____

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

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

_____ _____

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF ACCURACY (PLAN)

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

_____ _____

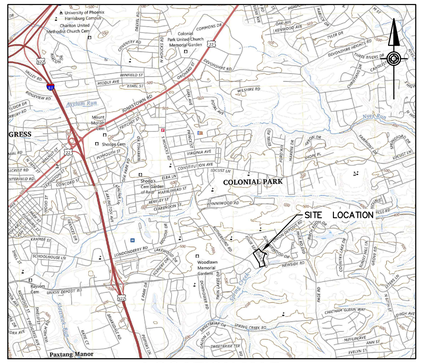
SIGNATURE DATE

CERTIFICATE OF ACCURACY (SURVEY)

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.

_____ _____

SIGNATURE DATE



LOCATION MAP

SCALE: 1"=1000'

OWNERS

FOUR SEASONS HOMEOWNERS ASSOCIATION
PO BOX 622
LEMOYNE, PA 17043

LOWER PAXTON TOWNSHIP
425 PRINCE STREET
HARRISBURG, PA 17109
(717) 657-5600

SHEET INDEX

Sheet Number	Sheet Title	Sheet Description
1	COVER SHEET	CV-01
2	SUBDIVISION PLAN	SB-01

PLT STYLE: B. Smith PLOTTED: 5/7/2026 9:32 AM BY: B.Smith
FILE: P:\2025\025014_4200\Newside Cemetery Plan\Cover Sheet\COVER SHEET - LAST PLOTTED: 5/7/2026 9:32 AM BY: B.Smith

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	DISTANCE
C1	20.00'	31.57'	20.15'	90°26'29"	N77°53'22"W	28.39'
C2	175.00'	105.65'	54.49'	34°35'27"	S49°57'50"E	104.05'
C3	125.00'	82.09'	42.59'	37°37'38"	N48°26'42"W	80.62'
C4	5699.65'	19.62'	9.81'	0°11'50"	S56°46'35"W	19.62'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO REVISE AND EXPAND THE EXISTING NEWSIDE CEMETERY LOT SUBDIVISION FROM THE PREVIOUSLY RECORDED FOUR SEASONS CONDOMINIUM DEVELOPMENT FOR ITS CONVEYANCE TO LOWER PAXTON TOWNSHIP.
2. BOUNDARY CONDITIONS ON THIS PLAN HAVE BEEN ESTABLISHED THROUGH A FIELD SURVEY BY HERBERT, ROWLAND AND GRUBIC, INC. ON AUGUST 16, 2006 AND ARE BASED ON THE RECORDED SUBDIVISION PLANS FOR FOUR SEASONS PHASE III DATED JULY 25, 1985 AND FINAL SUBDIVISION PLAN FOR THE FOUR SEASON HOMEOWNERS ASSOCIATION NEWSIDE ROAD CEMETERY SITE DATED APRIL 3, 2007 (INST #20070027886).
3. THERE WAS NO VERTICAL DATUM ESTABLISHED FOR THIS PROJECT.
4. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN COMPLIANCE WITH ACT 187 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES. A PA ONE CALL WAS NOT PERFORMED PRIOR TO FIELD SURVEYING.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THIS SURVEY DOES NOT CONSTITUTE A LAND TITLE SURVEY.
6. VEHICULAR ACCESS TO NEWSIDE ROAD (S.R. 3017) FROM LOT 2 SHALL BE PROHIBITED. AS SUCH, NO HIGHWAY OCCUPANCY PERMIT FROM PENNDOT IS REQUIRED.
7. PROPOSED LOT NUMBER 2 IS A NON-BUILDING LOT, THEREFORE SEWAGE PLANNING IS NOT REQUIRED.

