No: 26-008

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Middle Paxton Township | Surveyor: Burget & Associates, Inc. | Engineer: N/A

Plat Title: Preliminary/Final Subdivision Plan over lands of Gary A. and Kimberly L. Hastings

Zoning District: Agriculture and Rural Residential (A-RR) | Proposed Land Use: Residential

Plat Status:		Preliminary	**Plat Type**: X	Subdivision	**Regulations**:		County
		Final				X	Municipal
	X	P/F		Land Development		X	Zoning
		Minor				X	S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
8	5	0	92.99	92.99

Date Received: 12/24/25 | Staff Review: 1/7/26 | Official County Review: 1/7/26

Reviewed by: LG | Checked by: GD | Tax Map Parcel #: 43-043-037

Project Description: To reconfigure existing tracts

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements are 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 is to be verified by the Municipal Zoning Officer.*
- *The appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Plan Comments

1. All signatures, certifications, dedications, and notarizations required by the Subdivision and Land Development Ordinance should be in place before final approval. Statement of ownership does not appear on the plan and must be added.
2. In order to depict all lots in their completeness, and, given that the lots appear to contain significant areas of steep slope, it is recommended that the percent slope be provided as part of this plan. It is noted that the applicant has requested a waiver of this requirement, and if granted, it must be demonstrated that the waiver meets the requirements set forth in Section 512.1 of the Pennsylvania Municipalities Planning Code.
3. As noted on the plan, there are several site non-conformities with respect to the reconfigured lots. The Township Solicitor should determine if any waivers or variances are needed for any of the proposed non-conformities.
4. With respect to the dirt lane and gravel driveway, access and maintenance agreements should be in place between all property owners utilizing these roads, and these agreements should be referenced on the plan. It is further recommended that public roads be constructed to

improve access to the newly created lots and allow for further subdivision, and all access roads are to conform to the specifications for streets in S&LDO § 502.

5. The Township should determine whether curbs, gutters, and/or sidewalks are required.
6. The plan should consider turnaround access for emergency vehicles utilizing the gravel and dirt roads servicing multiple lots. Local EMS should have an opportunity to review and comment on the plan.
7. The plan should depict the entirety of all lots.

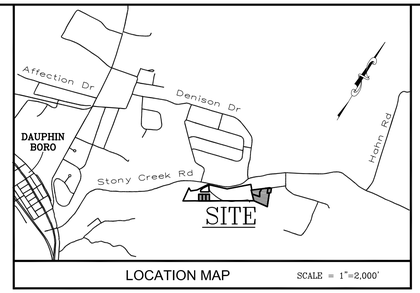
Plan No. 26-008

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



LOCATION MAP SCALE = 1"=2,000'

Stony Creek Road
18'± Macadam Cartway

Singer Lane
12'± Macadam Cartway

Iron Bridge Lane "Private"
12'± Macadam Cartway

Kennedy Lane "Private"
12'± Gravel Cartway

"Former Railway"

Stony Creek

Approximate Riverine Wetland (within & along creek) "R3UBH"

Approximate Freshwater Pond Wetland "PUBF"

Approximate Riverine Wetland (within & along drainageway) "R4SBC"

Approximate Riverine Wetland "R5UBH"

SEE ENLARGEMENT "See Sheet 2"

SEE ENLARGEMENT "See Sheet 3"

N/F Gary A. & Kimberly L. Hastings Tax Parcel 43-022-068 Deed Book 1114, Page 219

N/F Gary A. & Kimberly L. Hastings Tax Parcel 43-022-034 Tract 1 of Deed Book 826, Page 220

N/F "Gary" A. Hastings Tax Parcel 43-022-032 /Instru. 201300101222 Deeded Area: 0.67 Acres "Existing Lot 10"

N/F Gary A. & Kimberly L. Hastings Tax Parcel 43-022-068 Portion of Tract 1 of Deed Book 1114, Page 219 "Existing Lot 11"

Source of Title Gary A. & Kimberly L. Hastings Part of Tax Parcel 43-022-034 Portion of Tract 2 of Deed Book 826, Page 220 Deeded Area: 15.856 Acres [15 Ac 137 Perches] (Less Prior Conveyances: Ex. Lots 7 thru 10 & Tax Parcel 43-022-039) "Existing Lot 6"

