No: 26-025

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Halifax Borough | Surveyor: Burch Associates | Engineer: N/A

Plat Title: Lexeen Incorporated

Zoning District: MU-2 (Mixed-Use Urban Transect Zone) | Proposed Land Use: Commercial/ Residential

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

Plat Type: X Subdivision; ___ Land Development

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

# of Lots: 2 | # of New Lots: 0 | # of DUs: 0 | Acs Subdiv /Devel: 0.90 | Total Acres: 0.90

Date Received: 2/25/2026 | Staff Review: 3/9/2026 | Official County Review: 3/9/2026

Reviewed by: TS | Checked by: _____ | Tax Map Parcel #: 28-003-013 & 28-003-014

Project Description: Proposed subdivision to correct boundary lines.

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

Waivers Requested:

S-LD § 501 – Preliminary Plans

S-LD § 502.1 – Plan Scale (No note shown on the plan)

Comments

1. The plan shall be drawn at a scale of 1"=100'. (S-LD § 502.1) The application shows the applicant's intent to request a modification of this requirement. If a waiver is being requested for plan scale as shown on the County application, it should also be shown on the plan.

2. Notes should be placed on the plan stating each waiver/variance that is requested with areas for the approval date of each waiver/variance if granted. The reviewer notes that a note already exists on the plan for a waiver of preliminary plans but does not include an area for an approval date.

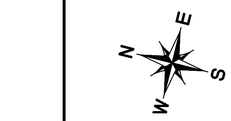
3. Monuments and markers shall be set in accordance with S-LD § 701.

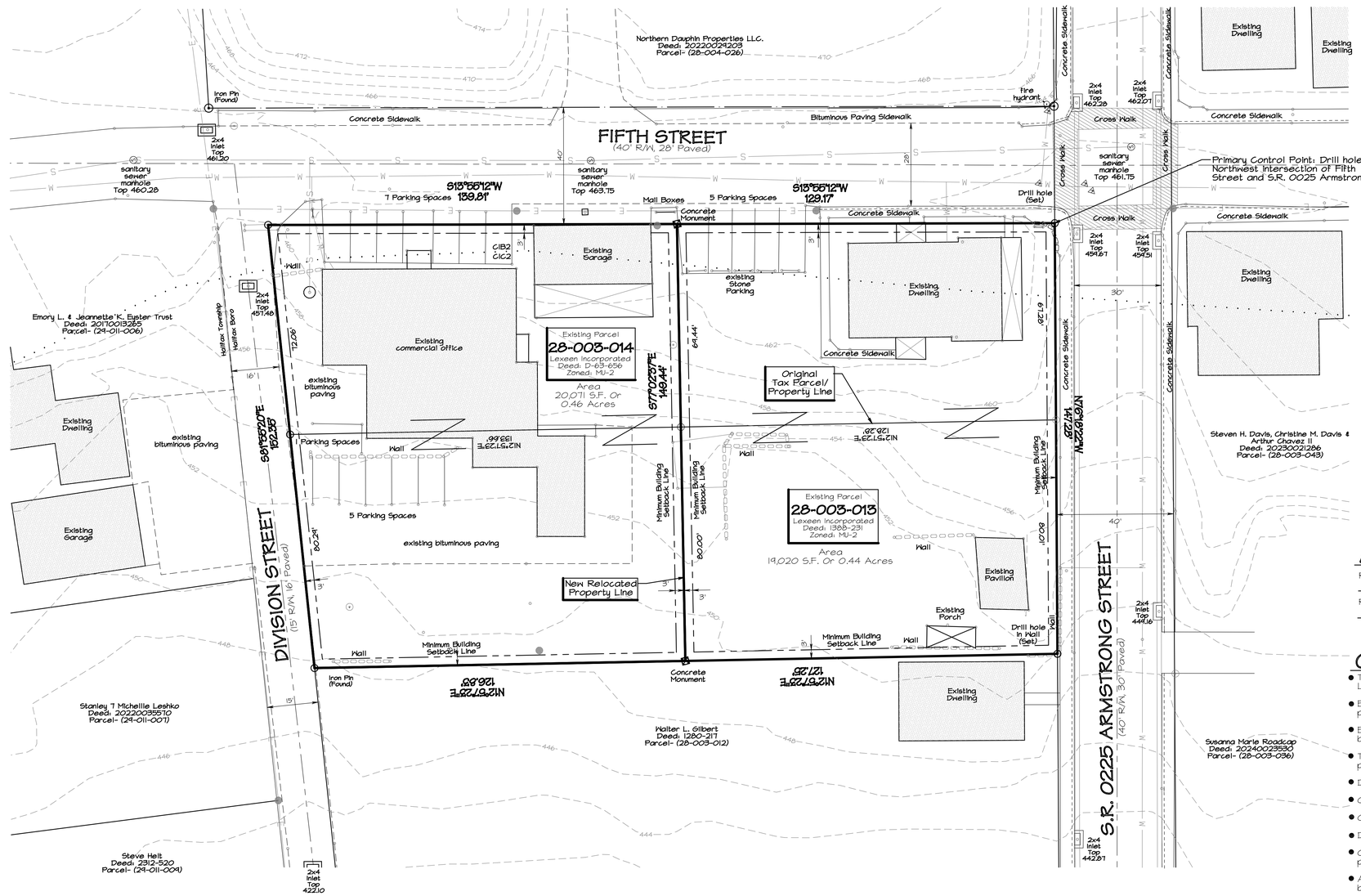
4. All signatures, seals, and notarizations must be acquired upon final plan approval.