ZONING DATA

MEDIUM HIGH DENSITY RESIDENTIAL (R-3) ZONING DISTRICT

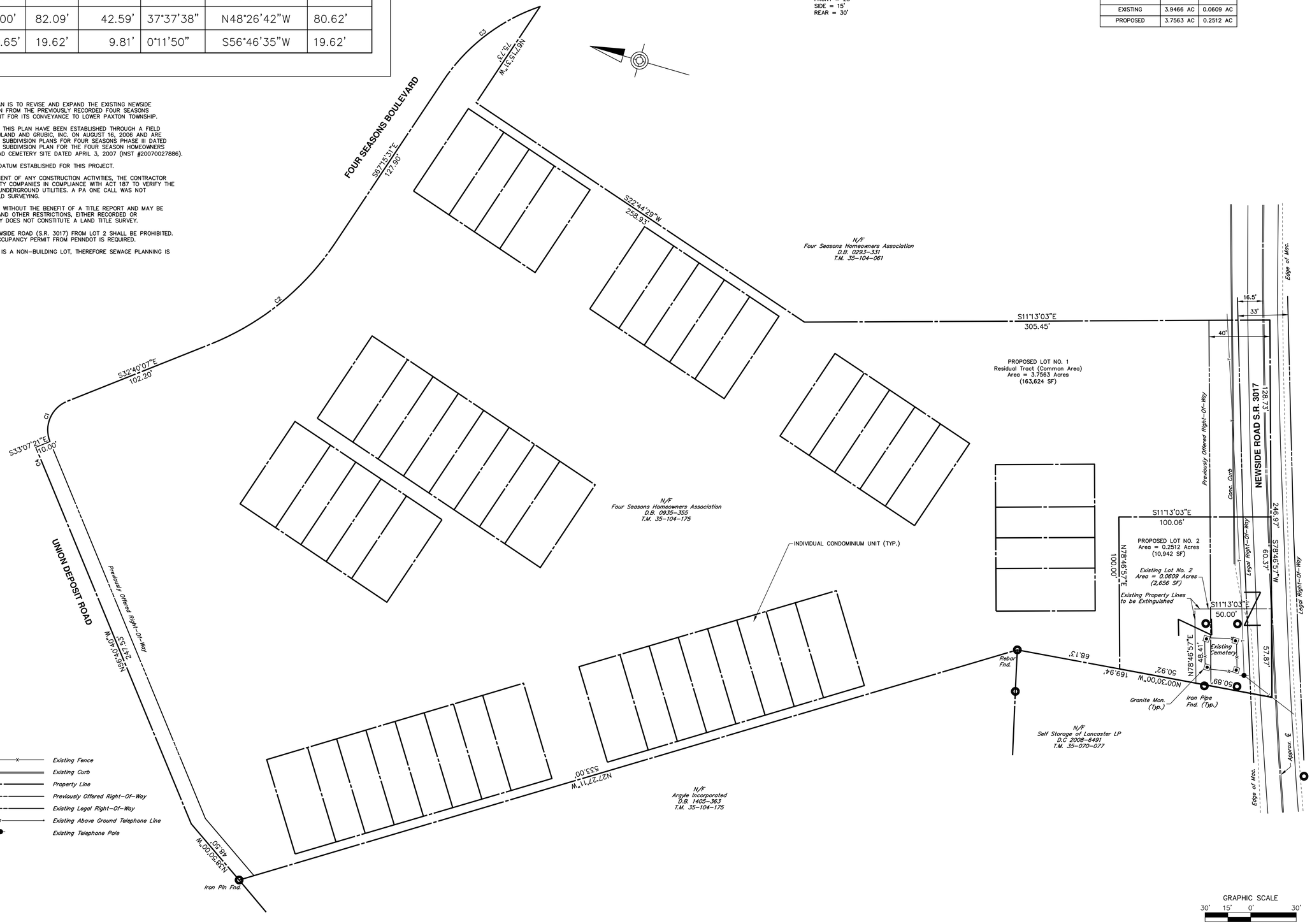
MINIMUM LOT AREA = 25,000 SF
MINIMUM LOT WIDTH = 100'
MAXIMUM BUILDING COVERAGE = 60%
MAXIMUM IMPERVIOUS COVERAGE = 70%
MAXIMUM BUILDING HEIGHT = 3 STORIES OR 40', WHICHEVER IS MORE RESTRICTIVE

MINIMUM BUILDING SETBACKS:
FRONT = 25'
SIDE = 15'
REAR = 30'

SITE DATA

EXISTING LOTS = 2
PROPOSED LOTS = 2
PROPOSED USE = EXISTING CEMETERY AND CONDOMINIUM DEVELOPMENT
WATER SUPPLY = PUBLIC (NO NEW CONNECTION PROPOSED)
SEWAGE DISPOSAL = PUBLIC (NO NEW CONNECTION PROPOSED)

	LOT 1	LOT 2
EXISTING	3.9466 AC	0.0609 AC
PROPOSED	3.7563 AC	0.2512 AC



LEGEND

- Existing Fence
- Existing Curb
- Property Line
- Previously Offered Right-Of-Way
- Existing Legal Right-Of-Way
- Existing Above Ground Telephone Line
- Existing Telephone Pole

GRAPHIC SCALE
30' 15' 0' 30'
SCALE: 1"= 30'

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FINAL SUBDIVISION PLAN FOR THE FOUR SEASONS HOA NEWSIDE ROAD CEMETERY SITE

LOWER PAXTON TOWNSHIP
425 PRINCE STREET
HARRISBURG, PA 17109
LOWER PAXTON TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

PROFESSIONAL SEAL:

HRG PROJECT NUMBER:	N/A
PLAN DATE:	5/8/2026
DRAWING SCALE:	1" = 30'
PROJ. MANAGER:	J.H.

REVISIONS NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE:
PRELIMINARY/FINAL SUBDIVISION PLAN

SHEET: **SB-01** **2**

FILE PATH: N:\2005\05004A_00\Newside Cemetery 2021\Drawings\05004A-SB01.dwg LAYOUT: SB-01 LAST PLOTTED: 5/8/2026 10:33 AM BY: EHEINLE