Source of Title Gary A. & Kimberly L. Hastings Tax Parcel 43-022-034 Portion of Tract 2 of Deed Book 826, Page 220 Deeded Area: 15.856 Acres [15 Ac 137 Perches] (Less Prior Conveyances: Ex. Lots 7 thru 10 & Tax Parcel 43-022-039) "Existing Lot 6"

Source of Title Gary A. & Kimberly L. Hastings Tax Parcel 43-022-043 Tract No. 2 of Deed Book 826, Page 226 Deeded Area: 71.4271 Acres "Existing Lot 5"

Source of Title Gary A. & Kimberly L. Hastings Tax Parcel 43-022-043 Tract No. 2 of Deed Book 826, Page 226 Deeded Area: 71.4271 Acres "Existing Lot 5"

Source of Title Gary A. & Kimberly L. Hastings Tax Parcel 43-043-036 Tracts 1 & 2 of Instru. 20210029124 Gross Surveyed Area: 38,585 Sq Ft or 0.886 Acres "Existing Lot 3"

Source of Title Gary A. & Kimberly L. Hastings Tax Parcel 43-043-037 Tracts 1 & 2 of Instru. 20210029124 Gross Surveyed Area: 12,765 Sq Ft or 0.293 Acres "Existing Lot 1"

Source of Title Gary A. & Kimberly L. Hastings Tax Parcel 43-043-066 Instru. 20210029124 Gross Surveyed Area: 141,444 Sq Ft or 3.247 Acres "Existing Lot 2"

Source of Title Kimberly L. Hastings Tax Parcel 43-022-040 Instru. 20160016924 Gross Surveyed Area: 18,600 Sq Ft or 0.427 Acres "Existing Lot 7"

Source of Title Gary A. & Kimberly L. Hastings Part of Tax Parcel 43-022-034 Portion of Tract 2 of Deed Book 826, Page 220 Gross Surveyed Area: 18,600 Sq Ft or 0.427 Acres "Existing Lot 8"

Source of Title Gary A. & Kimberly L. Hastings Tax Parcel 43-022-042 Gross Surveyed Area: 18,600 Sq Ft or 0.427 Acres "Existing Lot 9"

N/F Robert J. Bethge Tax Parcel 43-022-039 Deed Book 206, Page 483

N/F Carolyn L. Kunkel Tax Parcel 43-022-038 Instrument 20070031996

N/F Gary A. & Kimberly L. Hastings Tax Parcel 43-022-050 Instru. 20160000962

N/F Salvatore Giunta Tax Parcel 43-043-044 Instrument 20220010260

N/F Bradley D. Seltzer Tax Parcel 43-024-027 Instrument 20220015183

N/F Gerard L. Blimbaum, Jr. Tax Parcel 43-022-038 Instrument 20210087144

N/F Bradley D. Seltzer Tax Parcel 43-024-016 Instrument 20220015183

N/F PA Game Commission Tax Parcel 43-028-001 Deed Book N/A

Reconfigured Lot 5 "Consolidation" (Ex. Lot 5 "plus" Pr. Lot 6A "plus" Pr. Lot 2A "plus" Pr. Lot 9B) Gross Lot Area: 79.1641± Acres

BOUNDARY LINE OF EXISTING LOT 5 TAKEN FROM DEED PLOTTINGS ONLY & NOT THE RESULT OF AN ACTUAL SURVEY BY BURGET & ASSOC'S, INC.