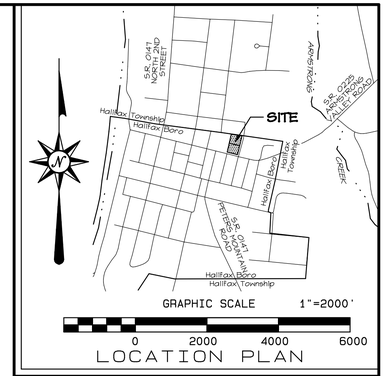
Plan No. 26-025

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/landscape architect 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 interval 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(X) on-lot ()			X
Water supply – public (X) well ()			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		

This plan recorded in the office of the Recorder of Deeds in Dauphin County this____ day of_____ 2026 in Instrument No._____







SITE DATA:

OWNER: Lexeen Incorporated

ADDRESS: PO Box F
Hallifax, Pa 17032

DEED REFERENCE:
D-63-656,
1388-231

NUMBER OF LOTS:
2 Proposed

Zoned: MU-2 (Mixed-use Urban Transect zone)

Lot Width 125' Max:
Lot Depth 200' Max

MINIMUM BUILDING SETBACKS:
Front- 3'
Side- 3'
Rear-15'

Building Height Min. 22'
Building Height Max. 35'

USE OF LAND:
Parcel- 28-003-013= Residential
Parcel- 28-003-014= commercial

AREA TABULATION:

Revised Parcel 28-003-013
19,020 S.F. Or 0.44 Acres

Revised Parcel 28-003-014
20,071 S.F. Or 0.46 Acres

GENERAL NOTES:

- The Purpose of this Subdivision is to Correct the Tax Parcel/ Property Line Between Parcel 28-003-014 and Parcel 28-003013
- Existing Parcel 28-003-014 has a Existing Dwelling,Garage and portions of an commercial office building
- Existing Parcel 28-003013 has a portion of an commercial office building,driveways and out buildings
- The Dwelling and commercial office building are serviced by public water and sewer.
- DEED REFERENCE: Lexeen Incorporated (D-63-656, 1388-231)
- Off Street parking is provided on Lot.
- Contours are related to NAVD 88.
- Dauphin County Tax Parcel No.: (28-003-014 & 28-003-013)
- Concrete Monuments to be placed where indicated on this plan by the developer.
- A waiver of preliminary plans and data has been requested by the applicant
- No Development is to take place as a result of this plan. In the event of any possible Future development on these Lots, Sufficient Plans and data must first be submitted for review and approved by the proper local, county and state agencies.
- Stormwater & Erosion control plans will be required prior to any building permit approval. An N.P.D.E.S. permit will be required if more than 1 Acre of land disturbance.
- Concrete monuments have been placed where indicated on this plan.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1
CALL SYSTEM, INC.
1-800-242-1776

SOIL TYPES:

CIB2 - Calvin-Leck Kill Shaly Silt Loams 3-8 % Slopes
CIC2 - Calvin-Leck Kill Shaly Silt Loams, 8 to 15 % Slopes

HIGHWAY OCCUPANCY PERMIT:

Access to the State/Borough street is Authorized by a state/township occupancy permit.No Building construction or work within the State/Borough Street R/w may commence without said permit

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed.No wetlands exist or have been identified in the mapping for this property.

GRAPHIC SCALE 1"=20'
0 20 40 60

Commonwealth of Pennsylvania
County of Dauphin
On this____day of_____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Colleen Gonsar (President) Jeffrey I. Gonsar (Vice President)
who being duly sworn according to law, depose and say that they are the owners of the property shown on this plan and that they acknowledge the same to be their act and deed and desire the same to be recorded as such according to law.
Witness my hand and notarial seal the day and date above written.

_____
My commission expires NOTARY PUBLIC

It is hereby certified that the undersigned are the legal/equitable owners of the property shown on this plat and that all streets or parts thereof, if not previously dedicated, are herby tendered for dedication to public use.

Owner(s) _____
Colleen Gonsar (President)

_____
Jeffrey I. Gonsar (Vice President)

Lexeen Incorporated
PO Box F
Halifax, Pa 17032
Phone: (717) 896-3113

I hereby certify this plan to be correct as shown.

Pa. Lic. No. 22834-E

_____ PLS
BURCH ASSOCIATES, INC.
Property and Engineering Surveys
340 Berrysburg Road
Millersburg, PA 17061
Phone: 717-692-2274

This plan reviewed by the Dauphin County Planning Commission this ___ day of _____, 2026.

Chairman _____

Secretary _____

This plan approved by the Board of Supervisors of Halifax borough this ___ day of _____, 2026.

Chairman _____

Secretary _____

LEGEND

- Sign
- 620.00 Spot Elevation
- (620.00) Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- Lt. Yard Light Standard
- Property Corner
- 600 Existing Contour
- Concrete Monument
- Fence Line
- Deep Probe
- Unreliable Probe
- shrub
- Utility Pole
- Concrete Monument
- Property Adjoiners
- Flag Pole
- 41 Traverse Point
- CIB2 CIC2 Soil Types
- Building Setback Line

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

LEXEEN INCORPORATED

situate in
Halifax borough
Dauphin County, Pennsylvania

Date: December 30 2025

Drawing No: HB-67