SETBACK LINES

IPF: Iron Pin (found)

STONES

VICINITY SITE MAP
(Lot 5 Inset)
Scale: 1"=500'

500 0 250 500

PROPERTY LINE TABLE (DEED)		
LINE	BEARING	LENGTH
D1	S38°20'21"E	313.50'
D2	S54°15'39"E	324.87'
D3	S24°21'34"E	113.60'
D4	S14°51'29"E	1269.28'
D5	S64°17'36"W	1398.70'
D6	N31°25'12"W	1192.12'
D7	N44°17'27"W	617.62'
D8	N23°03'54"W	48.19'
D9	N58°17'35"E	647.64'
D10	S77°54'04"E	95.70'
D11	S68°54'04"E	87.45'
D12	S35°17'11"E	27.47'
D13	S52°19'44"E	46.15'
D14	S70°02'05"E	50.67'
D15	S39°57'58"W	38.92'
D16	S47°54'39"E	47.76'
D17	S35°05'08"E	71.25'
D18	N67°05'56"E	14.85'
D19	N16°09'04"W	100.65'
D20	N28°39'04"W	115.50'
D21	N77°54'04"W	69.30'
D22	N38°54'07"W	104.28'
D23	S72°05'56"W	59.26'
D24	N58°08'11"E	886.43'
D25	N81°54'11"E	131.98'

SITE DATA

Existing Lot Information

Existing Lot 1
(TP 43-043-037)
Gross Surveyed Area: 0.293 Acres

Existing Lot 2
(TP 43-043-066)
Gross Surveyed Area: 3.247 Acres

Existing Lot 3
(TP 43-043-036)
Gross Surveyed Area: 0.886 Acres

Existing Lot 5
(TP 43-022-043)
Gross Deeded Area: 71.4271 Acres

Existing Lot 6
(Part of TP 43-022-034)
Gross Deeded Area: 15.856 Acres
(less prior conveyances)

Existing Lot 7
(TP 43-022-040)
Gross Surveyed Area: 0.427 Acres

Existing Lot 8
(Part of TP 43-022-034)
Gross Surveyed Area: 0.427 Acres

Existing Lot 9
(TP 43-022-042)
Gross Surveyed Area: 0.427 Acres

Proposed Lot Information

Proposed Lot 2A
(Lot Addition)
Gross Surveyed Area: 0.916 Acres

Proposed Lot 2B
(Lot Addition)
Gross Surveyed Area: 2.331 Acres

Proposed Lot 3A
(Lot Addition)
Gross Surveyed Area: 0.148 Acres

Proposed Lot 6A
(Lot Addition)
Gross Surveyed Area: 6.395 Acres

Proposed Lot 6B
(Lot Addition)
Gross Surveyed Area: 0.165 Acres

Proposed Lot 9A
(Lot Addition)
Gross Surveyed Area: 0.149 Acres

Proposed Lot 9B
(Lot Addition)
Gross Surveyed Area: 0.278 Acres

Final Lot Information

Reconfigured Lot 1
"Consolidation"
(Ex. Lot 1 "plus" Pr. Lot 2B)
Consolidated Lot Area: 2.624 Acres
Water: On-Lot (Existing Well)
Septic: On-Lot (Existing)
Proposed Building Coverage: 0.5%
Proposed Lot Coverage: <40%

Reconfigured Lot 3
"Consolidation"
(Ex. Lot 3 "minus" Pr. Lot 3A "plus" Pr. Lot 6B)
Consolidated Lot Area: 0.903 Acres
Water: On-Lot (Existing Well)
Septic: On-Lot (Existing)
Proposed Building Coverage: 6.3%
Proposed Lot Coverage: <40%

Reconfigured Lot 5
"Consolidation"
(Ex. Lot 5 "plus" Pr. Lot 6A "plus" Pr. Lot 2A "plus" Pr. Lot 9B "plus" Pr. Lot 3A)
Consolidated Lot Area: 79.1641± Acres
Water: On-Lot (Existing Well)
Septic: On-Lot (Existing)
Proposed Building Coverage: <20%
Proposed Lot Coverage: <40%

Reconfigured Lot 6
"Residual"
(Ex. Lot 6 "minus" Pr. Lot 6A "minus" Pr. Lot 6B)
Gross Deeded Area: 9.296 Acres
(less prior conveyances)

Reconfigured Lot 7
"Consolidation"
(Ex. Lot 7 "plus" Ex. Lot 8 "plus" Ex. Lot 9A)
Consolidated Lot Area: 1.003 Acres
Water: On-Lot (Existing Well)
Septic: On-Lot (Existing)
Proposed Building Coverage: 3.5%
Proposed Coverage: <40%

SITE NON-CONFORMITIES

RECONFIGURED LOT 1
- Lot Size non-conforming regarding minimum lot width (Existing)

RECONFIGURED LOT 3
- Existing dwelling non-conforming regarding front setbacks (Existing/Proposed)
- Lot Size non-conforming regarding minimum lot size (Existing/Proposed)

RECONFIGURED LOT 7
- Lot Size non-conforming regarding minimum lot size (Existing/Proposed)
- Existing dwelling non-conforming regarding front setbacks (Existing/Proposed)

ZONING DATA

MIDDLE PAXTON TOWNSHIP

DISTRICT: Agricultural-Rural Residential "A-RR"

REQUIREMENTS: (Section 300)
Use: Residential
Minimum Lot Area: 2 Acre
Minimum Street Frontage: 200 Ft.
Building Setback:
Front: 40 Ft.
Side: 25 Ft. (each side)
Rear: 35 Ft.
Driveway Setback: 3 Ft. (from side)
Maximum Building Height: 35 Ft.
Maximum Coverage:
Building: 20%
Impervious: 40%

AREA OF THE SITE FALL WITHIN STEEP SLOPE AREAS THE FOLLOWING PROVISIONS SHALL APPLY TO THESE AREAS FOR AN FUTURE DEVELOPMENT/IMPROVEMENTS WITHIN AREAS OF THESE LOTS.

STEEP SLOPE PROVISIONS:

REQUIREMENTS: (Section 1104.B)

AVERAGE SLOPE	MAXIMUM DISTURBED AREA	MAXIMUM IMPERVIOUS SURFACE
12-14.99%	40%	15%
15-19.99%	25%	15%
20-24.99%	15%	10%
> 25%	NO CONSTRUCTION	

(above standards shall apply in all areas of the Township where the average slope is 12% or greater, such as to be considered a steep slope as defined in the Ordinance of Definitions.)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURED EXISTING TRACTS OF COMMON OWNERSHIP ABOUT EXISTING USE LINES CREATING FIVE (5) RECONFIGURED LOTS EACH CONTAINING EXISTING RESIDENTIAL DWELLINGS.
2. NO IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARE PROPOSED BY THIS PLAN.
3. EXISTING LOTS 1,3,5, & 7 CONTAIN EXISTING DWELLINGS WITH OUT-BUILDINGS.
4. THE MAJORITY OF THE SITE IS WOODED LANDS.
5. ALL INFORMATION ON THIS PLAN (UNLESS NOTED) IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC. IN 2024 & 2025.
6. THIS PLAN WAS PREPARED WITHOUT THE USE OF A TITLE SEARCH.
7. ANY FUTURE IMPROVEMENTS TO ANY LOTS OTHER THAN SHOWN ON THIS PLAN MAY REQUIRE APPROVALS FROM MIDDLE PAXTON TOWNSHIP, & DAUPHIN COUNTY CONSERVATION DISTRICT, & THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
8. ANY FUTURE EARTHMOVING ACTIVITIES ON ANY LOT OF THIS PLAN MAY REQUIRE THE SUBMITTAL AND APPROVAL BY THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTHMOVING ACTIVITIES OCCURRING.
9. ANY FUTURE EARTH DISTURBANCES OTHER THAN SHOWN ON THIS PLAN SET, IMPLEMENTATION OF ANY EROSION & SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
10. WHERE AREAS OF FUTURE EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
11. RIVERINE & FRESHWATER WETLANDS EXIST WITHIN THE SITE AS DETERMINED BY THE NATIONAL WETLAND INVENTORY MAPPING. A WETLANDS DELINEATION WAS NOT PERFORMED AS NO IMPROVEMENTS ARE PROPOSED. REFER TO SHEET 1 FOR APPROXIMATE MAPPED WETLAND LOCATIONS.
12. ANY FUTURE DISTURBANCES (FILLING, DRAINING, OR EARTH MOVING ACTIVITIES) WITHIN KNOWN WETLANDS SHALL REQUIRE NECESSARY PERMITS AND APPROVALS BE OBTAINED FROM THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES.
13. ACCORDING TO THE NATIONAL FLOOD INSURANCE MAP(S); PORTIONS OF THE SITE LIES WITHIN ZONE "AE" (AREAS WITH BASE FLOOD ELEVATIONS).
14. PRIOR TO ANY EARTH DISTURBANCES ON ANY LOT OF THIS SUBDIVISION, THE EXCAVATOR MUST CONTACT PA ONE CALL (1-800-242-1776) AT LEAST THREE WORKING DAYS PRIOR TO ANY EXCAVATION.
15. ALL PAGES OF THIS SUBDIVISION PLAN SHALL BE RECORDED AT THE RECORDERS OFFICE IN THE DAUPHIN COUNTY COURTHOUSE.
16. ANY POSSIBLE FUTURE DEVELOPMENT ON THESE LOTS OTHER THAN SHOWN ON THIS PLAN SET, SUFFICIENT PLANS AND DATA MUST FIRST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROPER LOCAL, COUNTY AND STATE AGENCIES.
17. CONTOURS ON THIS PLAN WERE TAKEN FROM LIDAR DATA. ALL CONTOURS ARE TIED TO THE NAVD-88 VERTICAL DATUM.
18. PROPOSED LOTS 2A,2B,3A,6A,6B,9A & 9B ARE PROPOSED AS A LOT-ADDITIONS ONLY & THEREFORE SHALL NOT BE SOLD, RETAINED, OR CONVEYED AS A STAND-ALONE BUILDING LOTS.
19. DEEDS OF CONSOLIDATION FOR RECONFIGURED LOTS 1,3,5,6, & 7 SHALL BE PREPARED/RECORDED FOLLOWING THE APPROVAL/RECORDING OF THIS PLAN.
20. EXISTING NON-CONFORMITIES EXIST ON THE SITE; REFER TO SITE LIST FOR SPECIFIC REFERENCES.
21. ALL EXISTING OR PROPOSED PRIVATE RIGHT-OF-WAYS / EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PERSONS USING SAID ACCESS & NOT THE RESPONSIBILITY OF THE MUNICIPALITY.
22. ALL EXISTING UTILITY LINES ARE COVERED BY A PROPOSED 20 FOOT WIDE UTILITY EASEMENT CENTERED ABOUT THE EXISTING UTILITY LINES (UNLESS OTHERWISE NOTED).
23. ALL EXISTING DRAINAGEWAY/SWALES, ETC. ARE COVERED BY A PROPOSED 25 FOOT WIDE DRAINAGE EASEMENT CENTERED ABOUT THE EXISTING DRAINAGEWAY (UNLESS OTHERWISE NOTED).

REVISIONS

-

Joe Allen Burget, Jr., P.L.S.
Surveyor Seal

SHEET INDEX

Sheet 1: Cover Sheet
Sheet 2: Subdivision Plan (West)
Sheet 3: Subdivision Plan (East)

COVER

SOURCE OF TITLE

Instru. 20210029124; DB 826, Pg 226; DB 826, Pg 220; Instru. 20160016924; DB, Pg 459

SHEET NUMBER

1 OF 3

TAX MAP NUMBER

Tax Parcels
43-043-037;-066;-036;-043;-034;-040;-042

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"

- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com

1797 N.B. Road
Phone: 717-582-7011

New Bloomfield Pennsylvania 17068
Fax: 717-582-3557

RECORDER OF DEEDS CERTIFICATE

(Seal)
Recorder of Deeds (Seal)

Recorded in the office of the Recorder of Deeds of the County of Dauphin, Commonwealth of Pennsylvania, in Plan Book Volume ____, Page(s) ____
Given under my hand and seal this ____ day of _____, 20__

PLAN REVIEW AND APPROVAL CERTIFICATES

MIDDLE PAXTON SIGNATURES

BY THE PLANNING COMMISSION.

Reviewed by the Planning Commission of the Township of Middle Paxton, this ____ day of _____, 20__.

Secretary, Planning Commission
Middle Paxton Township

Chairman, Planning Commission,
Middle Paxton Township

BY THE SUPERVISORS.

Approved by the Board of Supervisors of Middle Paxton Township, this _____ day of _____, 20__.

Secretary, Middle Paxton Township
(Seal)

Chairman, Board of Supervisors,
Middle Paxton Township

DAUPHIN COUNTY SIGNATURES

BY THE COUNTY PLANNING COMMISSION.

Reviewed by the Dauphin County Planning Commission on this ____ day of _____, 20__.

Secretary, Dauphin County
Planning Commission

Chairman, Dauphin County Planning
Commission

SUBDIVISIONS IN AREA

PB "P", Vol 3, Page 16 – Dauphin Consolidated Water Supply – 10/10/1980

SOIL LEGEND

AbA–Albrights silt loam, 0–3% slopes
At–Atkins silt loam
Bc–Basher silt loam
CaF–Calvin very stony silt loam, 25–75% slopes
CkD2–Calvin–Klinesville shaly silt loams, 15–25% slopes, moderately eroded
ClC2–Calvin–Leck Kill shaly silt loams, 8–15% slopes, moderately eroded
W–Water

*: Hydric Soils

WAIVER(S) REQUESTED (MIDDLE PAXTON TWP.)	DATE APPROVED
1. Section 307 (Sheet Size – 18"x24")	
2. Section 305.0 (Percent Slope of Lot)	

SURVEY STATEMENT OF ACCURACY

I certify that, to the best of my knowledge, the survey and existing conditions plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me. The error of closure was not more than one part in ten-thousand (10,000).

_____, 20__. Professional Surveyor _____
JOE ALLEN BURGET, JR., P.L.S.

LAND OWNERS / DEVELOPERS

Owners: Gary A. & Kimberly L. Hastings

PO Box 24
Dauphin, PA 17018
Phone: 717-576-8607
Site: Kennedy Lane
& Iron Bridge Lane
Dauphin, PA 17018

PRELIMINARY / FINAL SUBDIVISION PLAN

over lands of

GARY A. & KIMBERLY L. HASTINGS

MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 15118
DRAWING NUMBER: 15118-002
Date: December 22nd, 2025

Stony Creek Road
18'± Macadam Cartway

Stony Creek

Kennedy Lane "Private"
12'± Gravel Cartway

Floodway Boundary as per FEMA Mapping

Floodplain Boundary as per FEMA Mapping

Existing Stream

Lidar Contours

N/F
Gary A. & Kimberly L. Hastings
Tax Parcel 43-022-068
Deed Book 1114, Page 219

N/F
Gary A. Hastings
Tax Parcel 43-022-032
Instru. 20130010122
Deeded Area: 0.67 Acres
"Existing Lot 10"

Source of Title
Gary A. & Kimberly L. Hastings
Part of Tax Parcel 43-022-034
Portion of Tract 2 of Deed Book 826, Page 220
Deeded Area: 15.856 Acres
[15 Ac 137 Perches]
(Less Prior Conveyances:
Ex. Lots 7 thru 10 & Tax Parcel 43-022-039)
"Existing Lot 6"

Reconfigured Lot 6
"Residual"
(Ex. Lot 6 "minus" Pr. Lot 6A "minus" Pr. Lot 6B)
Gross Lot Area: 9.296 Acres
(Less Prior Conveyances)

N/F
Gary A. & Kimberly L. Hastings
Portion of Tract 1 of Deed Book 1114, Page 219
"Existing Lot 11"

Reconfigured Lot 7
"Consolidation"
(Ex. Lot 7 "plus" Ex. Lot 8 "plus" Pr. Lot 9A)
Gross Lot Area: 43,710 Sq Ft
or 1.003 Acres

Curve Data
Rad: 2,897.90'
Arc: 356.18'
Ch: N54°49'38"E
Ch: 355.96'

745.15' (Total)
N51°18'22"E

Iron Pin (fnd)
Iron Pipe (fnd)
CONC MONU (SET)
MAG Hub (fnd)
Utility Pole

N58°17'35"E 100.00'
S58°17'35"W 100.00'
235.00' (TOTAL)
65.00' N58°17'35"E
35.00' S58°17'35"W
N58°17'35"E 74.84'

S31°42'25"E 186.00'
N31°42'25"W 186.00'

Approx. Septic Field
Tanks
Existing Gravel Driveway
Existing Dwelling
Cover Area
Existing Well
100' Well Isolation

REAR BUILDING SETBACK LINE (35' from Property Line)
SIDE BUILDING SETBACK LINE (25' from Property Line)
FRONT BUILDING SETBACK LINE (40 from ROW line)
BUILDING SETBACK LINE (to follow along flood boundary line)
REAR BUILDING SETBACK LINE (30' from Property Line)

20' TO B.S.W.L.
25' TO B.S.W.L.
30' TO B.S.W.L.
35' TO B.S.W.L.

20' Wide Private Right of Way As Per Deed Book 209, Page 483

N/F
Robert L. Wolfhope
Tax Parcel 43-022-039
Deed Book 209, Page 483

N/F
Gary A. & Kimberly L. Hastings
Tax Parcel 43-022-034
Tract 1 of
Deed Book 826, Page 220

N/F
Carolyn L. Kunkel
Tax Parcel 43-022-038
Instrument 20070015896

Source of Title
Gary A. & Kimberly L. Hastings
Tax Parcel 43-022-040
Instru. 20160016924
Gross Surveyed Area:
18,600 Sq Ft
or 0.427 Acres
"Existing Lot 7"

Source of Title
Gary A. & Kimberly L. Hastings
Part of Tax Parcel 43-022-034
Portion of Tract 2 of Deed Book 826, Page 220
Gross Surveyed Area:
18,600 Sq Ft or 0.427 Acres
"Existing Lot 8"

EXISTING LOTS 7, 8, & 9 ARE NON-CONFORMING REGARDING EXISTING LOT WIDTH

Source of Title
Gary A. & Kimberly L. Hastings
Tax Parcel 43-022-042
Deed Book 1853, Page 459
Gross Surveyed Area:
18,600 Sq Ft
or 0.427 Acres
"Existing Lot 9"

Proposed Lot 9A
"Lot Addition to Ex. Lot 7"
Gross Surveyed Area:
6,510 Sq Ft
or 0.149 Acres

Proposed Lot 9B
"Lot Addition to Ex. Lot 5"
Gross Surveyed Area:
12,090 Sq Ft
or 0.278 Acres

Source of Title
Gary A. Hastings
Tax Parcel 43-022-043
Tract No. 2 of
Deed Book 826, Page 226
Deeded Area: 71.4271 Acres
"Existing Lot 5"

Reconfigured Lot 5
"Consolidation"
(Ex. Lot 5 "plus" Pr. Lot 6A "plus" Pr. Lot 2A "plus" Pr. Lot 9B "plus" Pr. Lot 3A)
Gross Lot Area: 79.164†± Acres

Source of Title
Gary A. & Kimberly L. Hastings
Part of Tax Parcel 43-022-034
Portion of Tract 2 of Deed Book 826, Page 220
Deeded Area: 15.856 Acres
[15 Ac 137 Perches]
(Less Prior Conveyances:
Ex. Lots 7 thru 10 & Tax Parcel 43-022-039)
"Existing Lot 6"

Proposed Lot 6A
(Portion of Ex. Lot 6)
"Lot Addition to Ex. Lot 5"
Gross Surveyed Area:
278,564 Sq Ft
or 6.395 Acres

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SUBDIVISION PLAN (WEST)

REVISIONS	SHEET NUMBER
.	2 OF 3

BURGET & ASSOCIATES, INC.
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Web Site: www.burgetassociatesinc.com
1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011, Fax: 717-582-3557

PRELIMINARY / FINAL
SUBDIVISION PLAN
over lands of
GARY A. & KIMBERLY L. HASTINGS

MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 15118
DRAWING NUMBER: 15118-002
Date: December 22nd, 2025

Stony Creek Road
18'± Macadam Cartway

Singer Lane
12'± Macadam Cartway

Stony Creek

Iron Bridge Lane "Private"
12'± Macadam Cartway

Kennedy Lane "Private"
12'± Gravel Cartway

Floodplain Boundary as per FEMA Mapping

Floodway Boundary as per FEMA Mapping

Lidar Contours

Existing Stream

Railroad Track

Fence Line

100' Well Isolation

Existing Macadam Roadway

Existing Dirt Lane

Utility Pole

Tank

Approx. Septic Field

Approximate Septic Field

Existing Well

Existing Dwelling

Existing Shed

Shed

Dwelling

Macadam Driveway

Garage

Driveway

Sounding (fnd)

Iron Pipe (fnd)

Iron Pin (fnd)

Iron Pipe (fnd@61.04')

Iron Pipes (fnd)

IRON PIN (SET)

IRON PINS (SET)

CONC MONU (SET)

N/F
Gary A. & Kimberly L. Hastings
Tax Parcel 43-022-068
Portion of Tract 1 of Deed Book 1114, Page 219
"Existing Lot 11"

N/F
Gary A. & Kimberly L. Hastings
Instrument 202200315807

Source of Title
Gary A. & Kimberly L. Hastings
Tax Parcel 43-043-037
Tracts 1 & 2 of Instru. 20210029124
Gross Surveyed Area: 12.765 Sq Ft or 0.293 Acres
"Existing Lot 1"

Source of Title
Gary A. & Kimberly L. Hastings
Tax Parcel 43-043-037
Tracts 1 & 2 of Instru. 20210029124
Gross Surveyed Area: 38,585 Sq Ft or 0.886 Acres
"Existing Lot 3"

Source of Title
Gary A. Hastings
Tax Parcel 43-022-043
Tract No. 2 of
Deed Book 826, Page 226
Deeded Area: 71.4271 Acres
"Existing Lot 5"

Source of Title
Gary A. & Kimberly L. Hastings
Tax Parcel 43-043-066
Instru. 20210029124
Gross Surveyed Area: 141,444 Sq Ft
or 3.247 Acres
"Existing Lot 2"

EXISTING LOT 1 IS NON-CONFORMING REGARDING EXISTING LOT WIDTH

No Known Existing Well & Septic Locations

14' Wide Private Right of Way to Neighboring Lands

Reconfigured Lot 3
"Consolidation"
(Ex. Lot 3 "minus" Pr. Lot 3A "plus" Pr. Lot 6B)
Gross Lot Area: 39,354 Sq Ft
or 0.903 Acres

Reconfigured Lot 1
"Consolidation"
(Ex. Lot 1 "plus" Pr. Lot 2B)
Gross Lot Area: 114,319 Sq Ft
or 2.624 Acres

Proposed Lot 6B
(Residual of Ex. Lot 6)
"Lot Addition to Ex. Lot 3"
Gross Surveyed Area:
7,206 Sq Ft
or 0.165 Acres

Proposed Lot 3A
(Residual of Ex. Lot 3)
"Lot Addition to Ex. Lot 5"
Gross Surveyed Area:
6,438 Sq Ft
or 0.148 Acres

Proposed Lot 2A
(Residual of Ex. Lot 2)
"Lot Addition to Ex. Lot 5"
Gross Surveyed Area:
39,889 Sq Ft
or 0.916 Acres

Proposed Lot 2B
(Residual of Ex. Lot 2)
"Lot Addition to Ex. Lot 1"
Gross Surveyed Area:
101,554 Sq Ft
or 2.331 Acres

Reconfigured Lot 5
"Consolidation"
(Ex. Lot 5 "plus" Pr. Lot 6A "plus" Pr. Lot 2A "plus" Pr. Lot 9B "plus" Pr. Lot 3A)
Gross Lot Area: 79.1641± Acres

FRONT BUILDING SETBACK LINE (40' from ROW Line)
SIDE BUILDING SETBACK LINE (20' from Property Line)
REAR BUILDING SETBACK LINE (20' from Property Line)

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L:1	S51°18'22"W	135.12'
L:2	S39°06'03"W	16.33'
L:3	S17°53'28"W	23.58'
L:4	S00°21'09"W	71.46'
L:5	S26°04'36"E	106.05'
L:6	S23°20'10"E	204.88'
L:7	N23°20'10"W	204.88'
L:8	N26°04'36"W	106.05'
L:9	N00°21'09"E	71.46'
L:10	N17°53'28"E	23.58'
L:11	N39°06'03"E	16.33'
L:12	N51°18'22"E	135.12'
L:13	S81°54'24"W	30.16'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SUBDIVISION PLAN (EAST)

REVISIONS	SHEET NUMBER
.	3 OF 3

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